



# City of Chicago



SO2021-1510

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/21/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-H at 1721 W 21st St - App No. 20671T1
<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 of the RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 4-H in the area bounded by

West 21<sup>st</sup> Street; a line 200.00 feet west of and parallel to South Paulina Street; the public alley next south of and parallel to West 21<sup>st</sup> Street; a line 225.00 feet west of and parallel to South Paulina Street

to those of 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: 1721 West 21<sup>st</sup> Street

**SUBSTITUTE PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT**

**1721 W 21<sup>st</sup> Street**

RM-5 Residential Multi-Unit District to Proposed B2-3 Neighborhood Mixed Use District

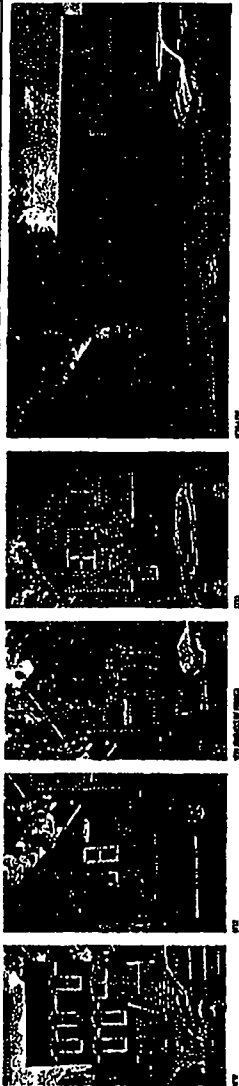
The Applicant seeks a zoning map amendment to allow for the construction of a 7 dwelling unit building and 3 parking spaces. The property is a transit served location within 1,320 feet of the 18th Street CTA pink line entrance and the Ashland #9 Bus Line Corridor. The building height is 38 feet 5 ½ inches tall. No commercial space is provided.

	PROPOSED
Lot Area	3,125 SF
Density - MLA	446.42
Off Street Parking	3*
Rear Setback	36 feet 1 inches
West Setback	1 feet 2 inches
East Setback	2 feet 4 inches
Front Setback	8 feet 0 inches
FAR	1.57
Building Height	38 feet 5 ½ inches

\*Transit Served Location seeking parking exemption through a Type 1 Zoning Map Amendment.

**GENERAL CONSTRUCTION, SITE, AND DEMOLITION NOTES**

1. ALL DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND ALL APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
8. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO CONSTRUCTION ORDINANCES.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.
10. ALL MATERIALS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES.
12. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO EROSION CONTROL ORDINANCES.
13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
14. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DRAINAGE ORDINANCES.
15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
16. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO CONSTRUCTION ORDINANCES.
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28. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO EROSION CONTROL ORDINANCES.
29. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
30. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DRAINAGE ORDINANCES.



5 HEIGHT ELEVATIONS



4 STREET VIEW

**2point**  
 ARCHITECTS  
 1137 N. WISCONSIN AVE.  
 CHICAGO, IL 60614  
 TEL: 312.467.1100  
 WWW.2POINTARCHITECTS.COM

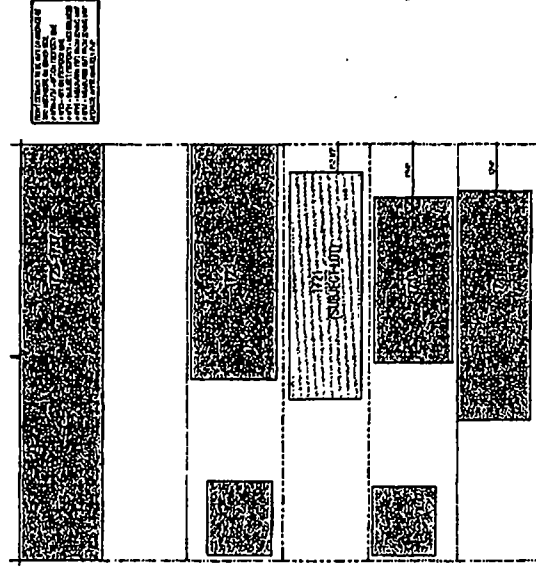
PROJECT: 1919 MULTI-FAMILY BUILDING NEW CONSTRUCTION  
 1721 W 21st ST, CHICAGO, IL 60608

DATE: 04/11/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

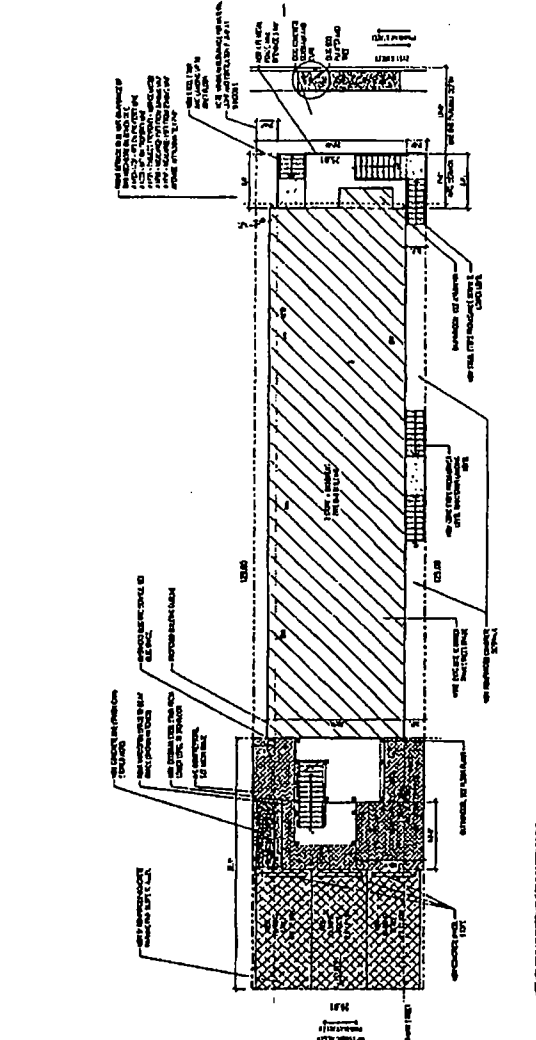


1919 MULTI-FAMILY BUILDING NEW CONSTRUCTION  
 1721 W 21st ST, CHICAGO, IL 60608

3 LANDSCAPE PROTECTION STATEMENT



2 BLOCK PLAN




1 SITE PLAN

**TYPICAL LEGEND**

- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING UTILITY
- EXISTING STRUCTURE
- EXISTING TREES
- EXISTING LANDSCAPE
- EXISTING EROSION CONTROL
- EXISTING DRAINAGE
- EXISTING UTILITIES
- EXISTING STRUCTURES
- EXISTING TREES
- EXISTING LANDSCAPE
- EXISTING EROSION CONTROL
- EXISTING DRAINAGE

EXHIBIT - SEE APPROVAL

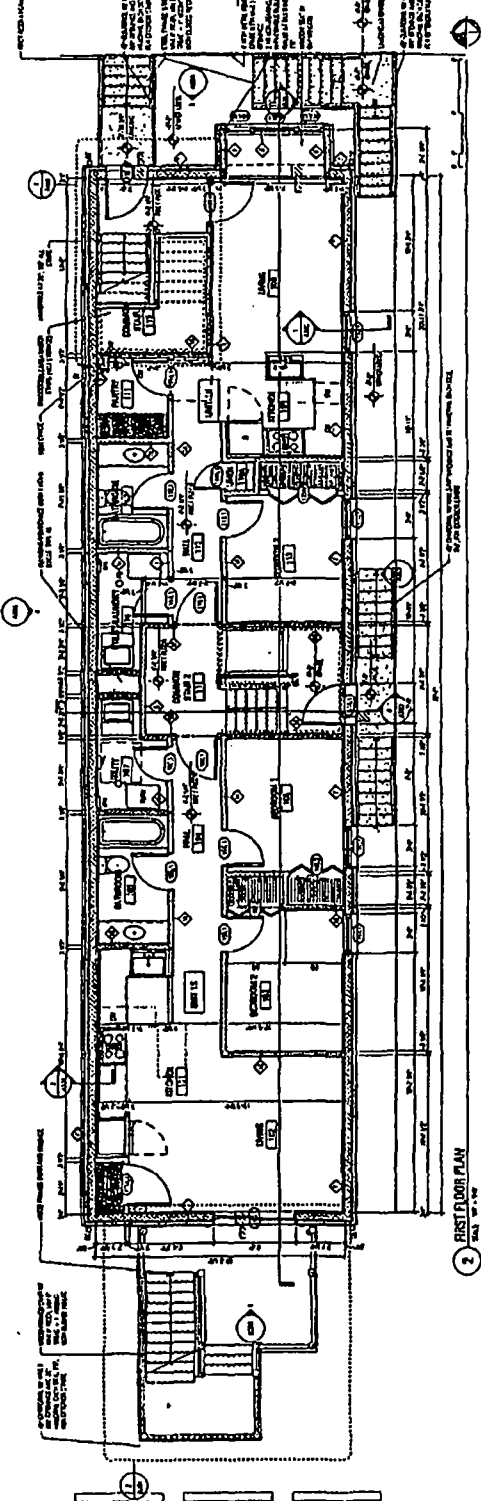


**Paul R. Elkins**  
 ARCHITECT  
 2 point  
 1137 N. Webster Ave.  
 Chicago, IL 60614  
 Tel: 312.264.1900  
 Fax: 312.264.1901  
 www.2point.com

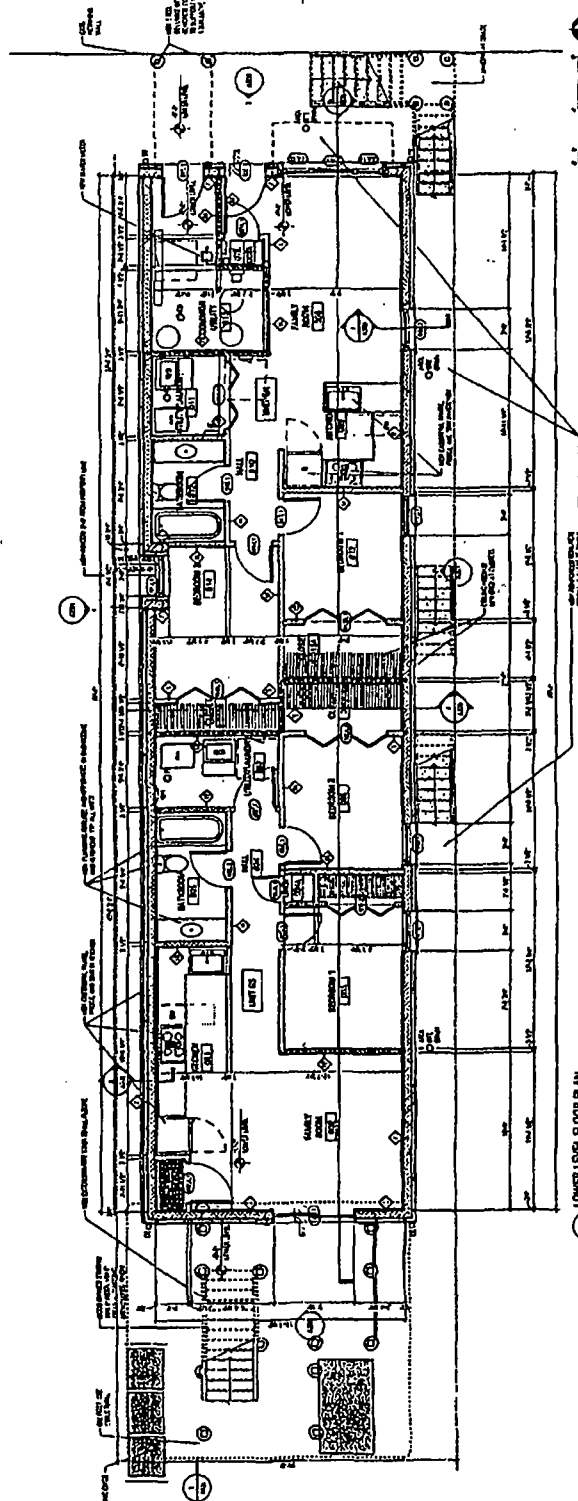
1919  
 MULTIFAMILY BUILDINGS NEW  
 CONSTRUCTION  
 1721 W 29th ST.  
 1731 W 29th ST, CHICAGO, IL  
 60608

**TYPICAL LEGEND**

- 1" = 1'-0" (ALL UNLESS OTHERWISE SPECIFIED)
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
- ALL WALLS ARE 12" THICK UNLESS OTHERWISE SPECIFIED
- ALL DOORS ARE 3'-0" WIDE UNLESS OTHERWISE SPECIFIED
- ALL WINDOWS ARE 6'-0" WIDE UNLESS OTHERWISE SPECIFIED
- ALL FLOORS ARE 4" THICK UNLESS OTHERWISE SPECIFIED
- ALL CEILING ARE 8' UNLESS OTHERWISE SPECIFIED
- ALL ROOF ARE 4" THICK UNLESS OTHERWISE SPECIFIED
- ALL STAIRS ARE 6" WIDE UNLESS OTHERWISE SPECIFIED
- ALL BALUSTRADES ARE 4" HIGH UNLESS OTHERWISE SPECIFIED
- ALL RAILINGS ARE 4" HIGH UNLESS OTHERWISE SPECIFIED
- ALL SLOPES ARE 1/4" PER FOOT UNLESS OTHERWISE SPECIFIED
- ALL FINISHES ARE AS SHOWN UNLESS OTHERWISE SPECIFIED
- ALL MATERIALS ARE AS SHOWN UNLESS OTHERWISE SPECIFIED
- ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT



2 FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

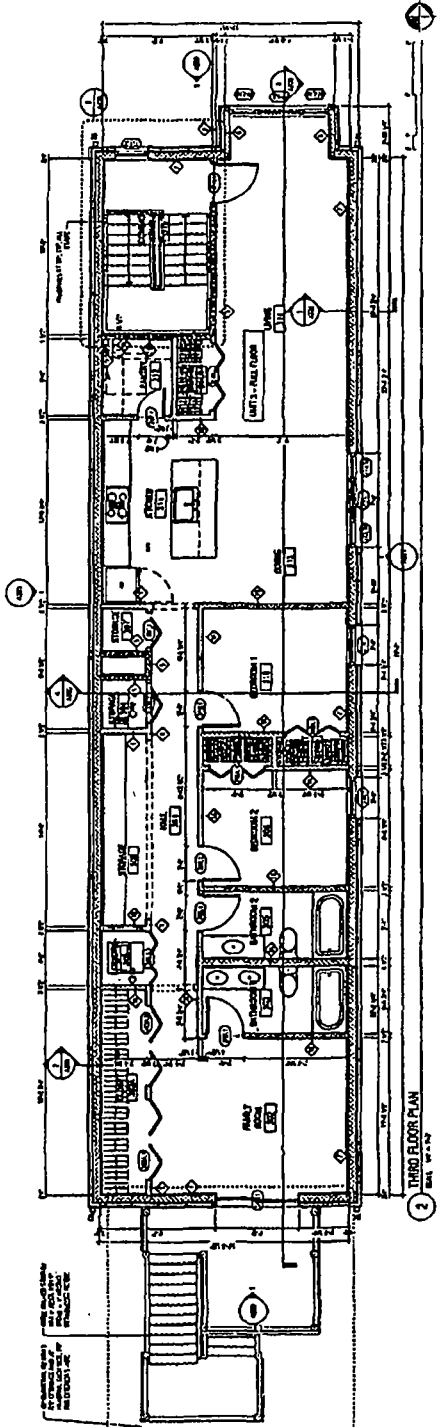


1 LOWER LEVEL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

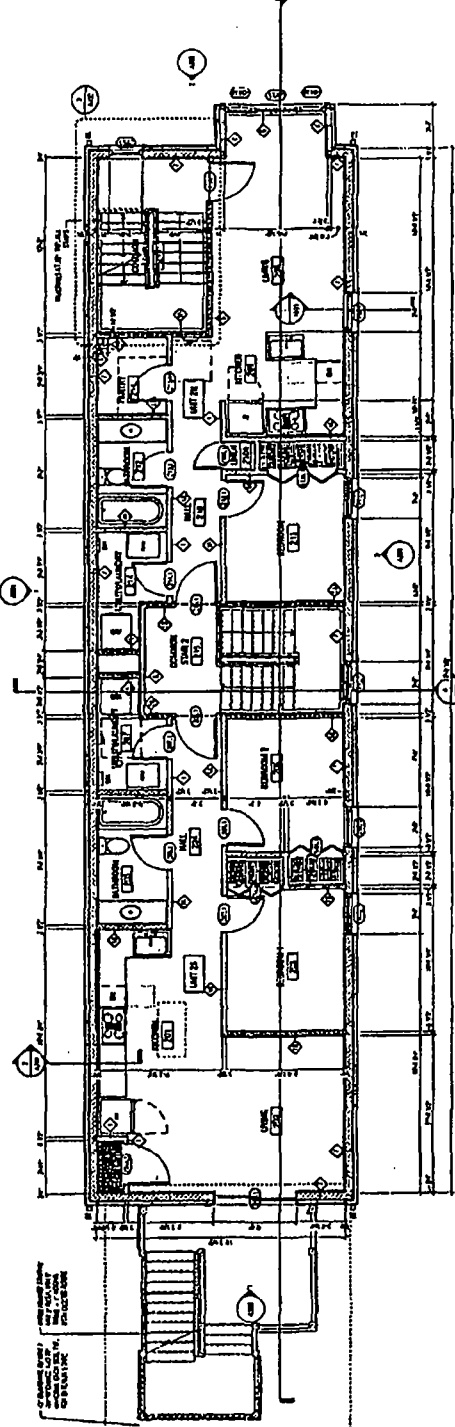
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LOWER LEVEL AND FIRST FLOOR PLANS

SCALING: APPROX.



3 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

WALL TYPE SCHEDULE

- 1. 4" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 2. 8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 3. 12" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 4. 16" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 5. 20" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 6. 24" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 7. 28" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 8. 32" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 9. 36" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 10. 40" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 11. 44" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 12. 48" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 13. 52" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 14. 56" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 15. 60" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 16. 64" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 17. 68" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 18. 72" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 19. 76" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 20. 80" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.

- 21. 84" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 22. 88" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 23. 92" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 24. 96" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 25. 100" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 26. 104" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 27. 108" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 28. 112" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 29. 116" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.
- 30. 120" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER ON BOTH SIDES.

**TYPICAL LEGEND**

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1919  
MULTI-FAMILY BUILDING NEW  
CONSTRUCTION  
1721 W 21st ST. CHICAGO, ILL.  
1721 W 24th ST. CHICAGO, ILL.  
60608

**2point perspective inc.**  
187 N. WENDELL AVE  
CHICAGO, ILL. 60614  
PLANNED BY  
THE BUILDING DEPARTMENT

ARCHITECT  
**Paul R. Eddy**  
1111 N. WENDELL AVE  
CHICAGO, ILL. 60614

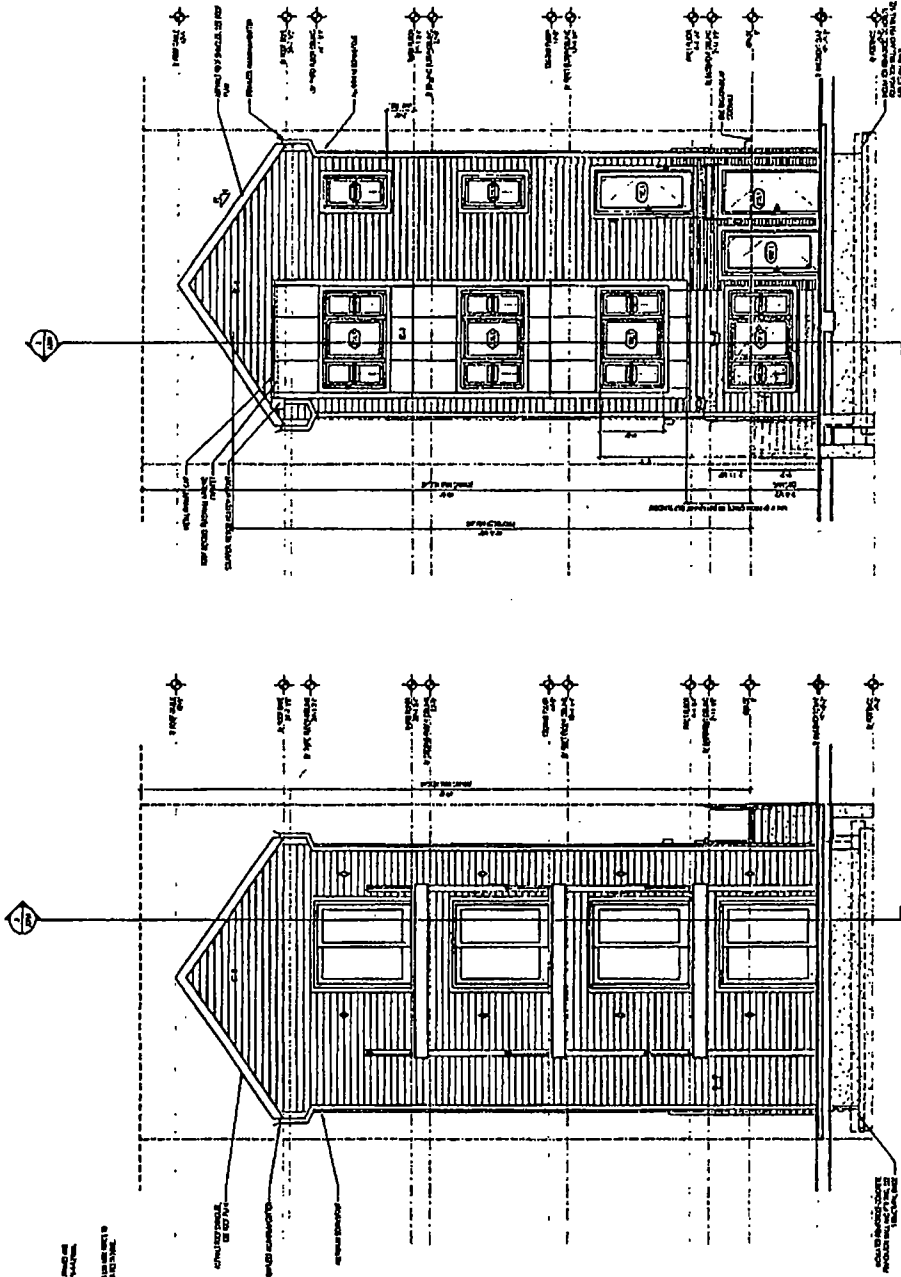


GENERAL WINDOW NOTES

1. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CHECK WITH THE MANUFACTURER FOR THE LATEST VERSION OF THE INSTRUCTIONS.
2. ALL WINDOWS TO BE INSTALLED WITH THE FINISH SURFACE TO THE INTERIOR UNLESS OTHERWISE NOTED.
3. ALL WINDOWS TO BE INSTALLED WITH THE FINISH SURFACE TO THE INTERIOR UNLESS OTHERWISE NOTED.
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EXTERIOR FINISH MATERIALS

- 6-1. EXTERIOR FINISH - SIDING
- 6-2. EXTERIOR FINISH - ROOFING
- 6-3. EXTERIOR FINISH - GUTTERING
- 6-4. EXTERIOR FINISH - DOWNSPOUTS
- 6-5. EXTERIOR FINISH - TRIM
- 6-6. EXTERIOR FINISH - PAINT
- 6-7. EXTERIOR FINISH - STAIN
- 6-8. EXTERIOR FINISH - SEALANT
- 6-9. EXTERIOR FINISH - FLASHING
- 6-10. EXTERIOR FINISH - DRAINAGE



1 SOUTH ELEVATION (FRONT)

2 NORTH ELEVATION (REAR)

ELEVATIONS - EXTERIOR NORTH (FRONT) & SOUTH (REAR)

**Paul R. Etkin**  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF ILLINOIS  
 NO. 111,239

**2point perspective inc.**  
 1127 W. Webster Ave.  
 CHICAGO, IL 60614  
 TEL: 312.553.1234  
 WWW: 2POINTPERSPECTIVE.COM

1919  
 1801 74-FAMILY BUILDING NEW  
 CONSTRUCTION  
 1721 W 2145 ST  
 1721 W 2145 ST CHICAGO, IL  
 60608

PROJECT NO. 1919  
 DATE: 11/11/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

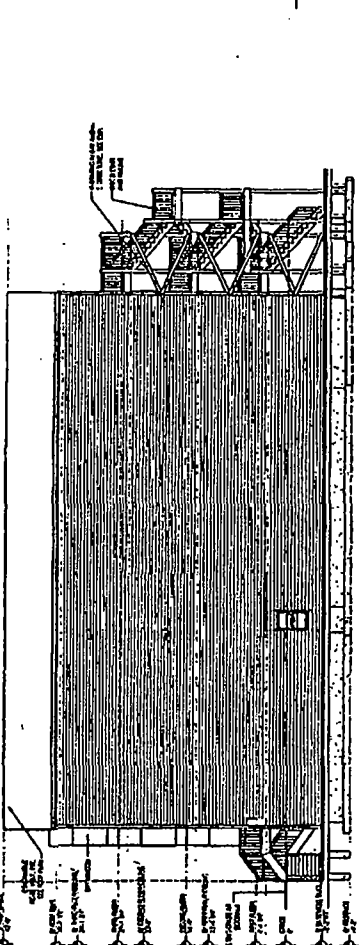


GENERAL WINDOW NOTES

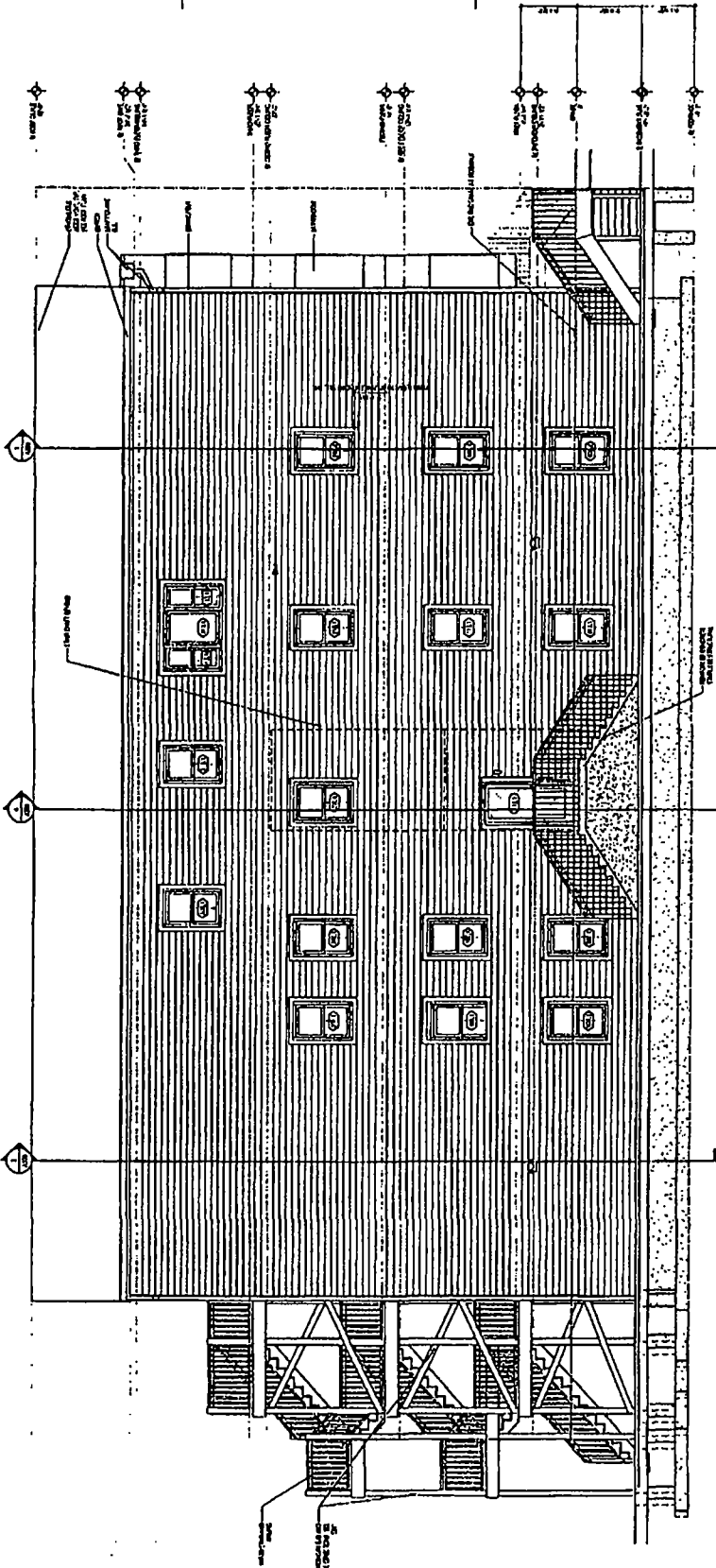
1. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. GENERAL NOTES TO BE OBSERVED IN THE INSTALLATION OF ALL WINDOW UNITS SHALL BE AS FOLLOWS:
  - a. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - b. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - c. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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  - u. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - v. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - w. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - x. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - y. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - z. ALL WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

EXTERIOR FINISH MATERIALS

NO.	DESCRIPTION	QUANTITY	UNIT
01	BRICK	1000	SQ. YD.
02	CONCRETE	1000	SQ. YD.
03	PLASTER	1000	SQ. YD.
04	PAINT	1000	SQ. YD.
05	STAIN	1000	SQ. YD.
06	GLASS	1000	SQ. YD.
07	WOOD	1000	SQ. YD.
08	IRON	1000	SQ. YD.
09	COPPER	1000	SQ. YD.
10	ALUMINUM	1000	SQ. YD.
11	STEEL	1000	SQ. YD.
12	BRASS	1000	SQ. YD.
13	LEAD	1000	SQ. YD.
14	ZINC	1000	SQ. YD.
15	NICKEL	1000	SQ. YD.
16	CHROME	1000	SQ. YD.
17	PLASTER	1000	SQ. YD.
18	CONCRETE	1000	SQ. YD.
19	BRICK	1000	SQ. YD.
20	WOOD	1000	SQ. YD.
21	IRON	1000	SQ. YD.
22	COPPER	1000	SQ. YD.
23	ALUMINUM	1000	SQ. YD.
24	STEEL	1000	SQ. YD.
25	BRASS	1000	SQ. YD.
26	LEAD	1000	SQ. YD.
27	ZINC	1000	SQ. YD.
28	NICKEL	1000	SQ. YD.
29	CHROME	1000	SQ. YD.
30	PLASTER	1000	SQ. YD.
31	CONCRETE	1000	SQ. YD.
32	BRICK	1000	SQ. YD.
33	WOOD	1000	SQ. YD.
34	IRON	1000	SQ. YD.
35	COPPER	1000	SQ. YD.
36	ALUMINUM	1000	SQ. YD.
37	STEEL	1000	SQ. YD.
38	BRASS	1000	SQ. YD.
39	LEAD	1000	SQ. YD.
40	ZINC	1000	SQ. YD.
41	NICKEL	1000	SQ. YD.
42	CHROME	1000	SQ. YD.
43	PLASTER	1000	SQ. YD.
44	CONCRETE	1000	SQ. YD.
45	BRICK	1000	SQ. YD.
46	WOOD	1000	SQ. YD.
47	IRON	1000	SQ. YD.
48	COPPER	1000	SQ. YD.
49	ALUMINUM	1000	SQ. YD.
50	STEEL	1000	SQ. YD.



1 WEST ELEVATION



2 EAST ELEVATION

ARCHITECT  
  
 Paul R. Elkins  
 LICENSED PROFESSIONAL ENGINEER  
 MECHANICAL ENGINEERING  
 STATE OF ILLINOIS  
 No. 01-0110006

POINT perspective  
 1127 N. Wacker Ave.  
 Chicago, IL 60614  
 TEL: 312-527-1100  
 FAX: 312-527-1101  
 WWW: pointperspective.com

1919  
 MULTI-FAMILY BUILDING NEW  
 CONSTRUCTION  
 172 N. 21st ST.  
 172 N. 21st ST, CHICAGO, IL  
 60608

NO.	DESCRIPTION	QUANTITY	UNIT
1	BRICK	1000	SQ. YD.
2	CONCRETE	1000	SQ. YD.
3	PLASTER	1000	SQ. YD.
4	PAINT	1000	SQ. YD.
5	STAIN	1000	SQ. YD.
6	GLASS	1000	SQ. YD.
7	WOOD	1000	SQ. YD.
8	IRON	1000	SQ. YD.
9	COPPER	1000	SQ. YD.
10	ALUMINUM	1000	SQ. YD.
11	STEEL	1000	SQ. YD.
12	BRASS	1000	SQ. YD.
13	LEAD	1000	SQ. YD.
14	ZINC	1000	SQ. YD.
15	NICKEL	1000	SQ. YD.
16	CHROME	1000	SQ. YD.
17	PLASTER	1000	SQ. YD.
18	CONCRETE	1000	SQ. YD.
19	BRICK	1000	SQ. YD.
20	WOOD	1000	SQ. YD.
21	IRON	1000	SQ. YD.
22	COPPER	1000	SQ. YD.
23	ALUMINUM	1000	SQ. YD.
24	STEEL	1000	SQ. YD.
25	BRASS	1000	SQ. YD.
26	LEAD	1000	SQ. YD.
27	ZINC	1000	SQ. YD.
28	NICKEL	1000	SQ. YD.
29	CHROME	1000	SQ. YD.
30	PLASTER	1000	SQ. YD.
31	CONCRETE	1000	SQ. YD.
32	BRICK	1000	SQ. YD.
33	WOOD	1000	SQ. YD.
34	IRON	1000	SQ. YD.
35	COPPER	1000	SQ. YD.
36	ALUMINUM	1000	SQ. YD.
37	STEEL	1000	SQ. YD.
38	BRASS	1000	SQ. YD.
39	LEAD	1000	SQ. YD.
40	ZINC	1000	SQ. YD.
41	NICKEL	1000	SQ. YD.
42	CHROME	1000	SQ. YD.
43	PLASTER	1000	SQ. YD.
44	CONCRETE	1000	SQ. YD.
45	BRICK	1000	SQ. YD.
46	WOOD	1000	SQ. YD.
47	IRON	1000	SQ. YD.
48	COPPER	1000	SQ. YD.
49	ALUMINUM	1000	SQ. YD.
50	STEEL	1000	SQ. YD.

ELEVATIONS - EXTERIOR EAST & WEST (SIUS)  
 A201