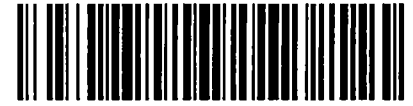




City of Chicago



SO2014-5800

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/30/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2435-2437 W Homer St - App No. 18113T1
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 all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-I in the area bounded by:

West Homer Avenue; a line 288 feet East of and parallel to North Campbell Avenue; a public alley next south of and parallel to West Homer Avenue; a line 240 feet East of and parallel to North Campbell Avenue.

To those of an RM4.5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 2435-37 West Homer Avenue, Chicago IL.

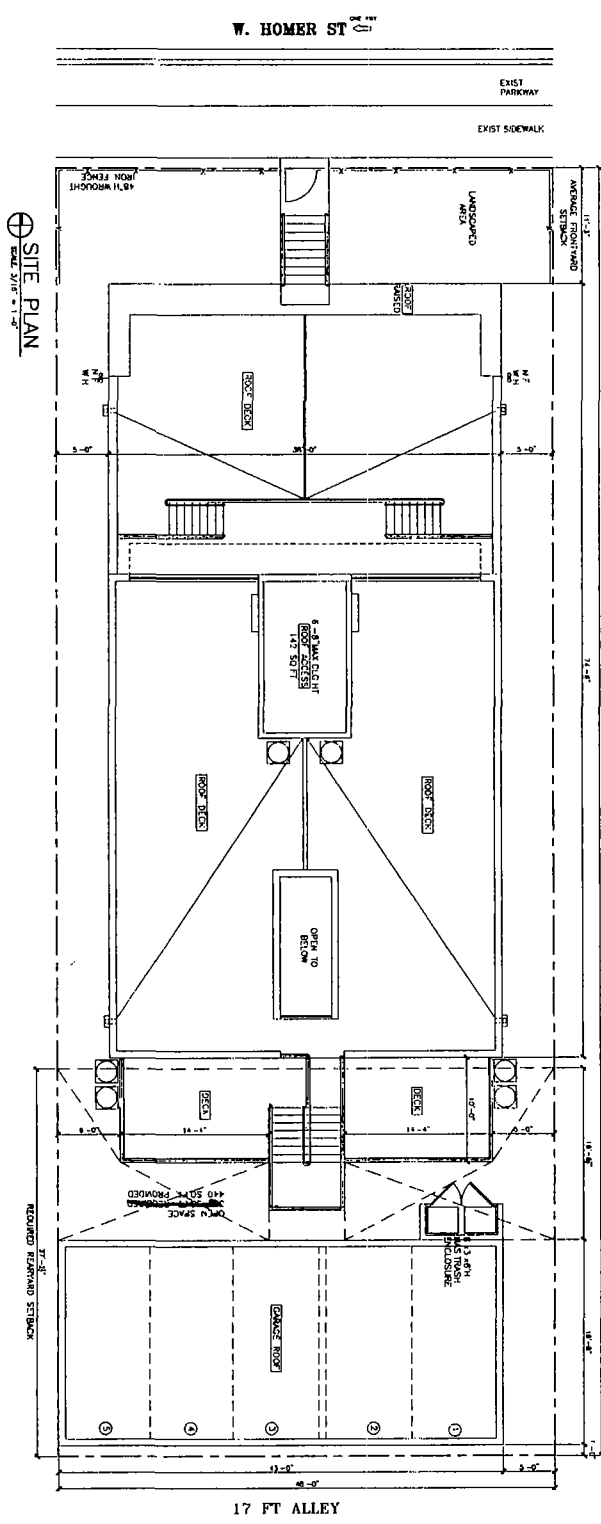
NARRATIVE

FINAL FOR PUBLICATION

TYPE 1 REZONING FOR
2435-37 WEST HOMER AVENUE, CHICAGO IL.

PROJECT DESCRIPTION:	Zoning Change from RS3 to RM4.5
Proposed land use:	The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story 4 dwelling unit residential building.
Floor Area Ratio:	Lot area: 5,952 SF Building Floor Area: 7,130 Proposed FAR: 1.2
Density:	1,488 SF per DU
Off- Street parking:	5 parking spaces
Set Backs	Front: 11'-3" Side: 5' East and 5' West Rear: 37'-2 1/2 " Rear Yard Open Space: 440 SF
Building height:	38'

FINAL FOR PUBLICATION



ZONING DATA

LOT AREA	- 48,000.124.00	= 5,932.50 FT ²
F.A.R. BUILDABLE	- 1.2	7,112.50 FT ²
MAX. BUILDABLE	-	7,112.50 FT ²
BUILDING SQUARE FOOTAGE	-	
1ST FLOOR	- 2,730.00	SO. FT.
2ND FLOOR	- 2,730.00	SO. FT.
3RD FLOOR	- 1,650.00	SO. FT.
TOTAL	- 7,110.00	SO. FT.

© NATIONAL ARCHITECTURE, INC. 2014

DANK
 602.799.1800
 121 W. SANDOZ
 CHICAGO, ILLINOIS 60601
 MAX. GUY PRO. INC.
 ARCHITECTURAL DESIGNER
 LICENSE NUMBER 194 - 001488

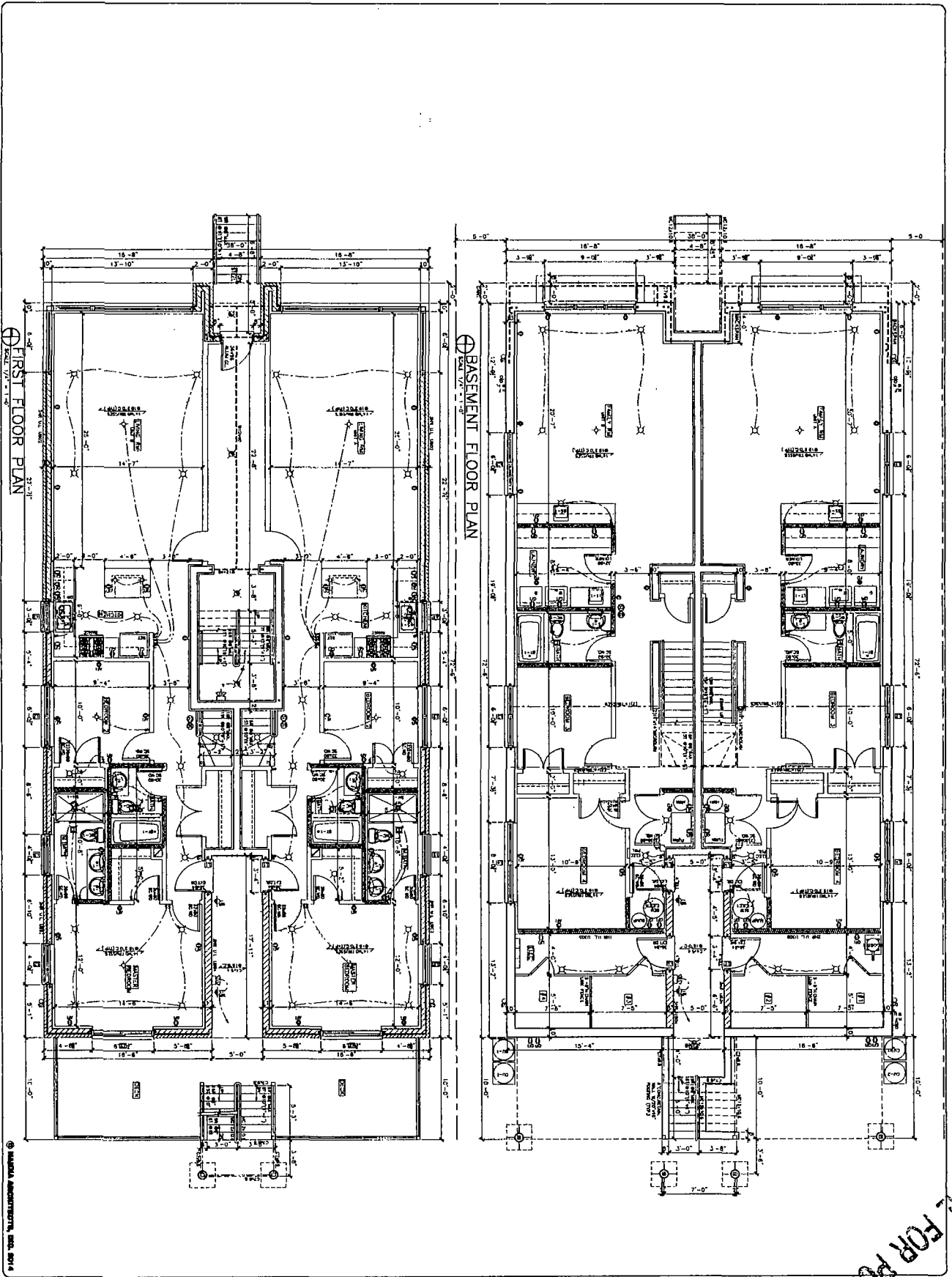
NOTICE: Registered owner Copyright
 This document and its contents are the
 property of the copyright owner and are
 not to be reproduced, stored in a retrieval
 system, or transmitted in any form or by
 any means, electronic, mechanical, photocopying,
 recording, or by any information storage and
 retrieval system, without the prior written
 permission of the copyright owner.

ARCHITECT:
 NATIONAL ARCHITECTURE, INC.
 121 W. SANDOZ
 CHICAGO, ILLINOIS 60601
 (312) 799-1800

PROJECT NAME & ADDRESS:
 2436-37 W. HOMER ST
 4 UNIT APARTMENT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE:
 SITE PLAN
 & NOTES

SHEET NUMBER:
 A-1



PROJECT NAME & ADDRESS
 2438-37 W. HOMER ST
 4 UNIT APARTMENT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE
 BASEMENT &
 FIRST FLOOR
 PLANS

DATE
 11/11/11

DESIGNED BY
 ARCHITECT

DATE
 11/11/11

DATE
 11/11/11

DATE
 11/11/11

DATE
 11/11/11

A-2

FINAL FOR PERMITS

181 W. RANDOLPH
 CHICAGO, ILLINOIS 60601
 ARCHITECTS
 LICENSE NUMBER 244-02046



DATE
 11/11/11

DATE
 11/11/11

DATE
 11/11/11

DATE
 11/11/11

DATE
 11/11/11

DATE
 11/11/11

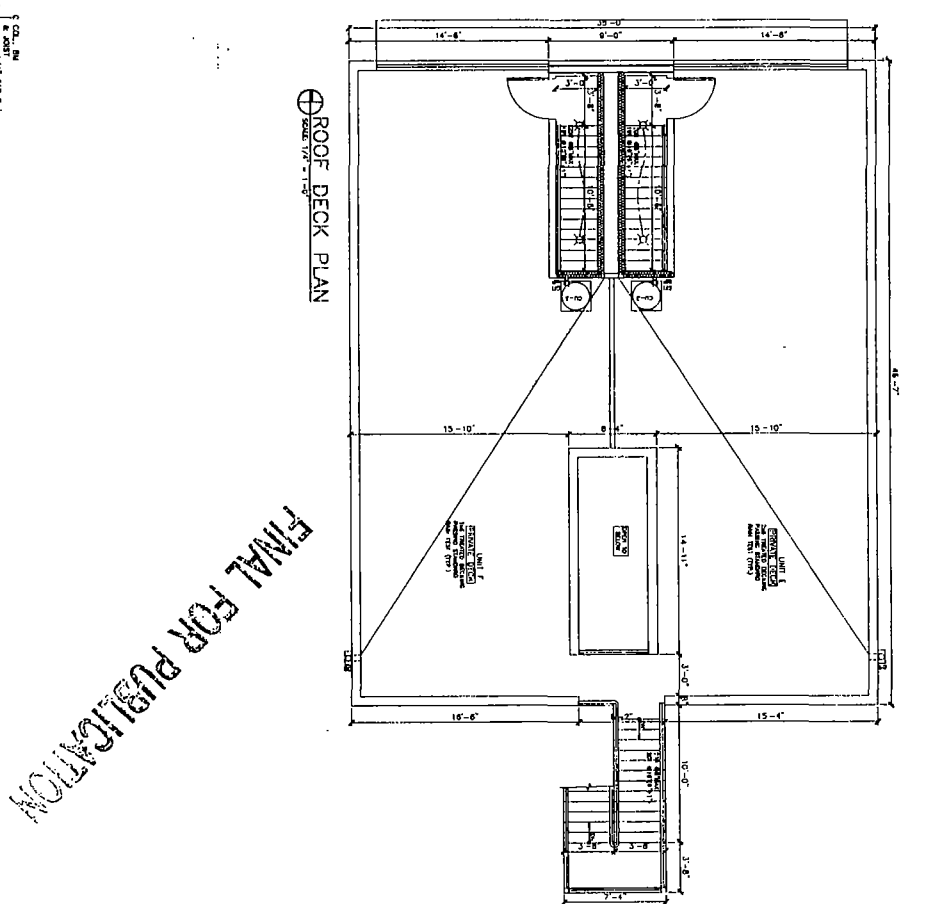
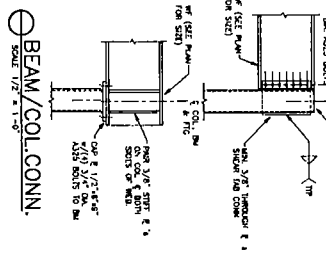
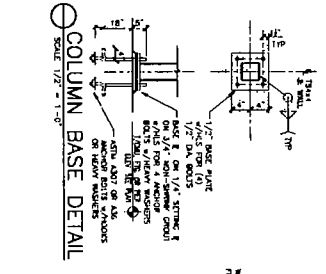
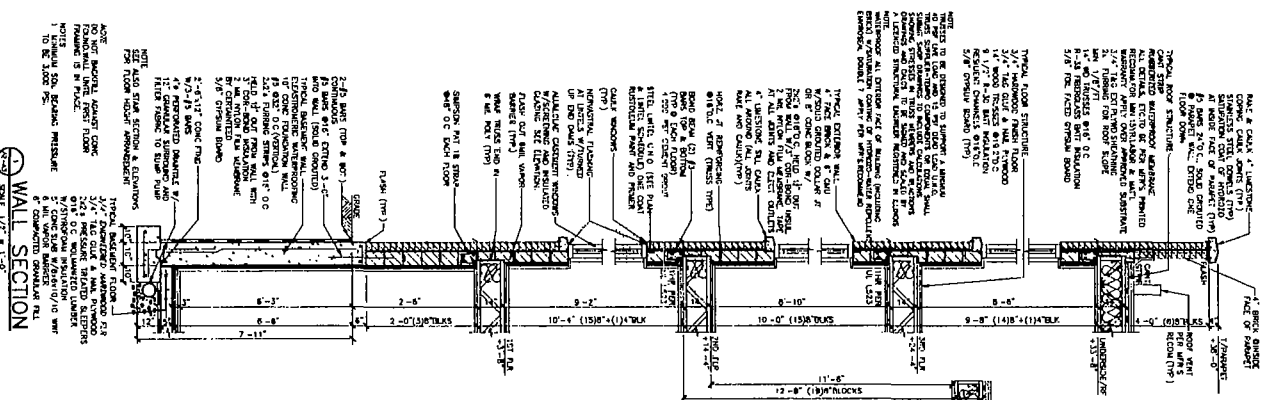
DATE
 11/11/11

DATE
 11/11/11

DATE
 11/11/11

DATE
 11/11/11

DATE
 11/11/11



FINAL FOR PUBLICATION

PROJECT NAME & ADDRESS
2435-37 W. HOMER ST
4 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
ROOF DECK
& WALL SECTIONS

DESIGNER
J. HANNA
ARCHITECTS

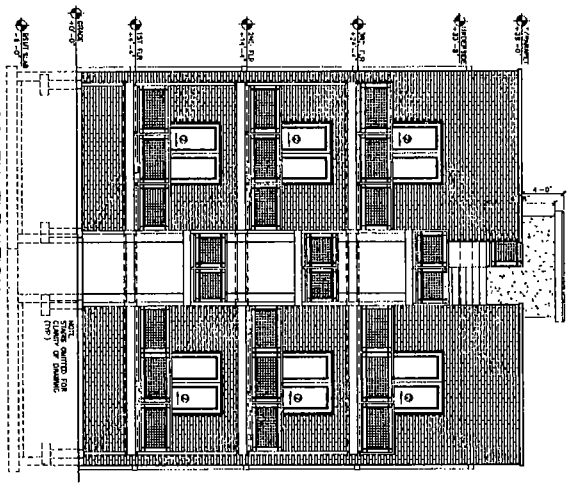
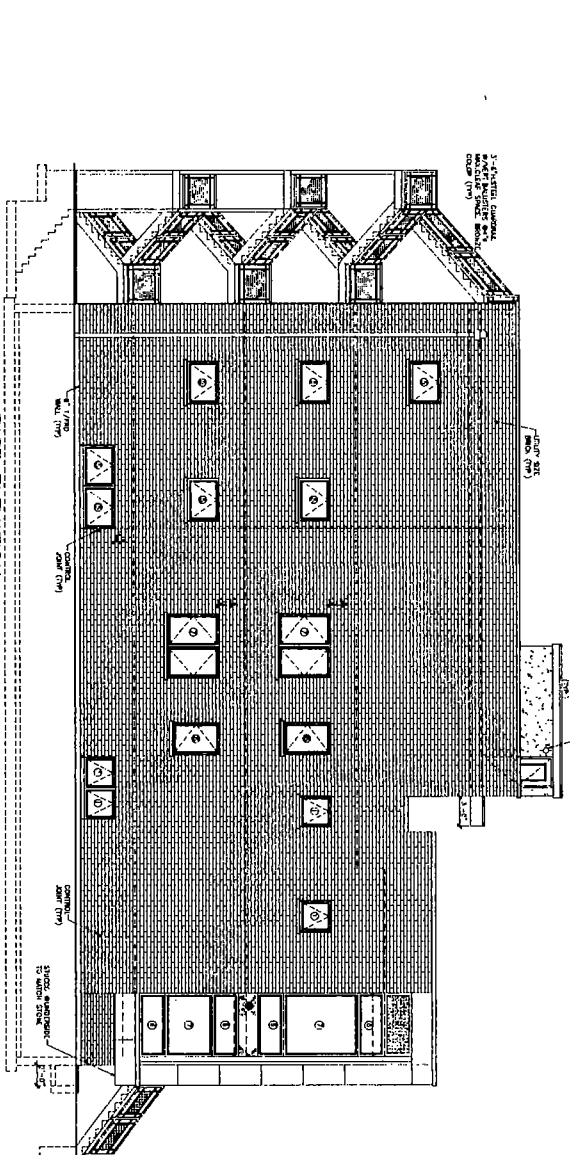
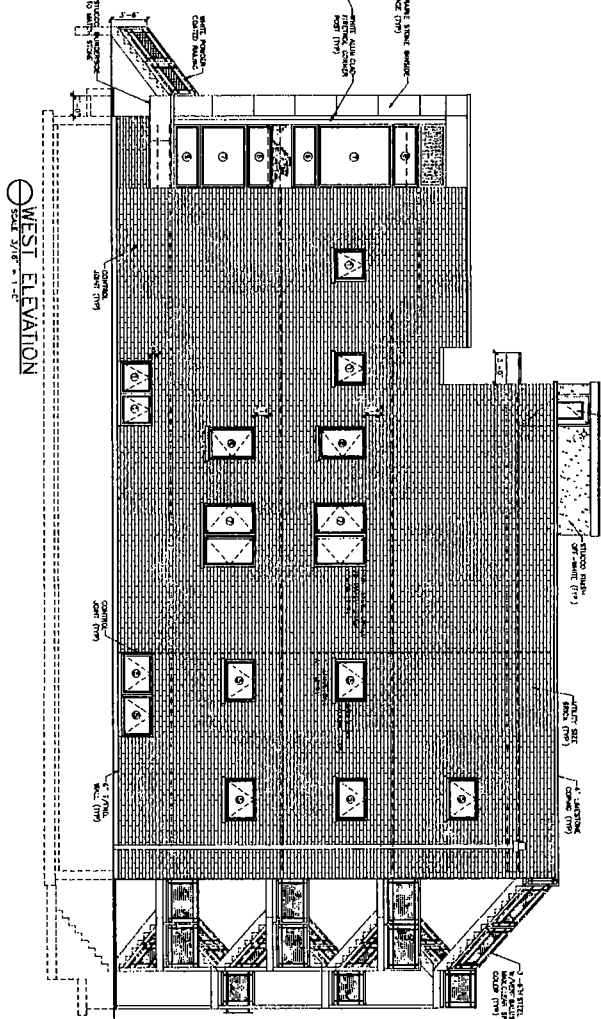
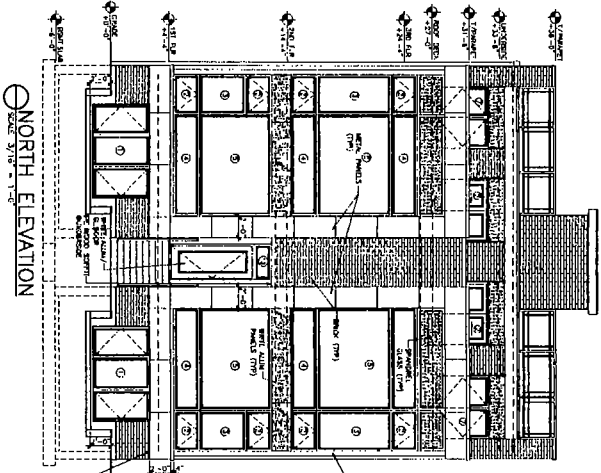
DATE
11/15/19

SCALE
1/2" = 1'-0"

PROJECT NUMBER
A-4

J. HANNA
1311 W. MADISON ST.
CHICAGO, ILLINOIS 60607
TEL: (312) 467-1111
WWW.JHANNA.COM

© HANNA ARCHITECTS, INC. 2019



DRAWING FOR PERMITS ONLY

PHANAK
 ARCHITECTURE INC.
 6747 75th Ave
 Chicago, Illinois 60631
 Tel: (773) 754-1100
 Fax: (773) 754-1101

NOTICE: This drawing is the property of PHANAK ARCHITECTURE INC. and is not to be used, copied, or reproduced in any form without the written consent of PHANAK ARCHITECTURE INC. All rights reserved.



PROJECT NAME & ADDRESS
 2436-37 W. HOMER ST
 4 UNIT APARTMENT
 CHICAGO, ILLINOIS

SHEET TITLE
 BUILDING
 ELEVATIONS

SHEET NUMBER
 A-5

© PHANAK ARCHITECTURE INC. 2014