



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2019-7948, Version: 1

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 MI-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

Type-1 Zoning Map Amendment: SUBSTITUTE NARRATIVE & PLANS

2423-25 West Warren Boulevard - MI-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

1

2423-25 W WARREN BLVD

ZONING DATA

ADDRESS LOT SIZE-LOT AREA

2423-25 M WARREN BLVD 127 0' x 50.0' (SEE PLAT OF SURVEY) 6,350 SQ. FT.

CURRENT ZONING

ZONING DISTRICT:

400 SQ. FT. FOR RM-5

MAXIMUM BUILDABLE AREA 12,700 SQ. FT. FOR RM-5

MAXIMUM NUMBER OF UNITS 15 RESIDENTIAL UNITS

MAXIMUM BUILDING HEIGHT

11'-0" 5/8" (AVG) 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

20

FAR. SQUARE FOOTAGE BREAKDOWN

ROOF	1,160 SQ. FT.
THIRD FLOOR	2,125 SQ. FT.
SECOMD FLOOR	2,126 SQ. FT.
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BASEMENT	CN/A)

TOTAL SUUARE EOUTAGfc 9,115 SO. FT.

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