



City of Chicago



SO2022-786

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-J at 2414 N Sawyer Ave - App No. 20979T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-J in the area bounded by

The alley next south of and parallel to West Altgeld Street; North Sawyer Avenue; the alley next north of West Fullerton Avenue; and the alley next west of and parallel to North Sawyer Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2414 North Sawyer Avenue

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17-13-0303-C(1) Substitute Narrative & Plans – 2414 N. Sawyer, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 9,825 square feet (irregular shape)

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building that will contain nine (9) dwelling units. The proposed building will be masonry in construction and measure 42 feet in height (52 feet-11 inches to the top of the elevator override). The residential building will be supported by ten (10) garage parking spaces located on the building's first floor.

- (A) The Project's Floor Area Ratio: 19,161 square feet (1.95 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 1,091.67 square feet per D.U.
(9 dwelling units proposed)
- (C) The amount of off-street parking: 10 vehicle parking spaces
- (D) Setbacks:
 - a. Front Setback: 7 feet-6 inches
 - b. Rear Setback: 17 feet-10 inches* (irregular lot shape)
 - c. Side Setbacks:
 - North: 1 foot
 - South: 0 feet* (irregular lot shape)
- (E) Building Height: 42 feet in height
52 feet-11 inches in height measured to the top of the elevator override

*Note: The Applicant will seek a Variation, if necessary, to permit the proposed residential building on the irregularly shaped zoning lot.

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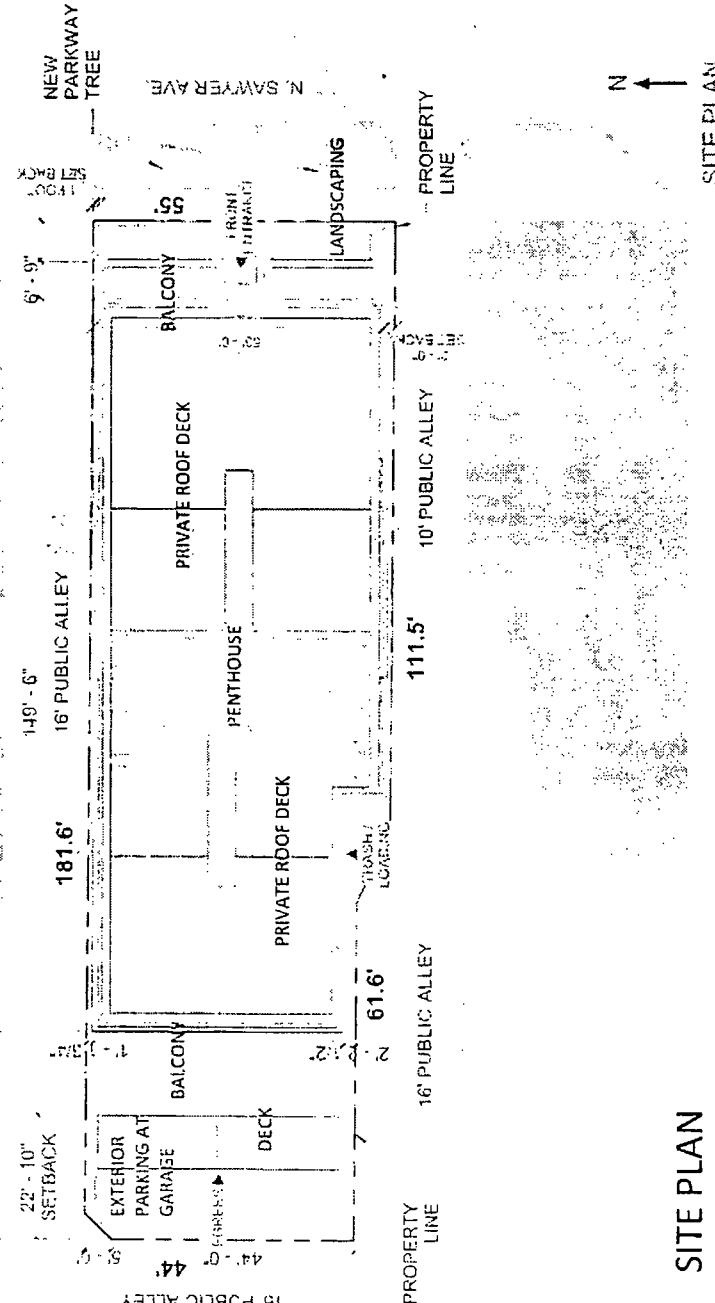
ZONING CODE MATRIX

ISSUE	PROPOSED	ACTUAL	REMARKS
LOT AREA	9,840 S.F.	9,840 S.F.	191.1 P.L.P.
DISTRICT	RZ-3	RZ-3	- SEE NOTE 1
ALLOWED USES	RESIDENTIAL RESIDENTIAL - 3 RESIDENTIAL UNITS		
MIN. SETBACK FRONT	7'-6"	7'-6"	- AVERAGE OF TWO EAST NEIGHBORS
MIN. SETBACK REAR	7'-6"	7'-6"	- AVERAGE OF TWO EAST NEIGHBORS
MIN. SETBACK SIDE	7'-6"	7'-6"	- AVERAGE OF TWO EAST NEIGHBORS
SETBACK, SIDES	11'-2"	11'-2"	- SEE SITE PLAN
REAR Yd. OPEN SPACE	18'	18'	- SEE SITE PLAN
DEVELOPMENT	35 MAX.	10000 SF	- SEE ELEVATIONS
FLOOR AREA RATIO (F.A.R.)	3.0	1.83	- SEE NOTES

LEVEL	EXISTING	PROPOSED	NOTE
FIRST FLOOR	5,050 S.F.	5,050 S.F.	(NO GARAGE)
SECOND FLOOR	7,500 S.F.	7,500 S.F.	
THIRD FLOOR	0,311 S.F.	0,311 S.F.	
TOTAL	12,861 S.F.	12,861 S.F.	
BASEMENT GARAGE	1,048 S.F.	2,200 S.F.	(±100% BELOW GRADE)

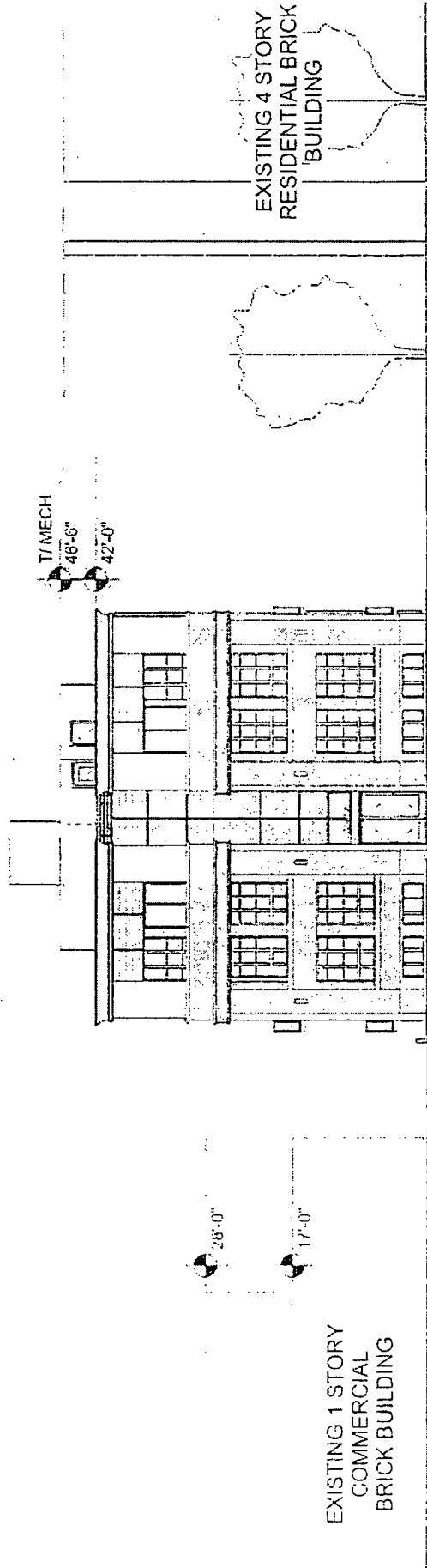
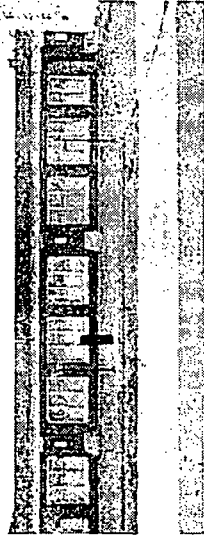
UNIT	PROPOSED	NOTE
1A	2,332 S.F.	3 BED 2.5 BATH
1B	2,436 S.F.	3 BED 2.5 BATH
2A	1,011 S.F.	3 BED 2 BATH
2B	1,823 S.F.	3 BED 2 BATH
2C	1,801 S.F.	3 BED 2 BATH
2D	1,811 S.F.	3 BED 2 BATH
3A	2,509 S.F.	4 BED 3 BATH
3B	1,872 S.F.	3 BED 2 BATH
3C	1,948 S.F.	3 BED 2 BATH

7'-6" SET BACK



SAWYER DEVELOPMENT

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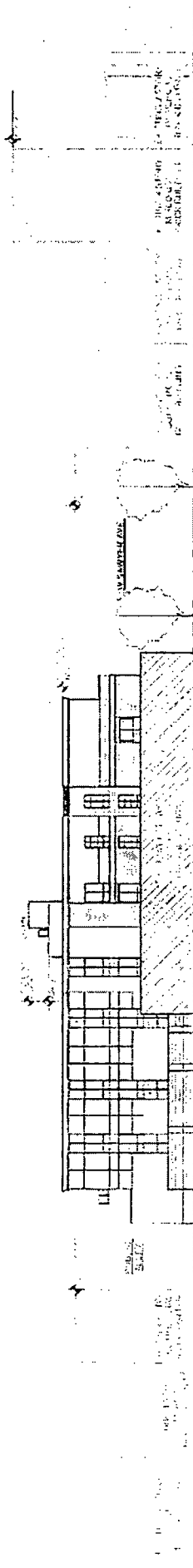
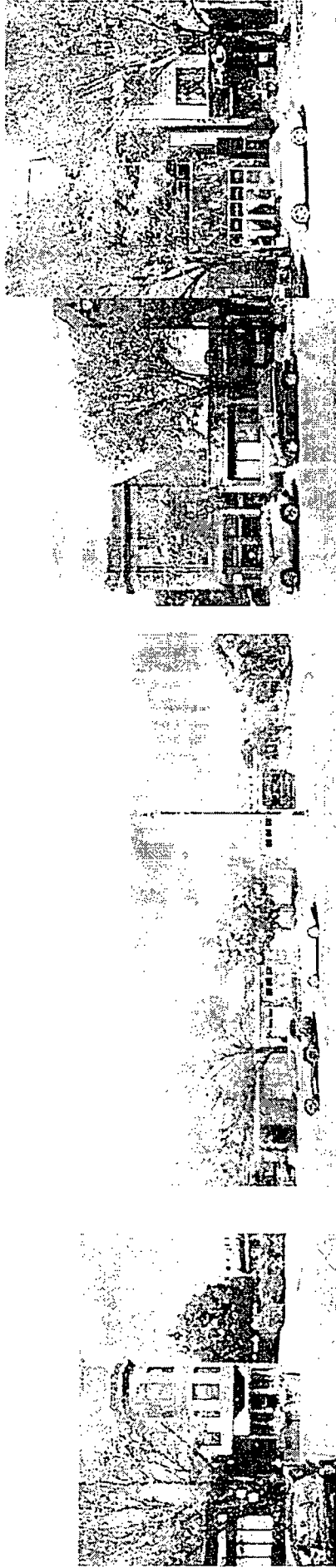
SAWYER AVE SIDE ELEVATION

2014 H. Sawyer & Co.
1001 10th St.

SAWYER DEVELOPMENT

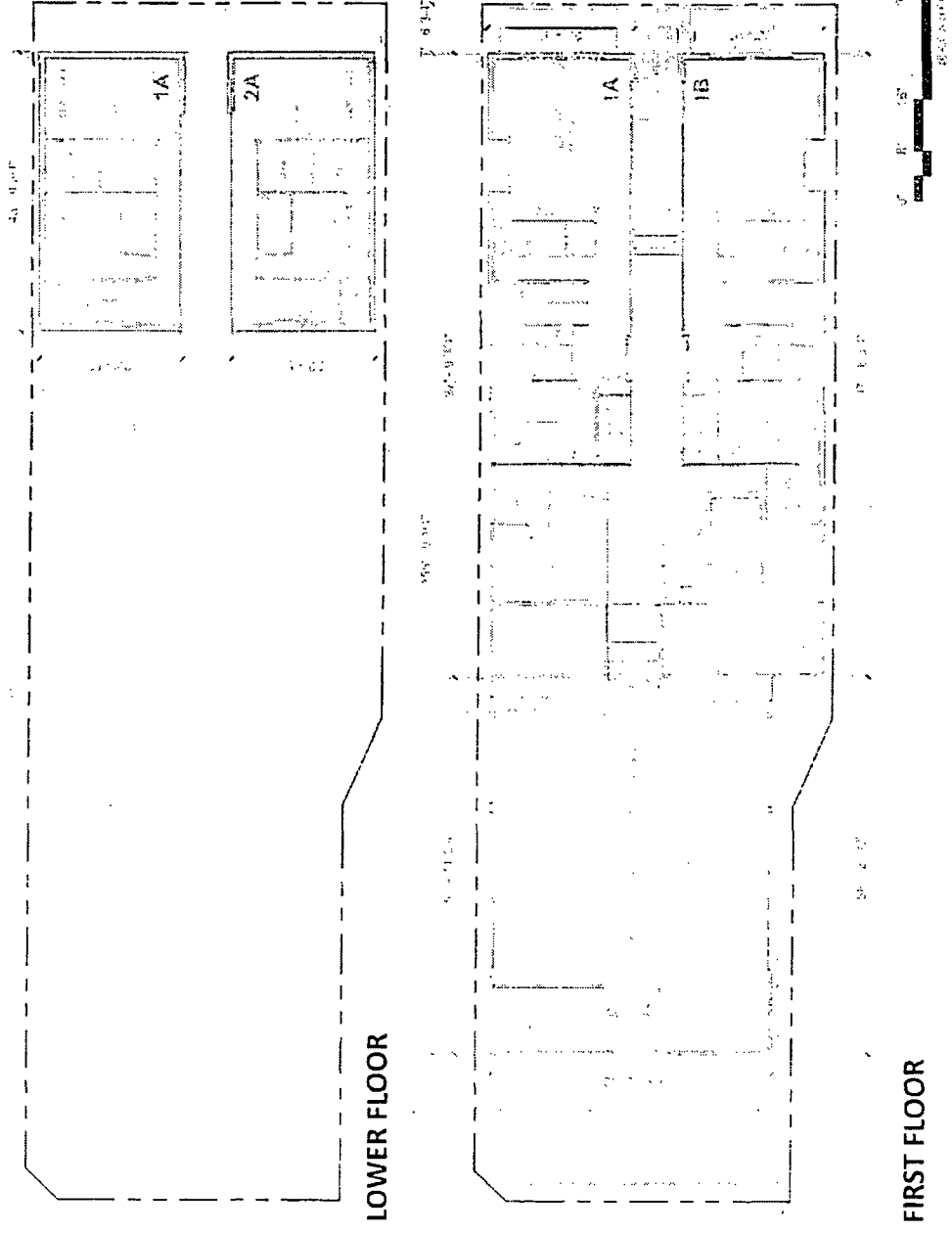


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FULLERTON AVE SIDE ELEVATION

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ZONING CODE MATRIX

ISSUE	PROPOSED	ACTUAL	REMARKS
LOT AREA	9,810 S.F.	9,810 S.F.	-
SETBACK	RZ 3	BE 3	- (SEE NOTE 1)
ALLOWED USES	RESIDENTIAL	RESIDENTIAL - 3 RESIDENTIAL UNITS	
MIN. SETBACK, FRONT	7'-0"	7'-0"	- AVERAGE OF TWO EAST SIDE ADJACENT
MIN. SETBACK, REAR	5'-0"	5'-0"	-
MIN. SETBACK, SIDE	5'-0"	5'-0"	-
SETBACK, SIDE	5'-0"	5'-0"	-
REAR YD. OPEN SPACE	5'-0"	5'-0"	-
BUILDING HEIGHT	35'-0"	35'-0"	-
FLOOR AREA RATIO	3.0	3.0	-
UNIT	3 UNITS	3 UNITS	-

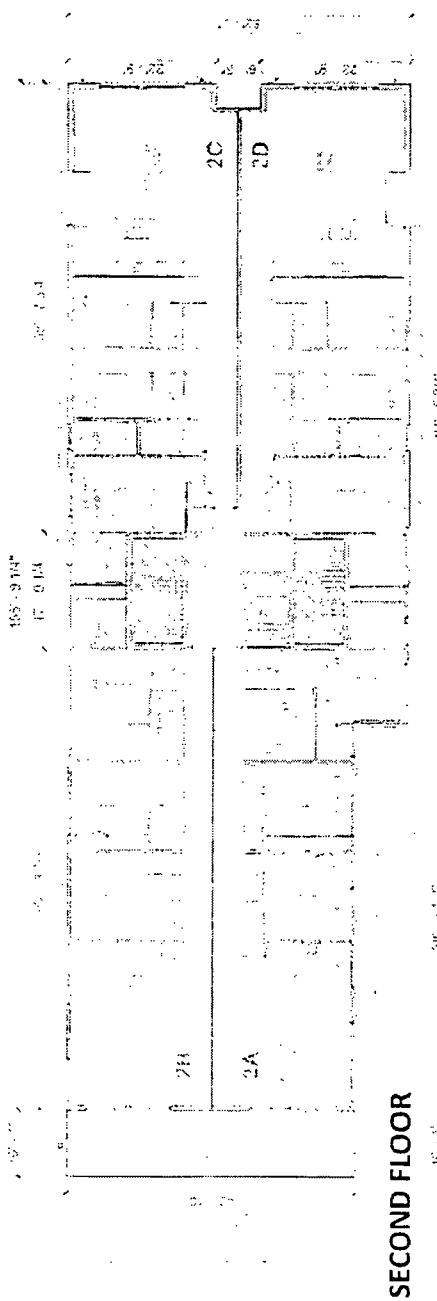
LEVEL	EXISTING	PROPOSED	NOTE
FIRST FLOOR	5,600 S.F.	5,600 S.F.	(NO GARAGE)
SECOND FLOOR	7,500 S.F.	7,500 S.F.	
THIRD FLOOR	6,511 S.F.	6,511 S.F.	
TOTAL	19,611 S.F.	19,611 S.F.	
BASINMENT	1,005 S.F.	1,005 S.F.	(150% BELOW GRADE)
GARAGE	2,200 S.F.	2,200 S.F.	

UNIT	EXISTING	PROPOSED	NOTE
1A	2,712 S.F.	2,712 S.F.	3 BED 2.5 BATH
1B	2,495 S.F.	2,495 S.F.	3 BED 2 BATH
2A	1,671 S.F.	1,671 S.F.	3 BED 2 BATH
2B	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2C	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2D	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2E	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2F	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2G	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2H	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2I	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2J	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2K	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2L	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2M	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2N	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2O	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2P	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2Q	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2R	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2S	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2T	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2U	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2V	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2W	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2X	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2Y	1,401 S.F.	1,401 S.F.	3 BED 2 BATH
2Z	1,401 S.F.	1,401 S.F.	3 BED 2 BATH

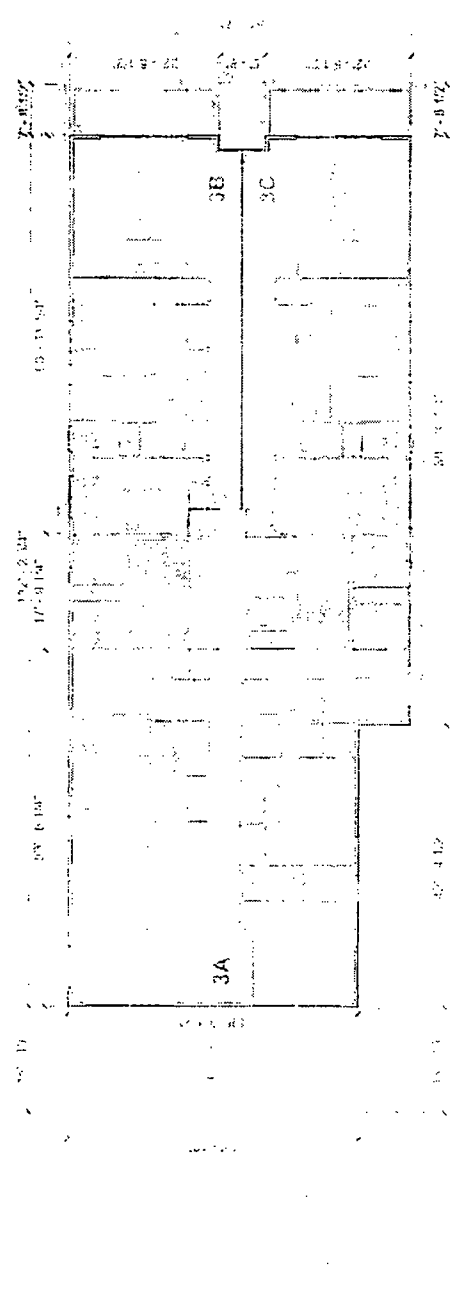
SAWYER DEVELOPMENT



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SECOND FLOOR



THIRD FLOOR

ZONING CODE MATRIX

ISSUE	PROPOSED	ACTION	REMARKS
LOT AREA	0.550 U.S.A.	37' x 181'4"	
DISTRICT	D2-3	D2-3	- SEE NOTE 1
ALLOWED USES	RESIDENTIAL FLEXIBILITIES	RESIDENTIAL UNITS	
MIN. SETBACK FRONT	7'-0"	COMPLIES	AVERAGE OF TWO EARTHBORROWS
MIN. SETBACK REAR	7'-0"	COMPLIES	- SEE NOTE 2
SETBACK SIDES	7'-0"	COMPLIES	- SEE SITE PLAN
REAR YD. OPEN SPACE	0%	COMPLIES	- SEE SITE PLAN
DUBLING HEIGHT	50' MAX.	TRAFFIC 42'	- SEE ELEVATIONS
FLOOR AREA RATIO (F.A.R.)	2.0	1.95	- SEE NOTES

NOTES:

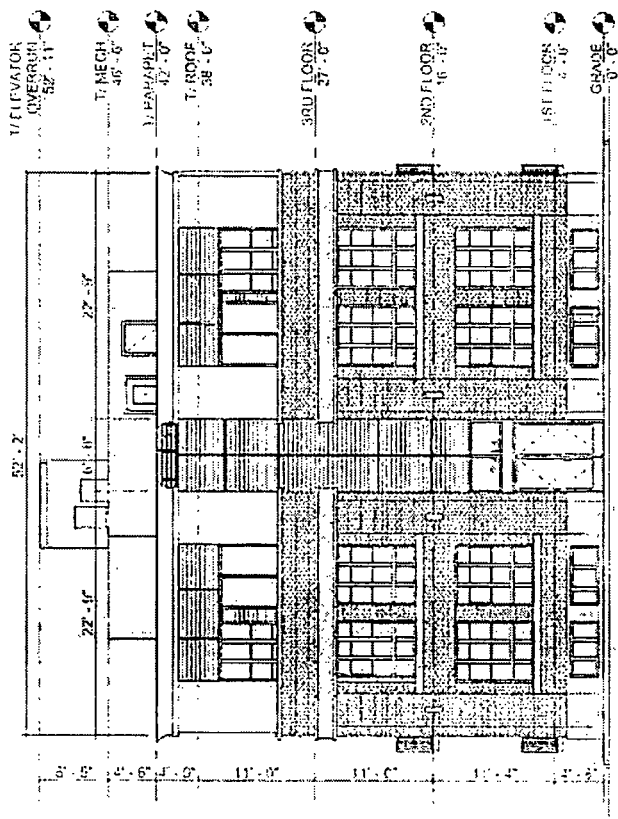
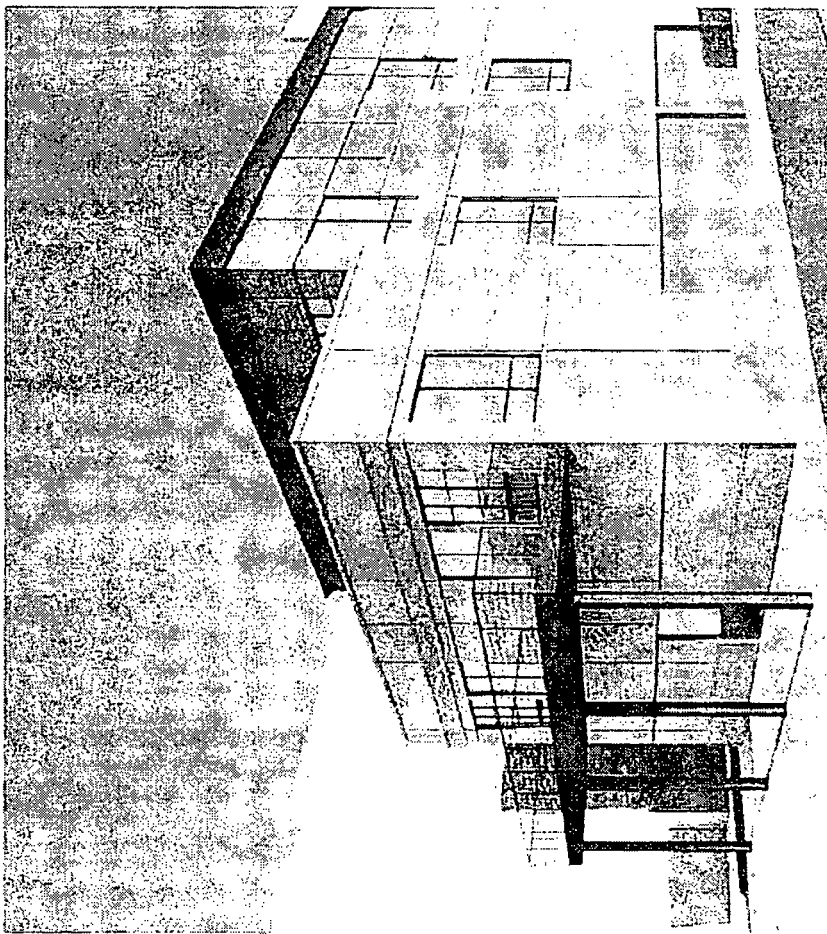
- SEEKING ZONING CHANGE FROM D2-3 TO D2-3
- SEEKING VARIANCE TO REDUCE REAR SETBACK FOR RES. FLOORS FROM 30'-0" TO 22'-0".
- SEE NOTE 1
- GROSS FLOOR AREA CALCULATIONS IN S.F.

LEVEL	EXISTING	PROPOSED	NOTE
FIRST FLOOR	9,089 S.F.	9,089 S.F.	(NO CHANGE)
SECOND FLOOR	7,999 S.F.	7,999 S.F.	
THIRD FLOOR	4,511 S.F.	4,511 S.F.	
TOTAL	21,599 S.F.	21,599 S.F.	
BASEMENT	1,008 S.F.	1,008 S.F.	(-30% BELOW GRADE)
GARAGE	2,200 S.F.	2,200 S.F.	
- UNIT AREAS

UNIT	EXISTING	PROPOSED	NOTE
1A	2,372 S.F.	3,860 S.F.	3 BED 2.5 BATH
1B	2,372 S.F.	3,860 S.F.	3 BED 2.5 BATH
1C	1,671 S.F.	2,802 S.F.	2 BED 2 BATH
2A	1,403 S.F.	2,802 S.F.	2 BED 2 BATH
2B	1,403 S.F.	2,802 S.F.	2 BED 2 BATH
2C	1,403 S.F.	2,802 S.F.	2 BED 2 BATH
2D	1,403 S.F.	2,802 S.F.	2 BED 2 BATH
3A	1,412 S.F.	3,810 S.F.	3 BED 2 BATH
3B	1,412 S.F.	3,810 S.F.	3 BED 2 BATH
3C	1,412 S.F.	3,810 S.F.	3 BED 2 BATH

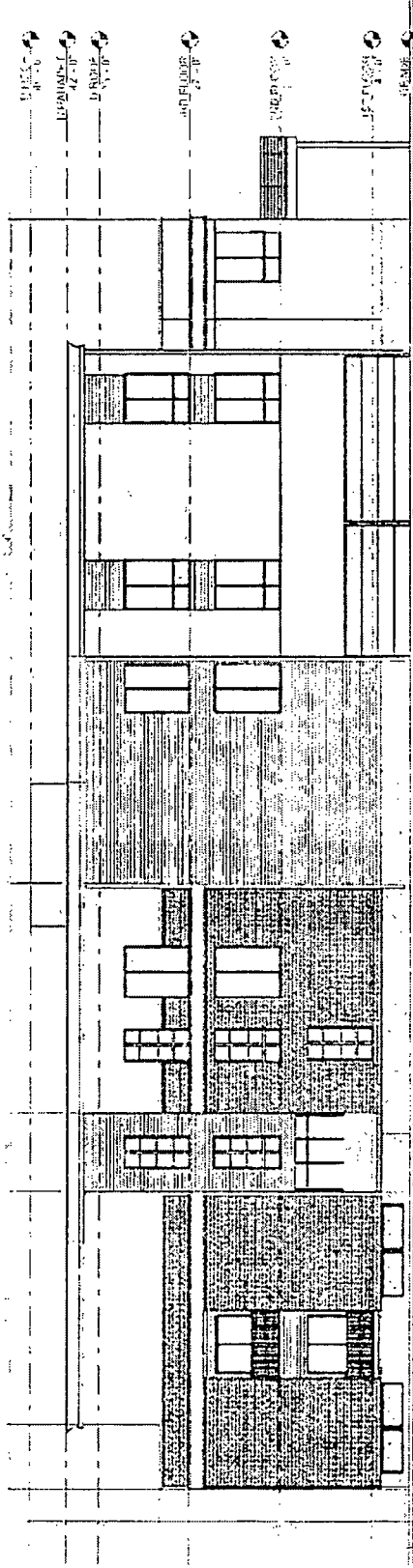


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WEST BUILDING ELEVATION

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NORTH BUILDING ELEVATION



SAWYER DEVELOPMENT

1111 H Street, N.E.
Washington, D.C. 20002

1111 H Street, N.E.
Washington, D.C. 20002

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ELEVATOR
OVERHEAD 4'
52'-11"

25'-10 1/4"

53'-8 1/4"

17'-8 1/4"

60'-11 1/4"

PARCELS
46'-0"

PARCELS
22'-0"
7' FRONT
38' AT

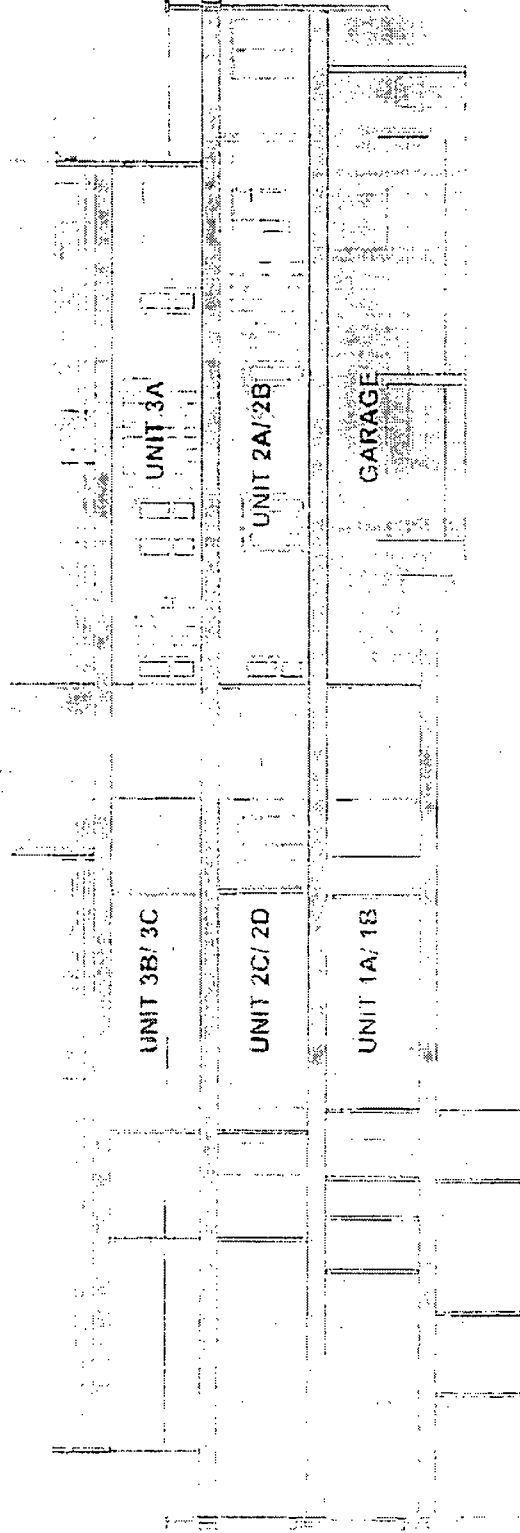
3RD FLOOR 4'
27'-0"

2ND FLOOR 4'
16'-0"

1ST FLOOR 4'
4'-3"

GRADE
9'-0"

LOWER LEVEL 4'
6'-0"



SAWYER DEVELOPMENT

2411 N. GARDNER AVENUE

SPR 2024