



City of Chicago



O2019-9354

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 1751 W 21st Pl - App No. 20300T1
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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications

as shown on Map No. 4-H in the area bounded by

West 21st Place; a line 100 feet east of and parallel to South Wood Street; the alley next south of and parallel to West 21st Place; and a line 75 feet east of and parallel to South Wood Street

to those of a B2-3 District 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: 1751 West 21st Place

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

1751 West 21st Place

B2-3 Neighborhood Mixed-Use District

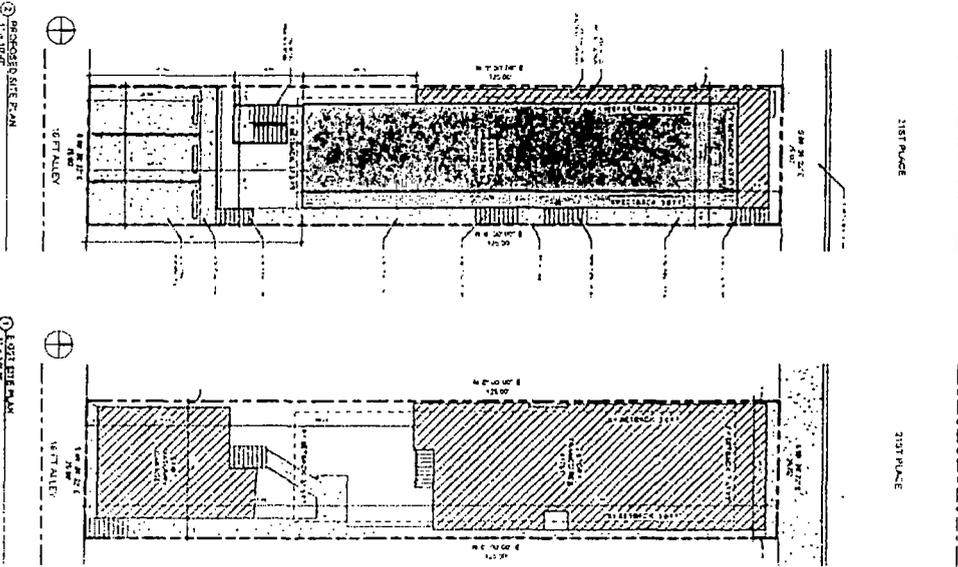
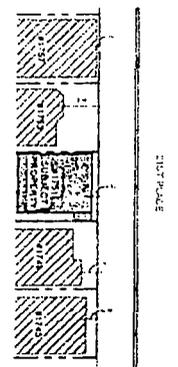
The applicant is requesting a zoning amendment from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the existing 2 story, 4 dwelling unit building to add a 3rd story, 2 dwelling units, and 1 parking space. After renovation, the building will have 3 stories, 6 dwelling units, and 3 parking spaces.

	PROPOSED
Lot Area	3,125 square feet
MLA	520.83 per DU
Parking	2 parking spaces exist. 1 space will be added for a total of 3 parking spaces*
Rear Setback	38.74 feet
West Setback	0.6 feet (existing)
East Setback	1.48 feet (existing)
Front Setback	2.09 feet (existing)
FAR	1.59
Building Height	36 feet 8 inches

*This is a transit served location.

Final for Publication

#120 1.07' (32.17 CM)
 #123 1.38' (42.06 CM)
 #124 2.29' (70.02 CM)
 #125 4.33' (132.00 CM)
 #126 4.92' (150.00 CM)
 #127 6.58' (200.60 CM)



1. GENERAL CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

STUDIO MEINKO
 200 S. 10TH ST.
 DENVER, CO 80202
 303.733.1000
 www.studiomeinko.com

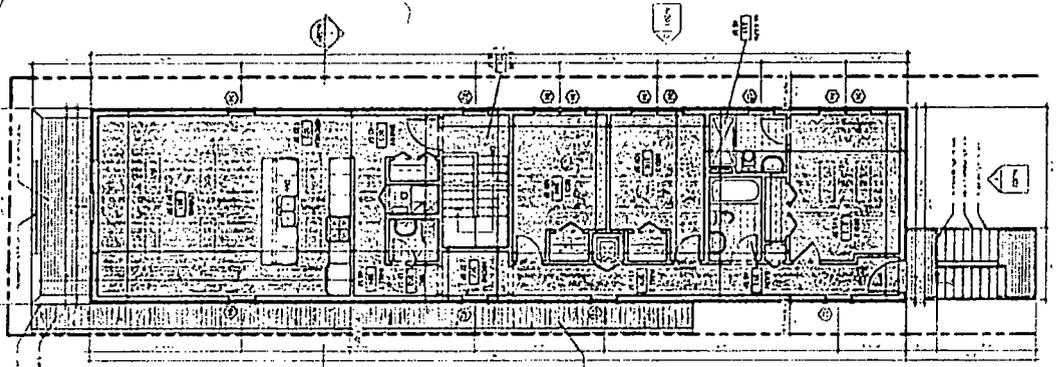
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ROOF PLAN NOTES

1. ROOF FINISH TO BE 2" THICK CONCRETE WITH 1" THICK POLYSTYRENE INSULATION ON TOP.
2. ALL ROOF DRAINAGE TO BE TO THE EXTERIOR.
3. ROOF DRAINAGE TO BE TO THE EXTERIOR.
4. ROOF DRAINAGE TO BE TO THE EXTERIOR.
5. ROOF DRAINAGE TO BE TO THE EXTERIOR.

FLOOR PLAN NOTES

1. FLOOR FINISH TO BE 2" THICK CONCRETE WITH 1" THICK POLYSTYRENE INSULATION ON TOP.
2. ALL FLOOR DRAINAGE TO BE TO THE EXTERIOR.
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5. FLOOR DRAINAGE TO BE TO THE EXTERIOR.



ROOF PLAN

FLOOR PLAN

STUDIO METHOD
1511 N. 10TH ST.
PHOENIX, ARIZONA 85016

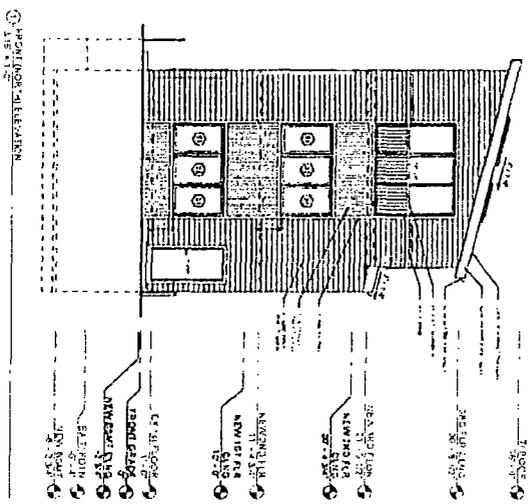
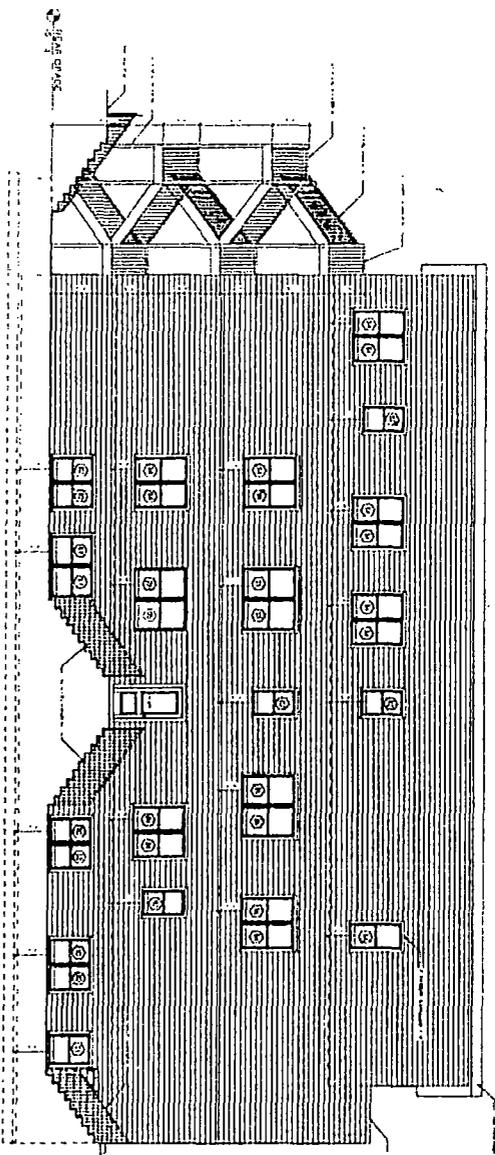
ARCHITECT: **PETERSON PLAN**
PARTNERS
1511 N. 10TH ST.
PHOENIX, ARIZONA 85016
DRAWN BY: **DAVID R. SMITH**

A-135

WINDOW SCHEDULE

NO.	DESCRIPTION	QTY	AREA	PERCENTAGE	REMARKS
1	10' x 10' DOUBLE HUNG	12	120.00	12.00	
2	10' x 10' DOUBLE HUNG	12	120.00	12.00	
3	10' x 10' DOUBLE HUNG	12	120.00	12.00	
4	10' x 10' DOUBLE HUNG	12	120.00	12.00	
5	10' x 10' DOUBLE HUNG	12	120.00	12.00	
6	10' x 10' DOUBLE HUNG	12	120.00	12.00	
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13	10' x 10' DOUBLE HUNG	12	120.00	12.00	
14	10' x 10' DOUBLE HUNG	12	120.00	12.00	
15	10' x 10' DOUBLE HUNG	12	120.00	12.00	
16	10' x 10' DOUBLE HUNG	12	120.00	12.00	
17	10' x 10' DOUBLE HUNG	12	120.00	12.00	
18	10' x 10' DOUBLE HUNG	12	120.00	12.00	
19	10' x 10' DOUBLE HUNG	12	120.00	12.00	
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42	10' x 10' DOUBLE HUNG	12	120.00	12.00	
43	10' x 10' DOUBLE HUNG	12	120.00	12.00	
44	10' x 10' DOUBLE HUNG	12	120.00	12.00	
45	10' x 10' DOUBLE HUNG	12	120.00	12.00	
46	10' x 10' DOUBLE HUNG	12	120.00	12.00	
47	10' x 10' DOUBLE HUNG	12	120.00	12.00	
48	10' x 10' DOUBLE HUNG	12	120.00	12.00	
49	10' x 10' DOUBLE HUNG	12	120.00	12.00	
50	10' x 10' DOUBLE HUNG	12	120.00	12.00	

- ### WINDOW 7 FLOOR NOTES
1. ALL WINDOWS TO BE DOUBLE HUNG WITH 1/2" x 1/2" x 1/2" GLASS.
 2. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" SILL.
 3. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" HEAD.
 4. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" CASE.
 5. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" FRAME.
 6. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" JAMB.
 7. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" LINEN.
 8. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" STILE.
 9. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" RAIL.
 10. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" BALANCE.
 11. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" CHECK.
 12. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" STOP.
 13. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" BUTT.
 14. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" GORE.
 15. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" POINT.
 16. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" SQUARE.
 17. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" TRIANGLE.
 18. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" CIRCLE.
 19. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" ELLIPSE.
 20. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" PARABOLA.
 21. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" HYPERBOLA.
 22. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" SPHERE.
 23. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" CYLINDER.
 24. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" CONE.
 25. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" PYRAMID.
 26. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" PRISM.
 27. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" CUBE.
 28. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" RECTANGULAR PRISM.
 29. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" CIRCULAR PRISM.
 30. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" TRIANGULAR PRISM.
 31. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" QUADRANGULAR PRISM.
 32. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" PENTAGONAL PRISM.
 33. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" HEXAGONAL PRISM.
 34. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" SEPTAGONAL PRISM.
 35. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" OCTAGONAL PRISM.
 36. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" NONAGONAL PRISM.
 37. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" DECAAGONAL PRISM.
 38. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" HENDecaAGONAL PRISM.
 39. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" DODECAAGONAL PRISM.
 40. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" TRICUBIC PRISM.
 41. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" TETRA-CUBIC PRISM.
 42. ALL WINDOWS TO BE SET IN 1/2" x 1/2" x 1/2" PENTACUBIC PRISM.
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STUDIO METRIC

1000 15th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1111
www.studiometric.com

PROJECT NO. 1000 15th Street, Suite 100

DATE: 10/15/11

SCALE: 1/8" = 1'-0"

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

1000 15th Street, Suite 100
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