



City of Chicago



O2017-4824

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/28/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 2233 W 21st St - App No. 19277T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19277 T1
INTRO DATE:
JUNE 28, 2017

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:

West 21st Street; a line 276.20 feet east of South Oakley Avenue; the public alley next south of West 21st Street; a line 251.20 feet east of 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: 2233 West 21st Street, Chicago, Illinois, 60608

NARRATIVE

2233 West 21st Street, Chicago, Illinois, 60608

The subject property consists of 3,150 square feet and is improved with a 2-story building with 2 residential dwelling units and 2 automobile parking spaces. The Applicant proposes to rezone the property to a B2-3 Neighborhood Mixed-Use District in order to complete an interior remodeling to create 2 additional residential dwelling units, for a total of 4 residential dwelling units, 2 automobile parking spaces*, 4 bicycle parking spaces, and no loading berth. The height of the building will remain at 28 feet.

FAR:	1.04
MLA:	787
Floor Area:	3,252 square feet
Residential Dwelling Units:	4
Height:	28 feet
Setbacks:	
Front (21 st Street):	0 feet
Rear (public alley):	40 feet
East Property Line:	4 feet
West Property Line:	0 feet
Automobile Parking Spaces:	2*
Bicycle Parking Spaces:	4
Loading Berth:	None

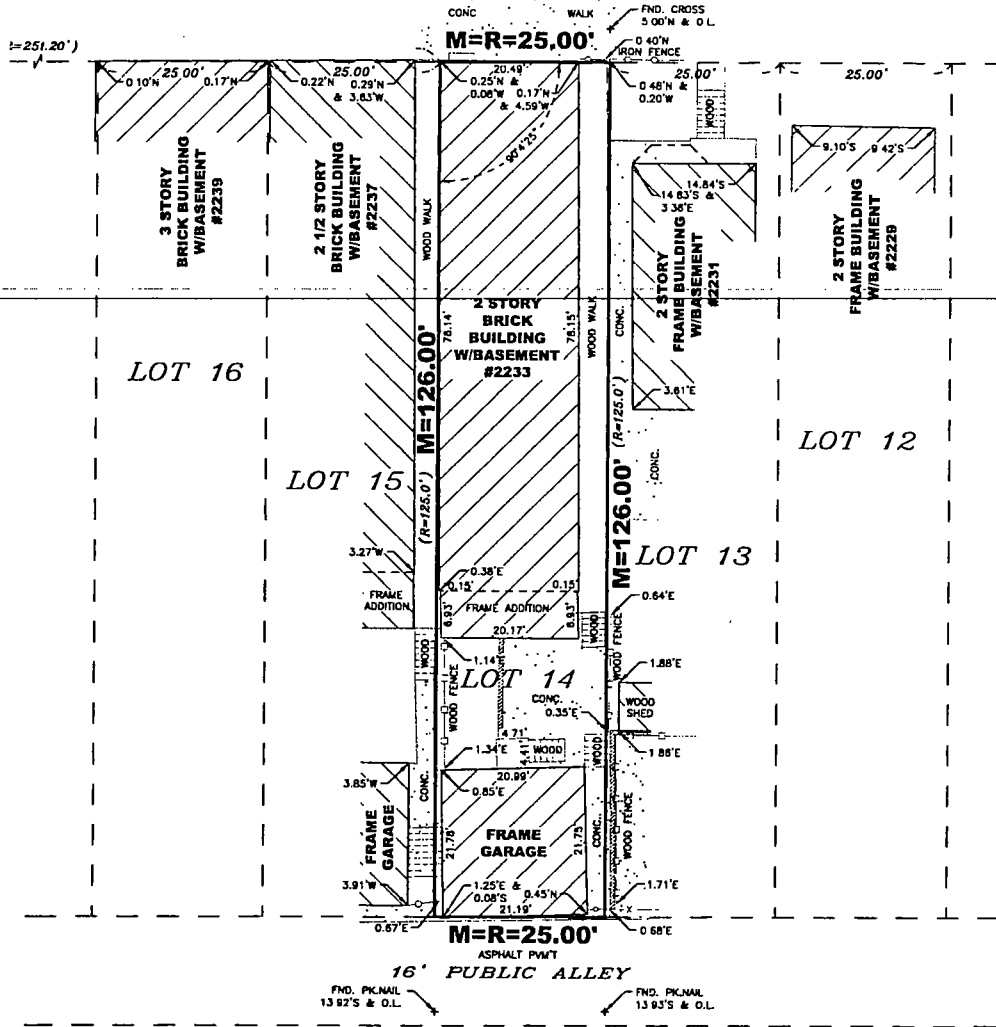
FINAL FOR PUBLICATION

* Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance; Property approximately 954 feet from the entrance of the CTA Station.

WEST 21 ST. STREET

ASPHALT PAVT

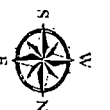
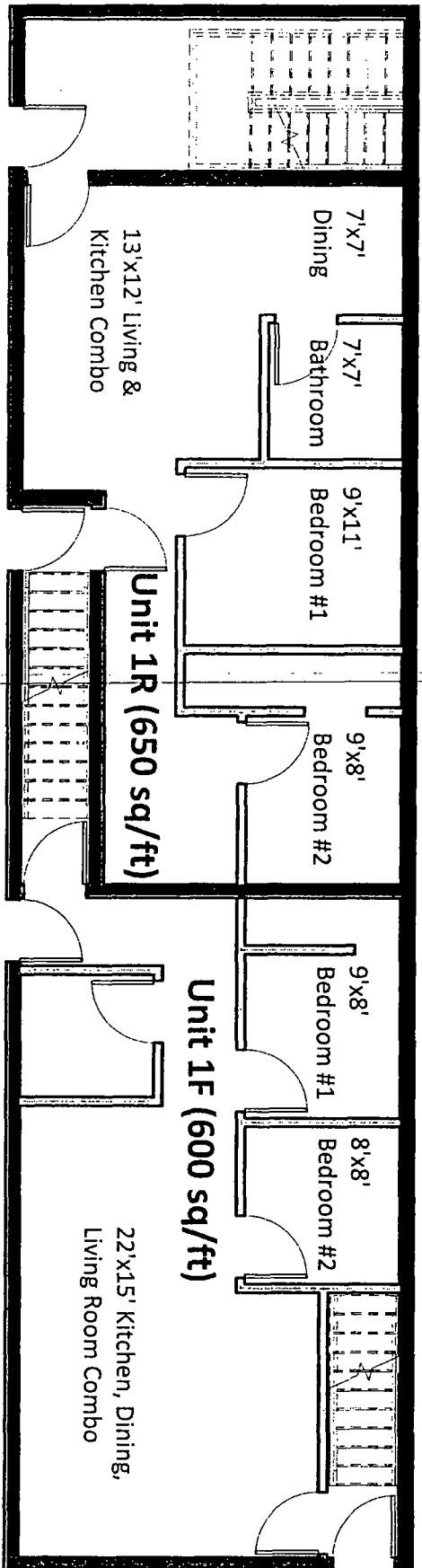
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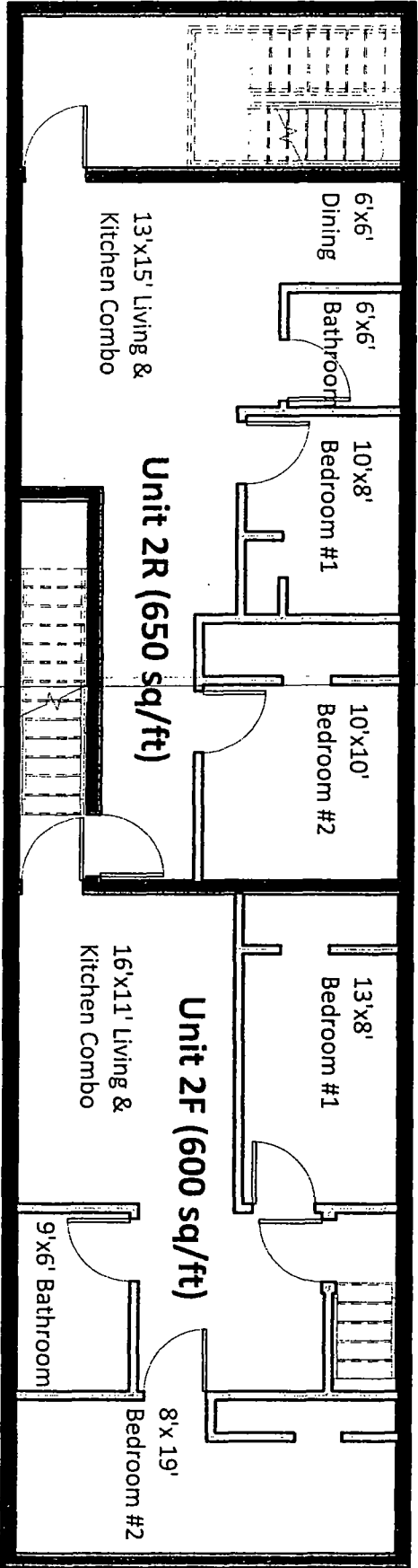
Site Plan

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2233 W 21st Street (1st Floor)



2233 W 21st Street (2nd Floor)



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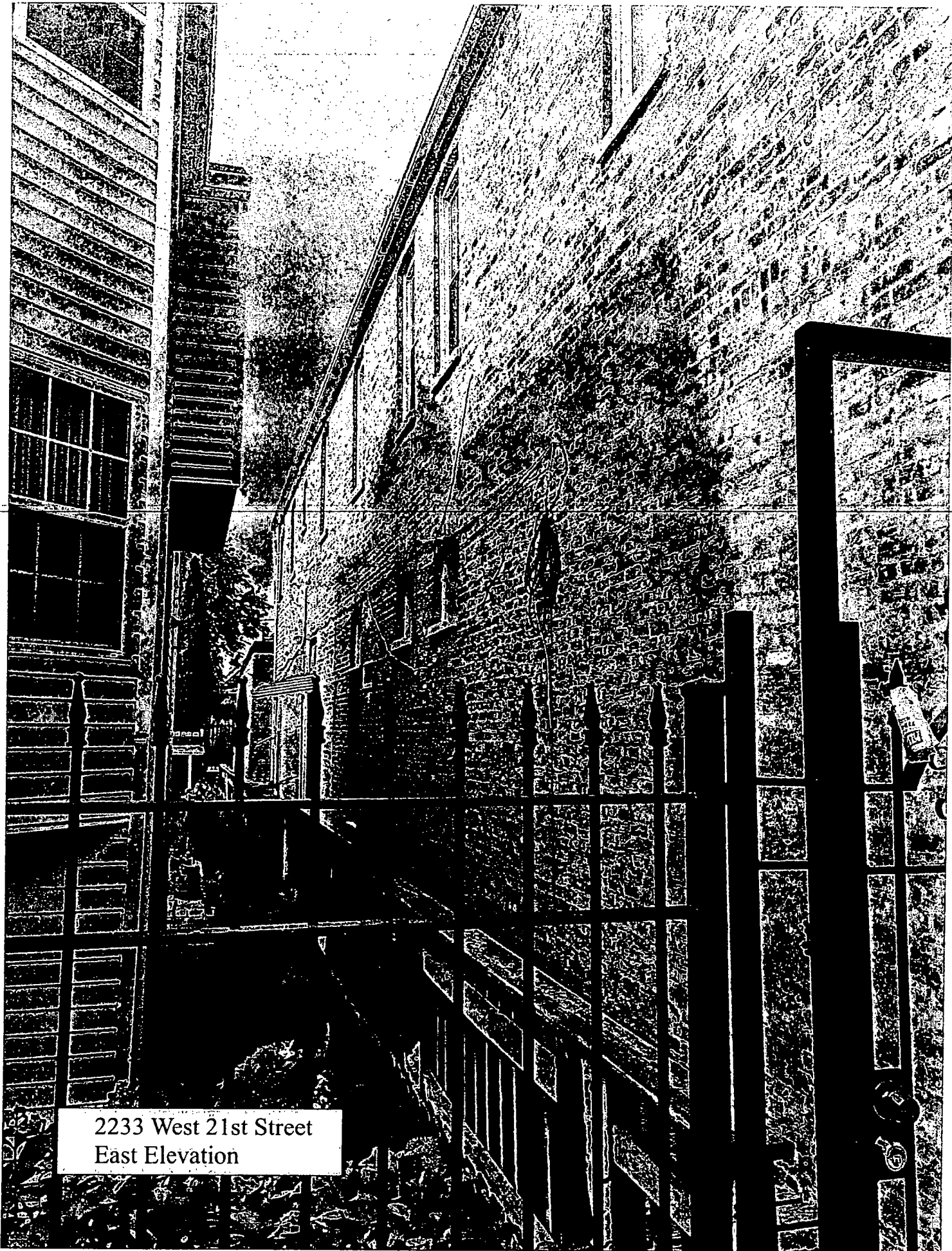
28 feet

2233 West 21st Street
Front Elevation



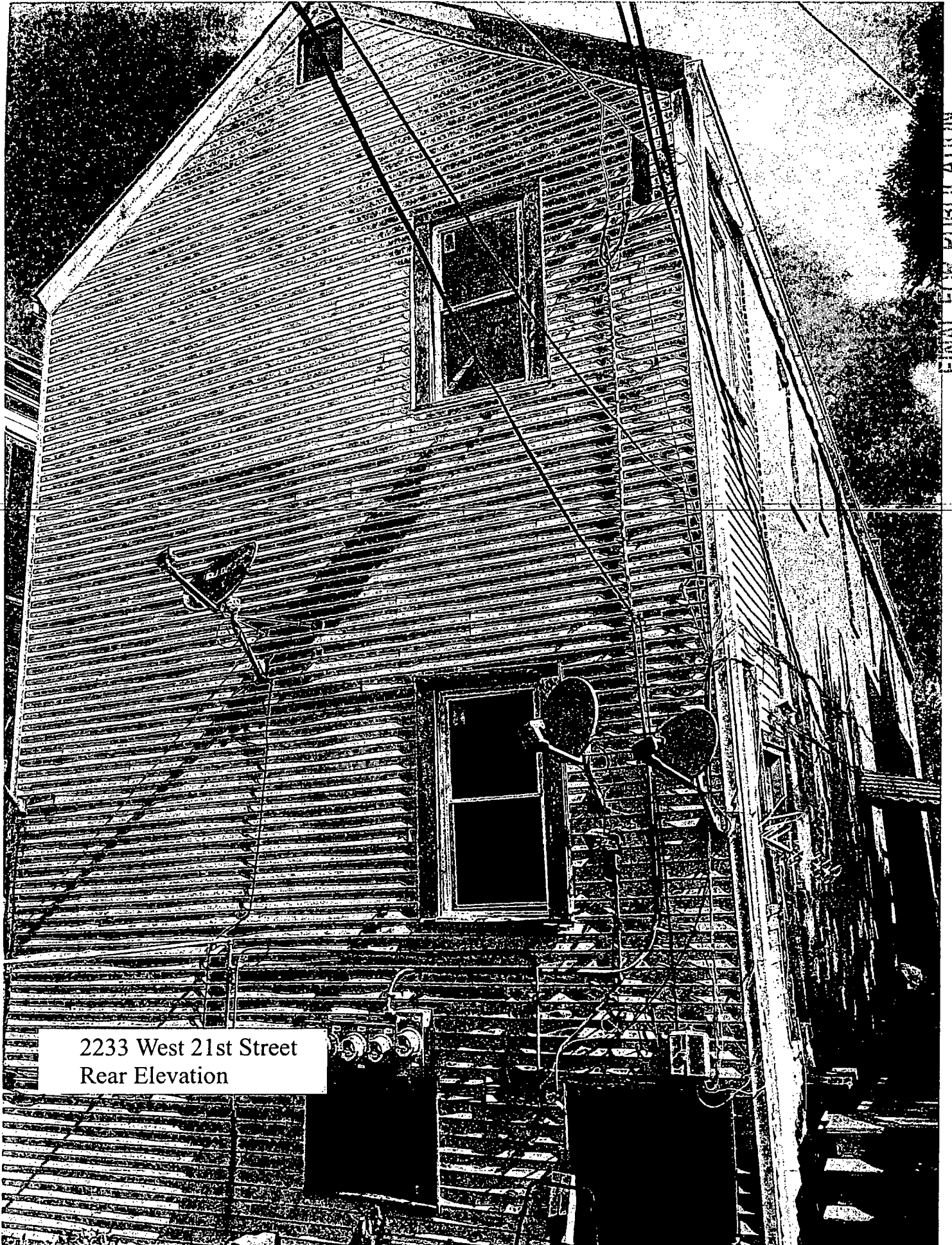
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2233 West 21st Street
West Elevation



2233 West 21st Street
East Elevation

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2233 West 21st Street
Rear Elevation