



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-4064
Type: Ordinance **Status:** Passed
File created: 9/14/2021 **In control:** City Council
Final action: 5/25/2022
Title: Zoning Reclassification Map No. 6-H at 2315 W 24th Pl - App No. 20826T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-H
Attachments: 1. O2021-4064 (V1).pdf, 2. O2021-4064.pdf

Date	Ver.	Action By	Action	Result
5/25/2022	1	City Council	Passed	Pass
5/24/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	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 RM-6 Residential Multi-Unit District District symbols and indications as shown on Map No. 6-H in the area bounded by.

West 24th Place; the public alley next west of and parallel to South Oakley Avenue; the public alley next south of and parallel to West 24th Place; and a line 168.0 feet west 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: 2315 West 24th Place

NARRATIVE AND PLANS

2315 West 24th Place TYPE I REGULATIONS

Narrative: The subject property is improved with a three story residential building with eight residential units and three parking spaces. The property is located in a Transit Served Location to the CTA Western (Route 49) bus stop that is located on the corner of Western Street and 24th Street. The Applicant proposes to rezone the property from an RM-6 Residential Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to allow the addition of one residential dwelling unit for a total of nine residential units on the property within the existing building. The three parking spaces will remain and there will be no additional parking. The existing height of the building, which is approximately 23'-6", will remain. The Applicant seeks relief to reduce any additional required

parking through this Type 1 application pursuant to the Transit Served Location guidelines of the Chicago Zoning Ordinance.

Lot Area: 5,952 square feet

0.846

5,038 square feet

Residential Dwelling Units

661.3 square feet

Height;

Automobile Parking:

Setbacks (existing):

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

0.0 feet 0.0 feet 0.0 feet 0.0 feet

A set of plans is attached.

* The property is located approximately within 536.0 feet of the CTA Western (Route 49) Bus stop on Western Street and 24th Street.

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