



# City of Chicago



SO2021-2619

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/25/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-J at 214-220 N Homan Ave - App No. 20762T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 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 the RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District symbols and indications as shown on Map No. 1-J in the area bounded by

West Walnut Street; North Homan Avenue; the alley next south of and parallel to West Walnut Street; and a line 49.92 feet west of and parallel to North Homan Avenue,

to those of an B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property:            214-20 North Homan Avenue

# Final for Publication

17-13-0303-C (1)

Substitute Narrative & Plans

214-20 North Homan Avenue, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 4,496.29 square feet

Proposed Land Use: The Applicant is seeking to permit the reestablishment of retail/commercial uses on the first floor of the existing mixed-use building at the subject property. The existing building contains approximately 3,523 square feet of vacant retail space at grade and eight (8) dwelling units above grade. No changes are proposed to the number of dwelling units, or the building's height, setbacks, or footprint. Because the subject site is located within 1,320 linear feet of the entrance to the Kedzie CTA Rail Station, it qualifies as a *Transit-Served Location*, pursuant to the current Zoning Ordinance. [Sec. 17-10-0102-B]. As such, the Applicant will be providing no off-street parking spaces at the subject site.

- (A) The Project's Floor Area Ratio: 5,712 square feet (1.27 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 562.036 sq. ft. / D.U.  
(8 Existing Dwelling Units to remain)
- (C) The amount of off-street parking: 0 vehicular parking spaces\*
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks:
    - West: 0 feet-0 inches
    - East: 0 feet-0 inches
- (E) Building Height: 21 feet-6 inches

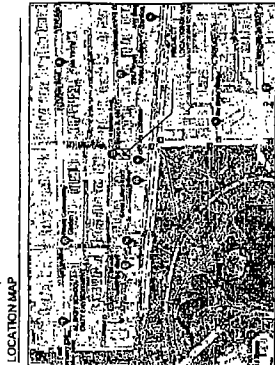
\*Note: The subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the *Transit-Oriented Development* Ordinance.

# Final for Publication

2019 CHICAGO REHABILITATION CODE  
 LEVEL TWO ALTERATION TO AN EXISTING  
 2-STORY + BASEMENT MIXED-USE BUILDING (R-2 +  
 B) OF TYPE III-A CONSTRUCTION AT:  
**214-220 N. HOMAN AVE.**  
 CHICAGO, ILLINOIS

**ABBREVIATIONS**

1	ASBESTOS
2	BASEMENT
3	BUILDING
4	CEILING
5	CONCRETE
6	DOOR
7	ELECTRICAL
8	FLOOR
9	FLOOR FINISH
10	FLOOR JOIST
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**LEGEND**

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**APPLICABLE CODES**

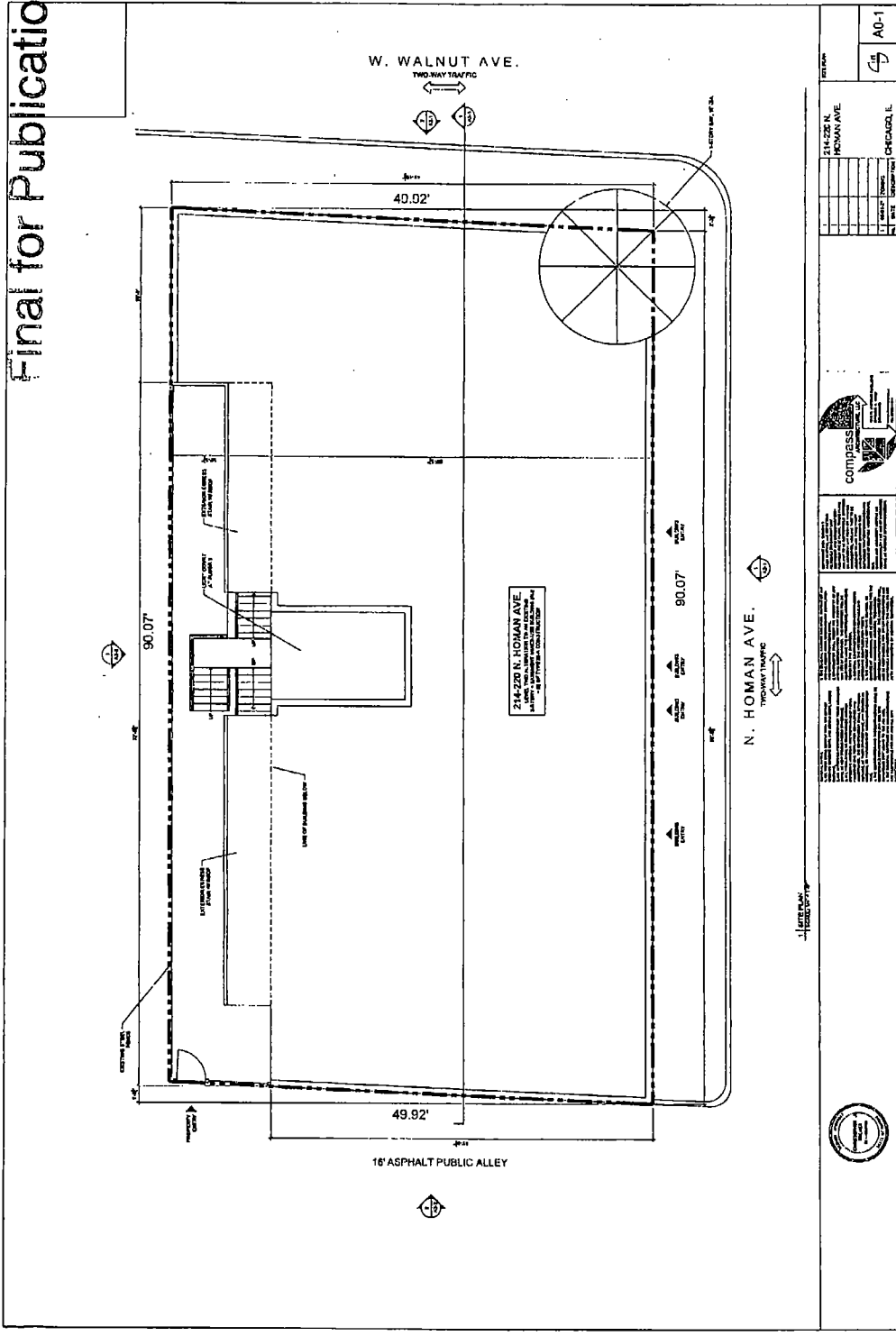
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214-220 N HOMAN AVE  
 CHICAGO, IL  
 AD-0  
 COMPASSION  
 COURTESY OF THE CHICAGO DEPARTMENT OF PUBLIC WORKS  
 STATEMENT & SEAL  
 CHICAGO, ILLINOIS

# Final for Publication



<p>1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.</p> <p>2. THE SHOWN LOT AREA IS APPROXIMATE AND SUBJECT TO SURVEY.</p> <p>3. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS.</p> <p>4. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE ZONING ORDINANCES AND REGULATIONS.</p> <p>5. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE CITY ORDINANCES AND REGULATIONS.</p> <p>6. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE STATE AND FEDERAL LAWS AND REGULATIONS.</p> <p>7. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE COURT DECISIONS AND JUDICIAL ACTIONS.</p> <p>8. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE LEGISLATIVE ACTIONS AND STATUTES.</p> <p>9. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE EXECUTIVE ACTIONS AND DECREES.</p> <p>10. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE JUDICIAL ACTIONS AND DECISIONS.</p>	<p>11. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.</p> <p>12. THE SHOWN LOT AREA IS APPROXIMATE AND SUBJECT TO SURVEY.</p> <p>13. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS.</p> <p>14. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE ZONING ORDINANCES AND REGULATIONS.</p> <p>15. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE CITY ORDINANCES AND REGULATIONS.</p> <p>16. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE STATE AND FEDERAL LAWS AND REGULATIONS.</p> <p>17. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE COURT DECISIONS AND JUDICIAL ACTIONS.</p> <p>18. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE LEGISLATIVE ACTIONS AND STATUTES.</p> <p>19. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE EXECUTIVE ACTIONS AND DECREES.</p> <p>20. THE SHOWN AREA IS SUBJECT TO THE EXISTING AND FUTURE JUDICIAL ACTIONS AND DECISIONS.</p>
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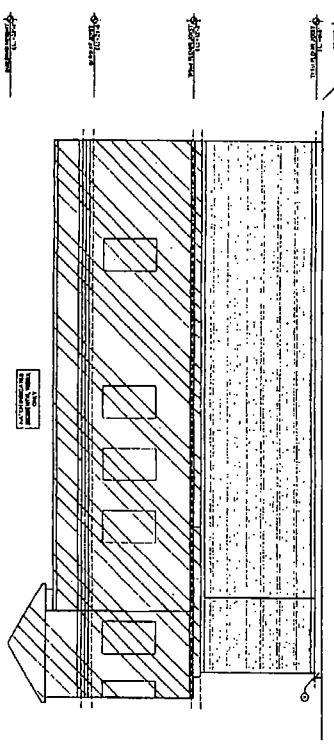




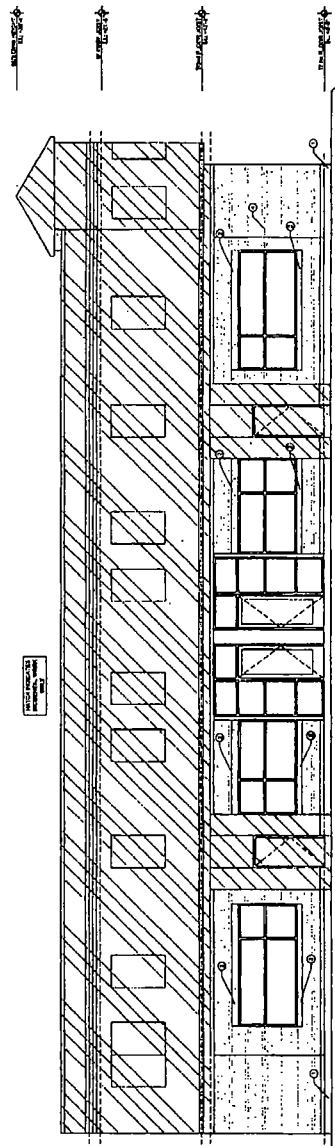




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FRONT ELEVATION  
PROJECT # 12

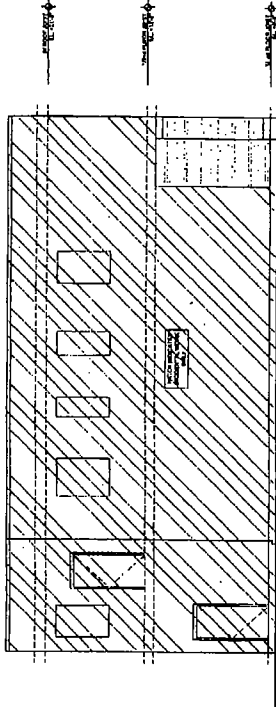


REAR ELEVATION  
PROJECT # 12

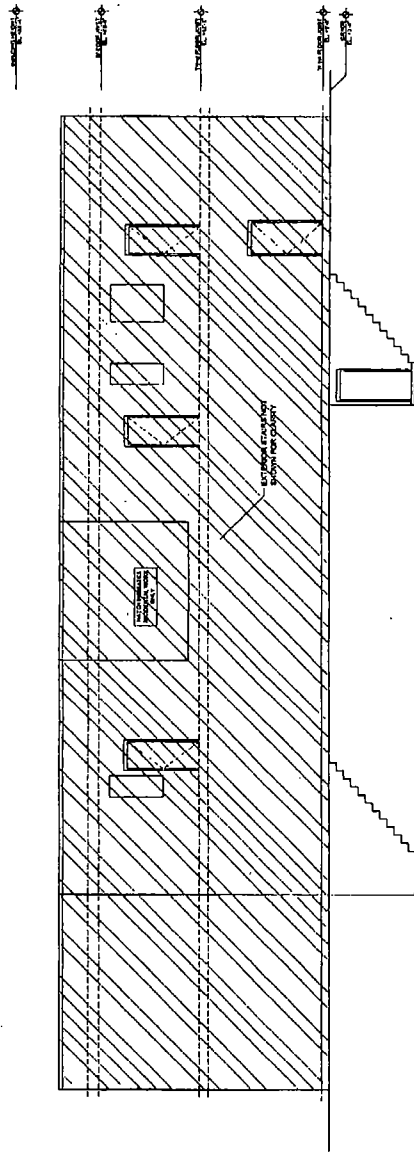
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. FINISHES ARE AS NOTED.
- 3. SEE NOTES ON OTHER SHEETS FOR MATERIALS AND CONSTRUCTION.
- 4. SEE NOTES ON OTHER SHEETS FOR SCHEDULES AND SPECIFICATIONS.

		1100 N. HANAM AVE CHICAGO, IL	
PROJECT NO. 12		SHEET NO. A2-1	
DATE: 12/15/12		SCALE: AS SHOWN	
DRAWN BY: [Name]		CHECKED BY: [Name]	
PROJECT: [Name]		CLIENT: [Name]	

# Final for Publication



WEST ELEVATION  
120'-0"

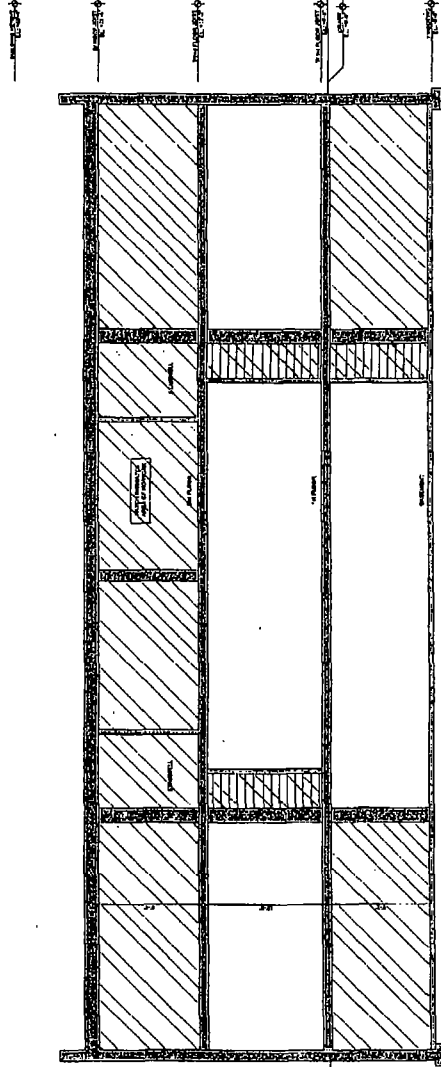


EAST ELEVATION  
120'-0"

	<p>214-228 N HOMER AVE. CHICAGO, IL</p>	<p>A2-2</p>
<p>WEST ELEVATION</p>		
<p>EAST ELEVATION</p>		



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1/16/2010 10:00 AM

COMPASS ARCHITECTURE  
214-220 N. MCNAMAN AVE.  
CHICAGO, IL 60614  
TEL: 312.329.1100  
WWW.COMPASSARCHITECTURE.COM



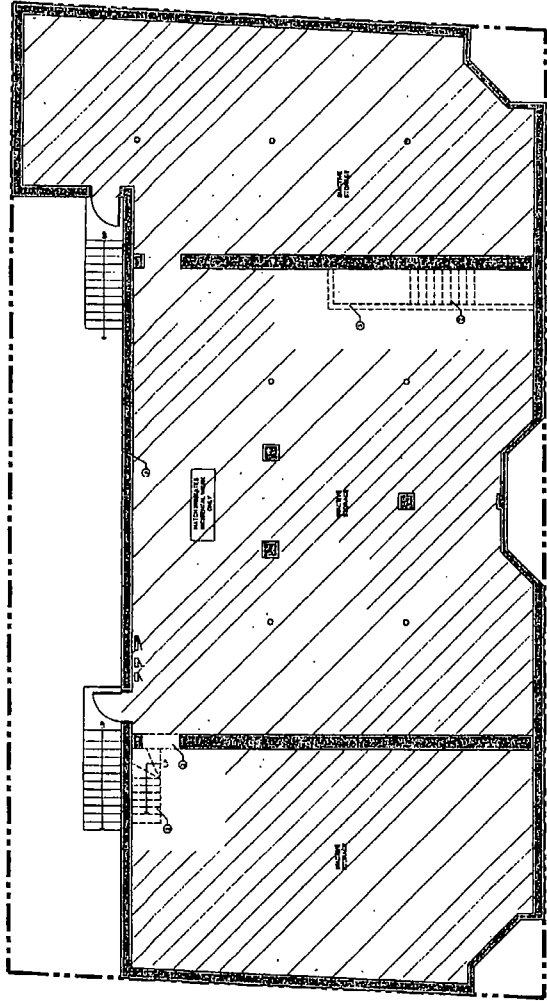
214-220 N. MCNAMAN AVE.  
CHICAGO, IL 60614

A3-1



# Final for Publication

NOT TO SCALE  
ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED  
ALL WORK TO BE IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES  
ALL WORK TO BE PERFORMED BY LICENSED TRADESPEOPLE  
ALL WORK TO BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO  
ALL WORK TO BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT  
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ALL WORK TO BE SUBJECT TO INSPECTION AND APPROVAL BY THE DEPARTMENT OF CHILDREN, YOUTH AND FAMILY SERVICES  
ALL WORK TO BE SUBJECT TO INSPECTION AND APPROVAL BY THE DEPARTMENT OF SENIORS AND DISABILITY SERVICES



214-220 N  
HOLMAN AVE  
CHICAGO, IL



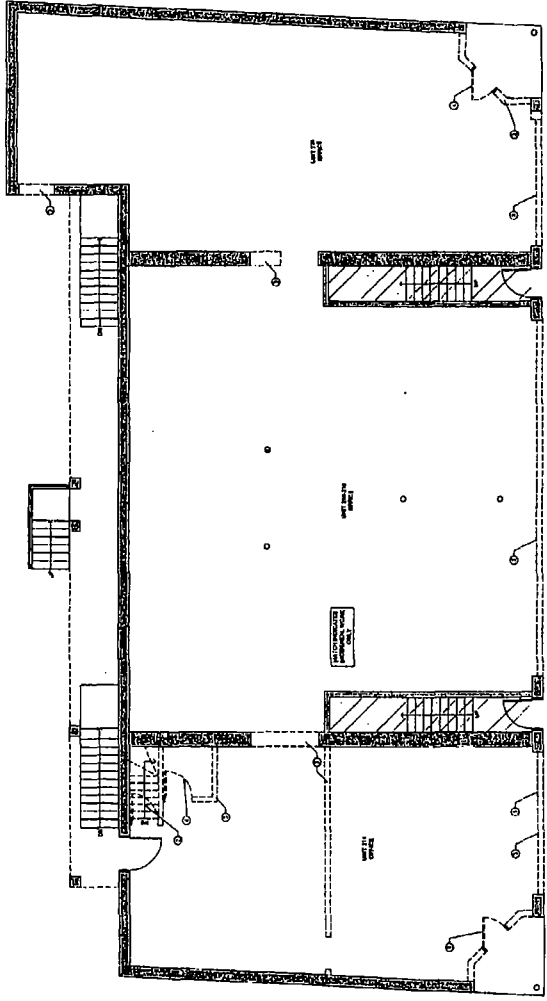
ARCHITECT



D-1

# Final for Publication

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).  
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1ST FLOOR PROPOSED PLAN

214-220 N. NORMAN AVE.  
CHICAGO, IL 60614

DATE: 11/11/11

PROJECT: 11-11-11-001

SCALE: 1/8" = 1'-0"

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