



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2014-5800  
**Type:** Ordinance  
**File created:** 7/30/2014  
**Status:** Passed  
**In control:** City Council  
**Final action:** 11/19/2014  
**Title:** Zoning Reclassification Map No. 5-I at 2435-2437 W Homer St - App No. 18113T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2014-5800.pdf, 2. SO2014-5800.pdf

Date	Ver.	Action By	Action	Result
11/19/2014	1	City Council	Passed as Substitute	Pass
11/13/2014	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/30/2014	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 of the RS3 Residential Single-Unit**

**(Detached House) District symbols as shown on Map No. 5-1 in the area bounded by:**

**West Homer Avenue; a line 288 feet East of and parallel to North Campbell Avenue; a public alley next south of and parallel to West Homer Avenue; a line 240 feet East of and parallel to North Campbell Avenue.**

**To those of an RM4.5, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 2435-37 West Homer Avenue, Chicago IL.**

*NARRATIVE*

*' ^ rQft*

**TYPE 1 REZONING FOR  
2435-37 WEST HOMER AVENUE, CHICAGO IL.**

**PROJECT DESCRIPTION:** Zoning Change from RS3 to RM4.5  
**Proposed land use:** The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story 4 dwelling unit residential building.  
**Floor Area Ratio:** Lot area: 5,952 SF Building Floor Area: 7,130 Proposed FAR: 1.2  
**Density:** 1,488 SF per DU  
**Off- Street parking:** 5 parking spaces  
**Set Backs** Front: 11'-3" Side: 5' East and 5' West  
*Rear: 37-2 Vi"* Rear Yard Open Space: 440 SF  
**Building height:** 38'

EXIST PARKWAY  
EXIST S. SIDEWALK

W. HOMER ST^"