



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-6218
Type: Ordinance **Status:** Passed
File created: 12/16/2020 **In control:** City Council
Final action: 1/27/2021
Title: Zoning Reclassification Map No. 6-J at 2401 S Homan Ave/3349-3359 W 24th St - App No. 20584T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-J
Attachments: 1. O2020-6218 (V1).pdf, 2. O2020-6218.pdf

Date	Ver.	Action By	Action	Result
1/27/2021		City Council	Passed	Pass
1/26/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/16/2020	1	City Council	Referred	

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'.-1.0"

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.