

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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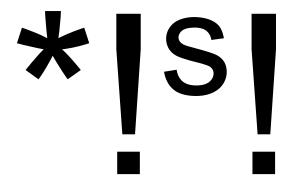
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