



# Office of the City Clerk

City Hall  
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Chicago, IL 60602  
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## Legislation Text

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File #: SO2022-786, Version: 1

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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, 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:

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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