



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-7948
Type: Ordinance **Status:** Passed
File created: 10/16/2019 **In control:** City Council
Final action: 11/20/2019
Title: Zoning Reclassification Map No. 1-I at 2423-2425 W Warren Blvd - App No. 20202T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-I
Attachments: 1. O2019-7948.pdf, 2. SO2019-7948.pdf

Date	Ver.	Action By	Action	Result
11/20/2019		City Council	Passed as Substitute	Pass
10/16/2019	1	City Council	Referred	

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 M1-1, Limited Manufacturing/ Business Park District and RM-5, Residential Multi-Unit District symbols and indications as shown on Map No. 1-1 in an area bound by

West Warren Boulevard; a line 208.0 feet west of and parallel to North Western Avenue; the public alley next south of and parallel to West Warren Boulevard; And a line 258.0 feet west of and parallel to North Western Avenue

to those of a RM-5, Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication. Common

Address of Property: 2423-25 West Warren Boulevard

Typc-1 Zoning Map Amendment: SUBSTITUTE NARRATIVE & PLANS

2423-25 West Warren Boulevard - Ml-1 and RM-5 to RM-5

The applicant wishes to construct a 4 1/2-story, 8 dwelling unit building with 8 parking stalls (4 interior spaces, 4 uncovered exterior spaces) accessed from the public alley at the rear of the property. There are no planned commercial spaces at the subject property.

FAR	1.43
Lot Area	6,350 Square Feet
Lot Area Per Unit	793.75 Square Feet
Building Area	9,115 Square Feet
Building Height	47 Feet 0 Inches
Front Setback	14 Feet VA Inches
Rear Setback	40 Feet 2Yi Inches
East side Setback	5 Feet 0 Inches
West side Setback	5 Feet 0 Inches
Parking	8 Parking Stalls

2423-25 W WARREN BLVD

ZONING DATA

ADDRESS LOT SIZE-LOT AREA
2423-25 M WARREN BLVD 127 0' i 50.0' (SEE PLAT OF SURVEY) 6,350 SQ. FT.

CURRENT ZONING
ZONING DISTRICT:

400 SQ. FT. FOR RM-5
MAXIMUM BULDABLE AREA 12,700 SQ. FT. FOR RM-5
MAXIMUM NUMBER OF UNITS 15 RESIDENTIAL UNITS
MAXIMUM BUILDING HEIGHT

11'-0 5/8" CAVG) FOR RM-5
3S'-1 1/4" FOR RM-5
W'-0" COMBINED FOR RM-5.
4'-0" EA SIDE
36'-1 1/4'
10'-0" COMBINED, 4'-0" EA SIDE
1 SPACE / RES. UNIT
333.3B SQ. FT. FOR RM-5
NOT REQUIRED
NOT REQUIRED FOR RM-5

FAR. SQUARE FOOTAGE BREAKDOWN

ROOF	1,160 SQ. FT
THIRD FLOOR	2,"125 SQ. FT.
SECOMD FLOOR	2,126 SQ. FT
FIHS1 FIOOH	2,0W SQ. FT.
BASEMENT	CN/A)

TOTAL SUUARE EOUTAGfc 9,115 SO. FT.

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