



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-2842
Type: Ordinance
File created: 9/21/2022
Status: Passed
In control: City Council
Final action: 10/26/2022
Title: Zoning Reclassification Map No. 6-I at 2435 S California Blvd - App No. 21161T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-I
Attachments: 1. O2022-2842 (V1).pdf, 2. O2022-2842.pdf

Date	Ver.	Action By	Action	Result
10/26/2022	1	City Council	Passed	Pass
10/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	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-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 6-1 in the area bounded by:

West 24th Place; the public alley east of and parallel to South California Boulevard; a line 24.25 feet south of and parallel to West 24th Place; and South California Boulevard

to those of a RM-6 Residential Multi-Unit District.

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

Address: 2435 South California Boulevard

NARRATIVE AND PLANS

TYPE I Rezoning Attachment 2435 S California Boulevard

The subject property is improved with a front building that is three stories and a rear building that is two and half stories. The front building includes three residential dwelling units. The rear building includes three dwelling units. The height of the front building is 33'-10". The height of the rear building is 27'-0". The subject property does not include parking.

Cloud Properly Management LLC, 2435 Series (the "Applicant"), proposes to rezone the property to add two additional residential units in the front building for a total of eight residential units on the subject property. No parking will be added. The existing heights of the buildings will remain.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-6 Residential Multi-Unit District. This change of zoning classification is being sought through the Type 1 rezoning process of section 17-13-0302-A of the Zoning Ordinance, specifically section 17-13-0302-A(1)(a) to rezone property to a zoning district that allows a floor area ratio that is two or more times higher than the subject property's existing zoning classification.

The Site

The subject property is located in a block that is improved with residential uses. The subject property is improved with a front building that is three stories and 33'-10" in height and a rear building that is two and half stories and 27'-0" in height. The front and rear buildings both include three residential dwelling units each. The subject property does not include parking. The Applicant seeks to add two additional residential units in the front building for a total of eight residential units on the subject property. No parking will be added. The existing heights of the buildings will remain.

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

Lot Area: 2,910 square feet

FAR:

5.518 square feet

Residential Dwelling Units:

363.75 square feet

30'-10" front building: 27'-0" rear building

Bicycle Parking:

Automobile Parking:

Front (South California Boulevard): North Side (West 24th Place): South Side: Rear (Alley):
5.78' 0.00' 0.00' 0 00'

A set of plans is attached.

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