



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-2619
Type: Ordinance **Status:** Passed
File created: 6/25/2021 **In control:** City Council
Final action: 7/21/2021
Title: Zoning Reclassification Map No. 1-J at 214-220 N Homan Ave - App No. 20762T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-J
Attachments: 1. O2021-2619.pdf, 2. SO2021-2619.pdf

Date	Ver.	Action By	Action	Result
7/21/2021	1	City Council	Passed as Substitute	Pass
7/20/2021	1	Committee on Zoning, Landmarks and Building Standards		
6/25/2021	1	City Council	Referred	

Final 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 RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District symbols and indications as shown on Map No. 1-J in the area bounded by

West Walnut Street; North Homan Avenue; the alley next south of and parallel to West Walnut Street; and a line 49.92 feet west of and parallel to North Homan Avenue,

to those of an B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

214-20 North Homan Avenue

for Publication

17-13-0303-C (1)

Substitute Narrative & Plans

214-20 North Homan Avenue, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 4,496.29 square feet

Proposed Land Use: The Applicant is seeking to permit the reestablishment of retail/commercial uses on the first floor of the existing mixed-use building at the subject property. The existing building contains approximately 3,523 square feet of vacant retail space at grade and eight (8) dwelling units above grade. No changes are proposed to the number of dwelling units, or the building's height, setbacks, or footprint. Because the subject site is located within 1,320 linear feet of the entrance to the Kedzie CTA Rail Station, it qualifies as a Transit-Served Location, pursuant to the current Zoning Ordinance. [Sec. 17-10-0102-B]. As such, the Applicant will be providing no off-street parking spaces at the subject site.

- A) The Project's Floor Area Ratio: 5,712 square feet (1.27 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 562.036 sq. ft. / D.U.
(8 Existing Dwelling Units to remain)
- C) The amount of off-street parking: 0 vehicular parking spaces*
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
West: 0 feet-0 inches East: 0 feet-0 inches
- E) Building Height: 21 feet-6 inches

◆Note: The subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the Transit-Oriented Development Ordinance.

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