



Office of the City Clerk

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Legislation Text

File #: SO2021-2120, Version: 1

Final for Publication

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 all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols as shown on Map No. 1 -II in the area bounded by:

West Washington Boulevard; a line 266.7 feet west of and parallel to North Damen Avenue; the public alley south of and parallel to West Washington Boulevard; and a line 296.7 feet west of and parallel to North Damen Avenue.

To those of an RM4.5 Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 2029

West Washington Boulevard, Chicago

for Publication

#20733

A NARRATIVE AND PLANS AMENDED TO A TYPE 1 ZONING CHANGE FOR 2029 WEST WASHINGTON BOULEVARD, CHICAGO

The subject property is currently improved with an older 3-story residential building with 3 dwelling units. The Applicant intends to build a third story rear addition to the existing building. The existing 3 dwelling units will remain. The Applicant

needs a zoning change to comply with the maximum floor area ratio requirements of the Ordinance.

Project Description: Zoning Change from an RT4 Residential Two-Flat,
Townhouse and Multi-Unit District to an RM4.5
Residential Multi-Unit District
Use: Residential building with 3 dwelling units
Floor Area Ratio: 1.4
Lot Area: 3,735 Square Feet
Building Floor Area: 5,236 Square Feet
Density: 1,245 Square Feet per Dwelling Unit
Off- Street parking: 3
Set Backs: Front Setback: 10'-9" Side Setbacks: East: 3'-0" /
West: 0' Rear Setback: 43'-3"
Building height: 45 Feet

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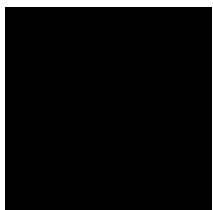
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