



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-5713
Type: Ordinance
File created: 11/16/2020
Status: Passed
In control: City Council
Final action: 12/16/2020
Title: Zoning Reclassification Map No. 6-H at 2238 W 24th St - App No. 20558T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-H
Attachments: 1. O2020-5713.pdf, 2. O2020-5713 (V1).pdf

Date	Ver.	Action By	Action	Result
12/16/2020		City Council	Passed	Pass
12/15/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/16/2020	1	City Council	Referred	

for Publication

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 RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 6-H in the area bounded by:

the public alley next north of and parallel to West 24th Street; a line of 225 feet east of and parallel to South Oakley Avenue; West 24th Street; and a line 200 feet east 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: 2238 West 24th Street

Hna! for Publication

NARRATIVE AND PLANS

2238 West 24th Street TYPE

I REGULATIONS

Narrative: The subject property is a 3,101.5 square foot lot and is improved with a two and half story residential building that includes four dwelling units and a surface parking pad for two vehicles at the rear of the property. The Applicant proposes to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to a B2-3, Neighborhood Mixed-Use District to allow for the addition of two dwelling units for a total of six dwelling units. To accommodate the proposed dormer addition, the Applicant will also include a third story dormer at the existing building. The Applicant will expand the existing surface parking pad to include an additional parking space for three vehicles total. The Applicant is seeking relief for any additional required parking through this Type 1 application under the Transit Served Locations of the Chicago Zoning Ordinance. There will be no change in the existing height of the building (33 feet 10 inches). Due to the proposed dormer addition, the Applicant will seek a side setback Variation.

Lot Area: 3,101.5 square feet

FAR:

3,618.36 square feet

Residential Dwelling Units: 6

516.9 square feet

33 feet 10 inches

Automobile Parking:

Setbacks:

Front (West 24th Street): East Side: West Side: Rear (alley):

11 feet 7 inches (existing) 11 inches (existing) 3 feet 7 inches (existing) ** 53 feet 11 inches (existing)

A set of plans is included...

The property is approximately 856.00 feet from the Western CTA Bus.

** Due to the proposed dormer addition, the Applicant will seek a Variation to reduce the east side setback.

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