



## Office of the City Clerk

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### Legislation Text

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# 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") be amended by changing all the M1-2 Limited Manufacturing/Business Park

District symbols and indications, as shown on Map No. 2-1, in the area bounded by

The alley next north of and parallel to West Adams Street; a line 78 feet east of and parallel to South Washtenaw Avenue; West Adams Street; and a line 52 feet east of and parallel to South Washtenaw Avenue,

*to those of an RT-4 Residential Two-Flat, Townhouse and 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:

# Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis

2654 West Adams Street, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District Lot Area: 3,243.5 square

feet

Proposed Land Use: The subject property consists of a single lot of record, which such lot is presently vacant and unimproved. The Applicant is seeking a Zoning Map Amendment in order to redevelop the site with a new two-story (with basement) single-family residence. \*[Residential uses (but-for shelters) are NOT permitted under the current M1-2 zoning classification.] The new development, as designed and proposed, will offer off-street parking for two-vehicles, at the rear of the site. The new residence (building) will be masonry and siding in construction and will measure 25 feet-2 inches in height.

- A) The Project's Floor Area Ratio: 1,700 square feet square feet (0.52 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 1 dwelling units (3,243.5 square feet per dwelling unit)
- C) The amount of off-street parking: 2 vehicular spaces
- D) Setbacks: a. Front Setback: 15 foot-0 inches
  - b. Rear Setback: 62 feet-9 inches
  - c. Side Setbacks: East: 2 feet-0 inches West: 3 feet-0 inches
- E) *Building Height: 25 feet-2 inches (underside-ceiling of 4<sup>th</sup> Floor)*