



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-2120
Type: Ordinance
Status: Passed
File created: 5/26/2021
In control: City Council
Final action: 7/21/2021
Title: Zoning Reclassification Map No. 1-H at 2029 W Washington Blvd - App No. 20733T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. O2021-2120.pdf, 2. SO2021-2120.pdf

Date	Ver.	Action By	Action	Result
7/21/2021	1	City Council	Passed as Substitute	Pass
5/26/2021	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 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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