



City of Chicago



SO2019-321

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/23/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-H at 2244 W 23rd Pl - App No. 19934T1
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 RM-6 Residential Multi-Unit 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 23rd Place; a line 50.00 feet east of the public alley next east of and parallel to South Oakley Avenue; West 23rd Place; and the public alley next east of and parallel to South Oakley Avenue

to those of a RM-6 Residential Multi-Unit District.

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

Address: 2244 West 23rd Place

SUBSTITUTE NARRATIVE AND PLANS

2244 West 23rd Place
TYPE I REGULATIONS

Narrative: The subject property measures 6,215 square feet and is improved with a two-story residential building with seven dwelling units and seven parking spaces. The Applicant proposes to rezone this property to a Type 1 application to alter the previous Type 1 rezoning application and allow the Applicant to add one additional dwelling unit for a total of eight dwelling units. The seven existing parking spaces will remain and there will be no additional parking. The Applicant will seek relief to reduce any additional required parking. There will be no change in height.

Lot Area: 6,215 square feet

FAR: 2.73

FLOOR AREA: 16,984 square feet

Residential Dwelling Units: 8

MLA: 300 square feet

Height: 40.0 feet

Automobile Parking: 7**

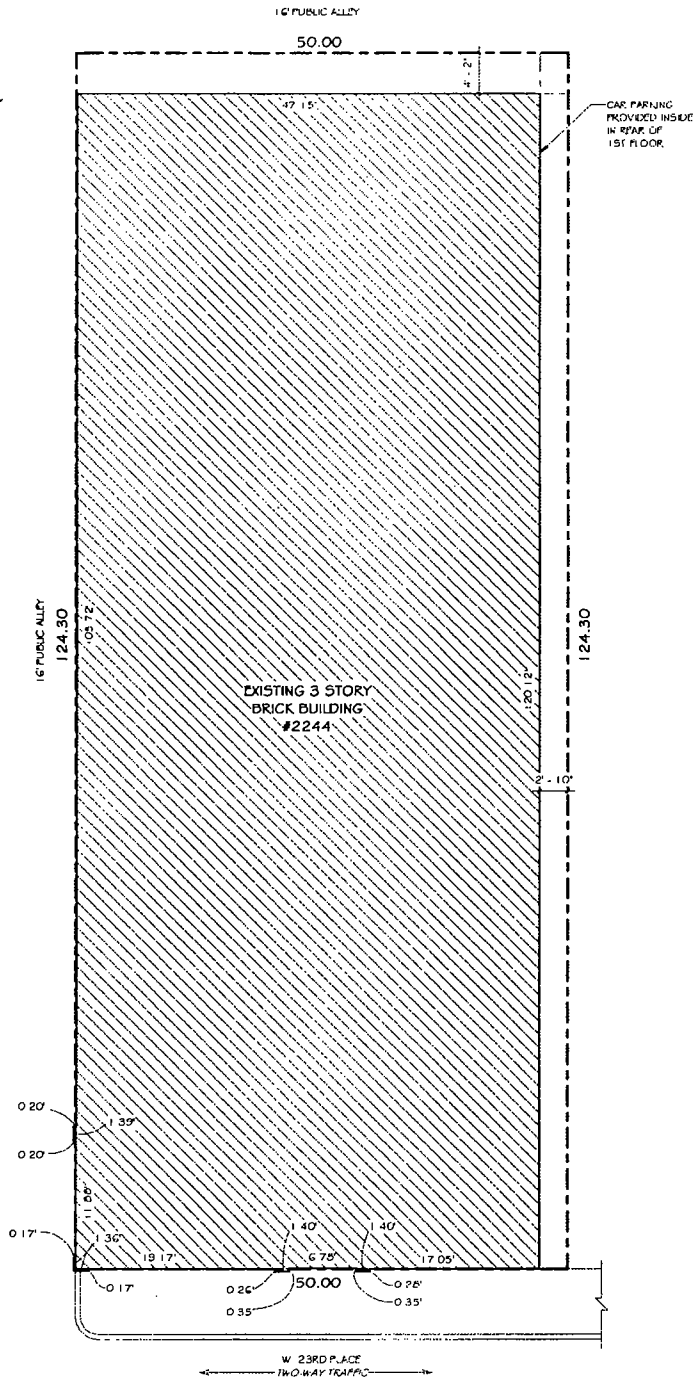
Setbacks:

Front (West 23 rd Place):	0 feet
East Side:	2 feet 10 inches
West Side (Alley):	0 feet
Rear (Alley):	4 feet 2 inches

* A set of plans is attached.

** The Applicant will seek relief to reduce any additional required parking.

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1 EXISTING SITE
1/8" = 1'-0"



GRAPHIC SCALE





ARCHITECTURAL
SOLUTIONS, INC.
1415 S. University
Chicago, IL 60607
Tel: 773.442.1100

DESIGN: ARCHITECTURAL SOLUTIONS, INC.
DATE: 11/14/13
PROJECT: INTERIOR RENOVATION OF
EXISTING BUILDING
ADDRESS: 2224 W. 23rd St.
CHICAGO, IL 60616



STEVEN C. M.
LICENSED PROFESSIONAL ENGINEER
NO. 043-000000
STATE OF ILLINOIS

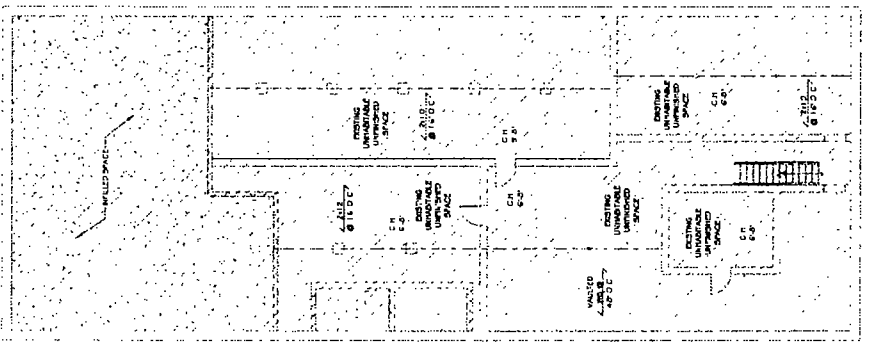
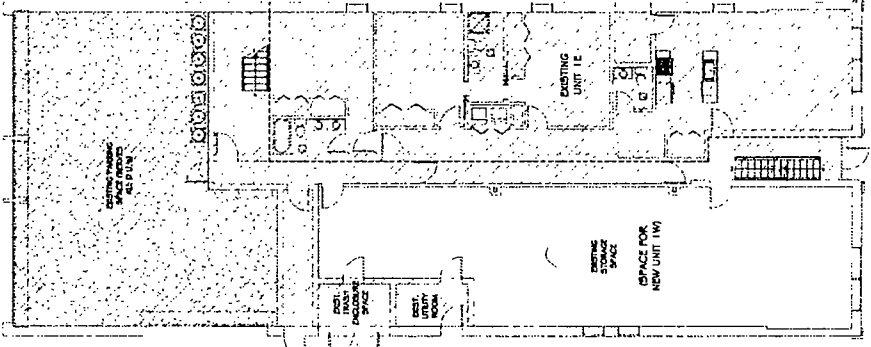
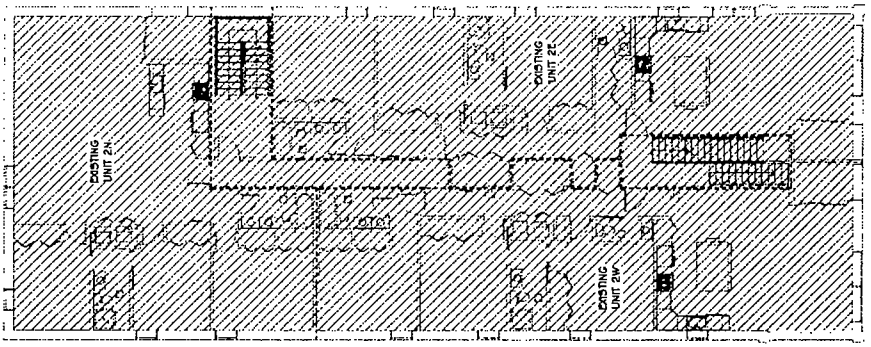
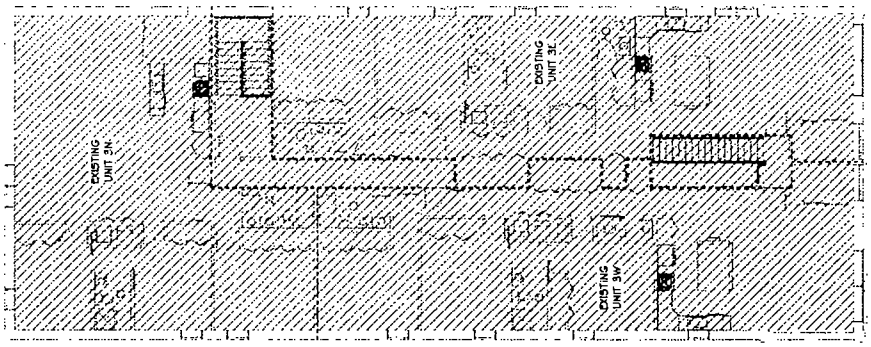
NO.	DATE	DESCRIPTION
1	11/14/13	ISSUE FOR PERMITS
2		
3		
4		

JOB TITLE: INTERIOR RENOVATION OF EXISTING BUILDING
PROJECT ADDRESS: 2224 W. 23rd St.



DRAWING TITLE: EXISTING FLOOR PLAN

PROJECT #:
SCALE DATE: 1/4" = 1'-0"
DRAWN BY:
CHECKED BY:
DATE:

AIIO



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PLAN LEGEND
 EXISTING
 NEW



ARCHITECTONIC SOLUTIONS, INC.
 11111 111th Ave. S.
 Suite 100
 Overland Park, KS 66204
 Tel: 913.241.1111
 Fax: 913.241.1112

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT UNDER THE CLOSEST SUPERVISION AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES.



SCOTT E. GALT
 ENGINEER

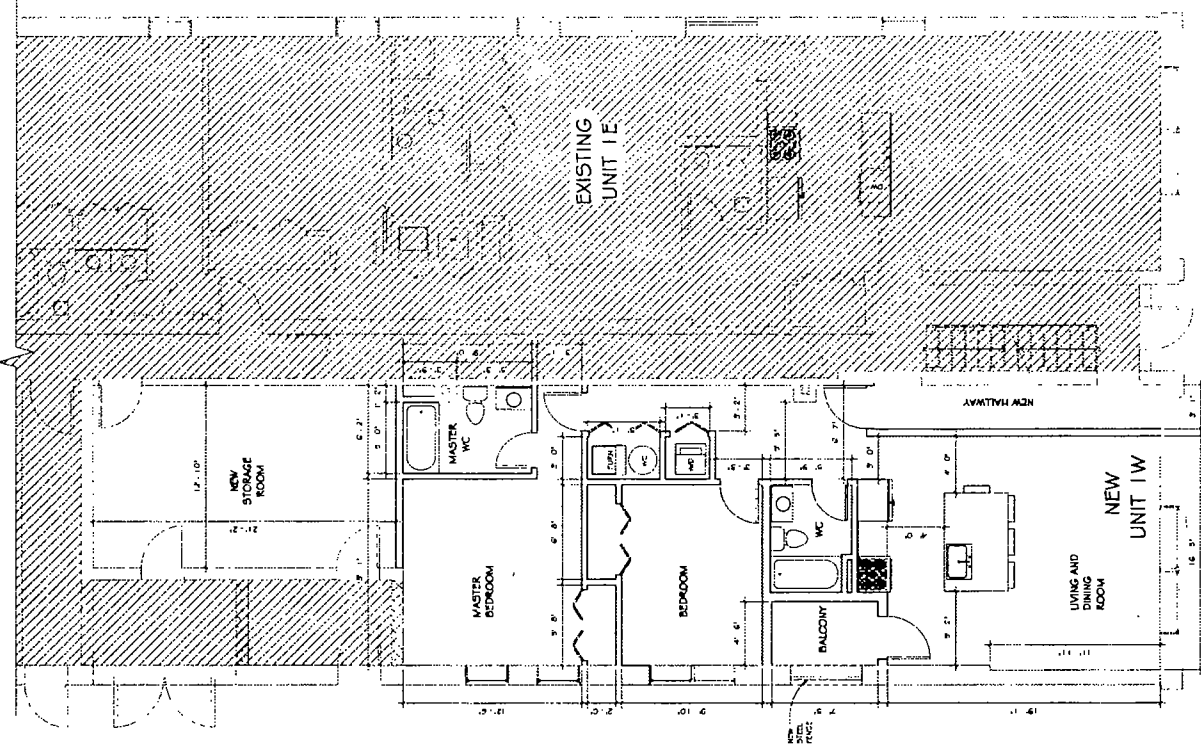
DATE: 11/11/11
 DRAWN BY: J. J. JENSEN
 CHECKED BY: S. E. GALT

PROJECT: INTERIOR BUILD-OUT OF EXISTING RESIDENTIAL BUILDING
 PROJECT ADDRESS: 2245 W 73rd P

DRAWING FILE: PROJECT D 157 FLOOR PLAN

PROJECT NO.: 157-11111
 ISSUE DATE: 11/11/11
 DRAWN BY: J. J. JENSEN
 CHECKED BY: S. E. GALT
 SCALE: 3/8" = 1'-0"

A121



1 - Detail Proposed 1st Floor Level - Front
 1/8" = 1'-0"