



City of Chicago



O2021-3162

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-H at 2243 W 23rd Pl - App No. 20794T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 6-H in the area bounded by

West 23rd Place; A line 175 feet east of South Oakley Avenue; the alley next south and parallel to West 23rd Place; and a line 150 feet east of and parallel to South Oakley Avenue

to those of a RM5 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: 2243 West 23rd Place

PROJECT NARRATIVE AND PLANS

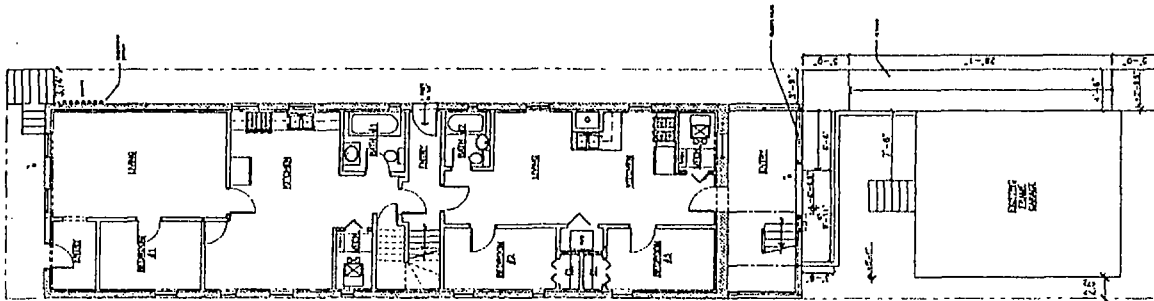
TYPE 1 ZONING AMENDMENT

2243 West 23rd Place

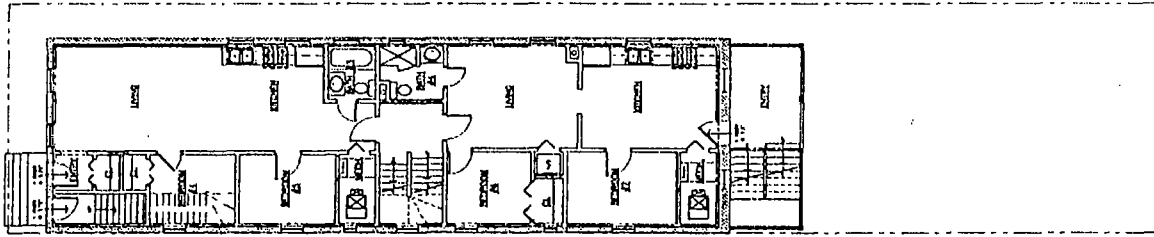
The Applicant seeks to rezone from RS3 Residential Single-Unit (Detached House) District to a RM5 Residential Multi-Unit District

To comply with the bulk and density to allow the conversion from a 6 DU to 7 DU residential building with a third floor addition to the existing 2.5 story building. This will allow the owner to maintain affordable rents, rehabilitate the empty building which is in poor condition, and make a one of the dwelling units an accessible unit by adding a ramp. 2 parking spaces will be provided. The height of the building will remain existing at 32.88 feet. No commercial space will be provided.

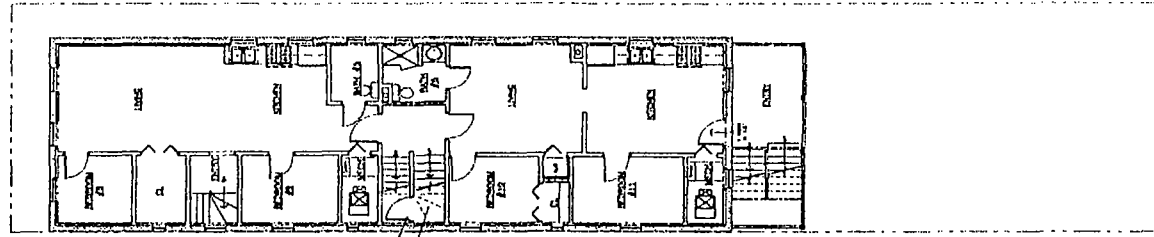
Lot Area.	3,101.5 SF
Density MLA (Lot area per unit)	443.07 sq. ft. (7 DU's)
Off Street Parking	2 (existing)
Rear Setback	37.20 feet (existing)
Side Setback (East)	3.74 feet (existing)
Side Setback (West)	0.06 feet (existing)
Front Setback	4.20 feet (existing)
Building SF	4,725 SF
FAR	1.52
Building Height	32.88 feet (existing)



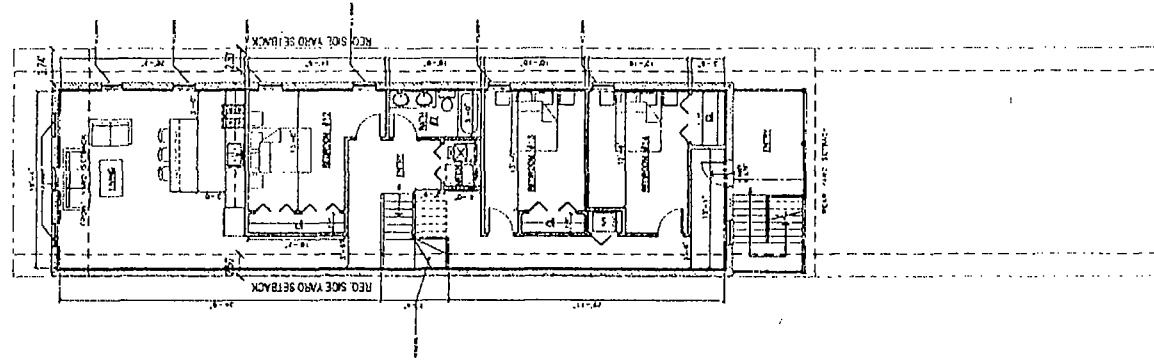
2 PROPOSED RAMP - OPTION 1
SCALE



3 PROPOSED FIRST FLOOR
SCALE

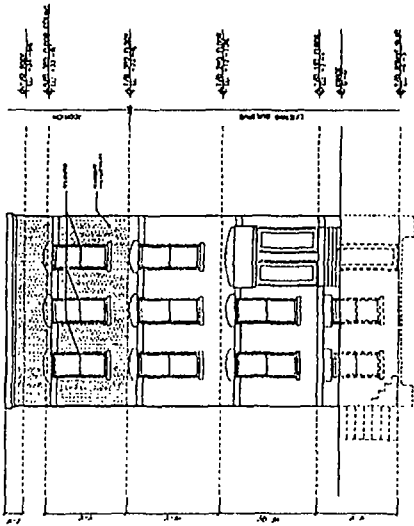


4 PROPOSED SECOND FLOOR - OPTION 1
SCALE

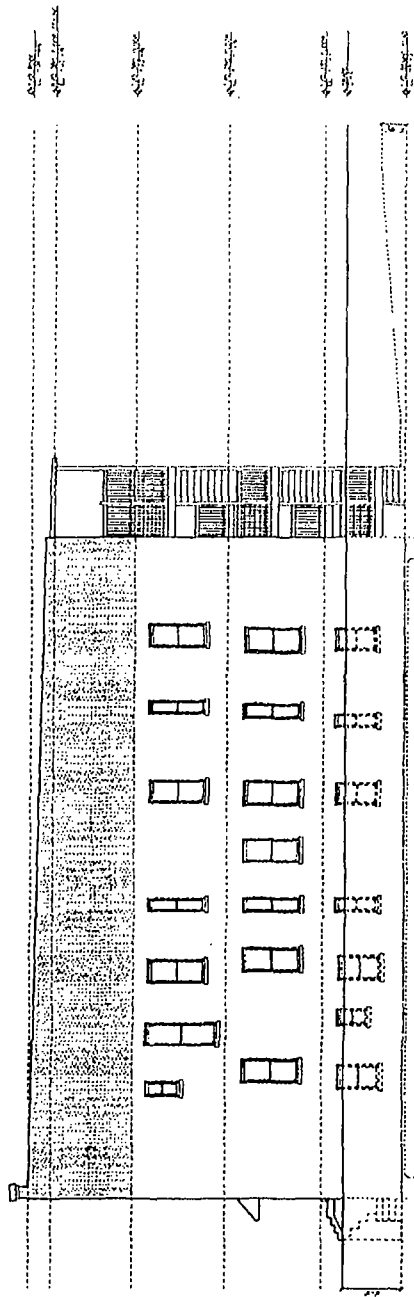


5 PROPOSED THIRD FLOOR - OPTION 1
SCALE

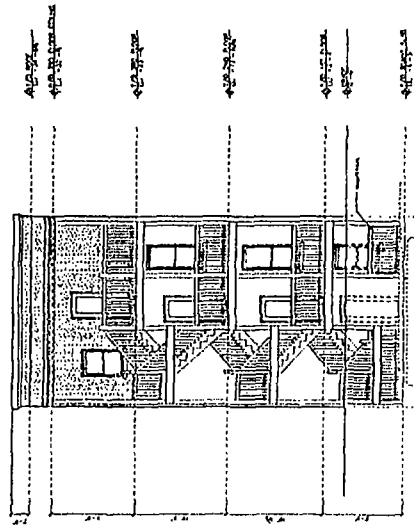
FINAL FOR PUBLIC REVIEW



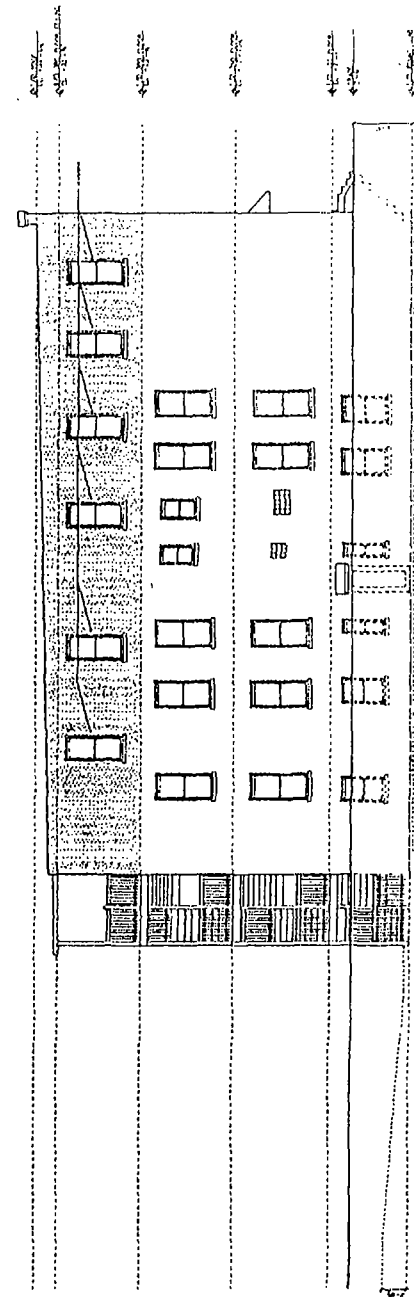
6 PROPOSED NORTH ELEVATION
SCALE



7 PROPOSED EAST ELEVATION
SCALE



8 PROPOSED SOUTH ELEVATION
SCALE



9 PROPOSED WEST ELEVATION
SCALE

