



# Office of the City Clerk

City Hall  
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Chicago, IL 60602  
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## Legislation Text

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File #: SO2017-885, Version: 1

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### Q R0INANCE

*fl£ /r ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHJCA GO:*

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoni ng Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No 3-H in the area bounded by

the alley next north of and parallel to West Augusta Boulevard; a line 141.15 feet west of and parallel to North Wood Street; West Augusta Boulevard; and a line 166.15 feet west of and parallel to North Wood Street,

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1814 West Augusta Boulevard  
17-13-0303-C (1) Narrative Zoning Analysis

1814 West Augusta Boulevard, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District Lot Area: 2,750  
square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) all residential building, at the subject site. The existing building will be razed. The new proposed building will contain a total of three (3) dwelling units and there will be onsite parking for three (3) vehicles, in a new detached garage, at the rear of the lot. The new building will be masonry in construction and measure 38 feet-2 inches in height.

A) The Project's Floor Area Ratio: 4.557 square feet (1.66 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

3 dwelling units (916.7 square feet)

C) The amount of off-street parking: 3 parking spaces

D) Setbacks:

a. Front Setback: 4 feet-6 inches

b. Rear Setback: 21 feet-6 inches

c. Side Setbacks: East: 0 feet-0 inches  
West: 0 feet-0 inches

*\* Applicant will seek Variations, with the Zoning Board of Appeals, for any necessary reductions to the required setbacks.*

(E) Building Height:

38 feet-2 inches

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