ARTICLE 25

BUILDING LINE SETBACKS

25-100. The building line setback for any lot or block shall be the front yard requirement of the zoning district in which the lot or block is located, except that different setbacks may be required in partially occupied blocks as stated in **Section 25-200**, and different setbacks may be required on special streets stated in **Section 25-400**. For purposes of this article the definition of the word building shall include foundation walls. (***Ord. #869, 7/18/88***)

25-200. Where a block in any Residential or B-1 Business District is occupied or partially occupied by two (2) or more buildings, the average of the distances of the street walls from the street lines of the two buildings on said block nearest to the lot in question shall be the established building line, except as follows:

> **25-200.1.** No building in an **R-1**, **R-2**, **R-3**, **R-4**, **R-5** and **R-6** shall be required to set back more than 150 percent of the required setback for the zoning district in which it is located; however, in no event shall the required setback be greater than 75'.
>
> **25-200.2.** No building shall be required to set back more than thirty (30) feet in any **R-7** Planned Multi-Family Residential District.
>
> **25-200.3.** No building shall be required to set back more than thirty (30) feet in any **B-1** Business District. (***Ord. #802, 3/17/86***)

25-300. In all districts, except the **R-6** Single Family Residential District, buildings on corner lots shall meet the front yard building line setback on both streets. In the **R-6** district, reversed corner lots shall meet the front yard building setback line on that side of the lot that this ordinance defines as the front; and shall provide a setback on the side that abuts the front yard of an abutting lot, equivalent to one half of the front yard setback requirement of the abutting lot. In the **R-6** district, lots that are not reversed corner lots shall meet the front yard building setback requirement on that side of the lot that this ordinance defines as the front, and shall be required to meet the side yard requirements on both side yards. (***Ord. #728, 3/21/83***)

25-400. On the certain streets named in this Section, special building lines shall be and hereby are established which are to be measured from the center line of the street in each case, respectively. When any other building line established by this Ordinance is deeper than the special building line established in this Section, said first mentioned building line shall apply, and where the special building line is deeper, it shall apply. Along the streets named in this Section no building shall be hereafter erected or altered so as to place its front or side street wall nearer to the present center of the street than the dimension given in the following table for each street, respectively:

Description of Streets with Special Building Lines

Location	Distance of Special Building Line from Center Line of Street
Flossmoor Road from west Village Limits to a point 181.6 feet west of the center line of Douglas Avenue	80 feet
Flossmoor Road from a point 181.6 feet west of the center line of Douglas Avenue to a point 308 feet east of the center line of Leavitt Avenue	58 feet
Flossmoor Road from the east line of the right-of-way of the Illinois Central Railroad to Western Avenue	70 feet
Flossmoor Road, both sides, from Western Avenue to Dixie Highway	78 feet

Kedzie Avenue from north Village limits to the intersection of Governors Highway and Kedzie Avenue	80 feet
Kedzie Avenue from the intersection of Governors Highway and Kedzie Avenue to the south Village limits	65 feet
Governors Highway, from the north Village limits to the south Village limits	90 feet
Vollmer Road, north side, from west Village limits to the east Village limits	80 feet
Western Avenue, east side, from Flossmoor Road to south Village limits	83 feet
Crawford Avenue, east side, from Flossmoor Road to south Village limits	80 feet