



# City of Chicago



O2021-2146

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/26/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-H at 2258 W 21st St - App No. 20736T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 the B3-2 Community Shopping District symbols and indications as shown on Map No. 4-H in the area bounded by

The alley next north of and parallel to West 21<sup>st</sup> Street; a line 25 feet east of and parallel to South Oakley Avenue; West 21<sup>st</sup> Street; and South Oakley 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.

Common Address of Property:            2258 West 21<sup>st</sup> Street

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**PROJECT NARRATIVE AND PLANS**  
**TYPE 1 ZONING AMENDMENT**  
**2258 West 21<sup>st</sup> Street**

The Applicant seeks to rezone from B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

The purpose of the rezoning is to establish a sixth dwelling unit in an existing building containing 5 dwelling units. After rezoning the property will contain 6 dwelling units with 2 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same. The existing height of 39'6" will remain the same. The property is a TSL location within 1,320 of Western Avenue.

Lot Area	3,125 SF
Density MLA (Lot area per unit)	520.83 sq. ft. (6 DU's)
Off Street Parking	2 (existing) *
Rear Setback	30.66 feet (existing)
Side Setback	0 feet 0 inches (existing)
Side Setback	0 feet (existing)
Front Setback	0 feet 0 inches (existing)
Building SF	5,897 SF
FAR	1.88
Building Height	40 feet (existing)

\*The applicant will seek Transit Served Location relief for the required 1 additional parking space.

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# INTERIOR AND EXTERIOR REMODELING TO EXISTING (6) D.U. BUILDING

2258 W 21ST ST,  
CHICAGO, IL. 60608

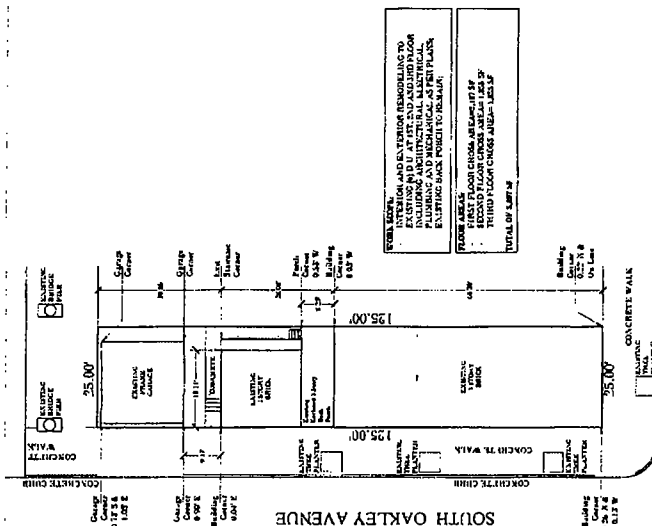
ARCHITECTS  
INTERIOR  
PLANNING  
HERNANDEZ  
1000 N. LA SALLE ST. SUITE 200  
CHICAGO, ILL. 60610  
TEL: 312-467-1111  
WWW.HERNANDEZARCHITECTS.COM

**GENERAL NOTES:**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO EXCAVATION.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.  
7. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES.  
8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED FACILITY.  
9. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.  
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

DATE: 08/15/2018  
DRAWN BY: J. HERNANDEZ  
CHECKED BY: M. HERNANDEZ  
APPROVED BY: J. HERNANDEZ

INTERIOR AND EXTERIOR  
REMODELING TO EXISTING  
6 D.U. BUILDING  
2258 W 21ST ST.  
CHICAGO, IL. 60608

COVER SHEET  
STATEMENT  
SITE PLAN  
A101



**DEMOLITION NOTES:**  
1. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES.  
2. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED FACILITY.  
3. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.  
4. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

## GENERAL SPECIFICATIONS

**CONCRETE**  
1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.  
2. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.  
3. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	CONCRETE	15.00	CU YD	120.00
2	REINFORCEMENT	15.00	LB	150.00
3	FORMWORK	15.00	SQ YD	150.00
4	LABOR	15.00	HR	150.00
5	EQUIPMENT	15.00	HR	150.00

## DEMOLITION AND SITE PLAN

**DEMOLITION NOTES:**  
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4. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
1	CONCRETE	15.00	CU YD	120.00
2	REINFORCEMENT	15.00	LB	150.00
3	FORMWORK	15.00	SQ YD	150.00
4	LABOR	15.00	HR	150.00
5	EQUIPMENT	15.00	HR	150.00
6	PAINT	15.00	GA	150.00
7	PLASTER	15.00	SQ YD	150.00
8	CEILING	15.00	SQ YD	150.00
9	FLOORING	15.00	SQ YD	150.00
10	MECHANICAL	15.00	HR	150.00
11	ELECTRICAL	15.00	HR	150.00
12	PLUMBING	15.00	HR	150.00
13	FINISHING	15.00	HR	150.00
14	PROTECTION	15.00	HR	150.00
15	UTILITIES	15.00	HR	150.00
16	DEMOLITION	15.00	HR	150.00
17	WASTE	15.00	HR	150.00
18	SAFETY	15.00	HR	150.00
19	PERMITS	15.00	HR	150.00
20	INSURANCE	15.00	HR	150.00
21	LIABILITY	15.00	HR	150.00
22	GENERAL	15.00	HR	150.00
23	PROFIT	15.00	HR	150.00
24	TOTAL	360.00		

## CONCRETE

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3. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.

**REINFORCEMENT**  
1. ALL REINFORCEMENT SHALL BE #4 BARS.  
2. ALL REINFORCEMENT SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.  
3. ALL REINFORCEMENT SHALL BE CURED FOR A MINIMUM OF 7 DAYS.

## FORMWORK

1. ALL FORMWORK SHALL BE 2" THICK.  
2. ALL FORMWORK SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.  
3. ALL FORMWORK SHALL BE CURED FOR A MINIMUM OF 7 DAYS.

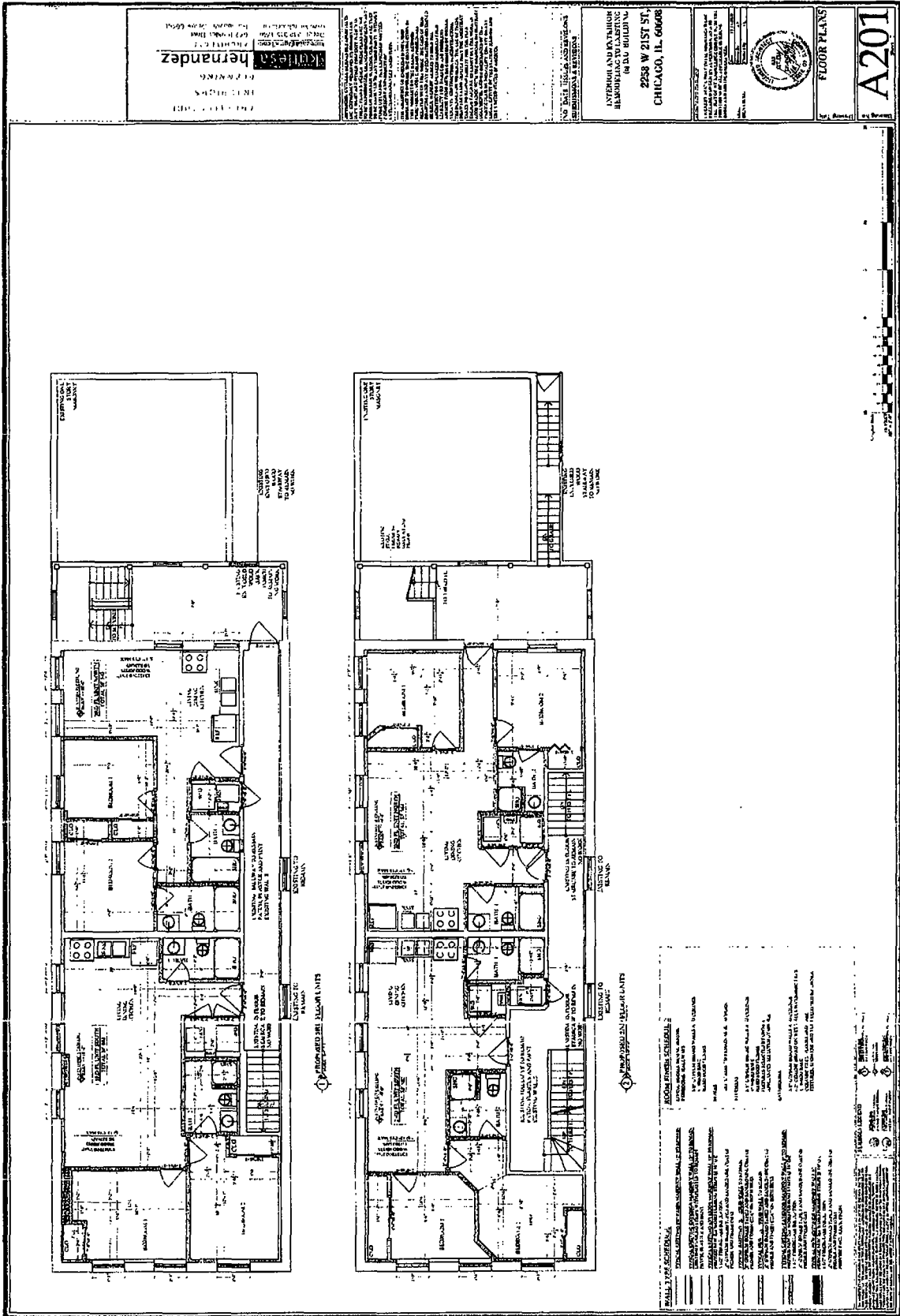
## LABOR

1. ALL LABOR SHALL BE 40 HOURS PER WEEK.  
2. ALL LABOR SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.  
3. ALL LABOR SHALL BE CURED FOR A MINIMUM OF 7 DAYS.

## EQUIPMENT

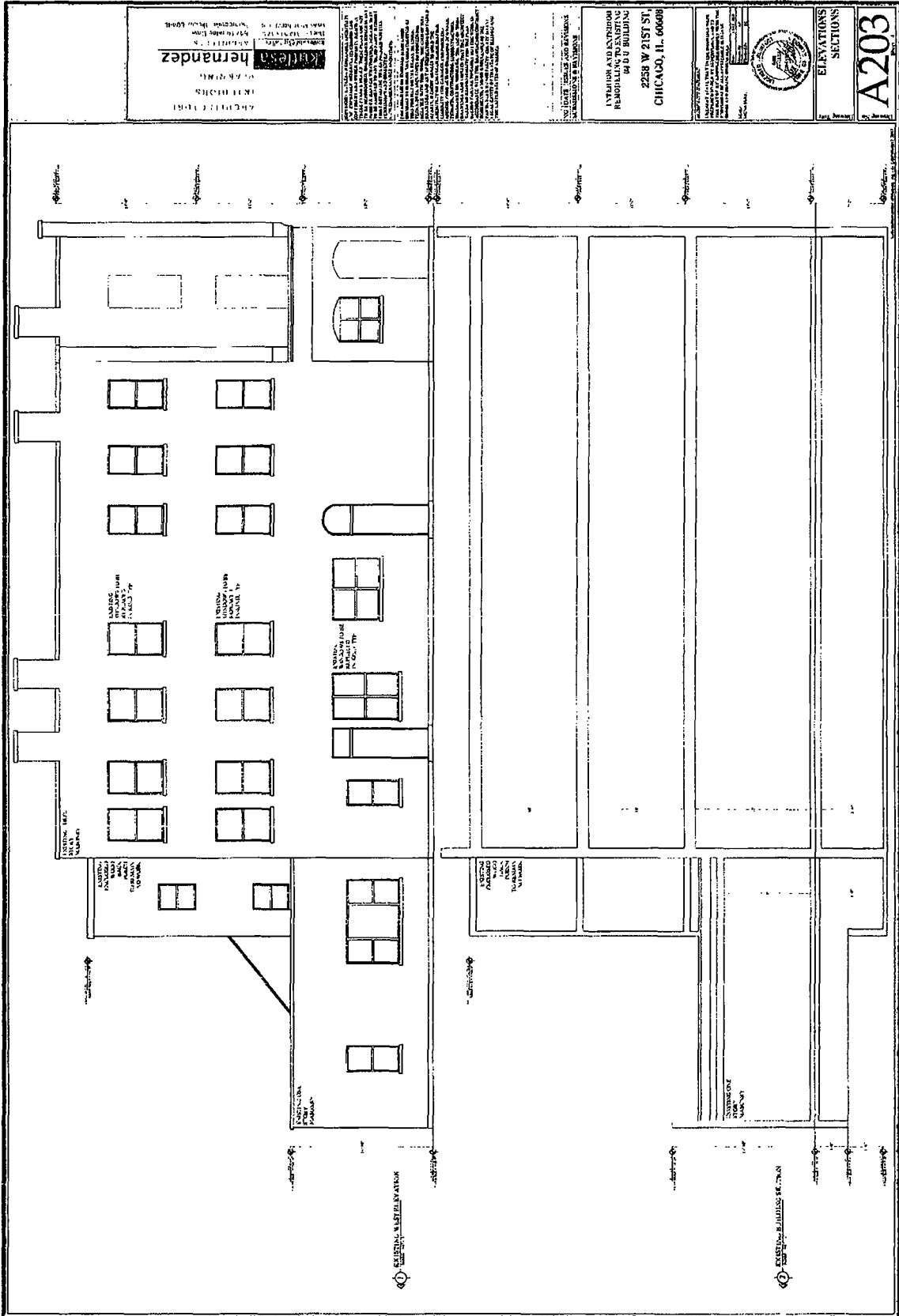
1. ALL EQUIPMENT SHALL BE 40 HOURS PER WEEK.  
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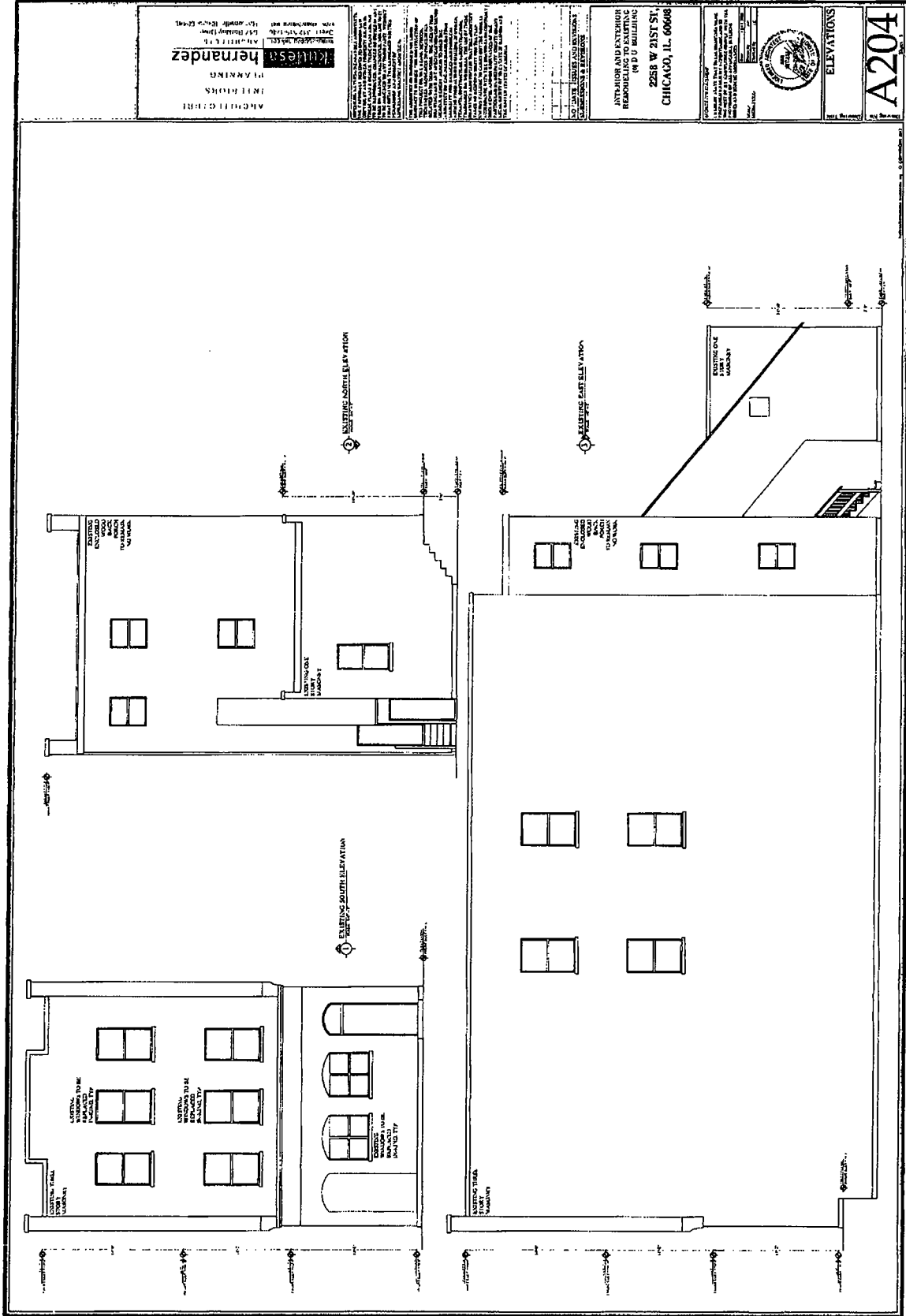
**herandez**  
ARCHITECTS  
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CHICAGO, IL 60611  
TEL: 312.467.1234  
FAX: 312.467.1235  
WWW.HERANDEZARCHITECTS.COM

**INTERIOR ARCHITECTURE  
REMODELING TRADING  
P&U BUILDING  
2258 W 21ST ST,  
CHICAGO, IL 60608**

**ESTIMATIONS  
SECTIONS**

**A203**

FINAL FOR PUBLICATION



ARCHITECTS  
INTERIORS  
PLANNING  
**Kulesa Hernandez**  
DESIGNERS  
137 N. Dearborn St.  
Chicago, IL 60610  
Tel: 312.467.1111  
Fax: 312.467.1112  
www.kulesahernandez.com

NO DATE, SCALE AND WORKSHEET NUMBER TO BE CHANGED  
THIS DRAWING IS THE PROPERTY OF KULESA HERNANDEZ ARCHITECTS AND PLANNING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KULESA HERNANDEZ ARCHITECTS AND PLANNING. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT. THE USER OF THIS DRAWING AGREES TO HOLD KULESA HERNANDEZ ARCHITECTS AND PLANNING HARMLESS FROM AND AGAINST ALL SUCH CLAIMS AND DAMAGES. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF KULESA HERNANDEZ ARCHITECTS AND PLANNING.

INTERIOR AND EXTERIOR  
REMODELING TO EXISTING  
EXISTING BUILDING  
2258 W 21ST ST.  
CHICAGO, IL 60608



ELEVATIONS  
**A204**