



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-3162
Type: Ordinance **Status:** Passed
File created: 7/21/2021 **In control:** City Council
 Final action: 9/14/2021

Title: Zoning Reclassification Map No. 6-H at 2243 W 23rd Pl - App No. 20794T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-H
Attachments: 1. O2021-3162 (V1).pdf, 2. O2021-3162.pdf

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2021	1	City Council	Referred	

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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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 6-H in the area bounded by

West 23rd Place; A line 175 feet east of South Oakley Avenue; the alley next south and parallel to West 23 Place; and a line 150 feet east of and parallel to South Oakley Avenue

to those of a RM5 Residential Multi-Unit District

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

Common Address of Property:

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PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT 2243 West

23rd Place

The Applicant seeks to rezone from RS3 Residential Single-Unit (Detached House) District to a RM5 Residential Multi-Unit District-To comply with the bulk and density to allow the conversion from a 6 DU to 7 DU residential building with a third floor addition to the existing 2.5 story building. This will allow the owner to maintain affordable rents, rehabilitate the empty building which is in poor condition, and make one of the dwelling units an accessible unit by adding a ramp. 2 parking spaces will be provided. The height of the building will remain existing at 32.88 feet. No commercial space will be provided.

Lot Area.	3,101.5 SF
Density MLA (Lot area per unit)	443.07 sq.ft. (7 DU's)
Off Street Parking	2 (existing)
Rear Setback	37.20 feet (existing)
Side Setback (East)	3.74 feet (existing)
Side Setback (West)	0.06 feet (existing)
Front Setback	4.20 feet (existing)
Building SF	4,725 SF
FAR	1.52
Building Height	32.88 feet (existing)

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