



City of Chicago



O2020-5681

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

11/16/2020

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 4-H at 1744 W 21st Pl -
App No. 20552T1

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 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:

the public alley next north of and parallel to West 21st Place; a line 150.00 feet east of and parallel to South Wood Street; West 21st Place; and a line 125.00 feet east of and parallel to South Wood Street

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: 1744 West 21st Place

NARRATIVE AND PLANS

1744 West 21st Place

TYPE I REGULATIONS

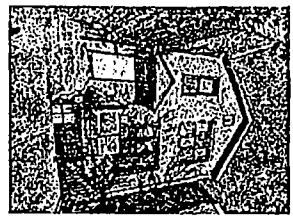
Narrative: The subject property is a 3,125 square foot lot and is improved with a two and half story residential building that includes four dwelling units and a detached two-car garage at the rear of the property. The Applicant proposes to rezone the property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3, Neighborhood Mixed-Use District to allow for the addition of two dwelling units for a total of six dwelling units. The Applicant will demolish the existing garage and have surface parking for three vehicles and is seeking relief in any additional required parking through this Type 1 application under the Transit Served Locations of the Chicago Zoning Ordinance. There will be no change in the existing height of the building (24 feet 2 inches).

Lot Area:	3,125 square feet
FAR:	0.89
Floor Area:	2,812.46 square feet
Residential Dwelling Units:	6
MLA Density:	520.8 square feet
Height:	24 feet 2 inches
Automobile Parking:	3*
Setbacks (existing):	
Front (West 21 st Place):	5 feet 6 inches
East Side:	3 feet 5 inches
West Side:	1.00 foot
Rear (alley):	51.00 feet

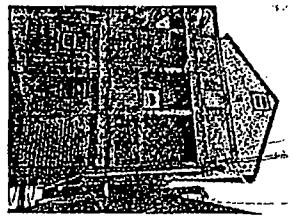
A set of plans is included.

The property is approximately 1,160.00 feet from the Ashland CTA Bus.

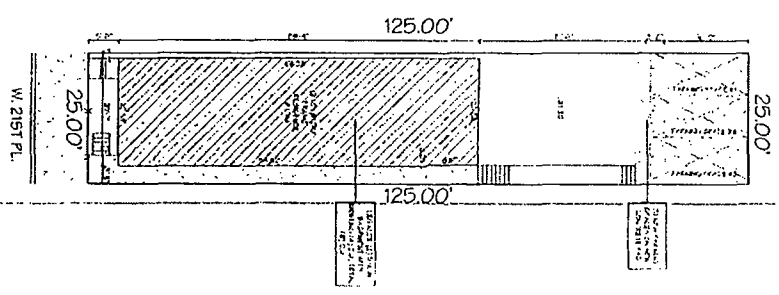
INTERIOR RENOVATIONS IN (4) DU. 6 LEGAL/121 DU. IN BASEMENT TOTAL 6 DU. ON MULTI-FAMILY FRAME BLDG WITH NEW CONCRETE PARKING PAD (3) SPACES. 1744 W 21ST PL. CHICAGO, IL 60608



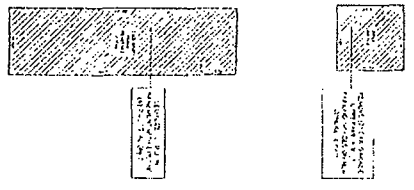
FRONT VIEW



REAR VIEW



SITE PLAN



DETAILED PLAN

DRAWING INDEX
 A-00 SITE PLAN (SEE TYPICAL SECTION INFORMATION)
 A-01 EXISTING CONCRETE FLOOR PLAN
 A-02 EXISTING CONCRETE FLOOR PLAN
 A-03 EXISTING CONCRETE FLOOR PLAN
 A-04 EXISTING CONCRETE FLOOR PLAN
 A-05 EXISTING CONCRETE FLOOR PLAN
 A-06 EXISTING CONCRETE FLOOR PLAN
 A-07 EXISTING CONCRETE FLOOR PLAN
 A-08 EXISTING CONCRETE FLOOR PLAN
 A-09 EXISTING CONCRETE FLOOR PLAN
 A-10 EXISTING CONCRETE FLOOR PLAN
 A-11 EXISTING CONCRETE FLOOR PLAN
 A-12 EXISTING CONCRETE FLOOR PLAN

Project No.	100
Project Name	1744 W 21ST PL.
Client	IR DESIGN FIRM
Architect	IR DESIGN FIRM
Engineer	IR DESIGN FIRM
Scale	AS SHOWN
Date	10/10/08
Sheet No.	A-0
Total Sheets	1
Author	IR DESIGN FIRM
Checker	IR DESIGN FIRM
Printer	IR DESIGN FIRM
Scale	AS SHOWN
Date	10/10/08
Sheet No.	A-0
Total Sheets	1

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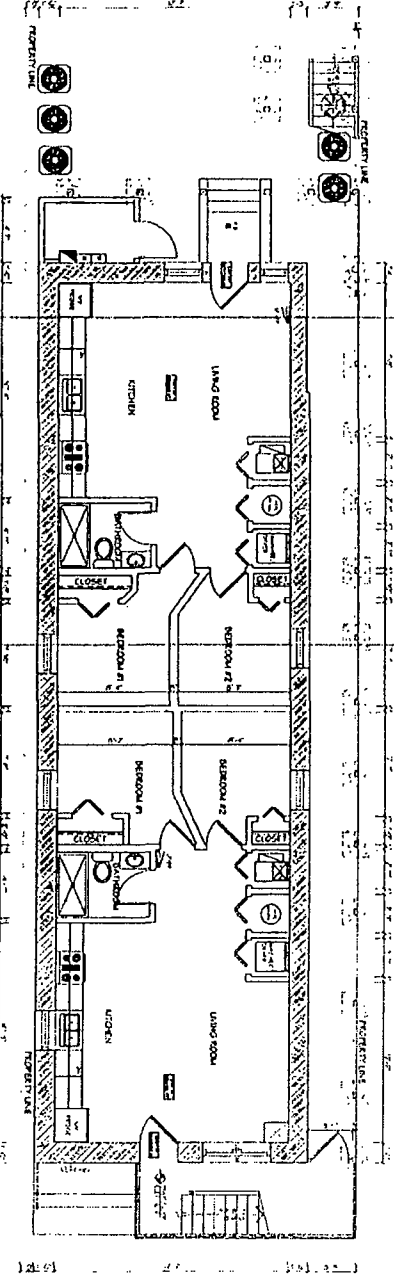
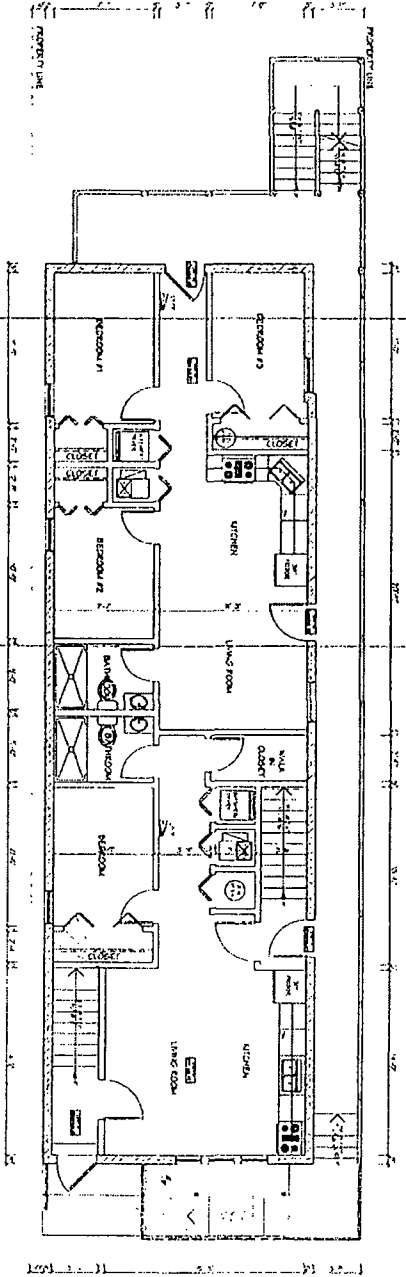
APPROVED FOR CONSTRUCTION

ROBERT J. SMITH
 PROFESSIONAL ENGINEER
 NO. 043-000001
 STATE OF ILLINOIS

IR DESIGN FIRM
 ARCHITECTS
 ENGINEERS

TEL: 773-784-9755
 FAX: 773-784-9759

LIC# 184 007984



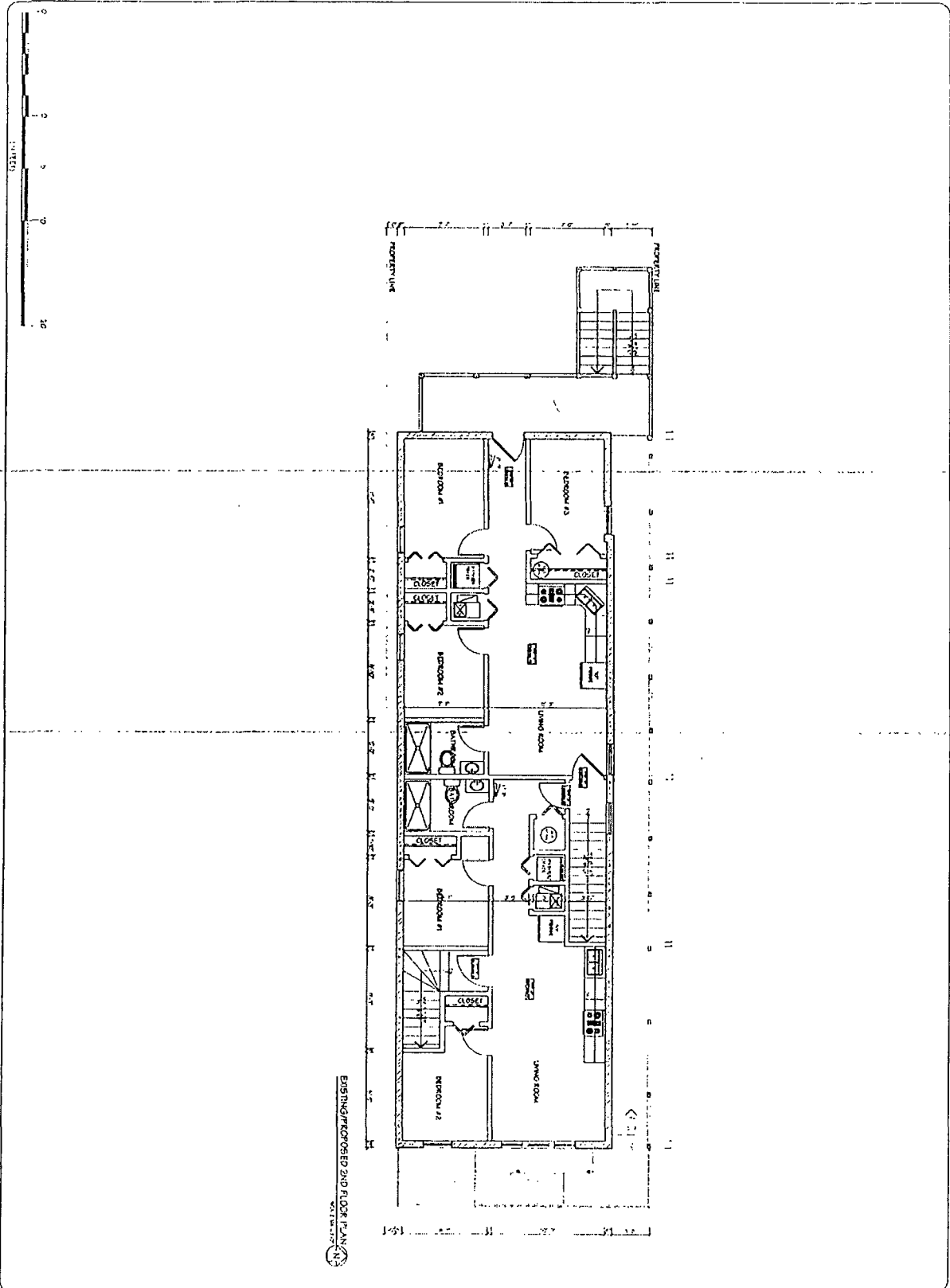
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1744 W. 21ST PL.	
DATE:	1/20/07
BY:	IR
CHECKED:	
DATE:	
SCALE:	
TITLE	A-1.0
SHEET NO.	

INTERIOR RENOVATIONS
 INC. & LEGALIZE
 1610 N. LAUREL ST.
 CHICAGO, IL 60642
 1744 W. 21ST PL.
 CHICAGO, IL 60608



IR DESIGN FIRM
 TEL: 773-764-9755
 FAX: 773-764-9755

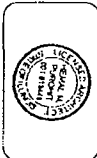
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 IR DESIGN FIRM
 TEL: 773-764-9755
 FAX: 773-764-9755



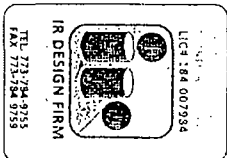
EXISTING PROPOSED 2ND FLOOR PLAN

Project No.	100
Address	1724 W 21ST PL.
City	CHICAGO, ILL.
State	ILL.
Zip	60608
Client	MR. & MRS. J. J. [Name]
Architect	IR DESIGN FIRM
Scale	1/8" = 1'-0"
Date	11/11/84
Sheet No.	A-11

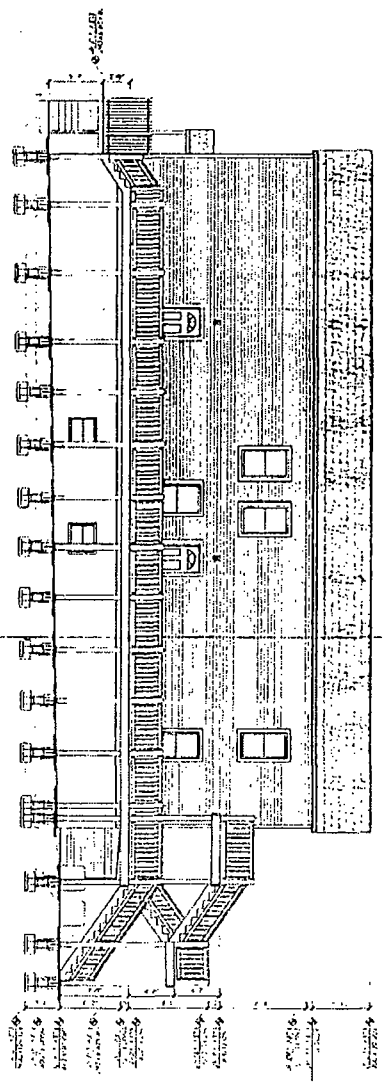
INTERIOR RENOVATIONS
 IN (A) U.V. & LEGALIZE (Z)
 D.U. INFILTRATION TOTAL
 (B) D.U. ON SULT-FAMILY
 FROM FLOOR
 11
 CHICAGO, ILL. 60608



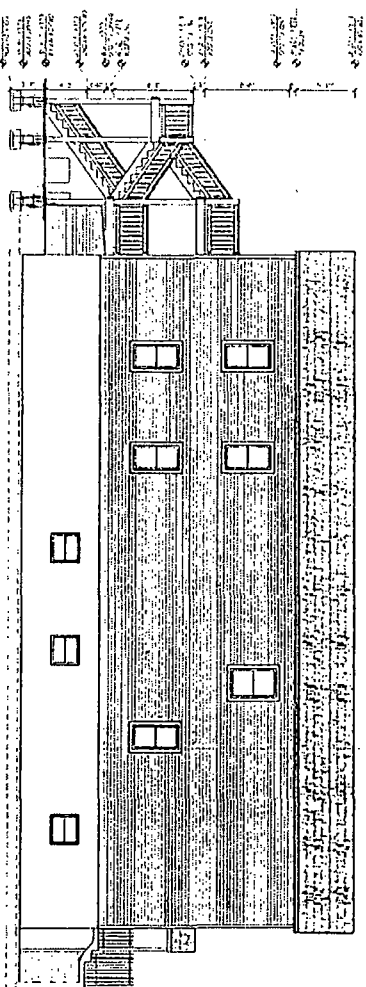
IR DESIGN FIRM
 1724 W 21ST PL.
 CHICAGO, ILL. 60608
 TEL. 773-784-9755
 FAX 773-784-9758



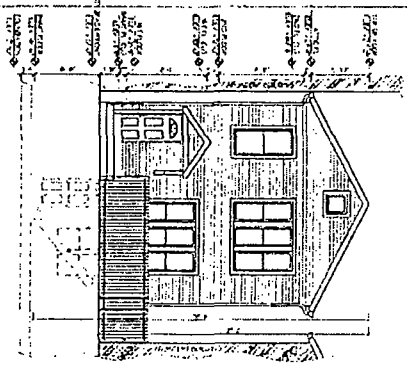
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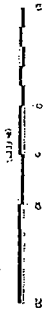
EXISTING/PROPOSED EAST ELEVATION

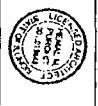


EXISTING/PROPOSED WEST ELEVATION



EXISTING/PROPOSED SOUTH ELEVATION



	<p>IR DESIGN FIRM</p> <p>TEL: 773.764.9315 FAX: 773.764.9318</p>	<p>PROJECT NO. 1744 W. 21ST PL.</p>	<p>ANTONIO RENOVATIONS INSHILD & LEGALJE 1610 S. MICHIGAN, SUITE 101 CHICAGO, IL 60605</p>
<p>DATE: 11/11/12</p> <p>BY: [Signature]</p> <p>CHECKED BY: [Signature]</p>		<p>DATE: 11/11/12</p> <p>BY: [Signature]</p> <p>CHECKED BY: [Signature]</p>	
<p>PROJECT NAME: 1744 W. 21ST PL.</p> <p>PROJECT ADDRESS: 1744 W. 21ST PL. CHICAGO, IL 60608</p>		<p>PROJECT NO.: 1744 W. 21ST PL.</p>	
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