



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2022-786  
**Type:** Ordinance  
**File created:** 3/23/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 4/27/2022  
**Title:** Zoning Reclassification Map No. 7-J at 2414 N Sawyer Ave - App No. 20979T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-J  
**Attachments:** 1. O2022-786.pdf, 2. SO2022-786.pdf

Date	Ver.	Action By	Action	Result
4/27/2022	1	City Council	Passed as Substitute	Pass
4/26/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/23/2022	1	City Council	Referred	

## ORDINANCE

### *BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:*

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-J in the area bounded by

The alley next south of and parallel to West Altgeld Street; North Sawyer Avenue; the alley next north of West Fullerton Avenue; and the alley next west of and parallel to North Sawyer Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property:

17-13-0303-C(l) Substitute Narrative & Plans - 2414 N. Sawyer, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 9,825 square feet (irregular shape)

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building that will contain nine (9) dwelling units. The proposed building will be masonry in construction and measure 42 feet in height (52 feet-11 inches to the top of the elevator override). The residential building will be supported by ten (10) garage parking spaces located on the building's first floor.

- A) The Project's Floor Area Ratio: 19,161 square feet (1.95 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 1,091.67 square feet per D.U.  
(9 dwelling units proposed)
- C) The amount of off-street parking: 10 vehicle parking spaces
- D) Setbacks:
  - a. Front Setback: 7 feet-6 inches
  - b. Rear Setback: 17 feet-10 inches\* (irregular lot shape)
  - c. Side Setbacks:
    - North: 1 foot
    - South: 0 feet\* (irregular lot shape)
- E) Building Height: 42 feet in height  
52 feet-11 inches in height measured to the top of the elevator override

\*Note: The Applicant will seek a Variation, if necessary, to permit the proposed residential building on the irregularly shaped zoning lot.

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