



City of Chicago



O2022-1947

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 2018 W 21st Pl - App No. 21076T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 4-H in the area bounded by:

the public alley next north of and parallel to West 21st Place; a line 175.0 feet west of and parallel to South Damen Avenue; West 21st Place; and a line 200.0 feet west of and parallel to South Damen Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Address: 2018 West 21st Place

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2018 West 21st Place

The Project

The subject property is improved with a two and a half story residential building with six residential units and no parking. The existing height of the building is approximately 22'-5". The subject property is located in a Transit Served Location to the CTA Damen Pink Line station.

Cloud Property Management LLC, 2018 Series (the "Applicant"), proposes to rezone the property to allow the addition of three residential dwelling units for a total of nine residential units on the property within the existing building. There will be no parking. The proposed height of the building will be approximately 30'-3". The Applicant seeks relief to reduce any additional required parking and MLA relief through this Type I Application pursuant to the Transit Served Location guidelines of the Chicago Zoning Ordinance.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of Section 17-13-0302-A of the Zoning Ordinance to 1) correct the plans previously passed by City Council on May 25, 2022 to show the requested dwelling unit count change from six to the proposed nine dwelling units; 2) to qualify for reduction of Parking under Section 17-10-0102-B.1 and; 3) to qualify for a reduction in MLA under Section 17-3-0402-B of the Chicago Zoning Ordinance. The property sits in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 410.0 feet southwest from the CTA Damen Pink Line Station.

To qualify for parking reduction of these standards, the project as per section 17-13-0905-F:

- (a) Must be located in a transit-served location; which it is, as set forth above;
- (b) Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets; the accompanying drawings show that the proposed building will feature prominent ground floor windows on 21st Place;
- (c) Must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission; the Transit Friendly Development Guide defines "transit friendly development" on page 2 as "Development which is oriented towards and integrated with adjacent transit.
- (d) Must actively promote public transit and alternatives to automobile ownership; the Applicant will provide bicycle parking within the building;
- (e) Must include enhancements to the pedestrian environment that are not otherwise required; the Applicant proposes to rehabilitate a dilapidated building that will enhance the aesthetic of the block. A rehabilitated property with residential use will increase pedestrian activity and increase safety.

The Site

The subject property is located on the north side of 21st Place in between South Hoyne Avenue and South Damen Avenue on a block that is improved with residential uses. The site is improved with a two and a half story residential building with six residential units and no parking. The existing height of the building, which is approximately 22'-5". The Applicant proposes to rezone the property to allow the addition of three residential dwelling units for a total of nine residential units on the property within the existing building. There will be no parking. The proposed height of the building will be approximately 30'-3". The Applicant seeks relief to reduce any additional required parking and MLA relief through this Type I Application pursuant to the Transit Served Location sections of the Chicago Zoning Ordinance 17-3-0402-B and 17-10-0102-B.

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

Lot Area: 3,165 square feet

FAR: 2.58

Floor Area: 8,195 square feet

Residential Dwelling Units: 9

MLA: 351.6 square feet

Height: 30'-3"

Bicycle Parking: 0

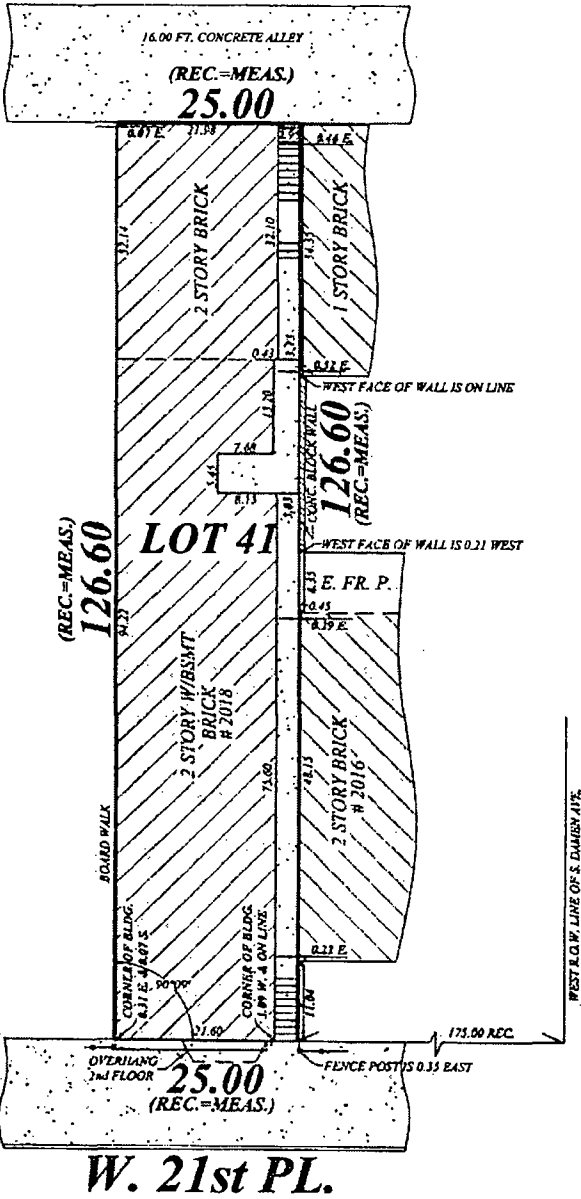
Automobile Parking: 0*

Setbacks (proposed):

Front (West 21 st Place):	0.00'
East Side :	3.00'
West Side:	0.3'
Rear (Alley):	0.00'

A set of plans is attached.

*The subject property is approximately 410.0 feet southwest from the CTA Damen Pink Line Station.



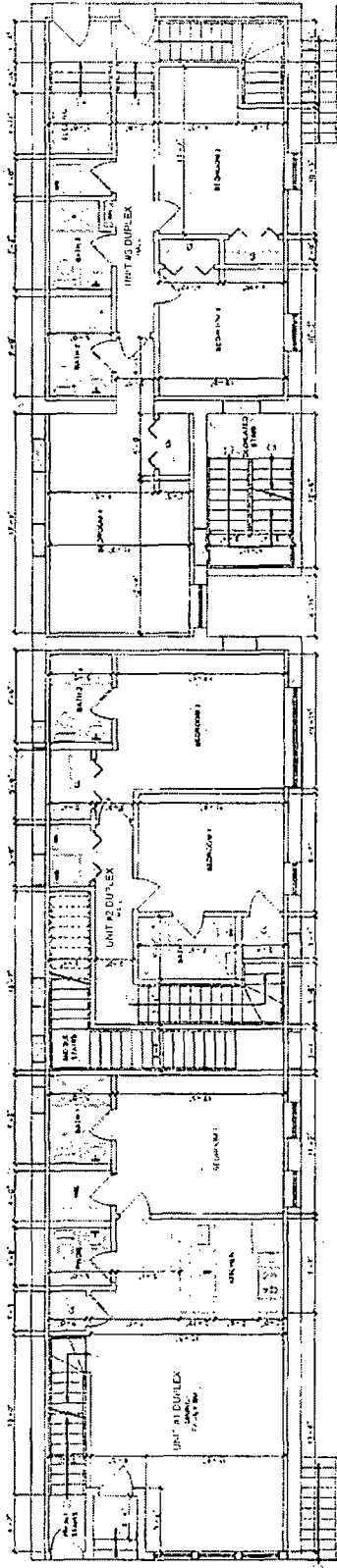
Site Plan

DATE	2/14/18
BY	ARCHITECT
REVISION	1.0
PROJECT	2018 W 21ST PL CHICAGO, IL 60608

ARCHITECTURAL
BSMT & 1ST FLOOR PLANS

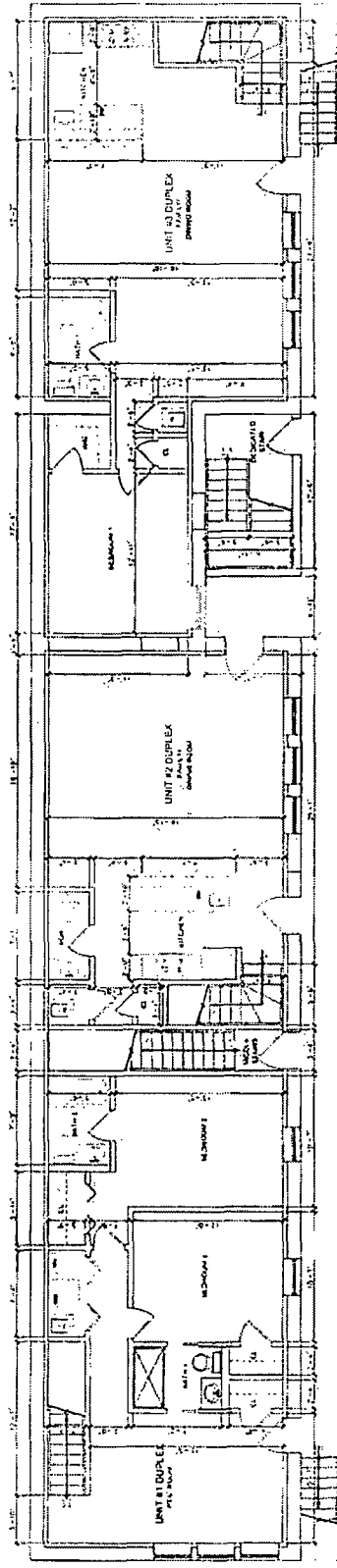
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A-1



Proposed First Floor Plan
SCALE: 3/4" = 1'-0"

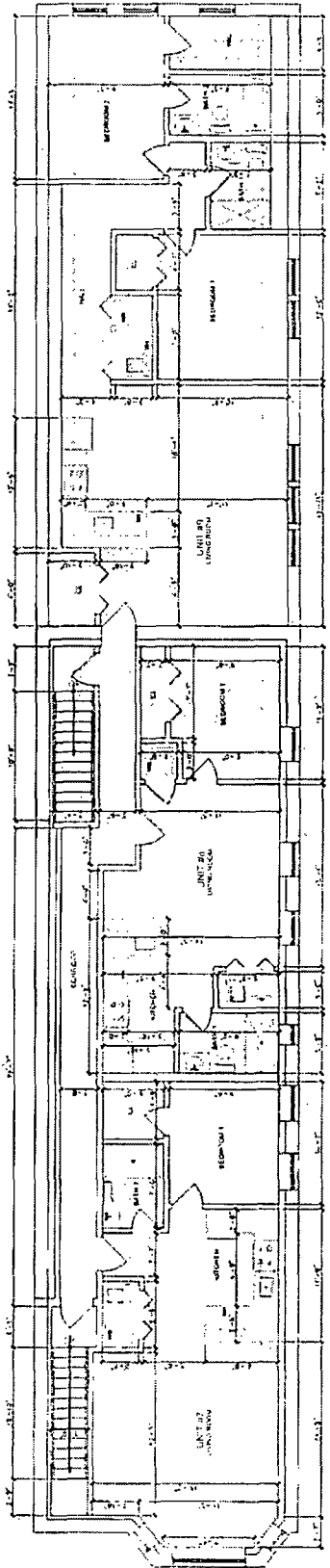
2985 SF



Proposed Basement Plan
SCALE: 1/4" = 1'-0"

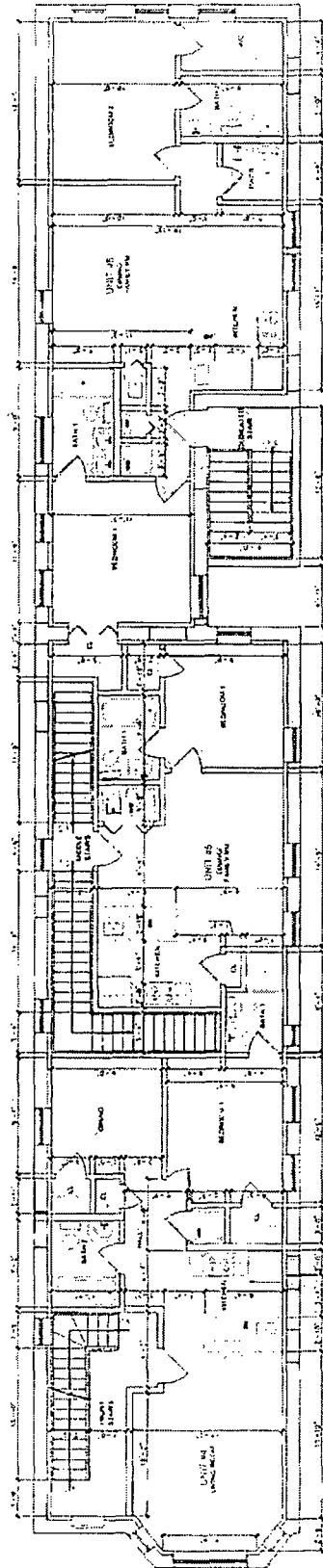
Final for Publication

NO. 1	2018 W 21ST PL
NO. 2	CHICAGO, IL 60608
NO. 3	ARCHITECTURAL
NO. 4	2ND & 3RD FLOOR PLANS



Proposed Third Floor Plan
SCALE 1/4" = 1'-0"

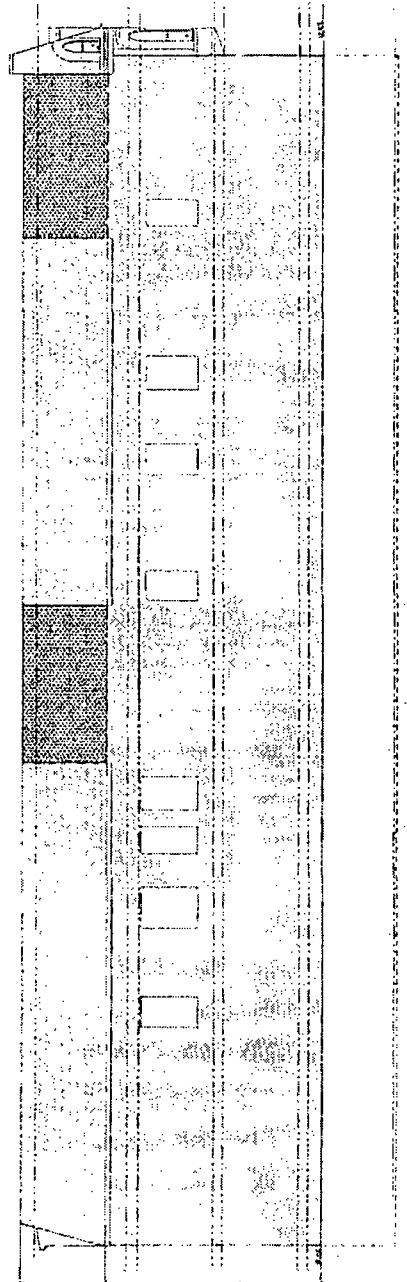
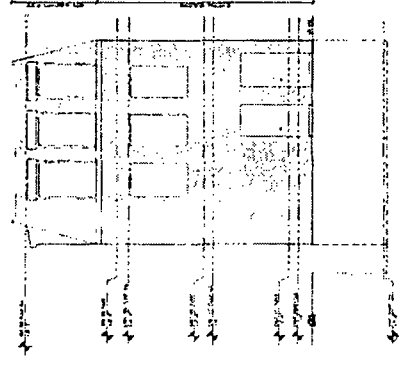
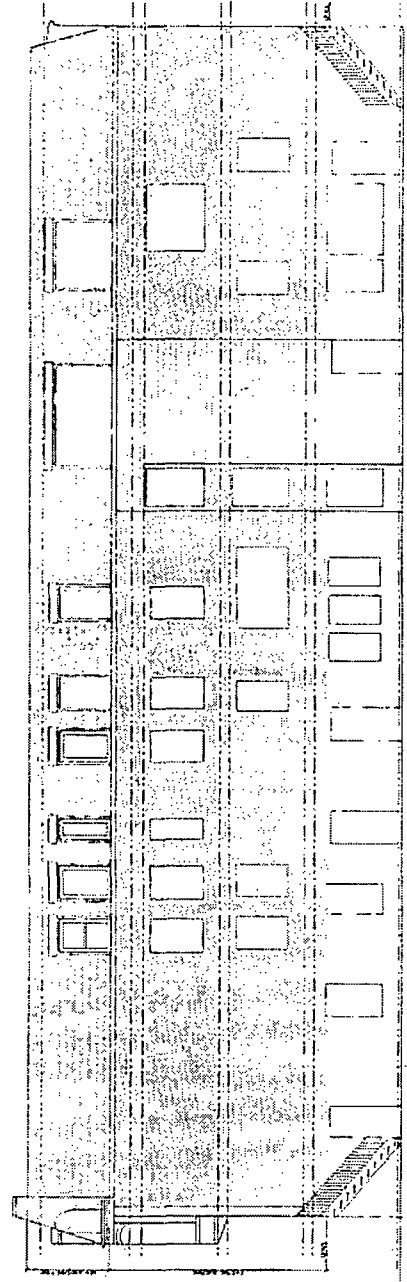
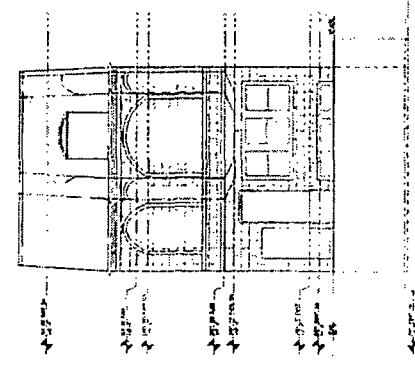
2775 SF



Proposed Second Floor Plan
SCALE 1/4" = 1'-0"

2735 SF

Final for Publication



DATE	NOV 13 2018
SCALE	1/8" = 1'-0"
PROJECT	2018 W 21ST PL CHICAGO, IL 60608
ARCHITECT	ARCHITECTURAL ELEVATIONS

ARCHITECTURAL ELEVATIONS

2018 W 21ST PL CHICAGO, IL 60608

DATE	NOV 13 2018
SCALE	1/8" = 1'-0"
PROJECT	2018 W 21ST PL CHICAGO, IL 60608
ARCHITECT	ARCHITECTURAL ELEVATIONS

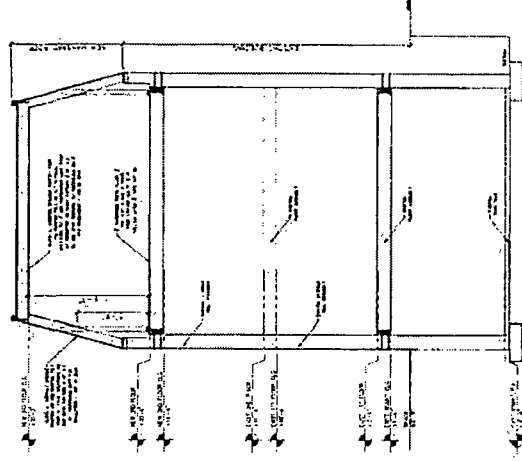
A-3

Final for Publication

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE				
2	STEEL				
3	BRICK				
4	GLASS				
5	PAINT				
6	MECHANICAL				
7	ELECTRICAL				
8	PLUMBING				
9	ROOFING				
10	FOUNDATION				
11	INTERIOR FINISH				
12	EXTERIOR FINISH				
13	LANDSCAPE				
14	UTILITIES				
15	DEMOLITION				
16	PERMITS				
17	CONTINGENCY				
18	TOTAL				

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
19	CONCRETE				
20	STEEL				
21	BRICK				
22	GLASS				
23	PAINT				
24	MECHANICAL				
25	ELECTRICAL				
26	PLUMBING				
27	ROOFING				
28	FOUNDATION				
29	INTERIOR FINISH				
30	EXTERIOR FINISH				
31	LANDSCAPE				
32	UTILITIES				
33	DEMOLITION				
34	PERMITS				
35	CONTINGENCY				
36	TOTAL				

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
37	CONCRETE				
38	STEEL				
39	BRICK				
40	GLASS				
41	PAINT				
42	MECHANICAL				
43	ELECTRICAL				
44	PLUMBING				
45	ROOFING				
46	FOUNDATION				
47	INTERIOR FINISH				
48	EXTERIOR FINISH				
49	LANDSCAPE				
50	UTILITIES				
51	DEMOLITION				
52	PERMITS				
53	CONTINGENCY				
54	TOTAL				



Proposed Building Section
4.11.21

NO.	DATE	BY	CHKD.
1	11.17.21	EA	EA
2	11.18.21	EA	EA
3	11.18.21	EA	EA
4	11.18.21	EA	EA

PROPOSED BUILDING SECTION

2018 W 21ST PL
CHICAGO, IL 60608

ZONING INFORMATION
& BLDG SECTION

A-4