



# City of Chicago



O2021-5578

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/15/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-H at 2124 S Ashland Ave/1600-1610 W 21st PI - App No. 20907T1
<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 all the current B3-2, Community Shopping District symbols and indications as shown on Map No. 4-H in the area bounded by:

A line 25.25 north of and parallel to West 21<sup>st</sup> Place; South Ashland Avenue;  
West 21<sup>st</sup> Place; and the public alley west of and parallel to South Ashland  
Avenue

to those of an 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: 2124 South Ashland Avenue / 1600-10 West 21<sup>st</sup> Place

**NARRATIVE AND PLANS**

2124 South Ashland Avenue / 1600-10 West 21<sup>st</sup> Place

**TYPE 1 REGULATIONS**

Narrative: The subject property contains 3,156.25 square feet of land and is improved with a two story vacant office building with no parking. The Applicant proposes to rezone the property from a B3-2, Community Shopping District to a B2-3, Neighborhood Mixed-Use District to add two live/work units on the ground floor and two residential dwelling units on the second floor. No additional parking is proposed. The work area of the front ground floor live/work unit will be approximately 409 square feet and the work area of the rear ground-floor live/work unit will be approximately 551 square feet. The Property is located in a Transit Served Location to the Ashland Avenue (Route 49) bus and the Applicant seeks to reduce any required parking through a Type 1 rezoning application pursuant to the Transit Served Location guidelines of the Chicago Zoning Ordinance. No building additions to existing structure are proposed and the existing height of the building, approximately 30'-1" will remain.

Lot Area: 3,156.25 square feet

FAR: 1.64

Floor Area: 5,188.7 square feet

Residential Dwelling Units: 4

Density (MLA): 789 square feet

Height: 30'-1"

Automobile Parking: 0\*

**Setbacks (existing)**

Front (South Ashland Avenue): 0'-0"

North Side: 0'-0"

South Side (West 21<sup>st</sup> Place): 0'-0"

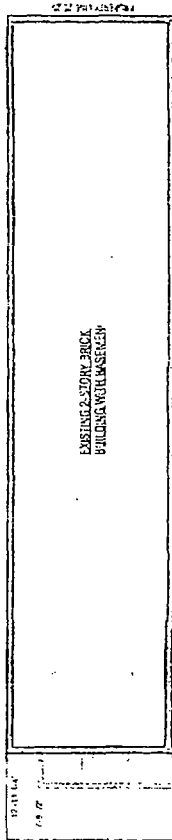
Rear (Alley): 12'-11 ¼"

\* A set of plans is attached.

\*\* The Property is located in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 219 feet from the Ashland Avenue (Route 49) bus.

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SOUTH ASHLAND AVENUE



WEST 21st STREET

PROPOSED INFRASTRUCTURE

DESIGNBRIDGE

1400 SOUTH ASHLAND AVENUE  
CHICAGO, IL 60607

2124 S ASHLAND AVE

2124 S ASHLAND AVE  
CHICAGO, IL 60616

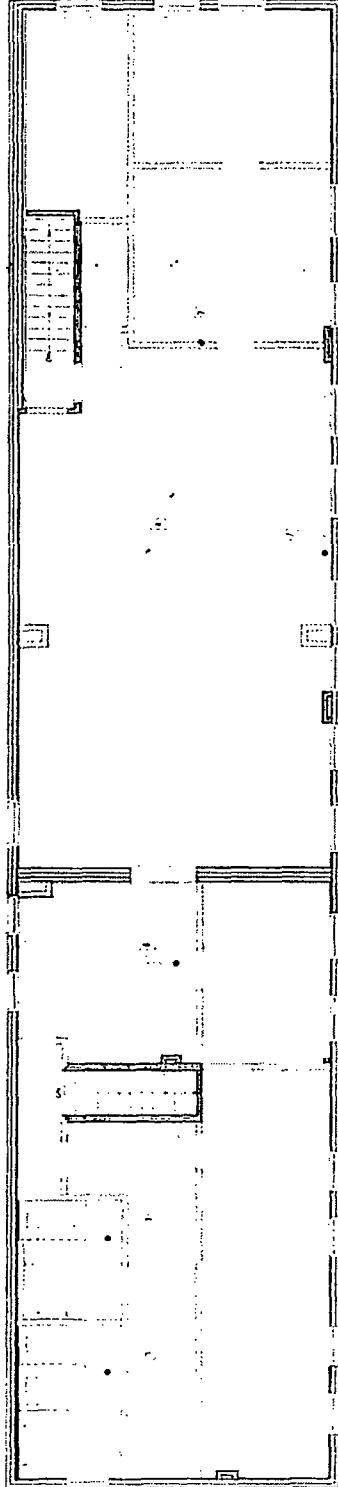
ASSEMBLED

SITE PLAN

XX	XX	A1.1
XX	XX	

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CONSTRUCTION  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.  
3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.  
4. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED.  
5. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.  
6. ALL WINDOWS ARE 36" WIDE UNLESS OTHERWISE NOTED.  
7. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.  
8. ALL ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
9. ALL FINISHES ARE TO FACE UNLESS OTHERWISE NOTED.  
10. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.



1st FLOOR PLAN

DESIGNER: DESIGNER

DATE: 1/1/2000

DENO 1ST FLOOR

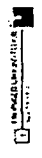
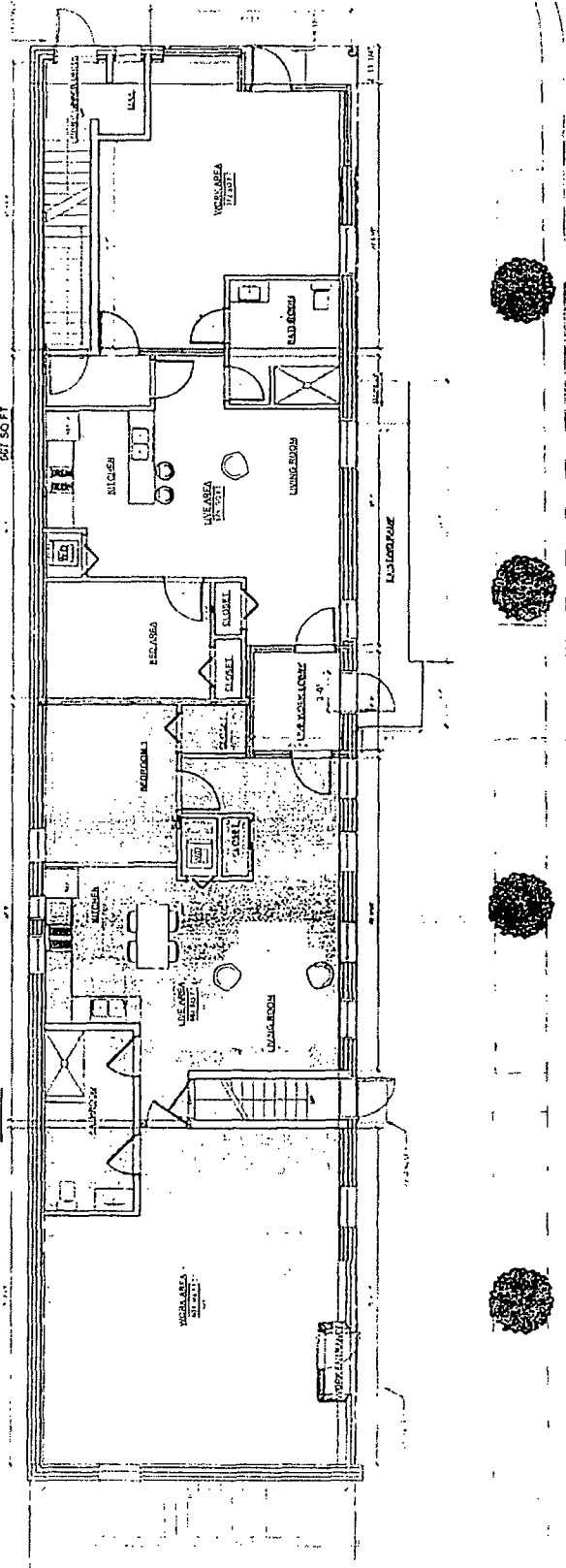
D1.1

1st FLOOR PLAN

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LIVE WORK UNIT  
1366 SQ FT

LIVE WORK UNIT  
921 SQ FT



DESIGNBRIDGE

ZEPHS AS LANDLORD

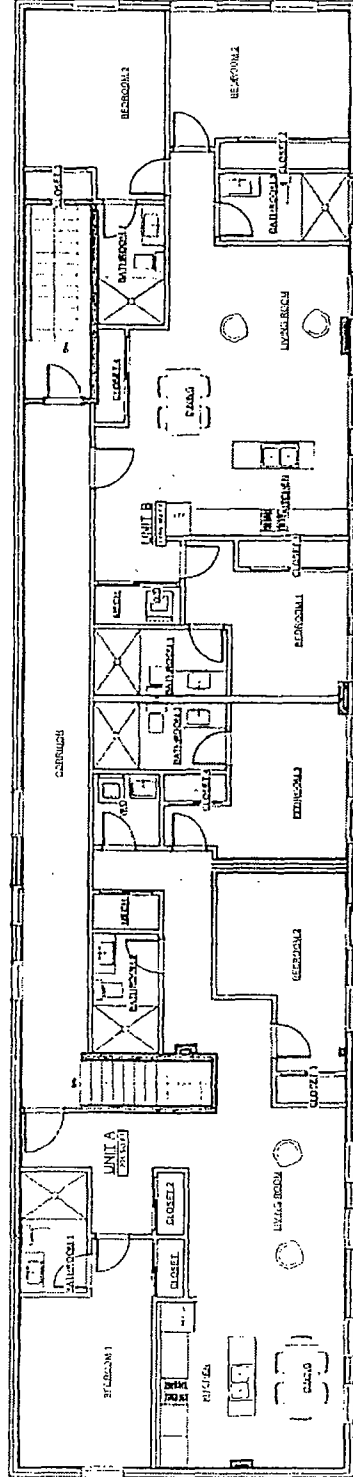
210 BUCKINGHAM AVENUE  
DOWNTOWN, LOS ANGELES

UNRECORDED

GROUND FLOOR PLAN

XX	XX	XX	A1.2
XX	XX	XX	

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UNITS ABOVE UNIT PLAN

UNITS BELOW UNIT PLAN

DESIGNBRIDGE

2025-05-01-10:00 AM

REVISIONS

PROPOSED 2ND FLOOR PLAN

NO.	DATE	BY	CHKD.
1			

A13





