



# City of Chicago



O2021-3960

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-H at 2018 W 21st Pl - App No. 20818T1
<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 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 21<sup>st</sup> Place; a line 175.0 feet west of and parallel to South Damen Avenue; West 21<sup>st</sup> Place; and a line 200.0 feet west of and parallel to South Damen 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.

Address: 2018 West 21<sup>st</sup> Place

FINAL FOR PUBLICATION

**NARRATIVE AND PLANS**  
2018 West 21<sup>st</sup> Place  
TYPE I REGULATIONS

Narrative: The subject property is improved with a two and a half story residential building with six residential units and no parking. The subject property is located in a Transit Served Location to the CTA Damen Pink Line station. 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 the addition of three residential dwelling units for a total of nine residential units on the property within the existing building. There will be no parking. The existing height of the building, which is approximately 22'-5", will remain the same. The Applicant seeks relief to reduce any additional required parking through this Type I Application pursuant to the Transit Served Location sections of the Chicago Zoning Ordinance.

Lot Area:	3,165 square feet
FAR:	1.72
Floor Area:	5,438 square feet
Residential Dwelling Units:	9
M.L.A.:	351.6 square feet
Height:	22'-5"
Automobile Parking:	0*
Setbacks (existing):	
Front (West 21 <sup>st</sup> Place):	0.0 feet
East Side:	2.95 feet
West Side:	0.0 feet
Rear (alley):	0.0 feet

A set of plans is attached.

\* The property is located approximately 410.0 feet southwest from the CTA Damen Pink Line Station entrance.







FINAL FOR PUBLICATION

ILLINOIS ARCHITECTURAL BOARD  
CONDITIONAL  
PERMIT  
APPROVED  
DATE: 10/1/19

10/1/19

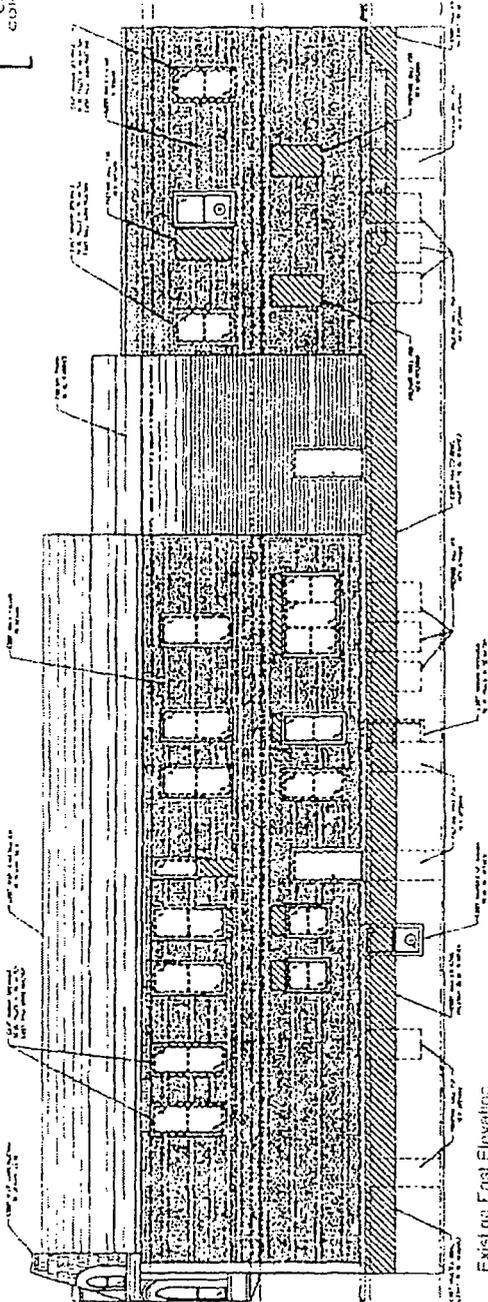
CAPTIVE  
CONNECTIONS

NO.	DATE	REVISIONS
1	10/1/19	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

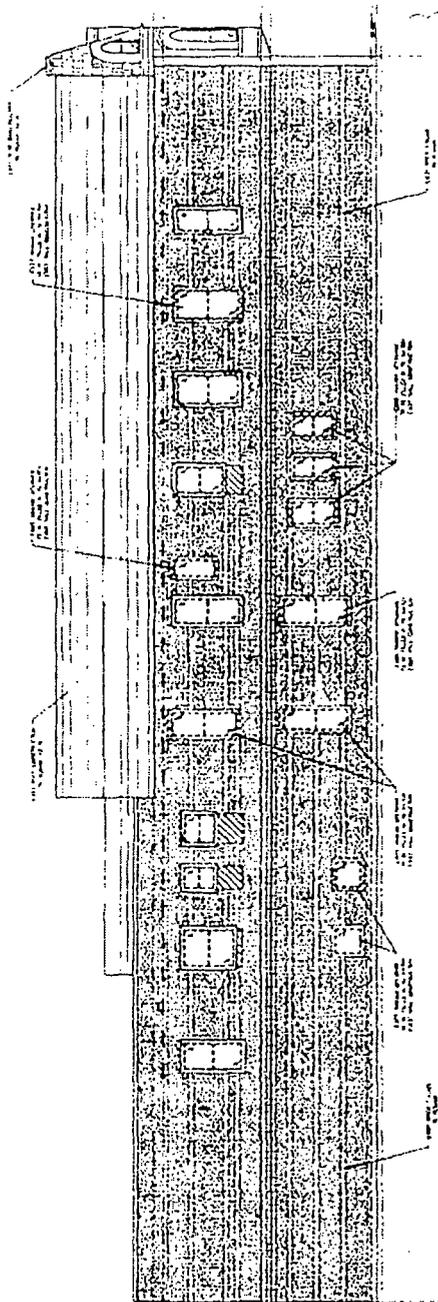
REPAIR OF EXISTING 2-STORY BRICK  
BUILDING AT 177 N. ADA ST.  
CHICAGO, ILL. 60610

Mohr Architecture  
177 N. ADA ST. CHICAGO, ILL.  
(773) 230-1030

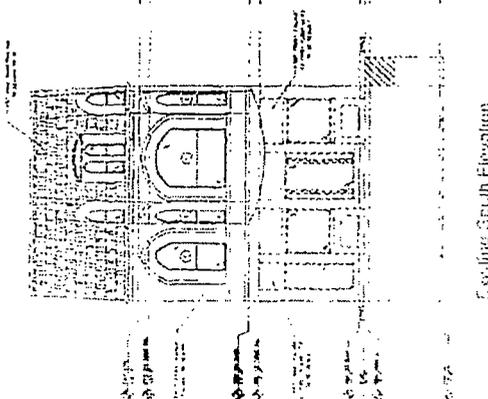
A3



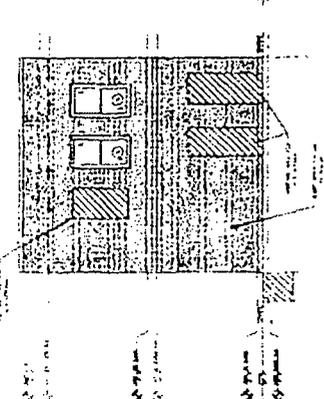
Existing East Elevation



Existing West Elevation



Existing South Elevation



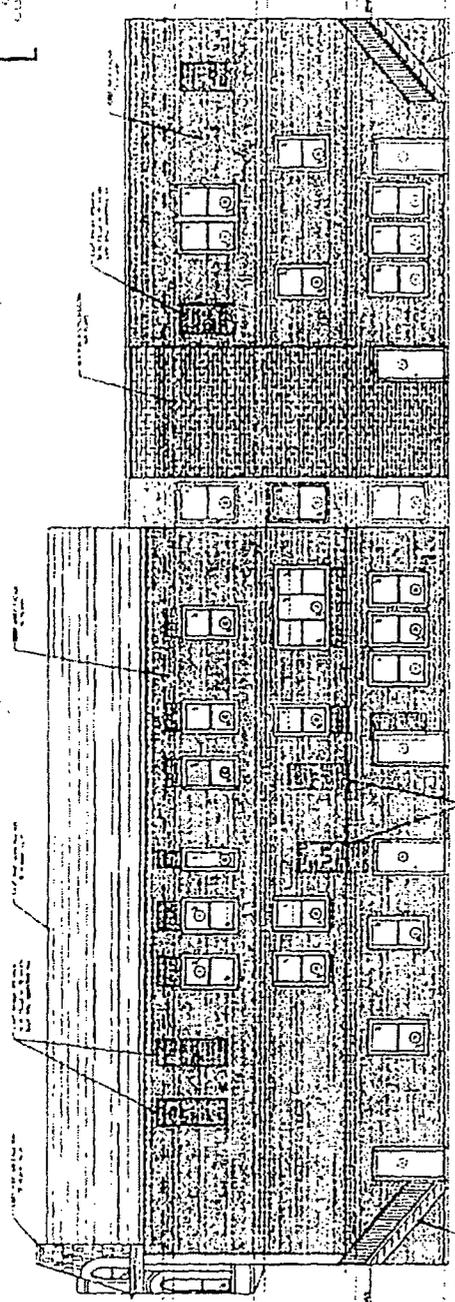
Existing North Elevation

CONDITIONAL PERMIT  
 4/11/11

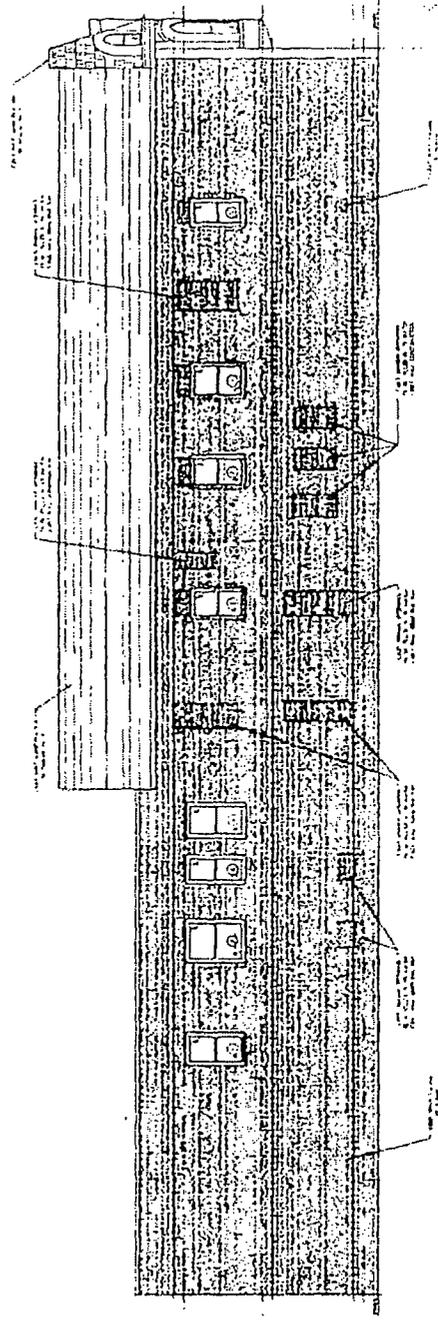
1000 PULASKI ST. S.W.  
 ATLANTA, GA 30334

PROJECT: 1000 PULASKI ST. S.W. - 4TH FLOOR  
 DATE: 4/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

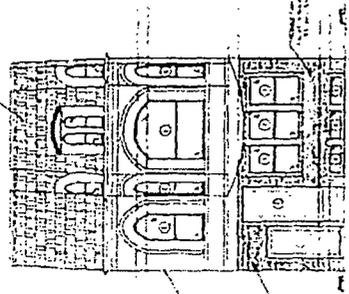
A4



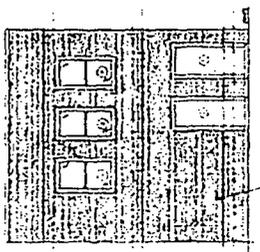
Proposed East Elevation



Proposed West Elevation



Proposed South Elevation



Proposed North Elevation

DEPARTMENT OF PUBLIC WORKS  
 STANDARD PLAN PERMIT  
**CONDITIONAL PERMIT**  
 This permit is issued on the condition that the applicant shall comply with all applicable laws, rules and regulations of the City of New York, State of New York and Federal Government, and shall be responsible for obtaining all necessary permits from other agencies.

CERTIFIED CORRECTIONS

NO.	DATE	BY	REVISION
1	11/11/11	...	...
2	11/11/11	...	...
3	11/11/11	...	...
4	11/11/11	...	...
5	11/11/11	...	...
6	11/11/11	...	...
7	11/11/11	...	...
8	11/11/11	...	...
9	11/11/11	...	...
10	11/11/11	...	...



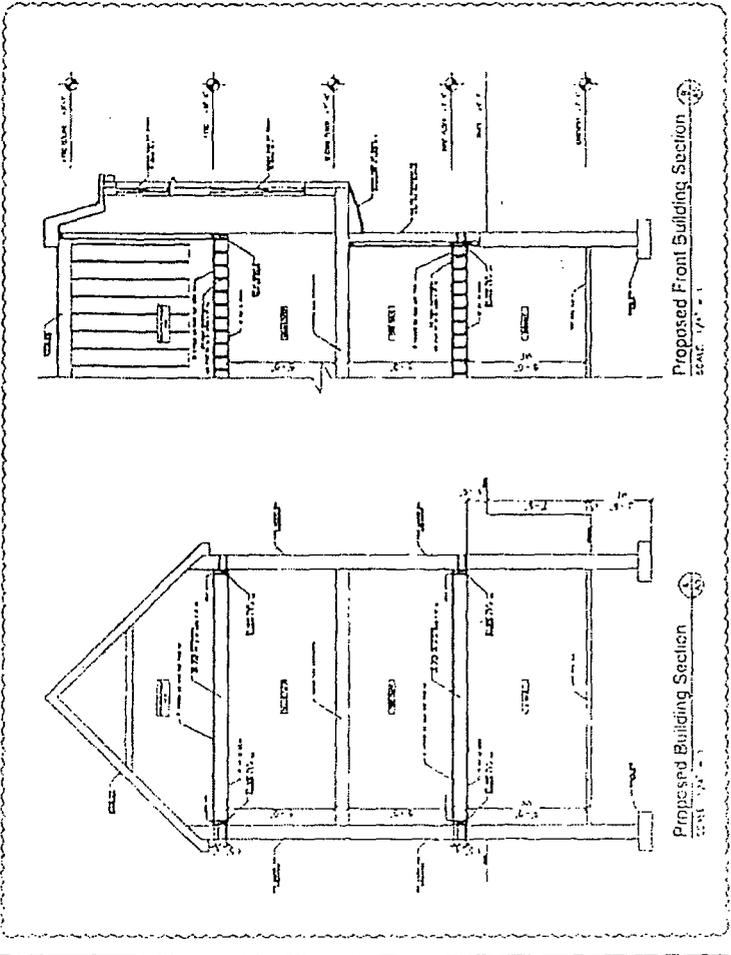
PROPOSED BUILDING SECTION

FORM APPROVED BY THE BOARD OF ARCHITECTS

A5

FINAL FOR PUBLICATION

4/4/11



STATE OF CALIFORNIA  
 DEPARTMENT OF INDUSTRIAL RELATIONS  
 STANDARD PLAN REVIEW  
**CONDITIONAL PERMIT**  
 No. \_\_\_\_\_  
 Date \_\_\_\_\_

**CEMENTED CONNECTIONS**

NO.	DATE	REVISIONS



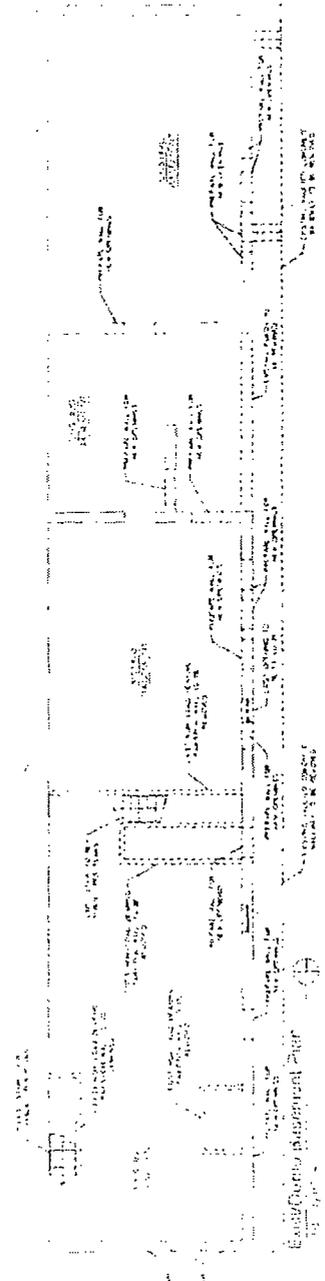
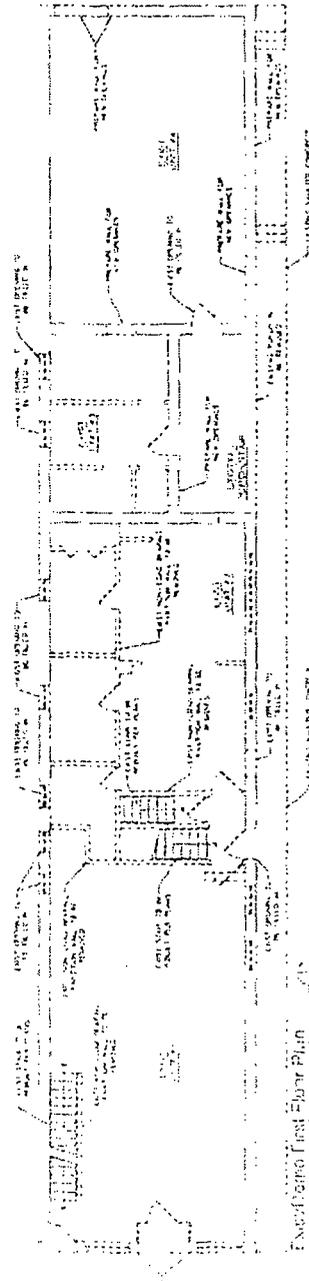
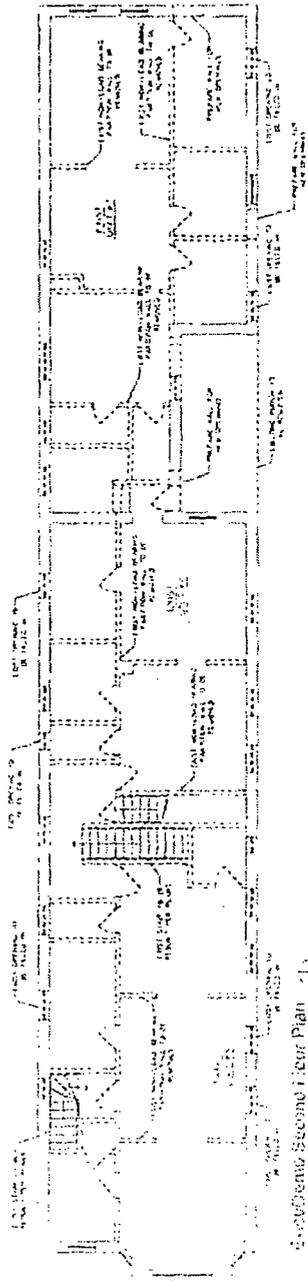
Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Designer: \_\_\_\_\_  
 Date: \_\_\_\_\_

Mohr Architects  
 1774 44th St. Suite 200  
 San Diego, CA 92161  
 (619) 594-1000

D1



**FINAL FOR PUBLICATION**



NO.	DATE	REVISIONS