



Office of the City Clerk

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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.**

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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. CORNALK

W. HOMER ST^"