



City of Chicago



O2020-5713

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/16/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-H at 2238 W 24th St - App No. 20558T1
Committee(s) Assignment:	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 current RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 6-H in the area bounded by:

the public alley next north of and parallel to West 24th Street; a line of 225 feet east of and parallel to South Oakley Avenue; West 24th Street; and a line 200 feet east of and parallel to south Oakley Avenue

to those of a B2-3, Neighborhood Mixed-Use District.

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

Address: 2238 West 24th Street

NARRATIVE AND PLANS
 2238 West 24th Street
 TYPE I REGULATIONS

Narrative: The subject property is a 3,101.5 square foot lot and is improved with a two and half story residential building that includes four dwelling units and a surface parking pad for two vehicles at the rear of the property. The Applicant proposes to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to a B2-3, Neighborhood Mixed-Use District to allow for the addition of two dwelling units for a total of six dwelling units. To accommodate the proposed dormer addition, the Applicant will also include a third story dormer at the existing building. The Applicant will expand the existing surface parking pad to include an additional parking space for three vehicles total. The Applicant is seeking relief for any additional required parking through this Type 1 application under the Transit Served Locations of the Chicago Zoning Ordinance. There will be no change in the existing height of the building (33 feet 10 inches). Due to the proposed dormer addition, the Applicant will seek a side setback Variation.

Lot Area: 3,101.5 square feet
 FAR: 1.16
 Floor Area: 3,618.36 square feet
 Residential Dwelling Units: 6

MLA Density: 516.9 square feet
 Height: 33 feet 10 inches
 Automobile Parking: 3*

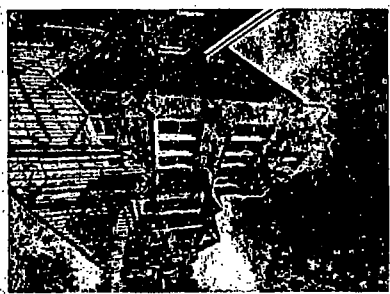
Setbacks:
 Front (West 24th Street): 11 feet 7 inches (existing)
 East Side: 11 inches (existing)
 West Side: 3 feet 7 inches (existing) **
 Rear (alley): 53 feet 11 inches (existing)

A set of plans is included.

*The property is approximately 856.00 feet from the Western CTA Bus.

** Due to the proposed dormer addition, the Applicant will seek a Variation to reduce the east side setback.

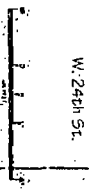
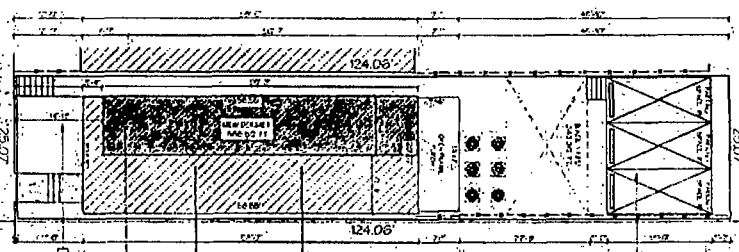
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 FRONT PORCH REPAIR REPAIR REPAIR REPAIR REPAIR REPAIR REPAIR REPAIR REPAIR REPAIR REPAIR
 2238 W 24TH ST CHICAGO IL 60608**



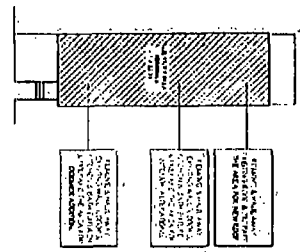
FRONT VIEW



REAR VIEW



SITE PLAN



DEMO PLAN

DRAWING INDEX

- 410 SITE PLAN, DEMO MATERIAL GENERAL INFORMATION
- 411 EXISTING DEMO MATERIAL
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PROFESSIONAL DESIGN FIRM
 LIC# 184.007984

IR DESIGN FIRM
 ARCHITECTS PLANNERS ENGINEERS DESIGNERS

STANDARD
 THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF IR DESIGN FIRM AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IR DESIGN FIRM.

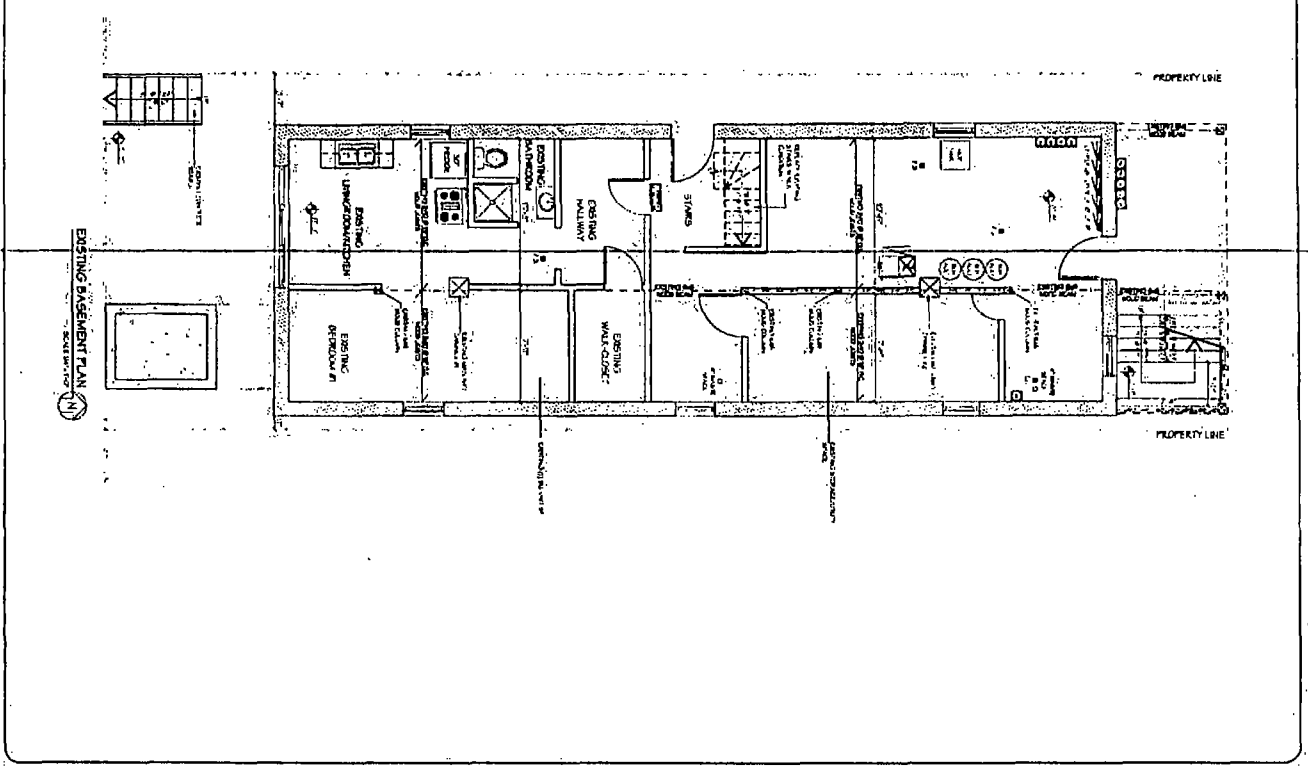
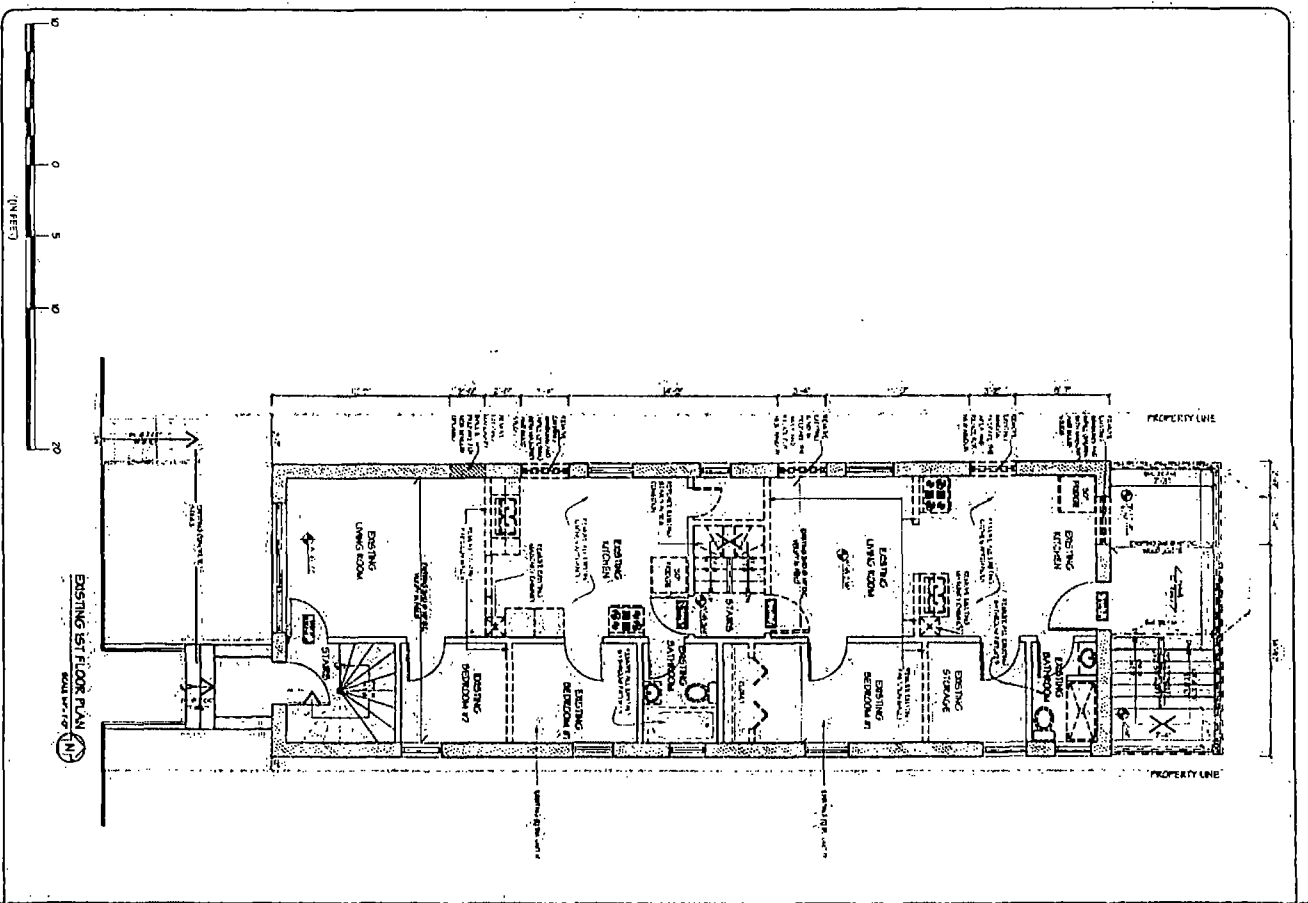
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Project No. 100872545
 2238 W 24TH ST
 CHICAGO, IL 60608

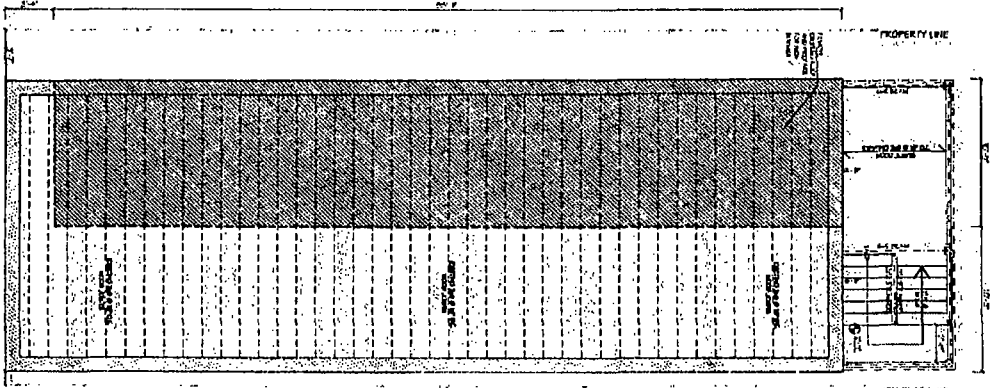
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 FAX: 773-784-9755
 WWW: WWW.IRDESIGNFIRM.COM

DATE: 05/11/11
 TEL: 773-264-9755
 FAX: 773-784-9755
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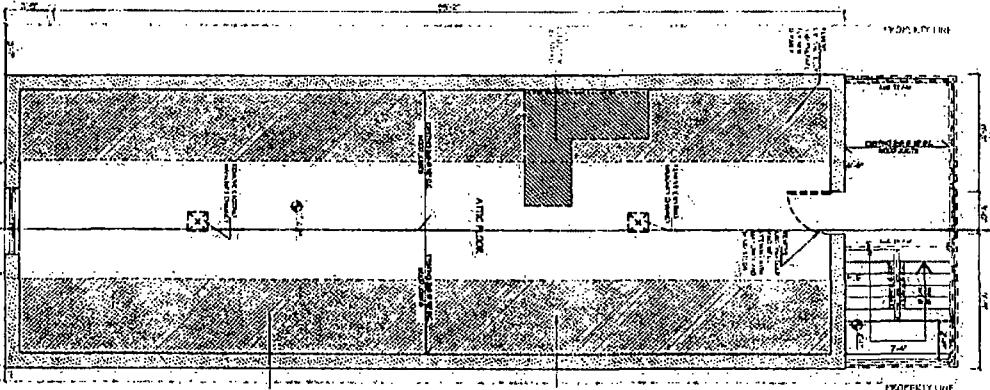
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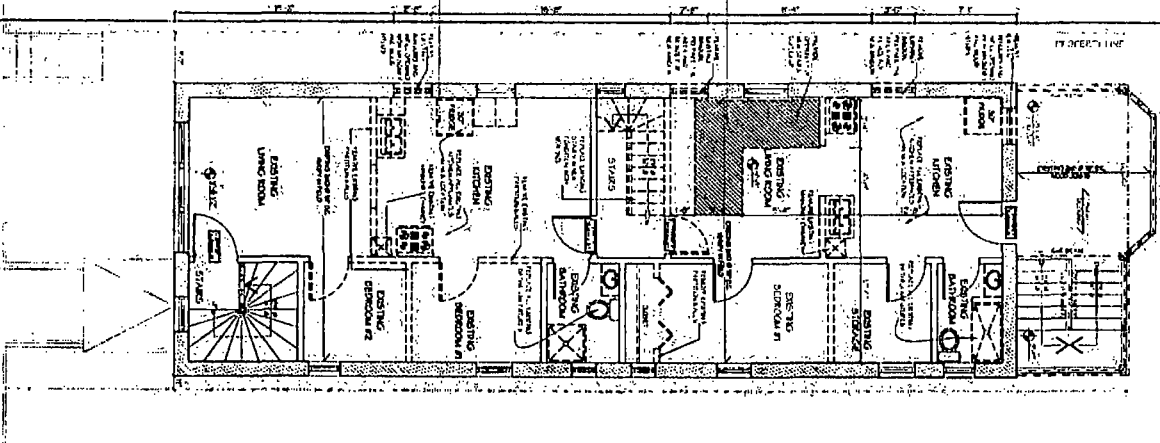
<p>PROFESSIONAL DESIGN FIRM I.R. DESIGN FIRM 184.007894 TEL. 773-764-9755 FAX 773-764-9759</p>	<p>LEGEND</p> <ul style="list-style-type: none"> EXISTING WALL EXISTING DOOR EXISTING WINDOW EXISTING STAIR EXISTING HALL 	<p>LEGEND</p> <ul style="list-style-type: none"> EXISTING WALL EXISTING DOOR EXISTING WINDOW EXISTING STAIR EXISTING HALL 	<p>ATTORNEY REFERENCE TO (A) D.L. LEGALIZE (1) D.L. & ADD (1) NEW D.L. IN BSMT. TOTAL (6) D.L. W/ NEW DORMER & REAR PORCH ON MULTIFAMILY BLDG 2238 W. 24TH ST. CHICAGO, IL 60608</p>	<p>Project No. 184.007894 2238 W. 24TH ST.</p>	<p>EXISTING DEMO FLOOR PLAN</p>	<p>A1.1</p>



EXISTING ROOF FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROFESSIONAL DESIGN FIRM
LIC# 184.007884

IR DESIGN FIRM
4326 S. STELLA AVE.
CHICAGO, IL 60632
TEL. 773-764-9755
FAX 773-764-9759

LEGEND

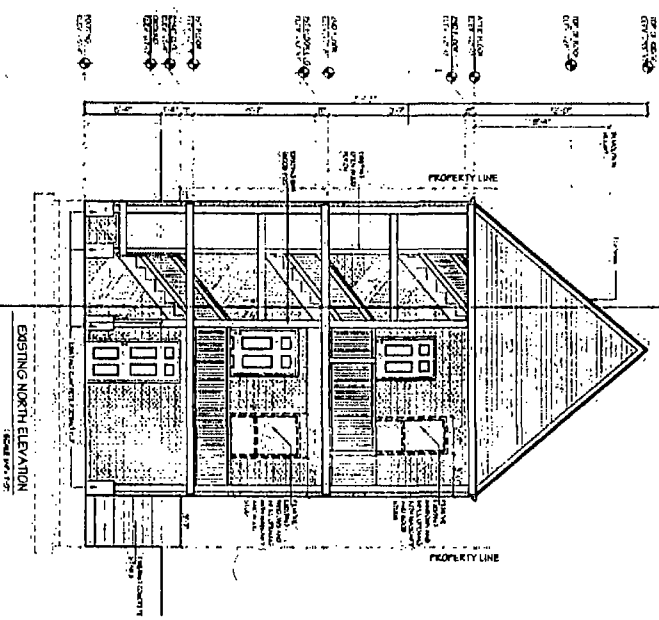
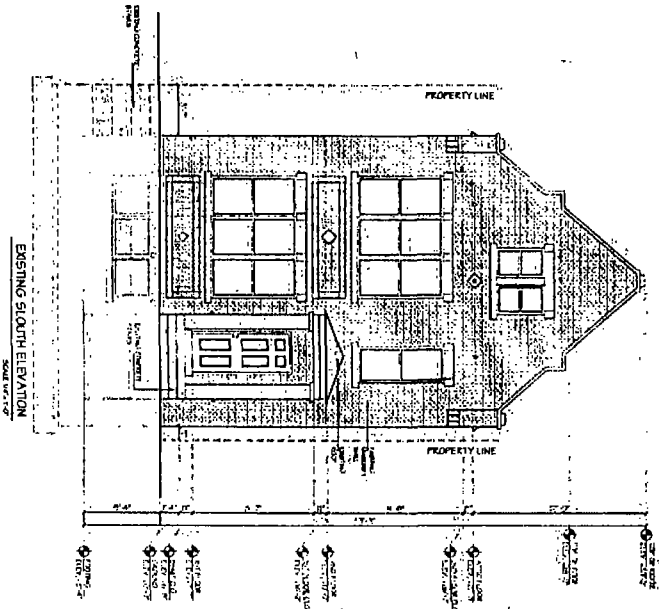
- Existing
- New
- Demolish
- As Shown

INTERIOR REMOVAL TO (1) D.L. LEGALIZE (1) D.L. & ADD (1) NEW D.L. IN BSMAT. TOTAL (6) D.U. W/ NEW DOWNER & REAR PORCH ON MULTI-FAMILY BLDG. 2228 W. 24TH ST. CHICAGO, IL 60608

PROJECT No. 100872545
2228 W. 24TH ST.

NO.	DATE	REVISION
1	10/1/03	ISSUE FOR PERMITS
2	10/1/03	ISSUE FOR PERMITS
3	10/1/03	ISSUE FOR PERMITS
4	10/1/03	ISSUE FOR PERMITS
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9	10/1/03	ISSUE FOR PERMITS
10	10/1/03	ISSUE FOR PERMITS

EXISTING/ DEMO FLOOR PLANS/2ND FLOOR/2ND FLOOR/ ATTIC/ROOF/ SHEET No. **A-12**



PROFESSIONAL
DESIGN FIRM
LIC# 184.007984

IR DESIGN FIRM
1114 N. CLEVELAND ST.
CHICAGO, IL 60642
TEL. 773-764-8755
FAX. 773-764-8753

LEGEND

EXISTING DEMO

NEW



INTERIOR RENOV. TO (4) BDR.
EGALIZE (1) BDR. & ADD (1)
NEW D.U. IN BSMR. TOTAL
(6) D.U. W/ NEW DORMER
& REAR PORCH ON
MULTIFAMILY BLDG.
2228 W. 24TH ST.
CHICAGO, IL 60608

Project No. 100872545
2228 W. 24TH ST.

NO.	DATE	DESCRIPTION
1	02/11/08	CONCEPT
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3	02/11/08	PERMIT
4	02/11/08	CONSTRUCTION
5	02/11/08	FINAL

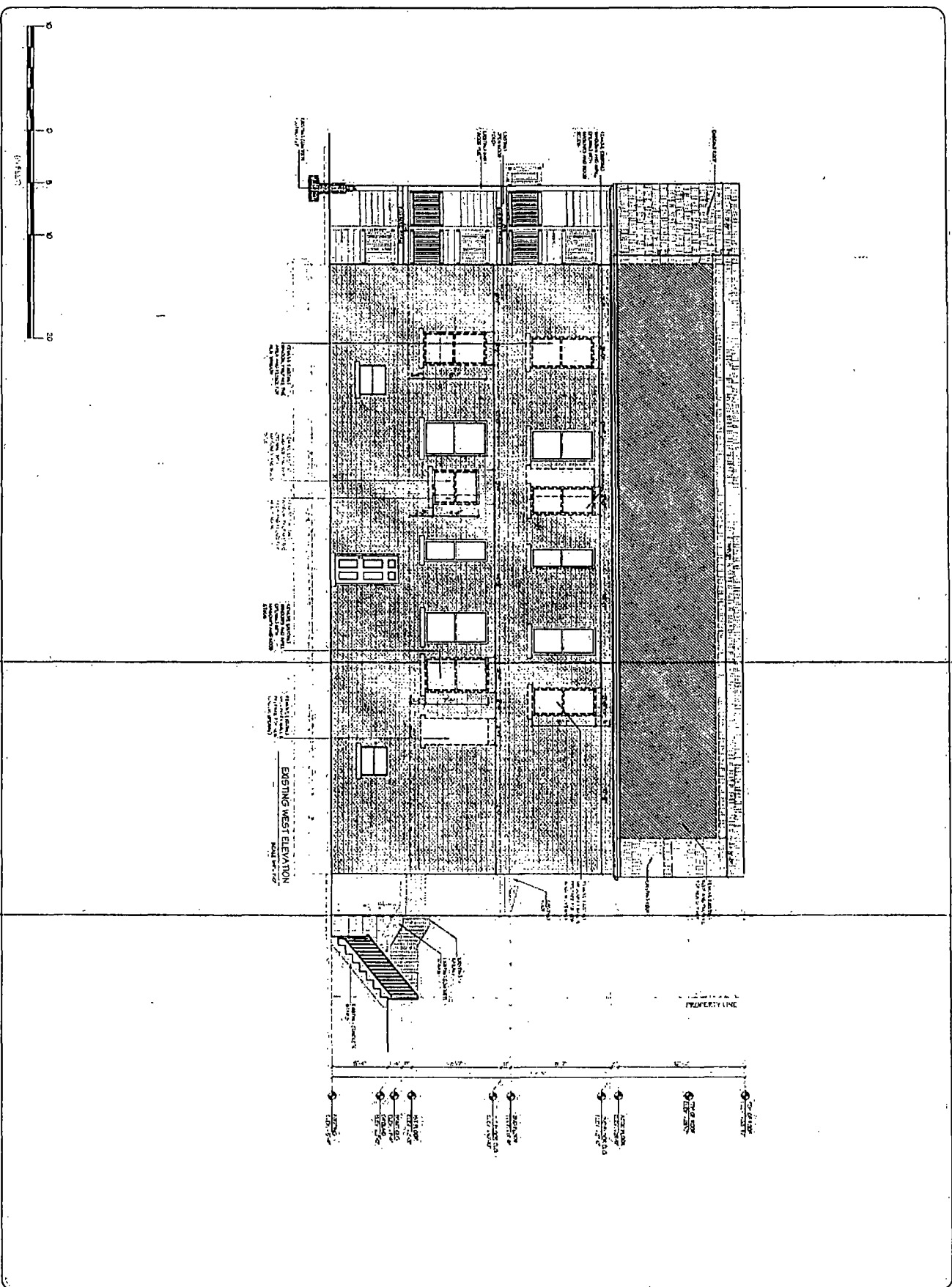
EXISTING/
DEMO
ELEVATIONS

A21

DATE: 02/11/08

SCALE: 1/4" = 1'-0"

TITLE: SHEET NO.



PROJECT NO. 2238 W. 26TH ST

10/07/2345

2238 W. 26TH ST

CHICAGO, IL 60608

PROFESSIONAL DESIGN FIRM
 LIC# 1841007984
 IIR DESIGN FIRM
 1111 N. STATE ST.
 CHICAGO, IL 60610
 TEL: 773-784-9755
 FAX: 773-784-9759

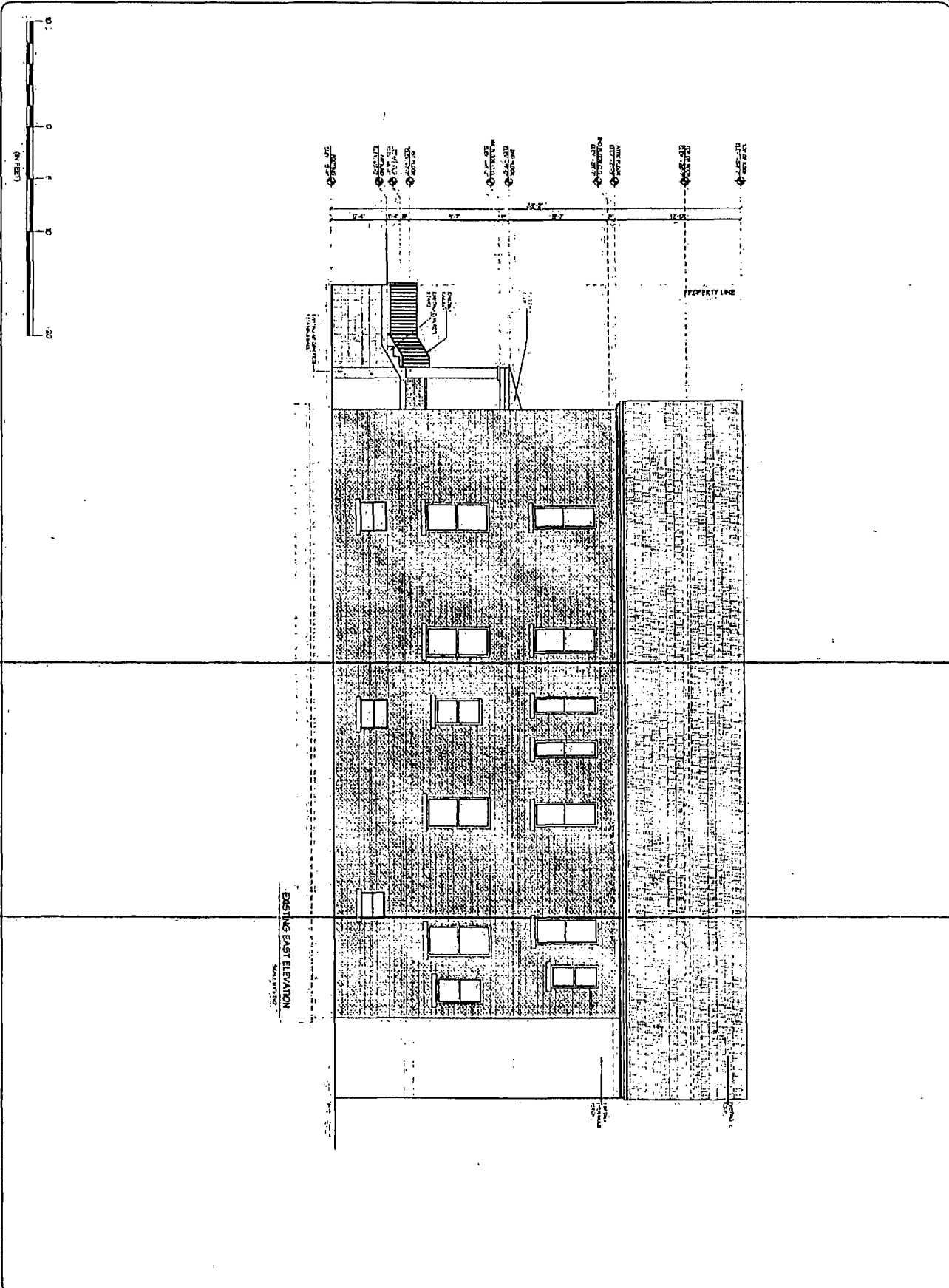
PROFESSIONAL SEAL

PROFESSIONAL DESIGNER
 IIR DESIGN FIRM
 1111 N. STATE ST.
 CHICAGO, IL 60610
 TEL: 773-784-9755
 FAX: 773-784-9759

EXISTING DEMO ELEVATIONS

12.2

Sheet No.



PROFESSIONAL
DESIGN FIRM
LIC# 184.007944

IR
IR DESIGN FIRM
1111 N. STATE ST.
CHICAGO, IL 60610
TEL: 773-764-9755
FAX: 773-764-9755

LEGEND

- EXISTING CONSTRUCTION
- DEMO

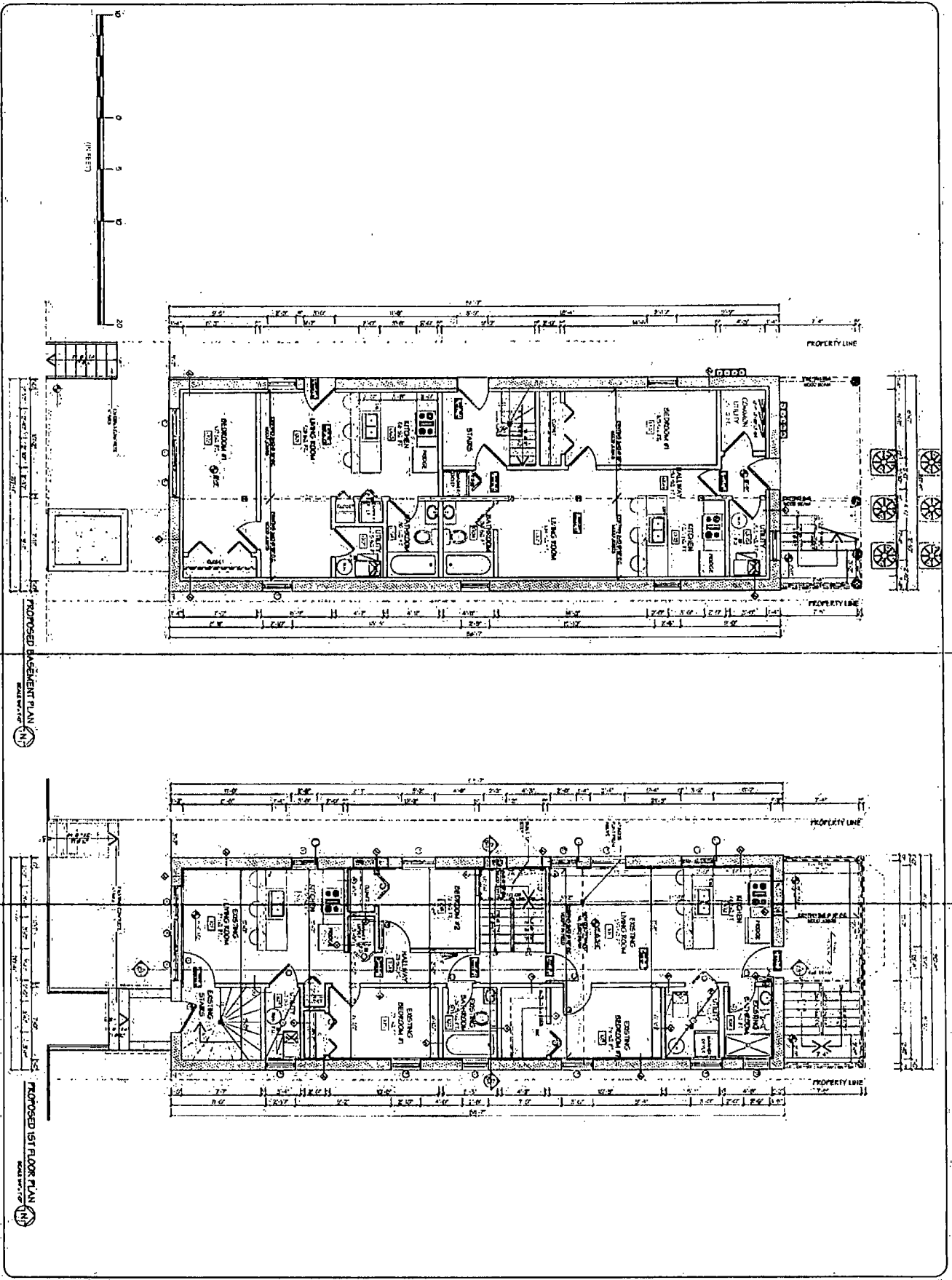


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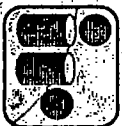
Project No: 2239 W. 24TH ST

Author	DR	DATE	02/12/10
Checked by	DR	DATE	02/12/10
Drawn by	DR	DATE	02/12/10
Project Manager	DR	DATE	02/12/10
Client	DR	DATE	02/12/10
Scale	AS SHOWN	DATE	02/12/10

EXISTING/ DEMO ELEVATIONS
A2.3
THC SHEET NOS

















PROFESSIONAL DESIGN FIRM
 LIC# 184.007984



IR DESIGN FIRM
 3901 N. LAUREL AVENUE, SUITE 101
 CHICAGO, IL 60641
 TEL: 773-744-9735
 FAX: 773-744-5759

LEGEND

-  EXISTING FOOTING
-  EXISTING WALL
-  EXISTING SLAB
-  EXISTING FLOOR
-  EXISTING STAIRCASE
-  EXISTING WINDOW
-  EXISTING DOOR
-  NEW FOOTING
-  NEW WALL
-  NEW SLAB
-  NEW FLOOR
-  NEW STAIRCASE
-  NEW WINDOW
-  NEW DOOR

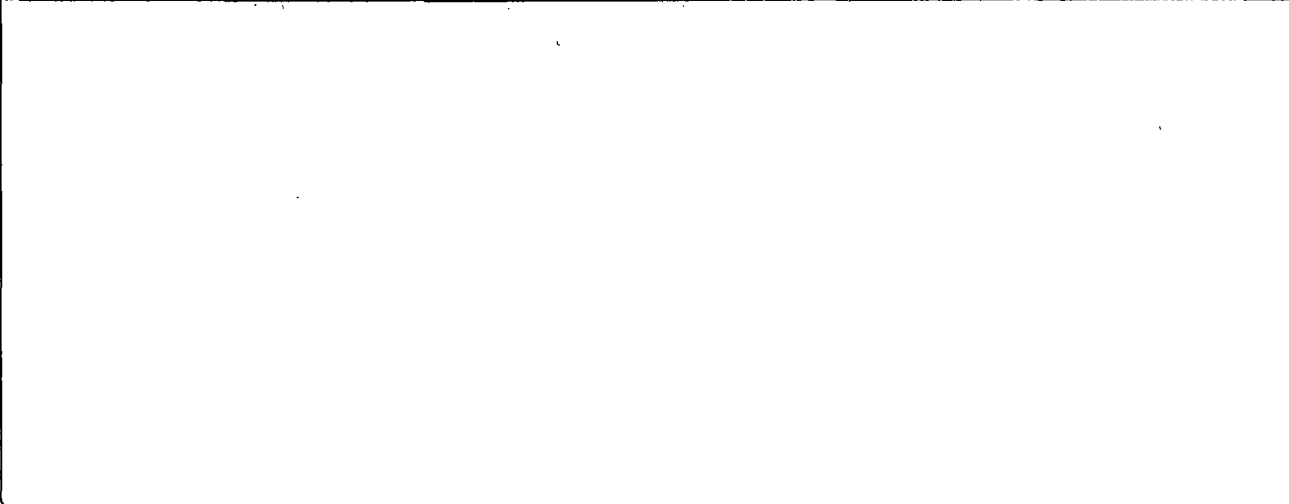
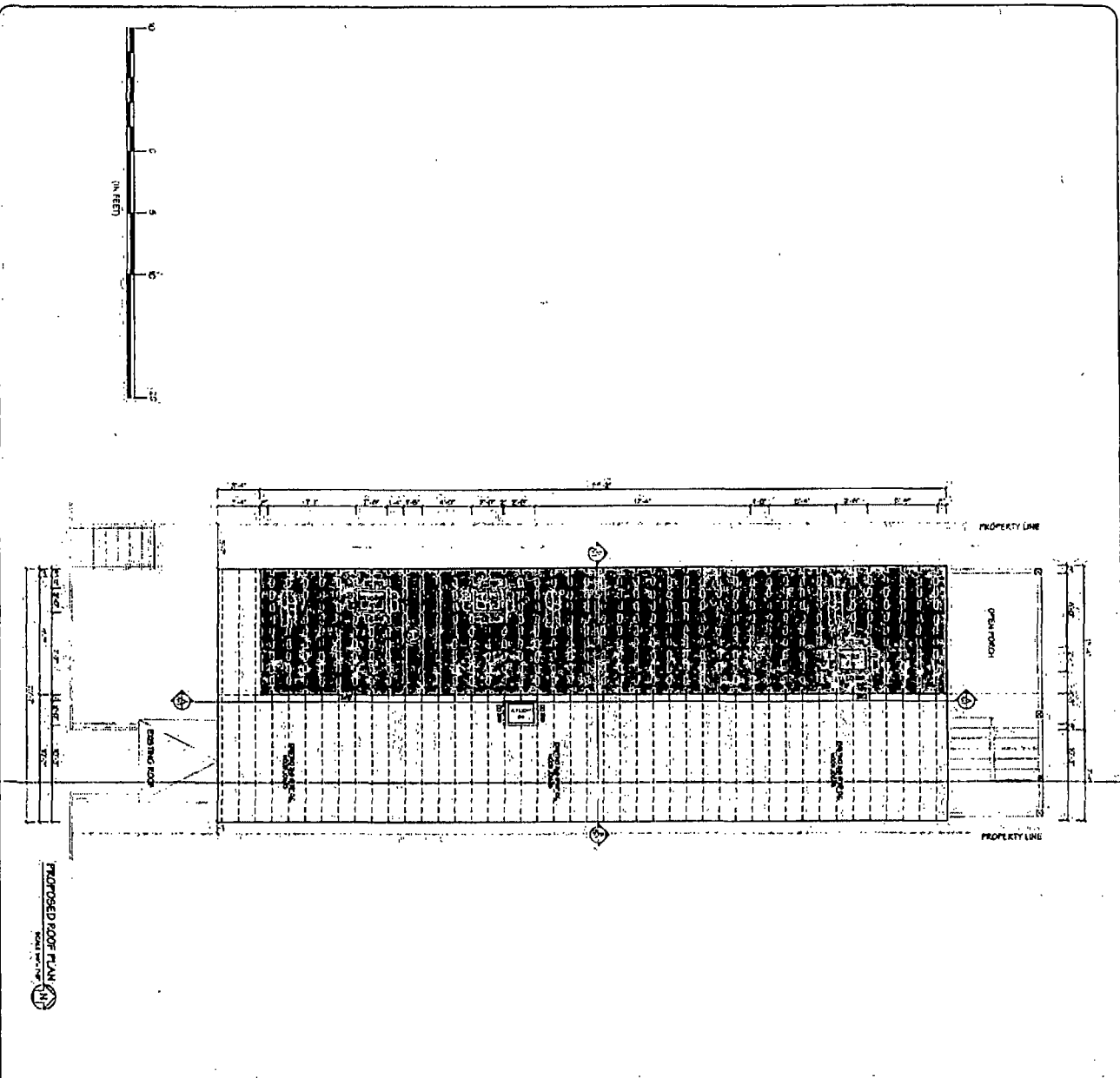
NOT TO SCALE. REFER TO SHEET 101 FOR EXISTING CONDITIONS.
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 UNLESS OTHERWISE NOTED, FINISHES ARE TO MATCH EXISTING.
 SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

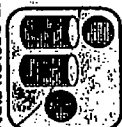

APPROX. RENOV. TO (N) D.L. LEGALIZE (I) D.U. & ADD (I) NEW D.U. IN BEAM; TOTAL (6) D.U. W/ NEW DOORNER & REAR PORCH ON MULTIFAMILY BLDG. 2238 W. 24TH ST. CHICAGO, IL 60608

Project No. 10007345
 2238 W 24TH ST.
 CHICAGO, IL 60608

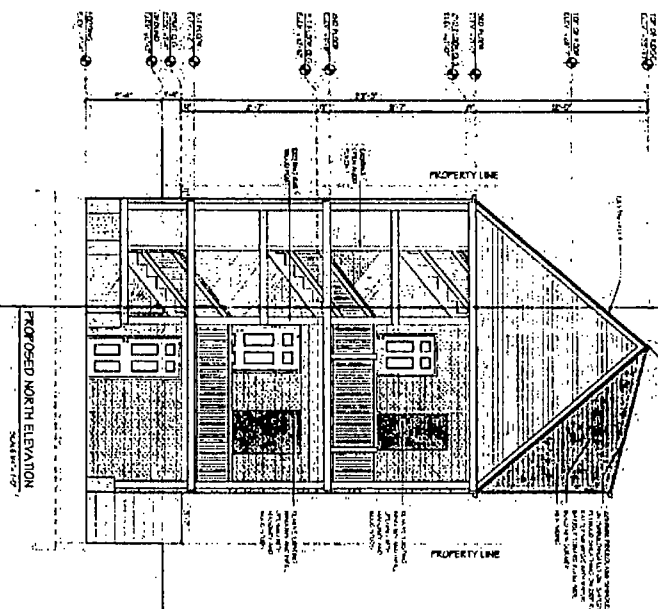
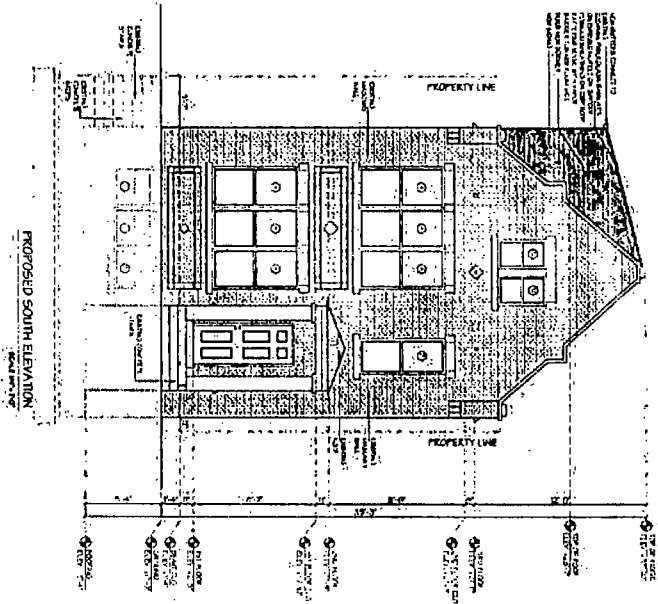
PROPOSED 1ST FLOOR PLAN A-3.1

THE TITLE SHEET NO. 1



<p>PROFESSIONAL DESIGN FIRM LIC# 184.007984</p>  <p>IR DESIGN FIRM 184 W. 33rd St. Chicago, IL 60608 TEL: 773-784-9755 FAX: 773-784-9759</p>	<p>LEGEND</p> <ul style="list-style-type: none"> ● Existing wall ■ Proposed wall □ Existing roof ▨ Proposed roof ○ Existing door ○ Proposed door ○ Existing window ○ Proposed window ○ Existing mechanical ○ Proposed mechanical ○ Existing electrical ○ Proposed electrical ○ Existing plumbing ○ Proposed plumbing ○ Existing fire alarm ○ Proposed fire alarm ○ Existing security ○ Proposed security 	<p>PROJECT NO.: 100872545 2238 W 24TH ST</p> <p>CLIENT: [REDACTED]</p> <p>DATE: 10/11/09</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NAME: [REDACTED]</p> <p>PROJECT ADDRESS: 2238 W 24TH ST, CHICAGO, IL 60608</p> <p>PROJECT DESCRIPTION: INTERIOR RENO. TO 4 D.U. LEGALIZE 11 D.U. & ADD 11 NEW D.U. IN BMT TOTAL (6) D.U./NEW DOORISH & NEW PARKING SIGN 2238 W 24TH ST, CHICAGO, IL 60608</p> <p></p>	<p>PROJECT NO.: 100872545 2238 W 24TH ST</p> <p>CLIENT: [REDACTED]</p> <p>DATE: 10/11/09</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NAME: [REDACTED]</p> <p>PROJECT ADDRESS: 2238 W 24TH ST, CHICAGO, IL 60608</p> <p>PROJECT DESCRIPTION: INTERIOR RENO. TO 4 D.U. LEGALIZE 11 D.U. & ADD 11 NEW D.U. IN BMT TOTAL (6) D.U./NEW DOORISH & NEW PARKING SIGN 2238 W 24TH ST, CHICAGO, IL 60608</p> <p>PROJECT NO.: 100872545 2238 W 24TH ST</p> <p>CLIENT: [REDACTED]</p> <p>DATE: 10/11/09</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NAME: [REDACTED]</p> <p>PROJECT ADDRESS: 2238 W 24TH ST, CHICAGO, IL 60608</p> <p>PROJECT DESCRIPTION: INTERIOR RENO. TO 4 D.U. LEGALIZE 11 D.U. & ADD 11 NEW D.U. IN BMT TOTAL (6) D.U./NEW DOORISH & NEW PARKING SIGN 2238 W 24TH ST, CHICAGO, IL 60608</p>
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Final for Publication



PROFESSIONAL DESIGN FIRM
 LIC# 184.007984

IR DESIGN FIRM
 1114 N. WILSON ST.
 CHICAGO, IL 60642
 TEL. 773-764-9755
 FAX. 773-764-9759

LEGEND

	EXISTING STRUCTURE
	NEW STRUCTURE
	EXISTING LANDSCAPE
	NEW LANDSCAPE

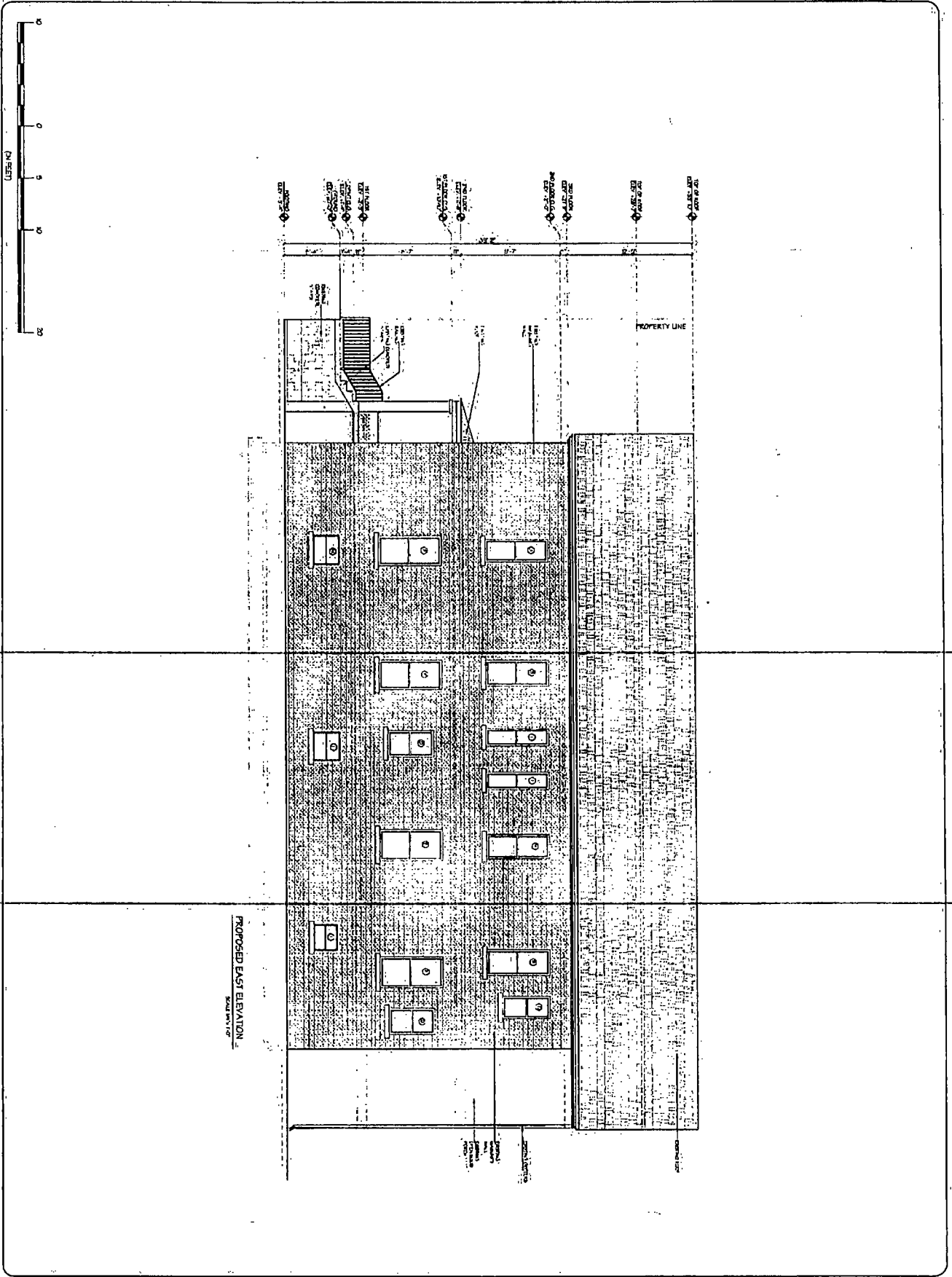


INTERIOR RENO TO FOLD LEGALIZE (1) D.U. & ADD (1) NEW D.U. IN EXIST. TOTAL (4) D.U. W/ NEW DOORNER & REAR PORCH ON MULTI-FAMILY BLDG
 2238 W 24TH ST.
 CHICAGO, IL 60608

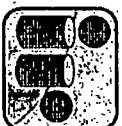
Project No. 100872545
 2238 W 24TH ST

PROPOSED ELEVATIONS **A-4.1**

Author	DR/1/0/1
Checked by	DR/1/0/1
Date	10/1/01
Scale	AS SHOWN



PROFESSIONAL
DESIGN FIRM
LIC# 184.007944



IR DESIGN FIRM
1100 S. LEXINGTON
CHICAGO, IL 60605
TEL. 773-764-9755
FAX 773-764-9759

- LEGEND:
- EXISTING CONDITION
 - NEW CONSTRUCTION
 - NEW MATERIAL
 - EXISTING MATERIAL



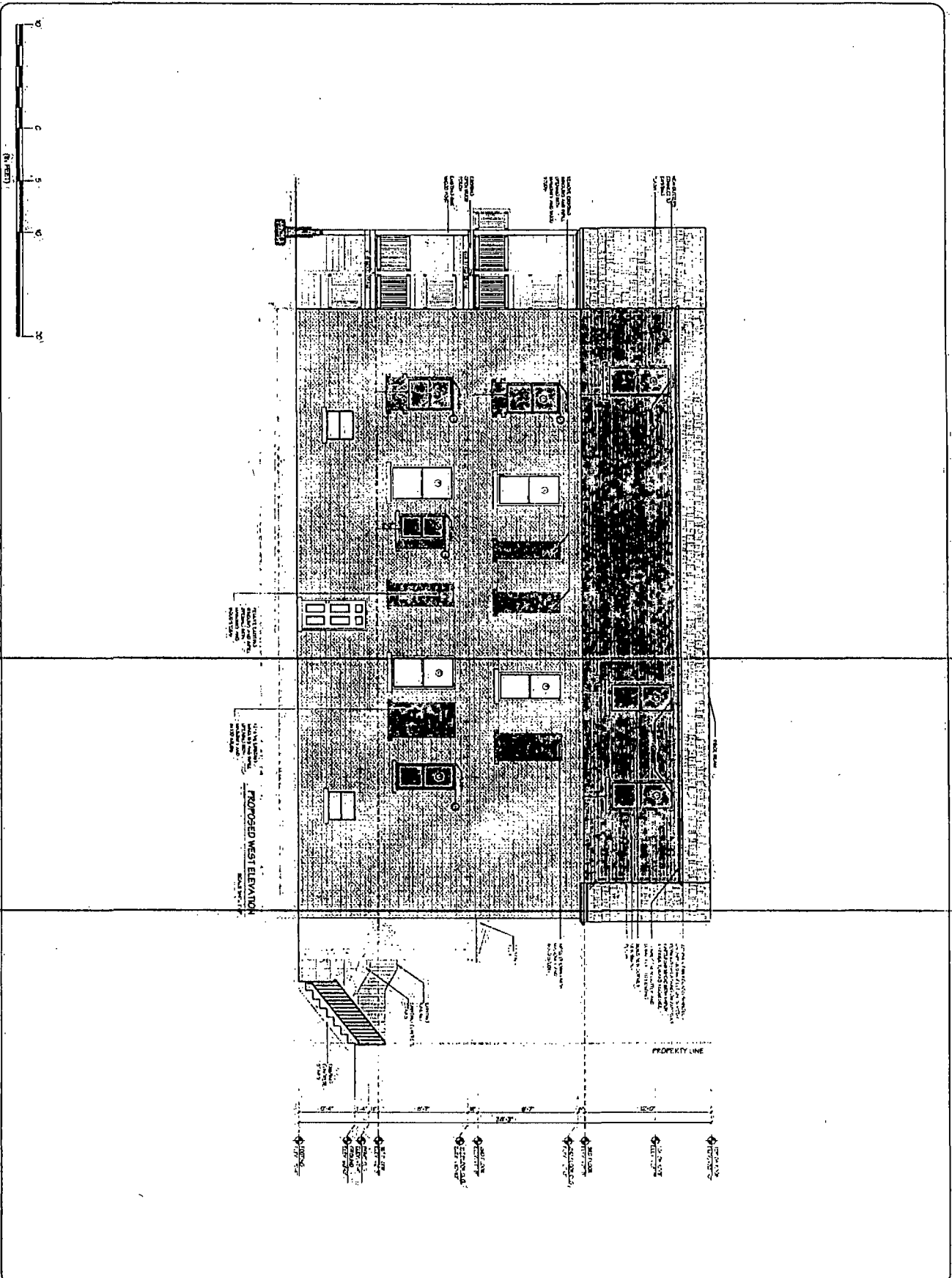
INTERIOR RENOV. TO (4) D.U.
LEGALIZE (1) D.U. & ADD (1)
NEW D.U. IN REAR. TOTAL
(6) D.U. W/ NEW DOORWAY
& REAR PORCH ON
MULTIFAMILY BLDG.
2238 W 24TH ST.
CHICAGO, IL 60608



Product No. 10087245
2238 W 24TH ST.

NO.	DATE	DESCRIPTION
1	01/27/08	ISSUED FOR PERMITS
2	01/27/08	ISSUED FOR PERMITS
3	01/27/08	ISSUED FOR PERMITS
4	01/27/08	ISSUED FOR PERMITS
5	01/27/08	ISSUED FOR PERMITS
6	01/27/08	ISSUED FOR PERMITS
7	01/27/08	ISSUED FOR PERMITS
8	01/27/08	ISSUED FOR PERMITS
9	01/27/08	ISSUED FOR PERMITS
10	01/27/08	ISSUED FOR PERMITS

PROPOSED
ELEVATIONS: **A-4.2**

Sheet No.



	<p>LEGEND</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1/4" = 1'-0" CHANGES <input type="checkbox"/> 1/8" = 1'-0" CHANGES <input type="checkbox"/> 1/16" = 1'-0" CHANGES <input type="checkbox"/> 1/32" = 1'-0" CHANGES 	 <p>IR DESIGN FIRM 1414 N. CANTON ST. CHICAGO, IL 60610 TEL: 773-784-8755 FAX: 773-784-8753</p>	<p>PROFESSIONAL DESIGN FIRM LIC# 184.007984</p>	
<p>PROJECT NO. 100872545 2228 W 24TH ST</p>		<p>INTERIOR RENOV. TO (1) D.L. LEGALIZE (1) D.L. & ADD (1) NEW D.L. IN BSMT. TOTAL (6) D.L. W/ NEW DORMER & REAR PORCH ON MULTI-FAMILY BLDG. 2228 W 24TH ST. CHICAGO, IL 60608</p>		
<p>PROPOSED ELEVATION: A-4.3</p>		<p>3/27/08 - Sheet No.</p>		