



Office of the City Clerk

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Legislation Text

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ORDINANCE

77 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 all the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.1-1 in the area bounded by

the alley next north of and parallel to West Warren Boulevard; a line 404.70 feet west of and parallel to North Campbell Avenue; West Warren Boulevard; and a line 524.7 feet west of and parallel to North Campbell Avenue,

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 2542-2550 West Warren Boulevard

17-13-0303-C (1) Narrative Zoning Analysis

2542-2550 West Warren Boulevard, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new two-story (with basement) single-family home, and detached two-car garage, at each of the subject five (5) lots - for a total of five (5) new single-family homes and five (5) new detached garages. Each home will be masonry in construction and measure 24 feet-4 inches in height.

Lot Area: 3,024 square feet (Each Lot)

* 15,120 square feet (Total Lot Area - *5 lots together)

- A) The Project's Floor Area Ratio: (Per Lot)
1,924 square feet (0.64 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
3,024 square feet (Per Lot)
- C) The amount of off-street parking: (Per Lot)

2 spaces
- D) Setbacks: (Per Lot)
 - a. Front Setback: 20 feet-0 inches
 - b. Rear Setback: 54 feet-0 inches
 - c. Side Setbacks:
West: 3 feet-0 inches
East: 2 feet-6 inches
- E) Building Height: (Per Lot)

24 feet-4 inches

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