



City of Chicago



02020-6218

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/16/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning-Reclassification Map No. 6-J at 2401 S Homan Ave/3349-3359 W 24th St - App No. 20584T1

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 the current RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 6-J in the area bounded by:

West 24th Street; the alley next east of and parallel to South Homan Avenue; a line 29.05 feet south of and parallel to West 24th Street; and South Homan Avenue.

to those of a RM-5.5 Residential Multi-Unit District.

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

Address: 2401 South Homan Avenue/ 3349-59 West 24th Street

NARRATIVE AND PLANS

2401 South Homan Avenue/ 3349-59 West 24th Street
TYPE I REGULATIONS

Narrative: The subject property measures 3,618.7 square feet and is improved with a vacant two-story residential building with four dwelling units and a detached garage with two parking spaces. The Applicant proposes to rezone the property from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5.5 Residential Multi-Unit District to add four dwelling units to the existing building for a total of eight dwelling units on the property. No exterior additions to the building are proposed. The Applicant will add one parking space and will seek a variation to eliminate any additional required parking. The height of the building will remain at 36'-10".

Lot Area: 3,618.7 square feet

FAR: 0.58

Floor Area: 2,115.95 square feet

Residential Dwelling Units: 8

MLA Density: 452.33 square feet

Height: 36'-10"

Automobile Parking: 3**

Rear Yard Open Space: 640 square feet

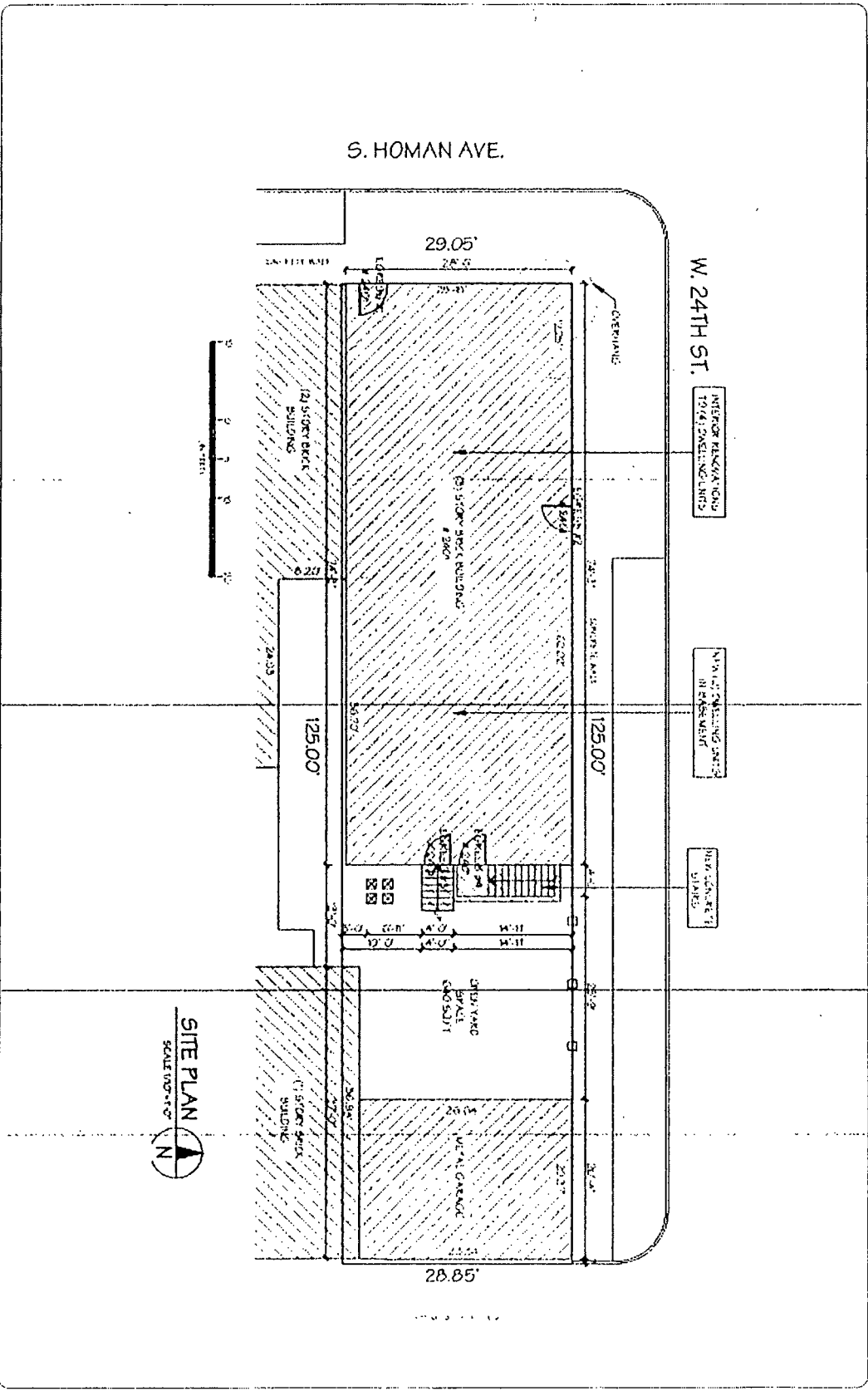
Setbacks (existing):


| | |
|---|------------|
| Front (South Homan Avenue): | 0 feet |
| North Side (West 24 th Street) | 0 feet |
| South Side: | 0 feet |
| Rear (Alley): | 50.04 feet |

* A set of plans is attached.

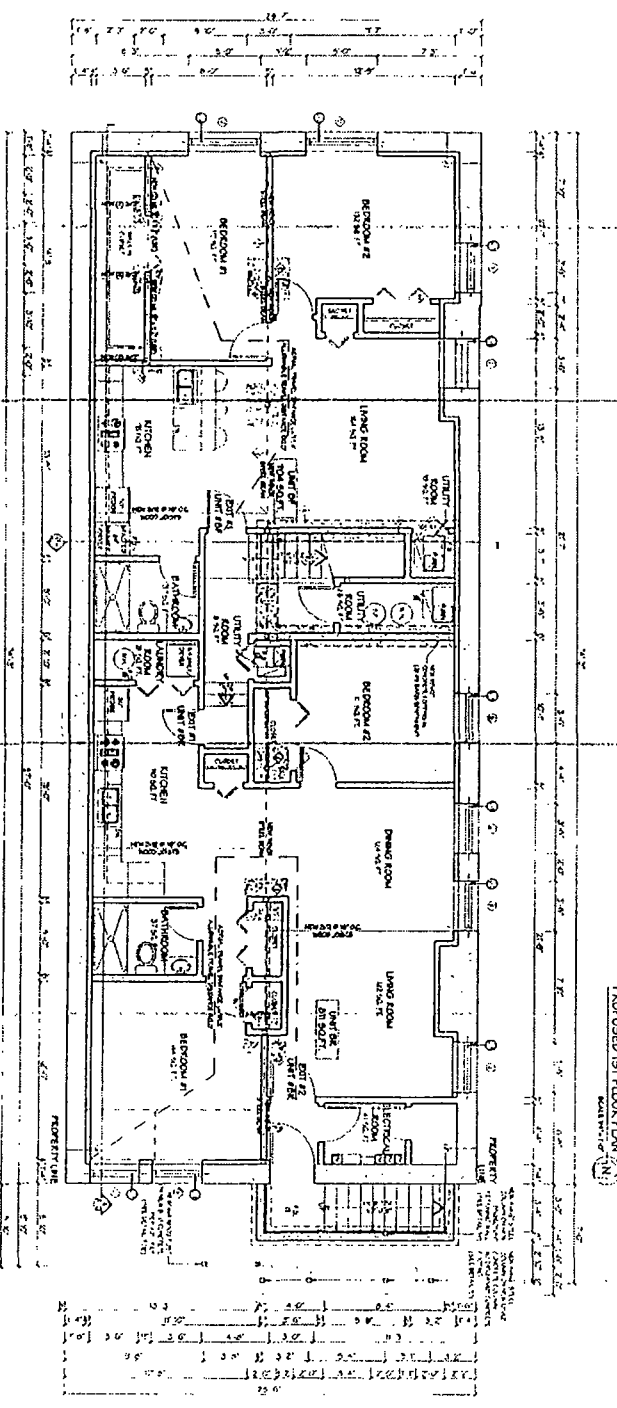
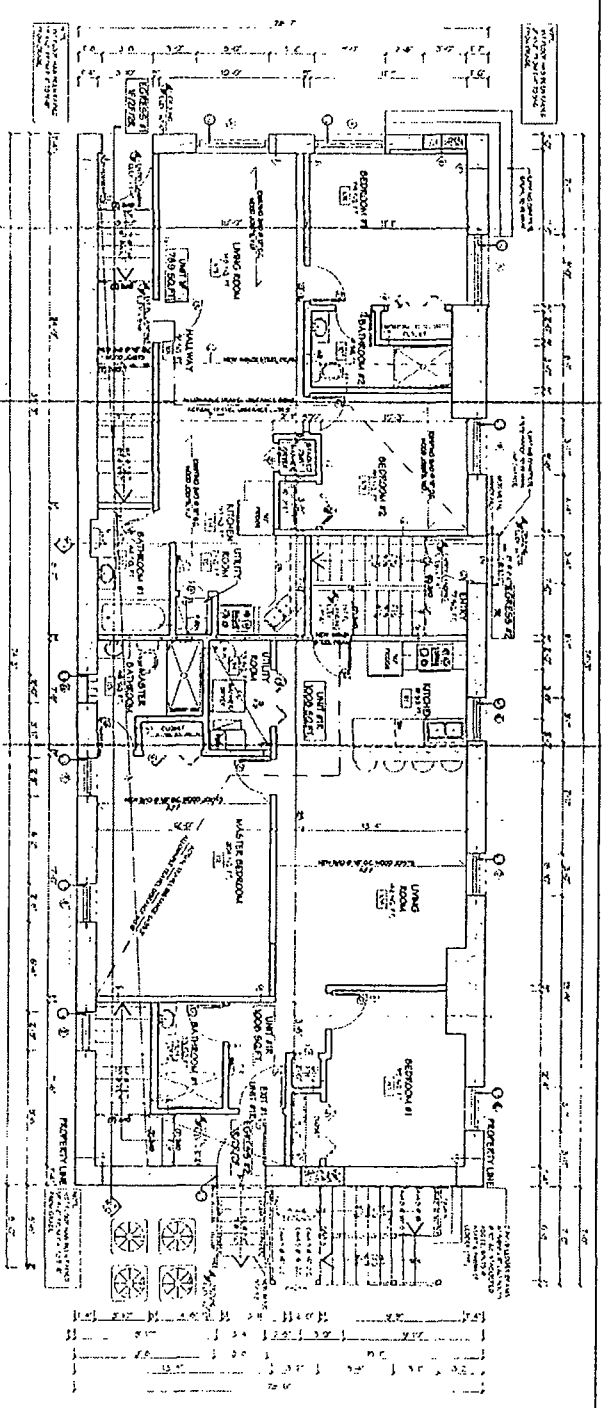
** The Applicant will file a Variation to eliminate any additional required parking.

2401 S. HOMAN AVE, CHICAGO, IL 60623



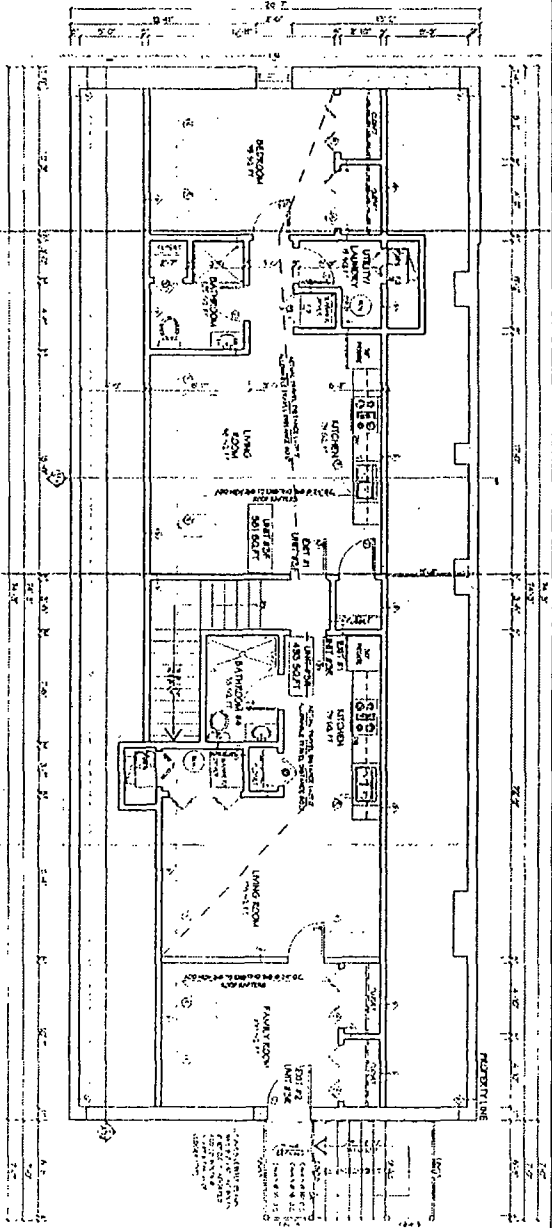
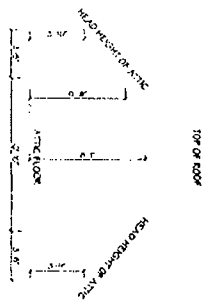
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|---|---|--|--|--|
| <p>PROFESSIONAL DESIGN FIRM LIC# 184 003984</p> |  <p>IR DESIGN FIRM ARCHITECTS PLANNERS ENGINEERS DESIGNERS</p> | <p>TEL: 773-784-9755 FAX: 773-784-9758</p> | <p>INTERIOR RENOVATIONS: IN EXISTING IN DU & ADD (1) DU IN BASEMENT AND (1) DU IN 3RD FLOOR TOTAL 7 DU IN 1ST FLOOR TOTAL 1 2401 S HOMAN AVE CHICAGO, IL 60623</p> | <p>Project No. 100- 2401 S HOMAN AVE</p> <p>SITE PLAN & INFO A-0</p> <p>Sheet No.</p> |
|---|---|--|--|--|

Final for Publication

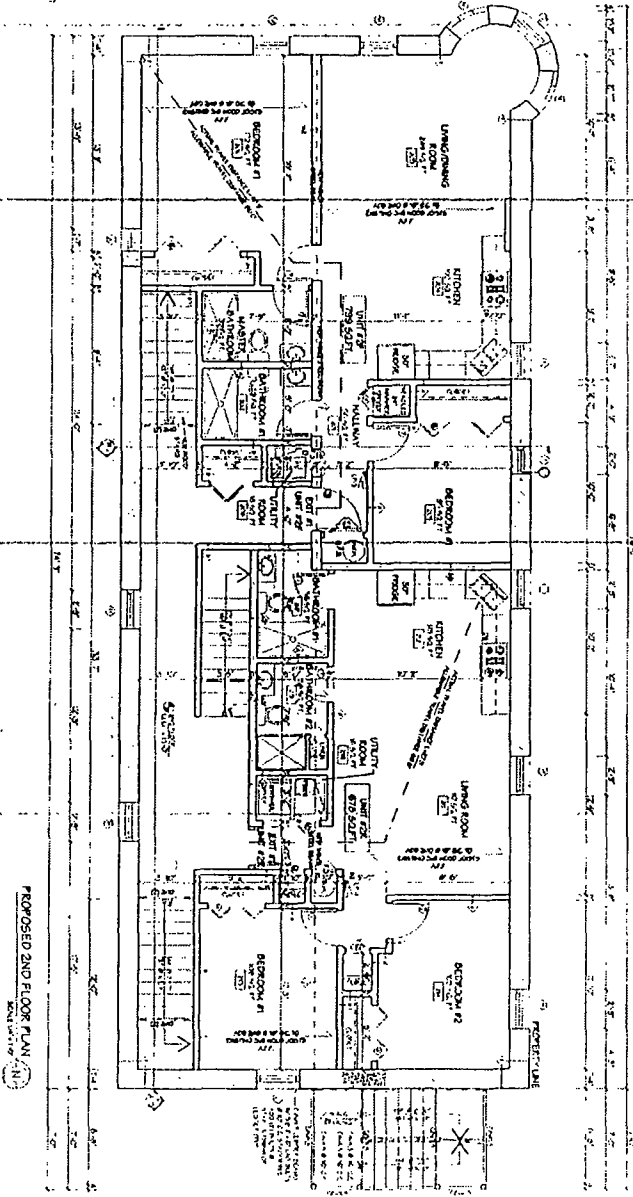


| | | | | |
|--|---|---|--|---|
| <p>PROFESSIONAL DESIGN FIRM JEN 184 07/834</p> | <p>IR DESIGN FIRM TEL. 773-364-9755 FAX. 773-364-9759</p> | <p>3601 S. HOMAN AVE. CHICAGO, IL 60623</p> | <p>PROJECT NO. 100 2401 S. HOMAN AVE</p> | <p>PROPOSED BSMT & 1ST FLOOR PLANS A-5</p> |
| | <p>DATE: 10/1/00</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> | <p>PROJECT NO. 100</p> | <p>DATE: 10/1/00</p> | <p>SCALE: AS SHOWN</p> |

Final for Publication



PROPOSED ATTIC PLAN



PROPOSED 2ND FLOOR PLAN



PROFESSIONAL DESIGN FIRM
 IIR DESIGN FIRM
 311. 733-24-9755
 FAX 733-24-9755
 1818 N. 10th St. Chicago, IL 60642

2401 S HOMAN AVE
 CHICAGO, IL 60623

Project No
 100
 2401 S HOMAN AVE

Architect
 IIR DESIGN FIRM
 1818 N. 10th St.
 Chicago, IL 60642

Scale
 1/8" = 1'-0"

Date
 12/20/23

Sheet No
A-6

2401 S HOMAN AVE
 CHICAGO, IL 60623

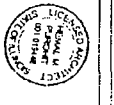
Project No
 100
 2401 S HOMAN AVE

Architect
 IIR DESIGN FIRM
 1818 N. 10th St.
 Chicago, IL 60642

Scale
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Date
 12/20/23

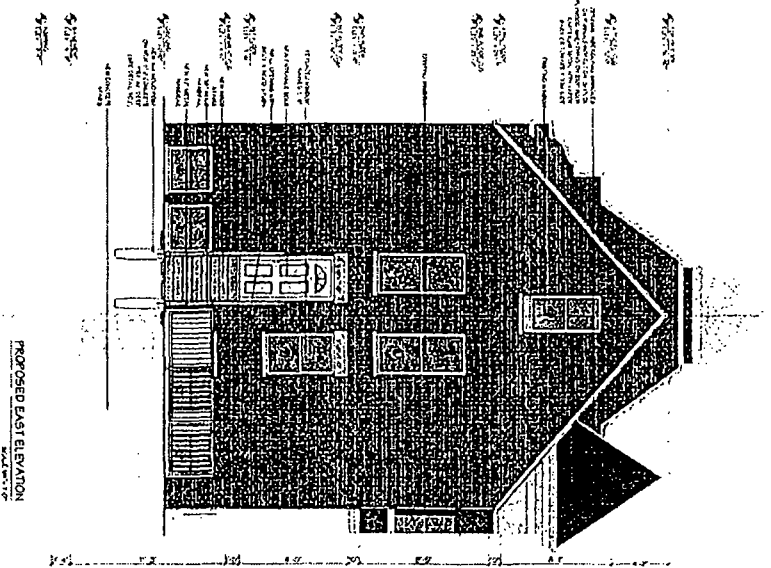
Sheet No
A-6



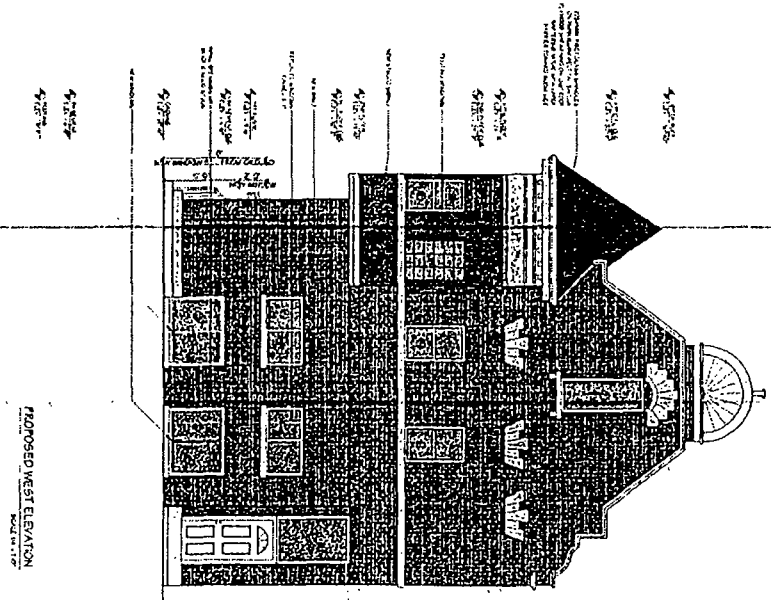
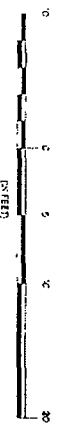
LEGEND

| | |
|----------|------------|
| [Symbol] | WALL |
| [Symbol] | DOOR |
| [Symbol] | WINDOW |
| [Symbol] | STAIR |
| [Symbol] | ELEVATOR |
| [Symbol] | MECHANICAL |
| [Symbol] | PLUMBING |
| [Symbol] | ELECTRICAL |
| [Symbol] | TELEPHONE |
| [Symbol] | TV |
| [Symbol] | REF |
| [Symbol] | FRIDGE |
| [Symbol] | STOVE |
| [Symbol] | SINK |
| [Symbol] | TUB |
| [Symbol] | TOILET |
| [Symbol] | BATH |
| [Symbol] | SHOWER |
| [Symbol] | LAUNDRY |
| [Symbol] | UTILITY |
| [Symbol] | MECHANICAL |
| [Symbol] | PLUMBING |
| [Symbol] | ELECTRICAL |
| [Symbol] | TELEPHONE |
| [Symbol] | TV |
| [Symbol] | REF |
| [Symbol] | FRIDGE |
| [Symbol] | STOVE |
| [Symbol] | SINK |
| [Symbol] | TUB |
| [Symbol] | TOILET |
| [Symbol] | BATH |
| [Symbol] | SHOWER |
| [Symbol] | LAUNDRY |
| [Symbol] | UTILITY |

Final for Publication



PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



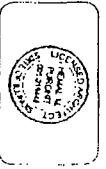
PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROFESSIONAL
DESIGN FIRM
LIC# 184-007384
TEL: 773-784-9755
FAX: 773-784-9759



IR DESIGN FIRM

1550 N. WILSON AVENUE
CHICAGO, ILLINOIS 60642

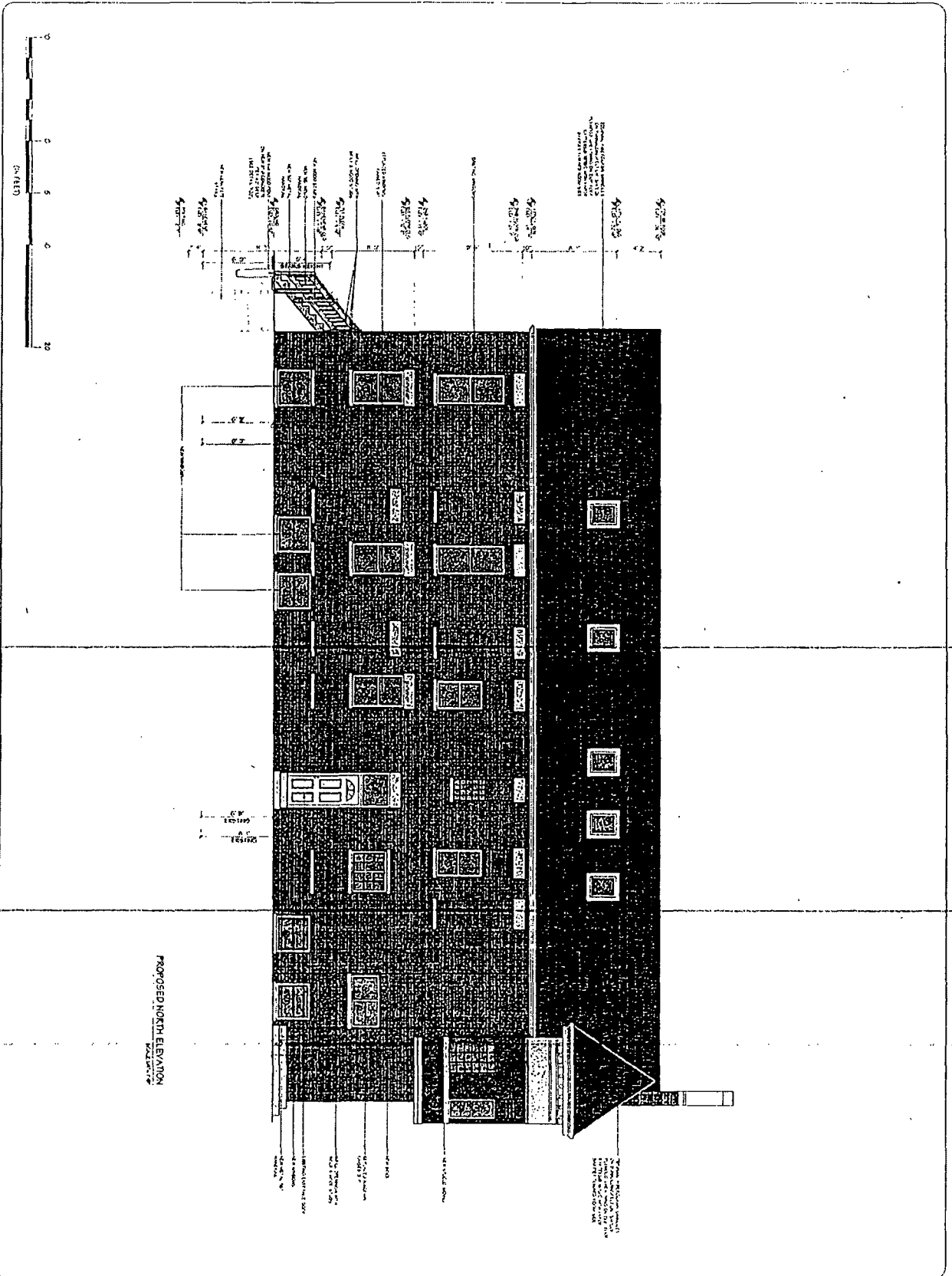


INTERIOR RENOVATIONS
EXISTING (A) D U & ADD (I)
D U IN BASEMENT AND (I)
D U IN 2ND FLOOR, TOTAL 7
D U DESIGN AND CONSTRUCTION
2401 S. HOWAN AVE
CHICAGO, IL 60633

Project No. 100-
2401 SHOWNAN AVE
Chicago, IL 60633

PROPOSED ELEVATIONS
A-8

TITLE SHEET NO.



Project No. 100
2401 S. HOHMANN AVE

PROPOSED ELEVATION: A-9

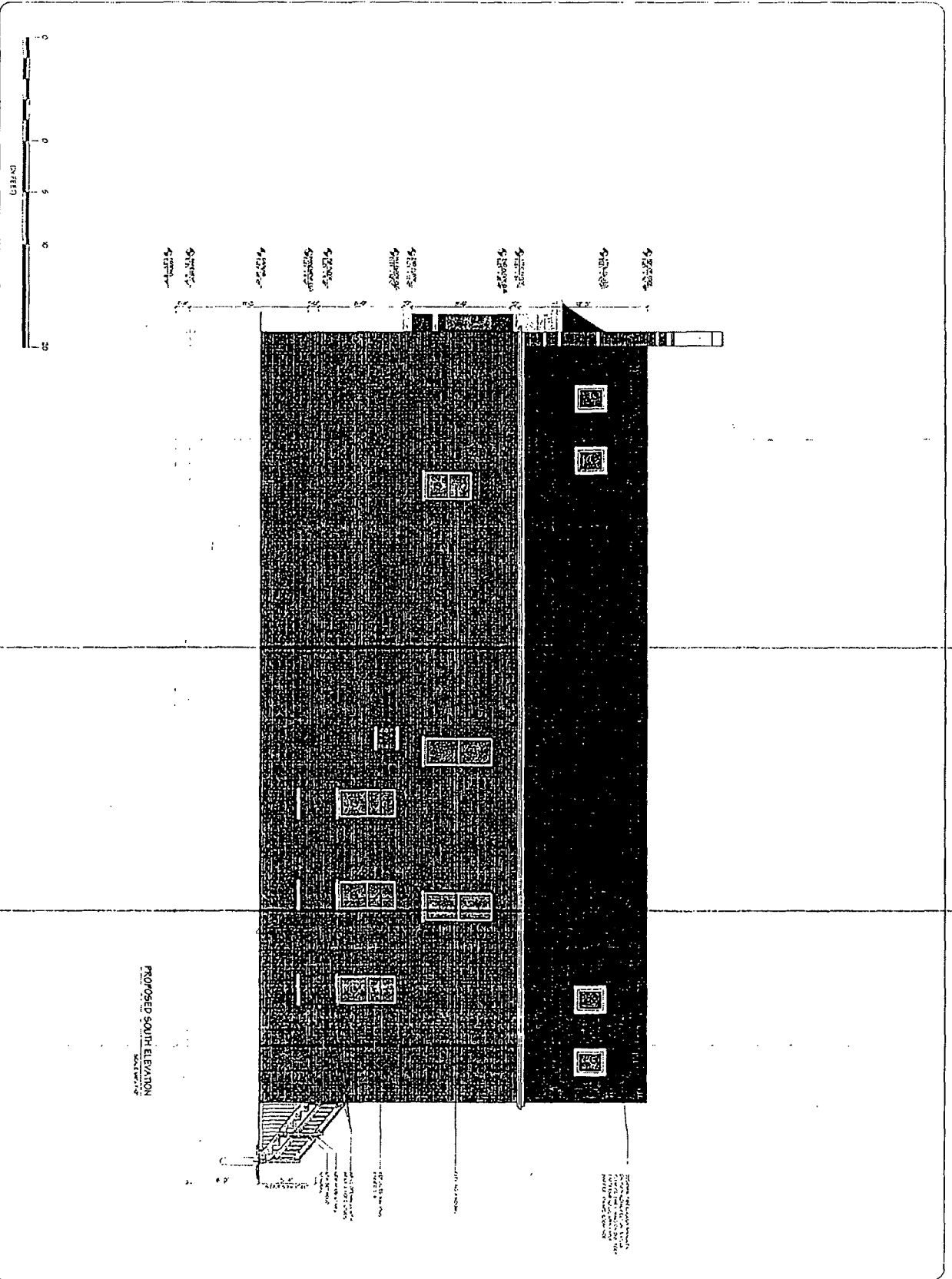
TITLE SHEET No.

INTERIOR RENOVATION
EXISTING IN DU, K, AND R
DU IN BALCONY AND IN
DU IN 3RD FLOOR TOTAL 7
DU ON EXISTING MAISONNE
2401 S. HOHMANN AVE
CHICAGO, IL 60635



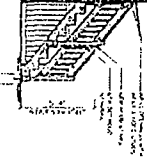
IR DESIGN FIRM
TEL: 773.344.9755
FAX: 773.344.9759

PROFESSIONAL DESIGN FIRM
LIC# 183.007384



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Notes:
1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE ELECTRICAL SPECIFICATIONS FOR LIGHTING FIXTURES AND SYMBOLS.
3. SEE MECHANICAL SPECIFICATIONS FOR HVAC SYSTEMS AND SYMBOLS.
4. SEE STRUCTURAL SPECIFICATIONS FOR FOUNDATION AND CONCRETE WORK.



PROFESSIONAL
DESIGN FIRM
LIC# 184 007884

IR DESIGN FIRM
TEL: 773.734.9755
FAX: 773.734.9755

100-
2401 S HOMAN AVE.
CHICAGO, IL 60623

Project No. 100-
2401 S HOMAN AVE.
CHICAGO, IL 60623

INTERIOR RENOVATIONS
AND
REPAIRS
TO
EXISTING
MASONRY
BUILDING
ON
EXISTING
MASONRY
CHICAGO, IL 60623

PROPOSED
ELEVATIONS
A-10

TITLE Sheet No.