



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-1958
Type: Ordinance
Status: Passed
File created: 6/22/2022
In control: City Council
Final action: 7/20/2022
Title: Zoning Reclassification Map No. 2-I at 2437 W Flournoy St - App No. 21061T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-I
Attachments: 1. O2022-1958.pdf, 2. SO2022-1958.pdf

Date	Ver.	Action By	Action	Result
7/20/2022	1	City Council	Passed as Substitute	Pass
7/19/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/22/2022	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 RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No: 2-1 in the area bounded by:

West Flournoy Street; a line 235.5 feet east of and parallel to South Campbell Avenue; the public alley next south of and parallel to West Flournoy Street; and a line 215.7 feet east of and parallel to South Campbell Avenue

to those of an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Address: 2437 West Flournoy Street

SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment 2437
West Flournoy Street

The Protect,

2G Holdings LLC. (the "Applicant") proposes to rezone the subject property, which is improved with a two-story single family residence and detached two car garage. The existing height of the residential building is 29.0 feet to the top of the parapet. The Applicant proposes to rezone the property to convert the existing building from a single family,

residence to. a two unit residential buildmg: The Applicant will maintain two parking spaces on the property.. The existing height of the building will remain;

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a RT-3;5, Residential Two-Flat, Townhouse and Multi-Unit District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant is electing to file this rezoning as a Type 1 rezoning amendment application..

The Site

The subject property is located on the south side of West Flournoy Street between West Campbell Avenue and South Western Avenue. The overall area is residential in nature and includes residential buildings. The subject site contains 2,463.8 square feet of land and is improved with a two story single family residence and detached two car garage. The existing height of the residential building is 29.0 feet to the top of the parapet. The Applicant proposes to rezone the property to convert the existing building from a single family residence to a, two unit residential building. The Applicant will maintain two parking spaces on the property: The existing height of the building will remain.

The following are the relevant zoning parameters for the proposed project:

Lot Area: FAR;

Floor Area:

Residential Dwelling Units: MLA-

Rear Yard Open Space: Bicycle Parking: Automobile Parking: Setbacks:

8 square feet 0.62

1,527.5 square feet 2

9 square feet

29.0 feet to the top of the parapet

270;0 square feet

0

2

Front (West Flournoy Avenue): 17.6'. (existing)

North Side: ' 0.0' (existing)

South Side: 0.0' (existing)

Rear (Alley): 59.6' (proposed)

* A set of substitute plans is attached.

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