



City of Chicago



O2021-4064

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-H at 2315 W 24th Pl - App No. 20826T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 District symbols and indications as shown on Map No. 6-H in the area bounded by:

West 24th Place; the public alley next west of and parallel to South Oakley Avenue; the public alley next south of and parallel to West 24th Place; and a line 168.0 feet west 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: 2315 West 24th Place

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NARRATIVE AND PLANS 2315 West 24th Place TYPE I REGULATIONS

Narrative: The subject property is improved with a three story residential building with eight residential units and three parking spaces. The property is located in a Transit Served Location to the CTA Western (Route 49) bus stop that is located on the corner of Western Street and 24th Street. The Applicant proposes to rezone the property from an RM-6 Residential Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to allow the addition of one residential dwelling unit for a total of nine residential units on the property within the existing building. The three parking spaces will remain and there will be no additional parking. The existing height of the building, which is approximately 23'-6", will remain. The Applicant seeks relief to reduce any additional required parking through this Type I application pursuant to the Transit Served Location guidelines of the Chicago Zoning Ordinance.

Lot Area:	5,952 square feet
FAR:	0.846
Floor Area:	5,038 square feet
Residential Dwelling Units:	9
MLA:	661.3 square feet
Height:	23'-6"
Automobile Parking:	3*
Setbacks (existing):	
Front (West 24th Place):	0.0 feet
East Side:	0.0 feet
West Side:	0.0 feet
Rear (alley):	0.0 feet

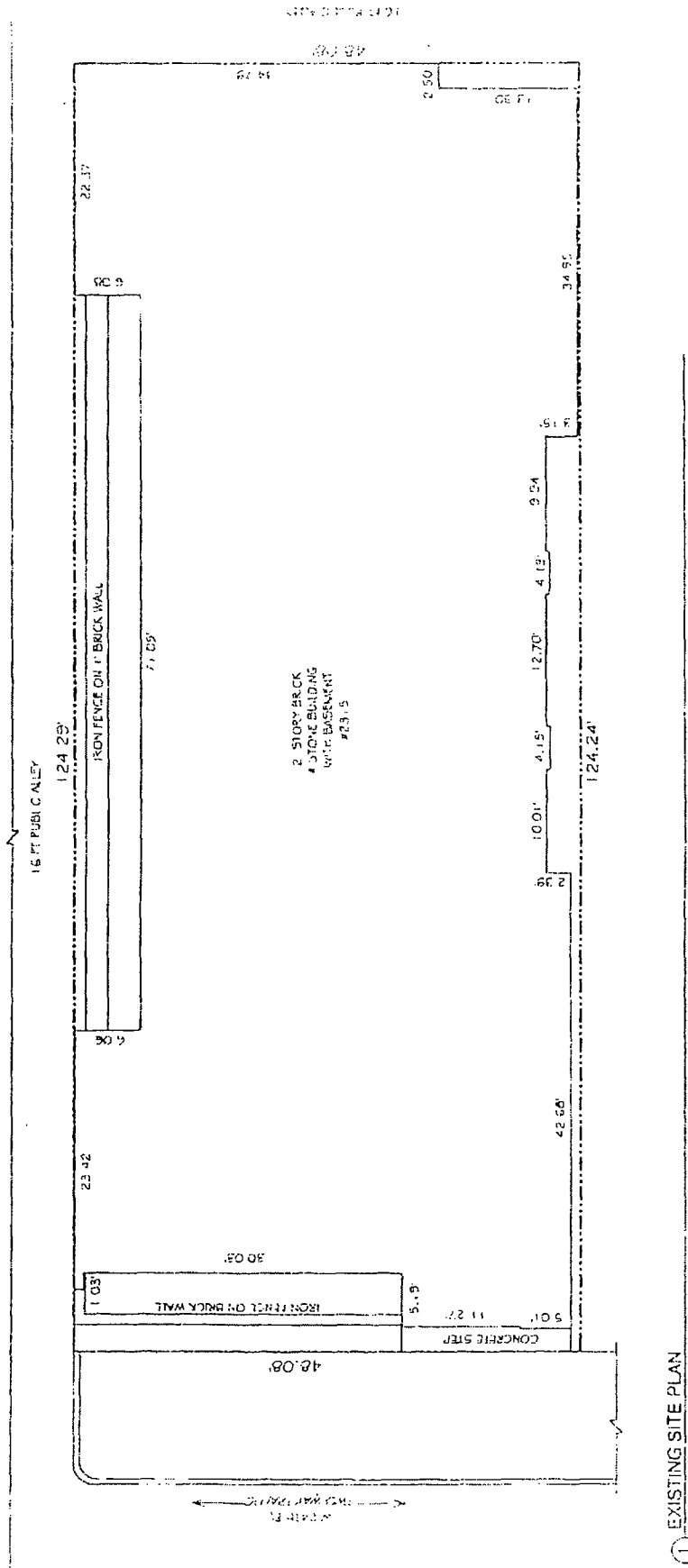
A set of plans is attached.

* The property is located approximately within 536.0 feet of the CTA Western (Route 49) Bus stop on Western Street and 24th Street.

NEW 9TH D.U. IN A 8 D.U. EXISTING RESIDENTIAL BUILDING FOR A TOTAL OF 9
 DEWELLING UNITS BUILDING. EXISTING MULTI-FAMILY RM-6 NO CHANGES IN USE/
 2315 W 24TH PL CHICAGO, I.L. 60608



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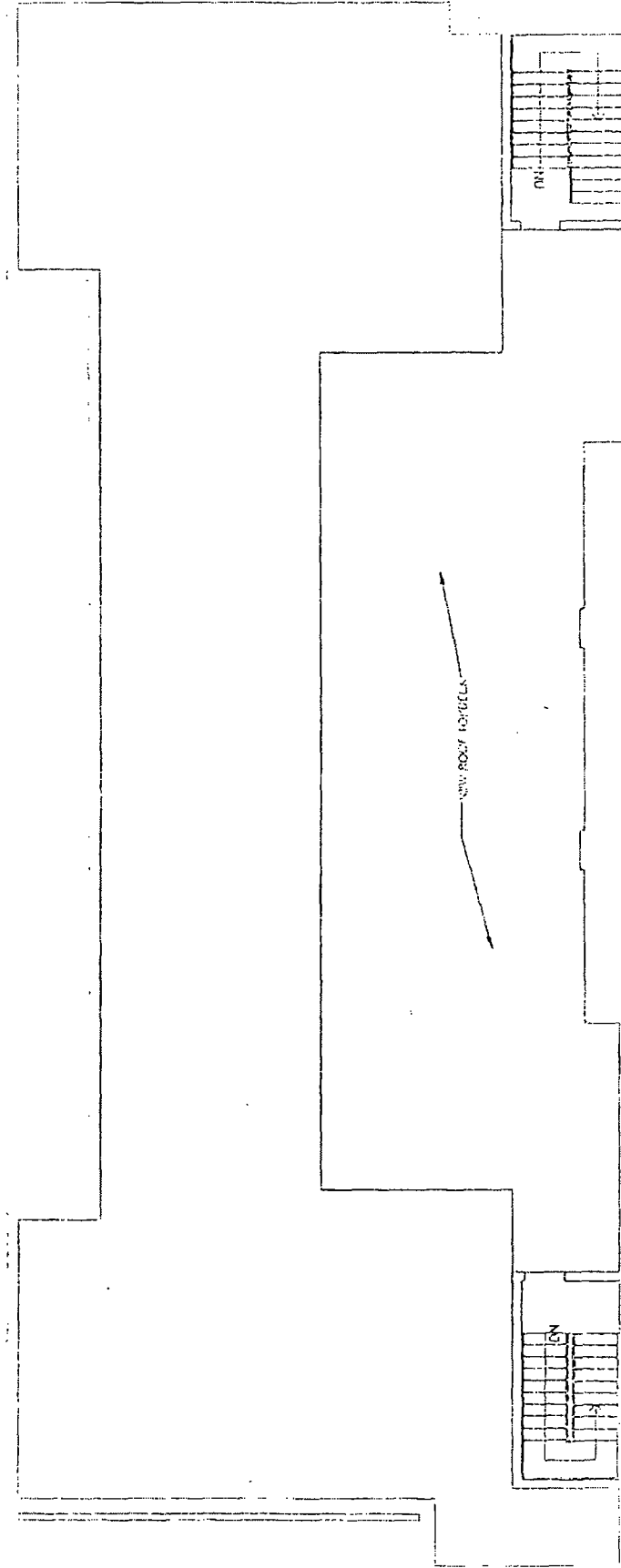


① EXISTING SITE PLAN
 1" = 10'-0"



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① Roof Top Level
1/8" = 1'-0"

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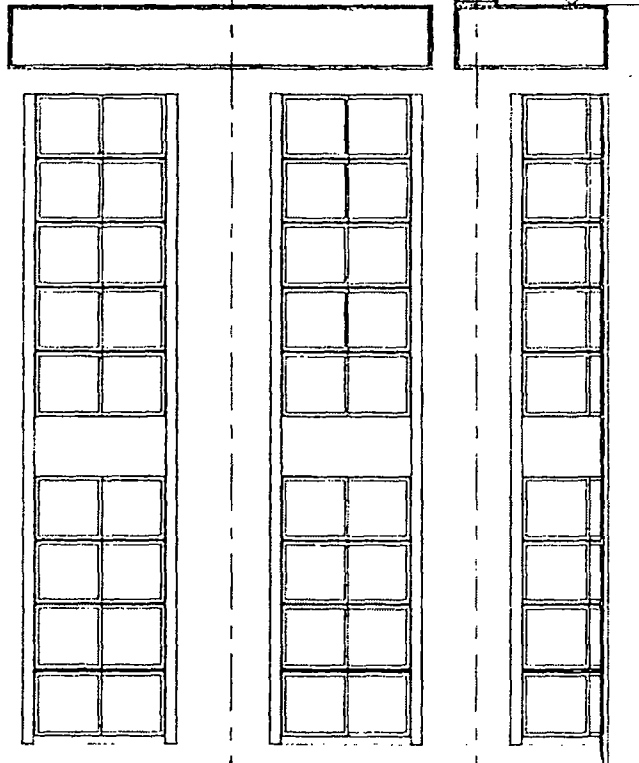
Floor Top Level: 20'-6"

2nd Floor Level: 11'-3"

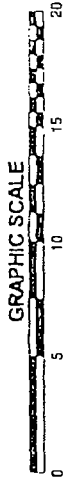
1st Floor Level: 0'-0"

Grade Level: -6'-0"

Basement Level: -11'-3"

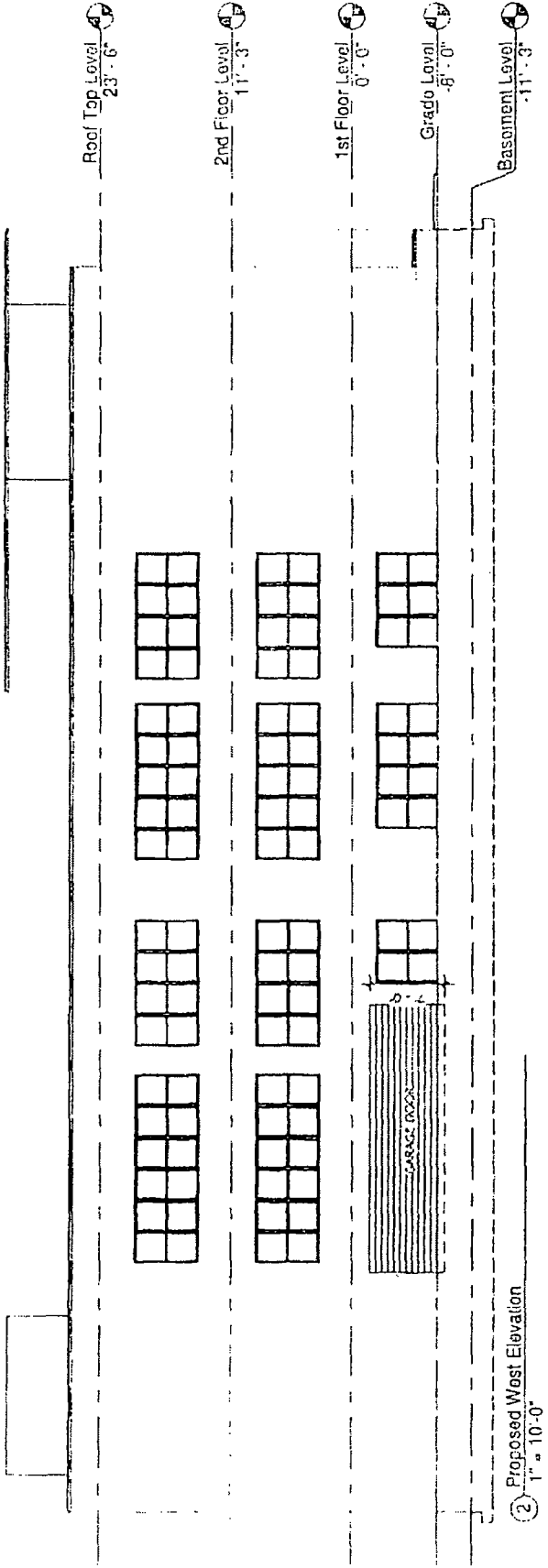


① Proposed Front Elevation
3/16" = 1'-0"

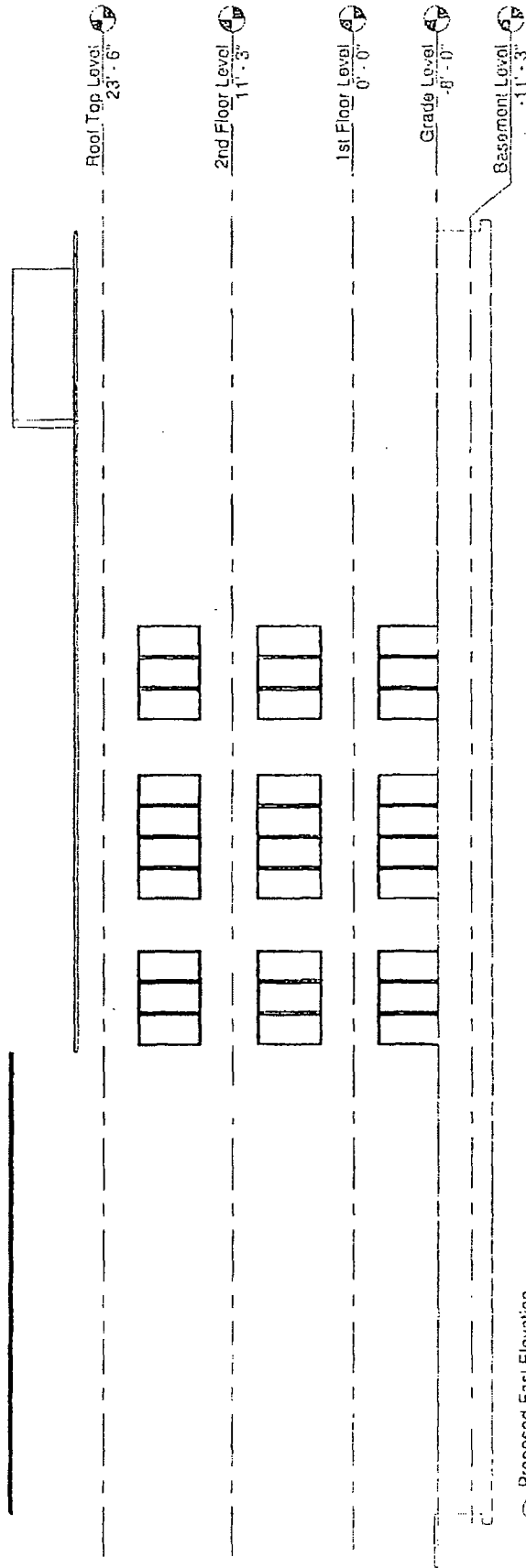




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② Proposed West Elevation
1" = 10'-0"



③ Proposed East Elevation
1" = 10'-0"

