



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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**File #:** O2021-2447, **Version:** 1

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### 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 the RS-3, Residential Single-Unit (Detached House) District designation as shown on Map Number 3-1 in the area bounded by:

West August Boulevard; a line 100 feet east of and parallel to North Washtenaw Avenue; the alley next south of and parallel to West Augusta Boulevard; and a line 75 feet east of and parallel to North Washtenaw Avenue

to those of a RM-4.5, Residential Multi-Unit District.

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

Common Address of Property: 2651 West Augusta Boulevard, Chicago, Illinois 60622

## for Pubficatio

### Narrative and Plans Zoning Map Amendment Type I

17-13-0303-C (I) Narrative & Plans Zoning Analysis - 2651 West Augusta Type 1 Zoning Map Amendment to a RM-4.5 Residential Multi-Unit District.

A. Proposed Land Use: To erect a new three (3) story residential building with a roof deck and roof top stair, stop stair enclosure, and three (3) residential units and a new three (3) car garage on a currently vacant lot al 2651 W. Augusta Boulevard.

Lot Area: 3,116.25 sq. f.

B. Proposed Floor Area Ratio: 1.48

C. Density (Lot Area Per Dwelling Unit): 1038.67 sq. f.

D. Off-street parking: The properly is proposed to have a three (3) car garage.

E. Setbacks (proposed)

a. Front Setback: 8.0'

b. Rear Setbacks: 39'-3%"

c. Side Setbacks

West: 3.0' liast: 2.0'

d. Rear Yard Open Space: 215.0 sq. f. with minimum 10 feet

e. Building Height: 40'-6"

Attached plans provided

\*May seek zoning relief if needed

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