



# Office of the City Clerk

City Hall  
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## Legislation Text

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File #: SO2014-5800, Version: 1

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### **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" Rear Yard Open Space: 440  
SF

Building height:

38'

EXIST PARKWAY  
EXIST S. CCKALK

W. HOMER ST^"