Office of the City Clerk

Legislation Text

File #: O2020-6218, **Version:** 1

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 24lh 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

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.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 24th 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.