



City of Chicago



O2021-2447

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-1 at 2651 W Augusta Blvd - App No. 20748T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RS-3, Residential Single-Unit (Detached House) District designation as shown on Map Number 3-I in the area bounded by:

West August Boulevard; a line 100 feet east of and parallel to North Washtenaw Avenue; the alley next south of and parallel to West Augusta Boulevard; and a line 75 feet east of and parallel to North Washtenaw Avenue

to those of a RM-4.5, Residential Multi-Unit District.

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

Common Address of Property: 2651 West Augusta Boulevard, Chicago, Illinois 60622

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Narrative and Plans Zoning Map Amendment Type I

17-13-0303-C (1) Narrative & Plans Zoning Analysis – 2651 West Augusta

Type I Zoning Map Amendment to a RM-4.5 **Residential Multi-Unit District**.

A. Proposed Land Use: To erect a new three (3) story residential building with a roof deck and roof top stair, stop stair enclosure, and three (3) residential units and a new three (3) car garage on a currently vacant lot at 2651 W. Augusta Boulevard.

Lot Area: 3,116.25 sq. f.

B. Proposed Floor Area Ratio: 1.48

C. Density (Lot Area Per Dwelling Unit): 1038.67 sq. f.

D. Off-street parking: The property is proposed to have a three (3) car garage.

E. Setbacks (proposed)

a. Front Setback: 8.0'

b. Rear Setbacks: 39'-3¼"

c. Side Setbacks

West: 3.0'

East: 2.0'

d. Rear Yard Open Space: 215.0 sq. f. with minimum 10 feet

e. Building Height: 40'-6"

Attached plans provided

*May seek zoning relief if needed

2651 W Augusta Boulevard

Chicago

Illinois



ZONING DATA

Address:	2651 W Augusta Blvd
Lot Dimensions:	25.00' x 124.85'
Lot Area:	3,116.25 Sq. Ft.
Existing Zoning District:	RS-3
Proposed Zoning District:	RM-4.5
Minimum Lot Area per Dwelling Unit:	700 Sq. Ft. per Dwelling Unit
Maximum Number of Dwelling Units:	3,116.25 / 700 = 4 Dwelling Units ALLOWED
Proposed Number of Dwelling Units:	3 Dwelling Units Proposed
Maximum Allowable Floor Area:	3,116.25 Sq. Ft. x 1.7 (Max Ratio) = 5,297.63 Sq. Ft.
Proposed Building Height:	45'-0"
Proposed Floor Area:	4,811 Sq. Ft. / 3,116.25 Sq. Ft. = 1.48 Actual FAR
First Floor:	1,537 Sq. Ft.
Second Floor:	1,537 Sq. Ft.
Third Floor:	1,737 Sq. Ft.
Total:	4,811 = 5,297.63 Sq. Ft.
Required Yards:	15'-0" = 0'-0" + 7'-0" + 7'-0" = 29'-0" / 4 = 7.25
Front Yard Setback:	25' X 20% = 5' 0" Combined
Side Yard Setback:	15' X 20% = 3' 0"
Rear Yard Setback:	35' - 3' 10"
Proposed Yards:	8'-0"
Front Yard Setback:	3'-0"
Side Yard Setback (West):	2'-0"
Side Yard Setback (East):	35' - 3' 10"
Rear Yard Setback:	35' - 3' 10"
Residential Parking:	3 Parking Spaces
Required Parking:	3 Parking Spaces
Proposed Parking:	3 Parking Spaces
Open Space:	6.5% x 3,116.25 Sq. Ft. = 202.56 sq. ft.
Required:	216 SQ. FT.
Provided:	



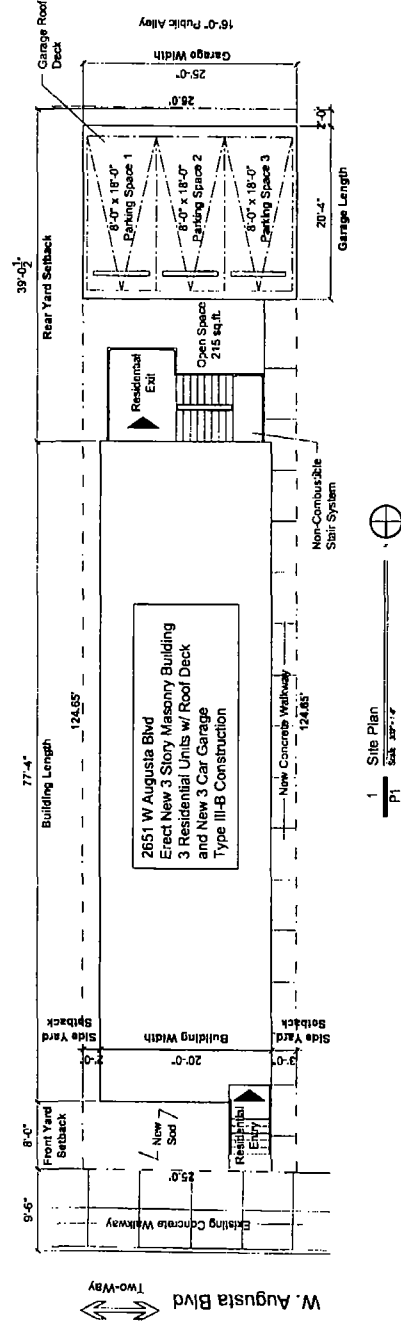
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2651 W Augusta Boulevard

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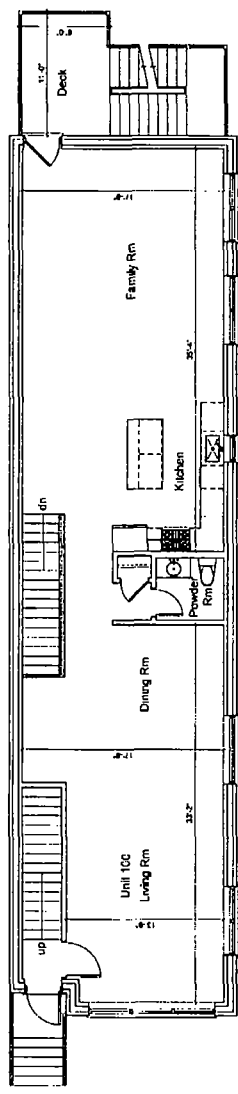
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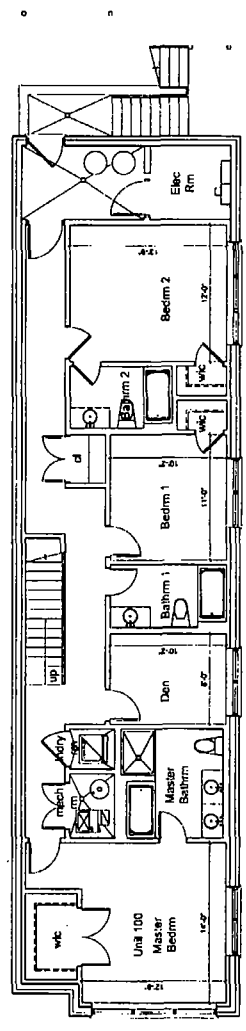
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2651 W Augusta Boulevard


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2 First Floor Plan
P2 Scale: 1/8" = 1'-0"



1 Basement Plan
P2 Scale: 1/8" = 1'-0"

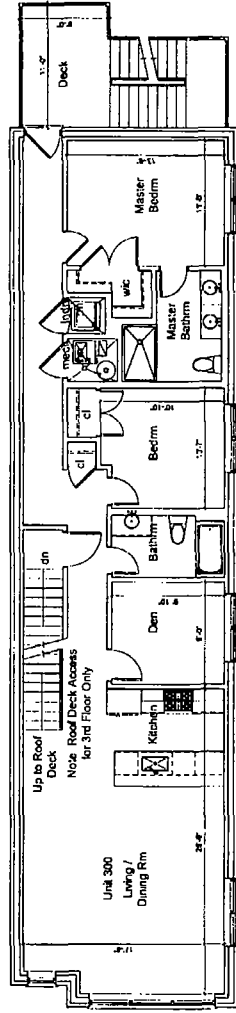
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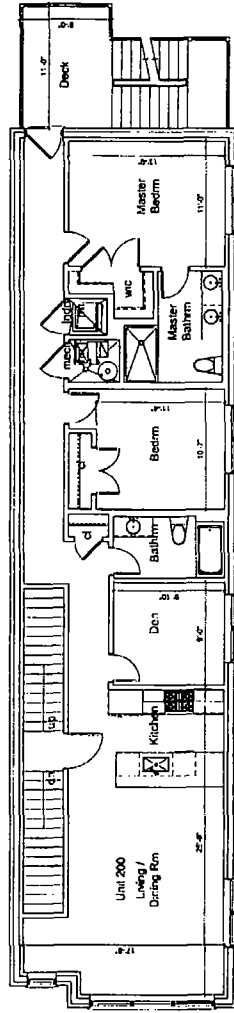
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2 3rd Floor Plan
Scale: 1/8" = 1'-0"



1 2nd Floor Plan
Scale: 1/8" = 1'-0"



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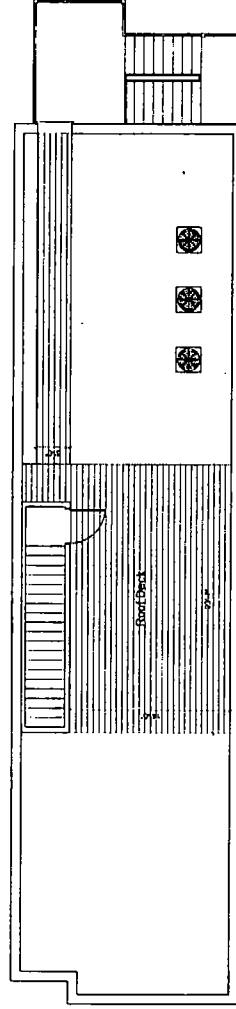
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1 2nd and 3rd Floor Plan
P3 5/15/17



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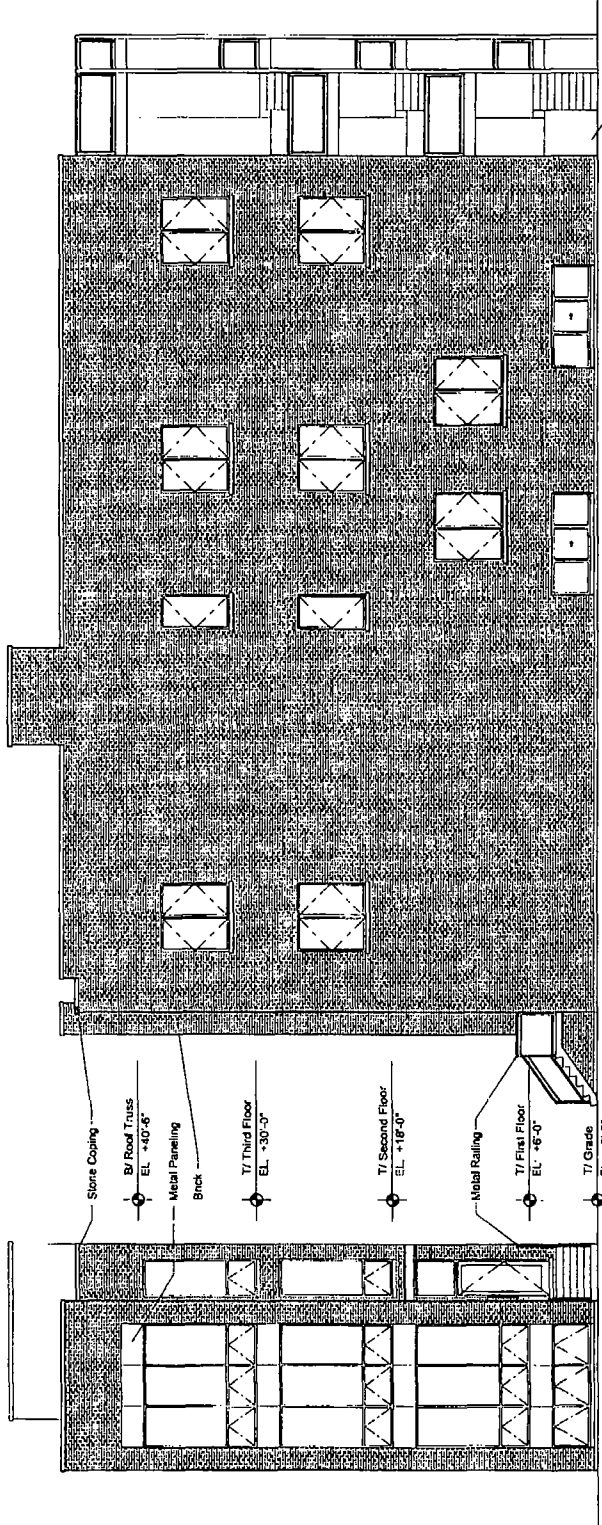
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1 North Elevation
Scale: 1/8" = 1'-0"

2 West Elevation
Scale: 1/8" = 1'-0"

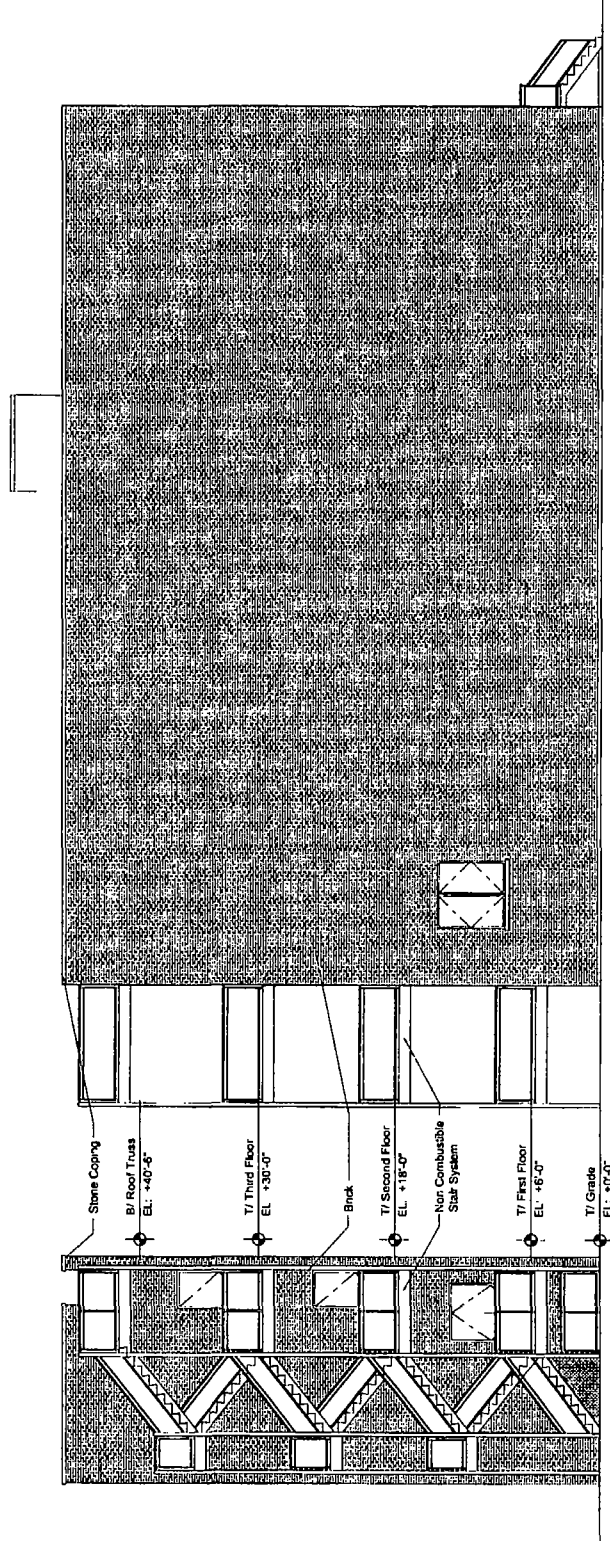
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1 South Elevation
PS Scale: 1/8"=1'-0"

2 East Elevation
PS Scale: 1/8"=1'-0"



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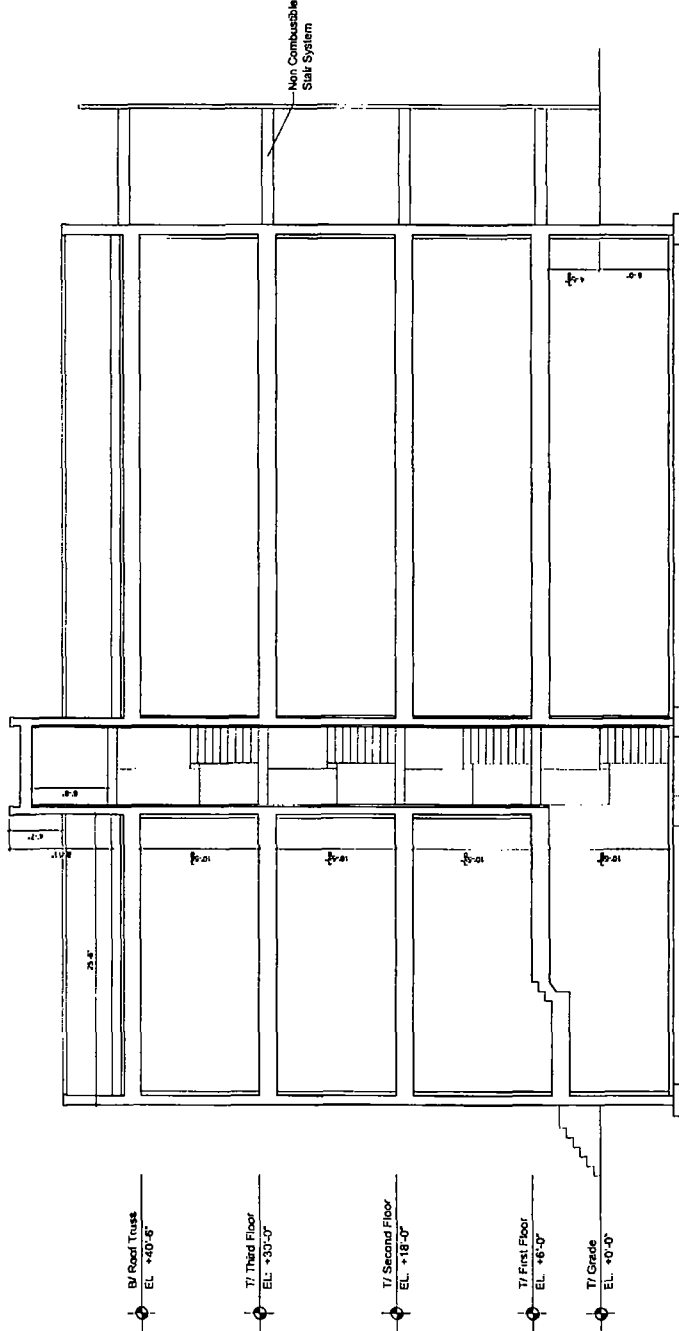
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1 Section
P6



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