



City of Chicago



O2020-4536

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 2152 W 21st St - App No. 20512T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FILE 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 B3-2 Community Shopping District symbols and indications as shown on Map No. 4-H in an area bound by

The public alley next north of and parallel to West 21st Street; a line 72 feet east of and parallel to South Leavitt Street; West 21st Street; And a line 48 feet east of and parallel to South Leavitt Street

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2152 West 21st Street

Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

2152 West 21st Street – B3-2 to B2-3

The applicant wishes to rezone the property to establish a transit-served location, allowing sufficient density for an interior build-out to add 3 new dwelling units to the existing 3-story, 6 dwelling unit building for a new total of 9 dwelling units at the property. The exterior of the building and the existing detached garage will remain with no changes.

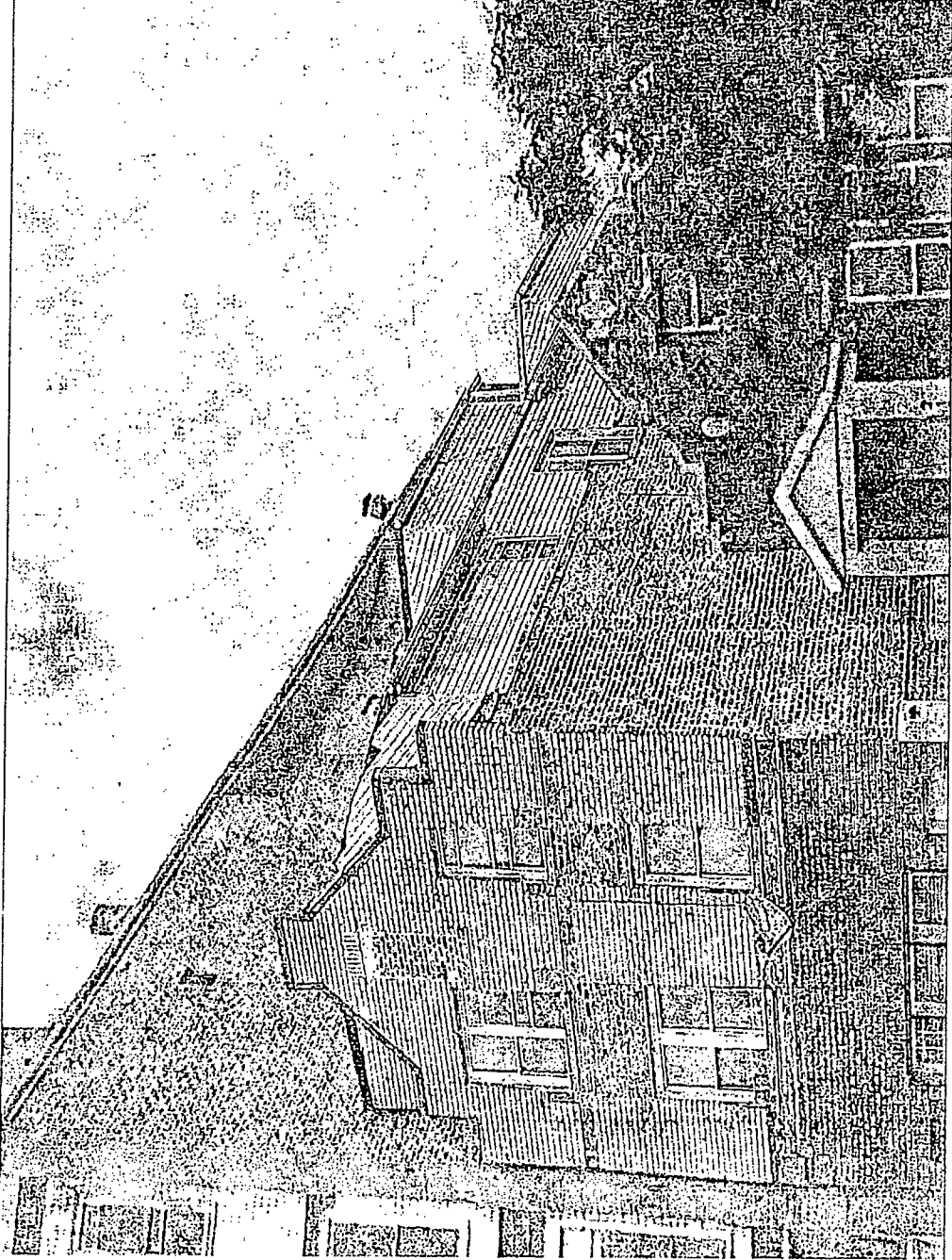
FAR	2.39
Building Area	7,149 Square Feet
Density (MLA)	300 Square Feet*
Lot Area	2,995.2 Square Feet
Building Height	30 Feet 10 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	38 Feet 6 Inches
East Side Setback	2 Feet 8 Inches
West Side Setback	0 Feet 0 Inches
Parking	2 Parking Stalls**

*MLA reduction for Transit-Served Location under 17-3-0402-B

**Parking relief by way of the Type-1, Transit-Served Location under 17-10-0102-B

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0609 - 2152 W 21st Street



Client:

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Architect:

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Drawing Index:

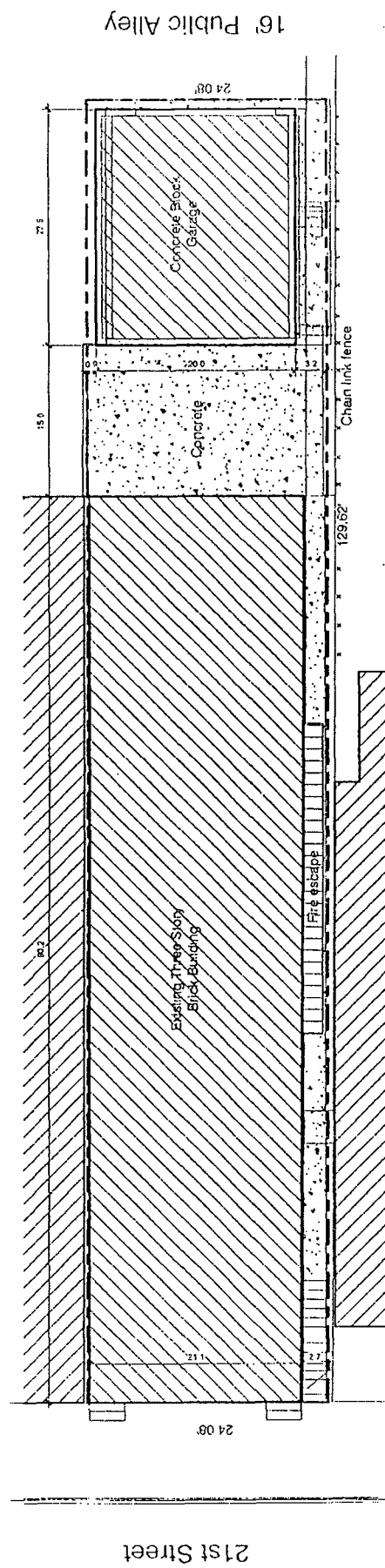
Zoning Map & Survey
Existing Site plan
Garden and First Floor Demo Plans
Second and Third Floor Demo Plans
Garden and First Floor Plans
Second and Third Floor Plans
Roof Plan, Building Sections
Building Section G-G
Building Section H-H
Building Section I-I
Elevation Diagrams
Building Diagram

Issued:

Conceptual
January 1-4, 2020

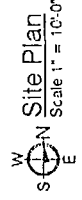
2152 W 21st Street

Zoning Analysis				Zoning Analysis					
Requirement	Issue	Ordinance Requirement	Actual	Remarks	Requirement	Issue	Ordinance Requirement	Actual	Remarks
Zoning District Requirements									
Zoning map	Zoning District	BC-2		Existing, no change	17-3-0404	a) Minimum Front Setback	0'	0'	Existing, no change
17-3-0104	District Description	Community Shopping District		Existing, no change	17-3-0405	a) Minimum Rear Setback	0'	6 6'	
17-3-0207	Permitted Use	Multi-Unit (3+ units) Residential	Special Use Approval Req'd	S		Rear Yard Open Space			Existing, no change
Bulk and Density Standards									
17-3-0402	Minimum Lot Area per Unit	1,000 SF min per unit	3 units allowed	Lot Area 3121.2 SF, 6 units existing	17-3-0406	a) Minimum Side Setback	0'	0 2'	Existing, no change
17-3-0403A	Floor Area Ratio	2.20	1.5	Existing, no change		Building Height	X	X	Existing, no change
17-3-0403	Total Building Area	6,868.6 SF	4,840 SF	Existing building area, see table	17-10-0207	Off Street Parking	1 per unit	0	Existing, no change

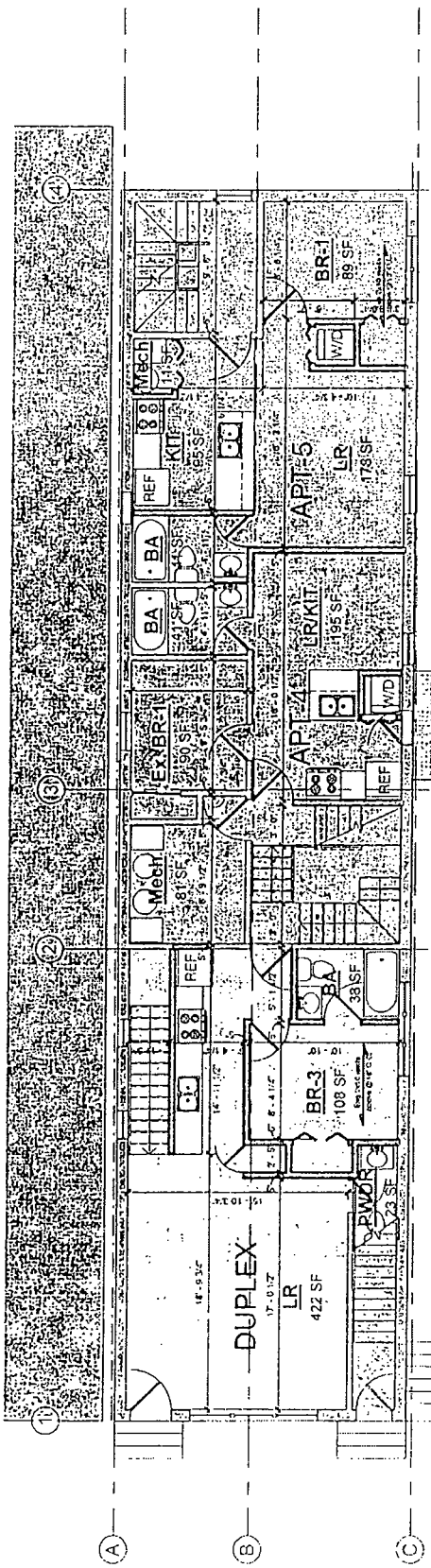


	Exg (SF)	New (SF)	Total (SF)
Basement*	1741	0	1741
First Floor	1925	0	1925
Second Floor	1925	0	1925
Third Floor	1558	0	1558
Total			7149

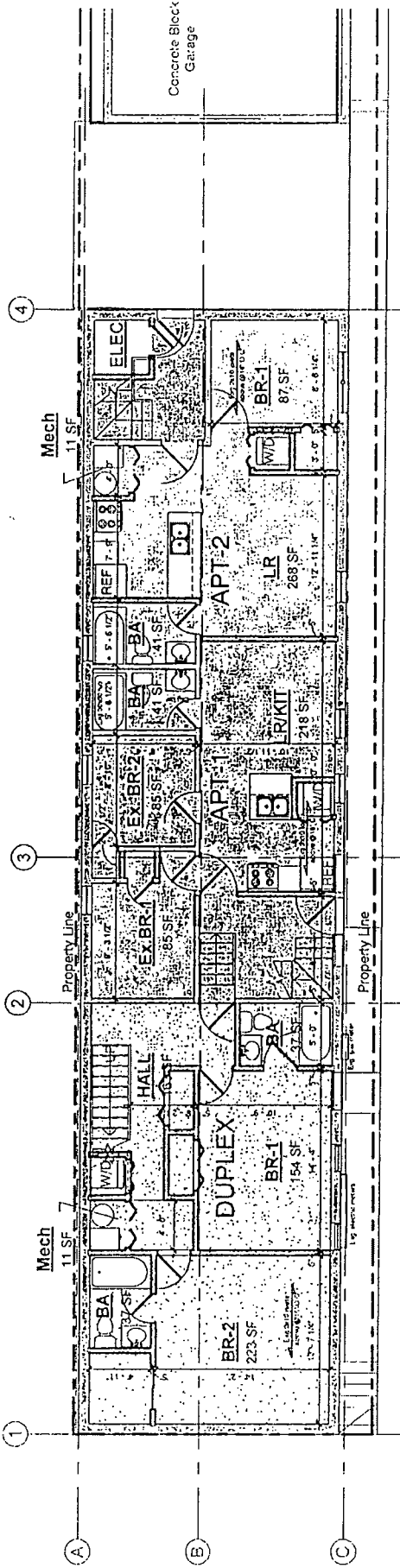
*The above figures are based on the existing building as shown on the site plan.



Conceptual
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First Floor Plan
Scale 1/8" = 1'-0"

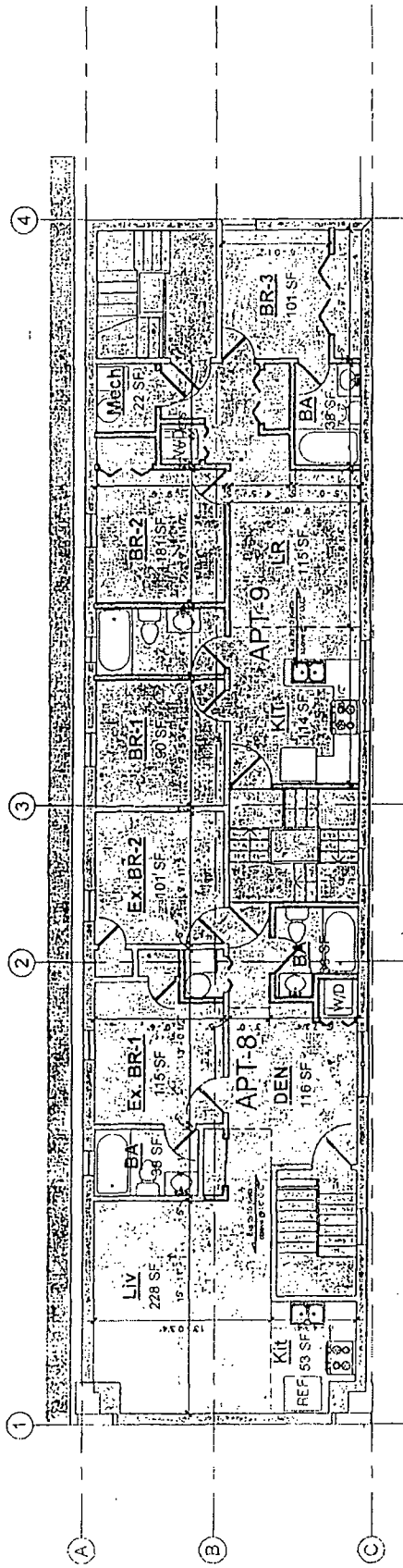


Basement
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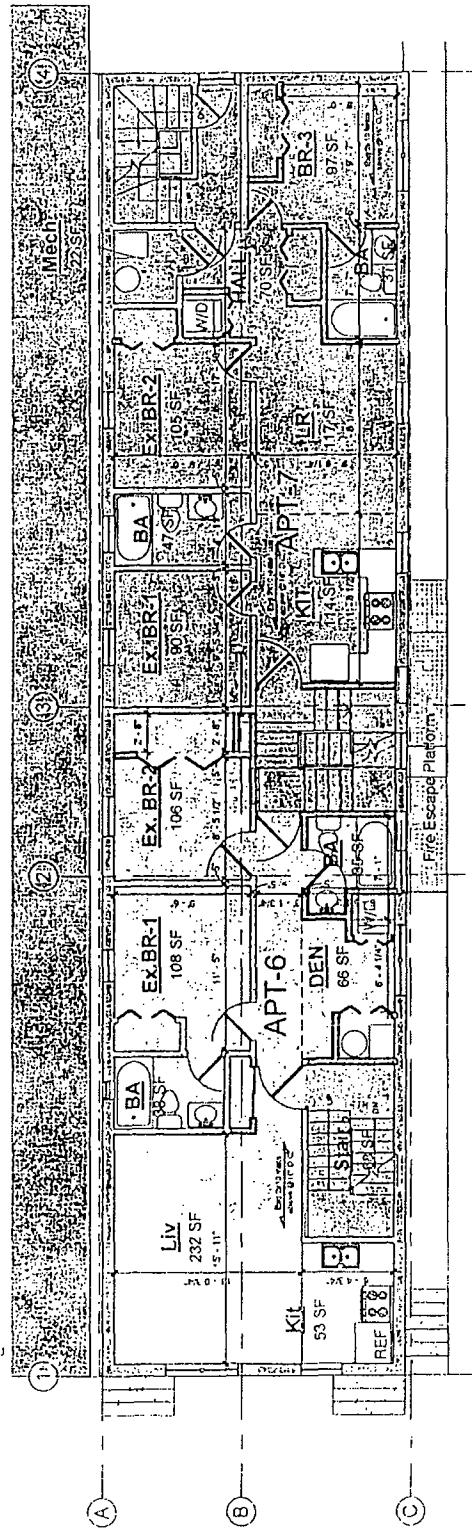
- Apartment 1 - 413 sf
- Apartment 2 - 448 sf
- DUPLEX - 1,245 sf
- Apartment 4 - 393 sf
- Apartment 5 - 453 sf
- Apartment 6 - 717 sf
- Apartment 7 - 732 sf
- Apartment 8 - 734 sf
- Apartment 9 - 738 sf
- Stair

Conceptual
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FINAL FOR PUBLICATION



W N
S E
Third Floor Plan
Scale 1/8" = 1'-0"



W N
S E
Second Floor Plan
Scale 1/8" = 1'-0"

- Apartment 1 - 413 sf
- Apartment 2 - 448 sf
- DUPLEX - 1,245 sf
- Apartment 4 - 393 sf
- Apartment 5 - 453 sf
- Apartment 6 - 717 sf
- Apartment 7 - 732 sf
- Apartment 8 - 734 sf
- Apartment 9 - 738 sf
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Conceptual

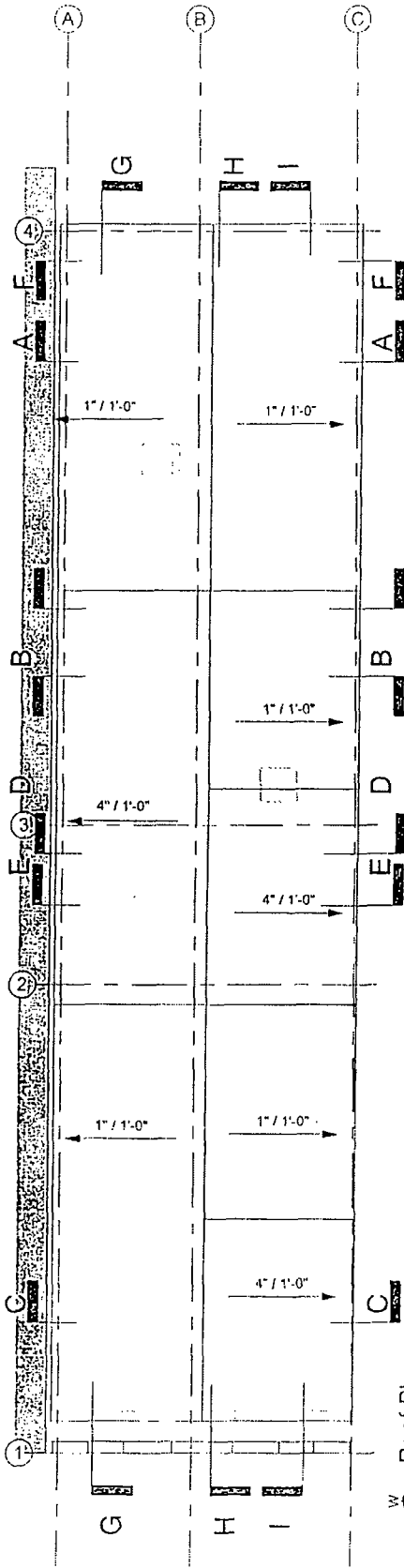
January 14, 2020

Rivetra Architects Inc

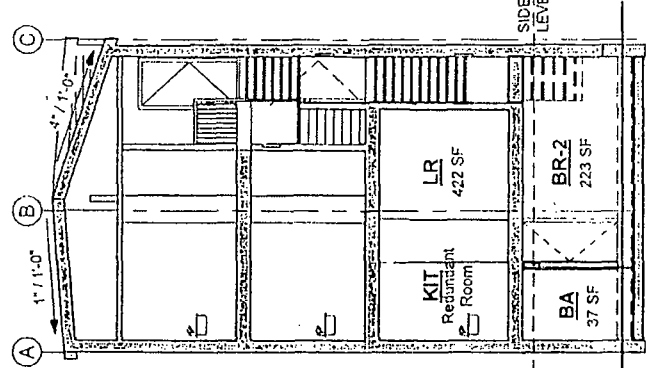
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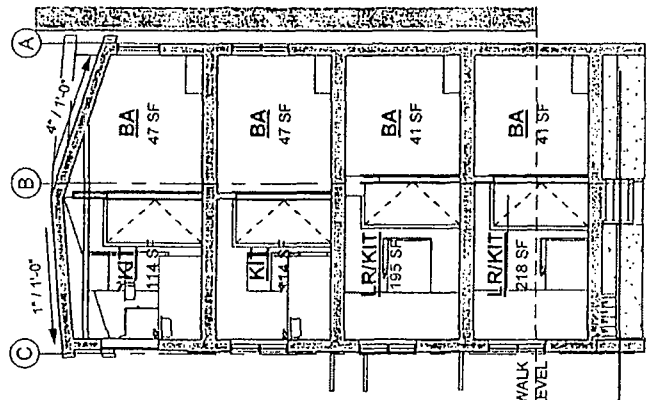
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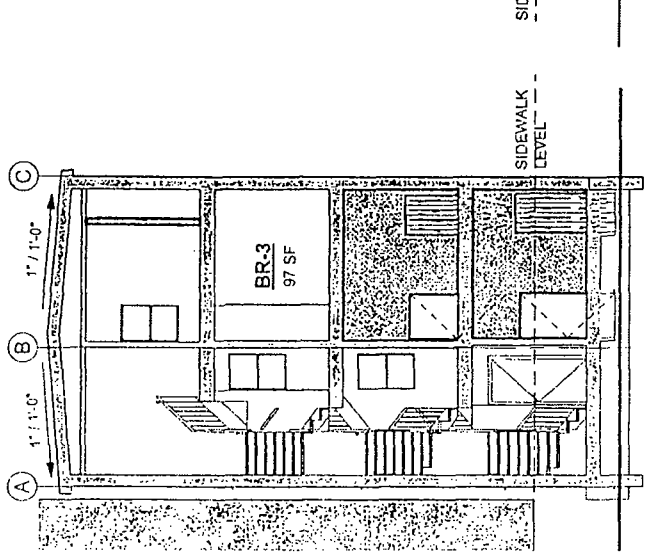
Roof Plan
Scale 1/8" = 1'-0"



Section C-C
Scale 1/8" = 1'-0"



Section B-B
Scale 1/8" = 1'-0"



Section A-A
Scale 1/8" = 1'-0"

Conceptual

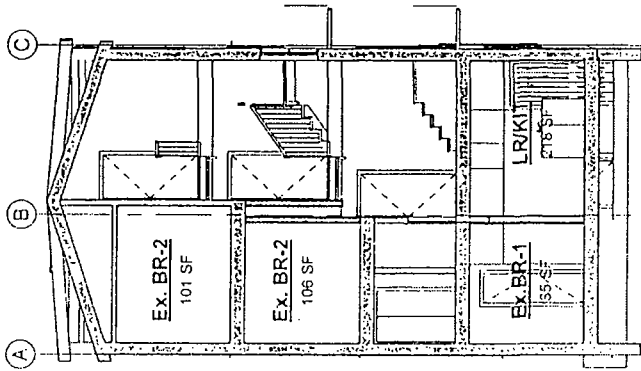
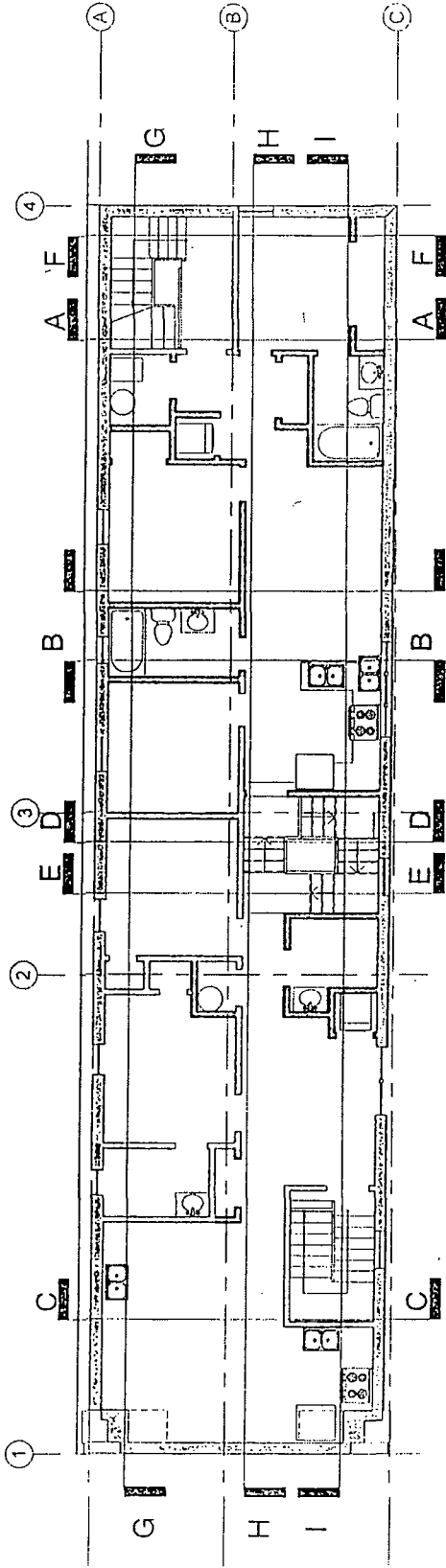
January 14, 2020

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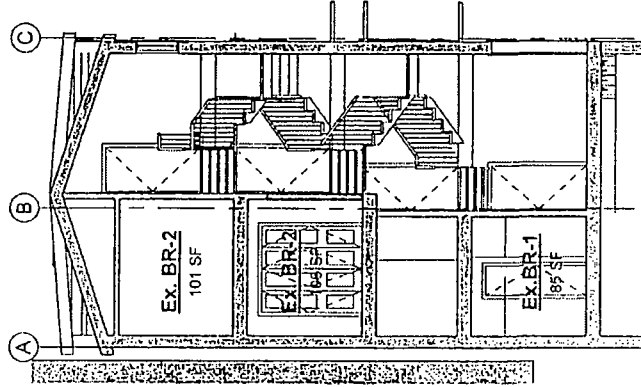
2152 W. 21st Street
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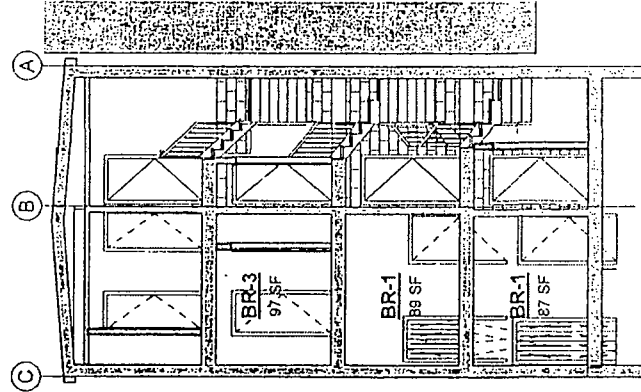
Plan for 1st Floor



Section D-D
Scale 1/8" = 1'-0"



Section E-E
Scale 1/8" = 1'-0"

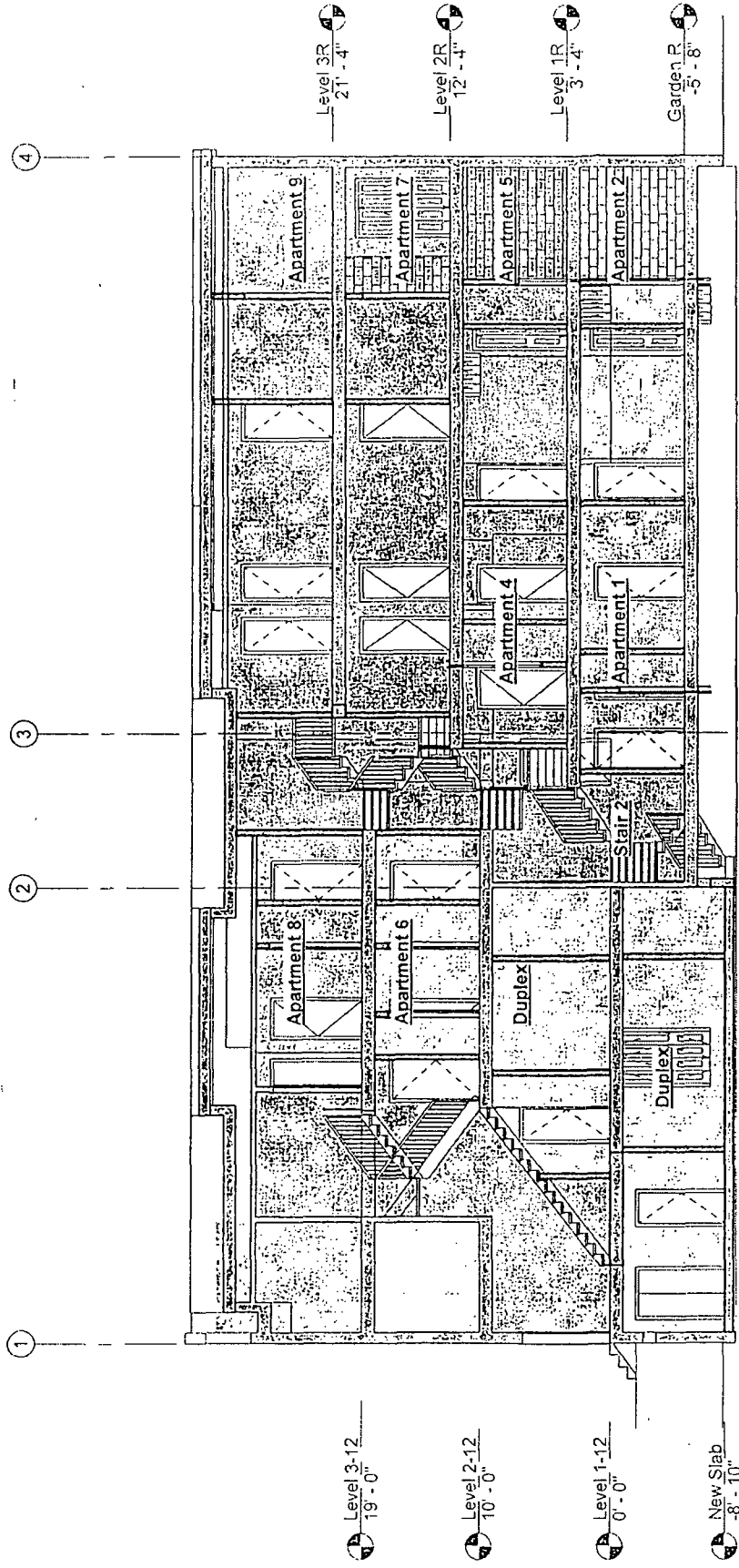


Section F-F
Scale 1/8" = 1'-0"

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Final For Approval

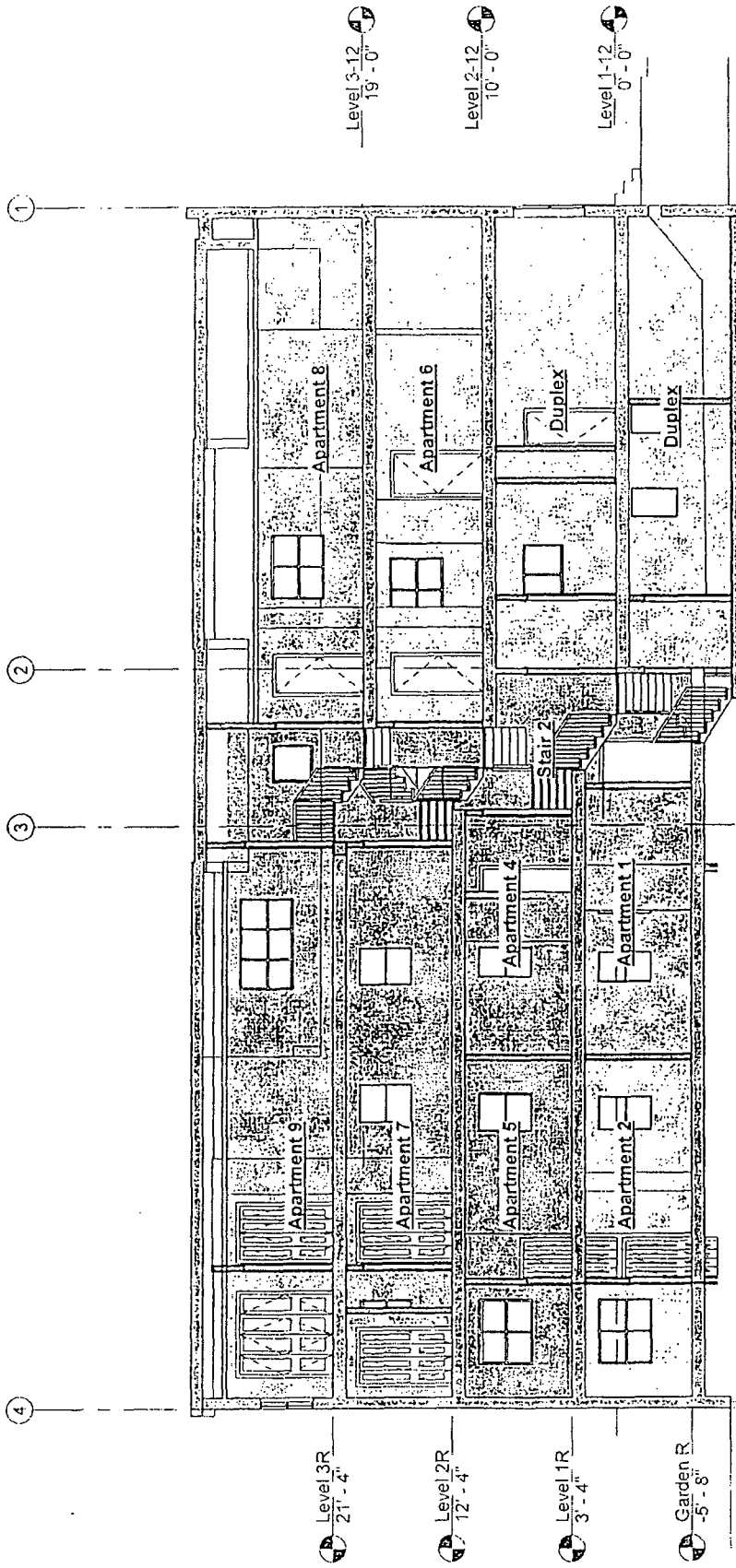


Section G-G
Scale 1/8" = 1'-0"

- Apartment 1 - 413 sf
- Apartment 2 - 448 sf
- DUPLEX - 1,245 sf
- Apartment 3 - 393 sf
- Apartment 4 - 453 sf
- Apartment 5 - 417 sf
- Apartment 6 - 732 sf
- Apartment 7 - 734 sf
- Apartment 8 - 734 sf
- Apartment 9 - 738 sf
- Stair

Conceptual
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PLAN FOR PROPOSAL

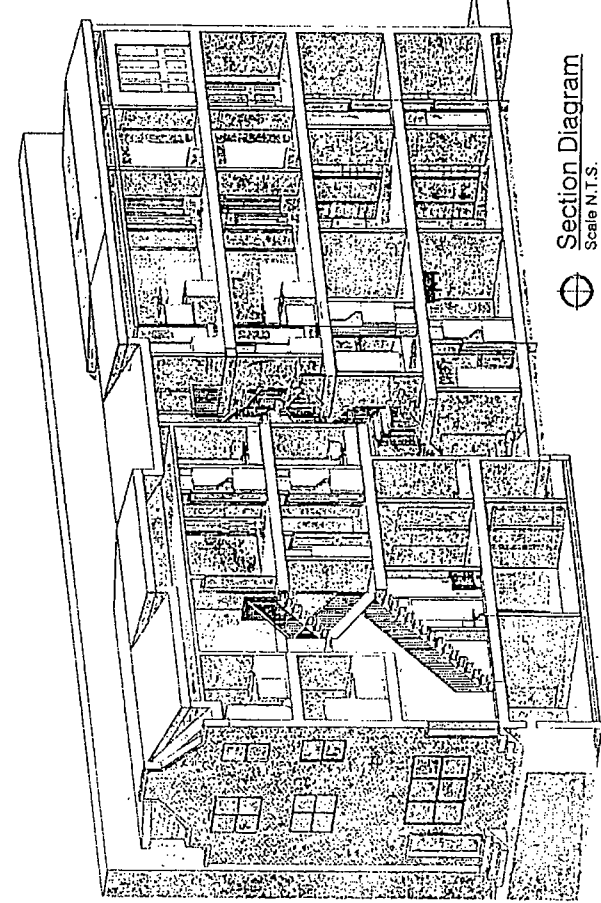


Section H-H
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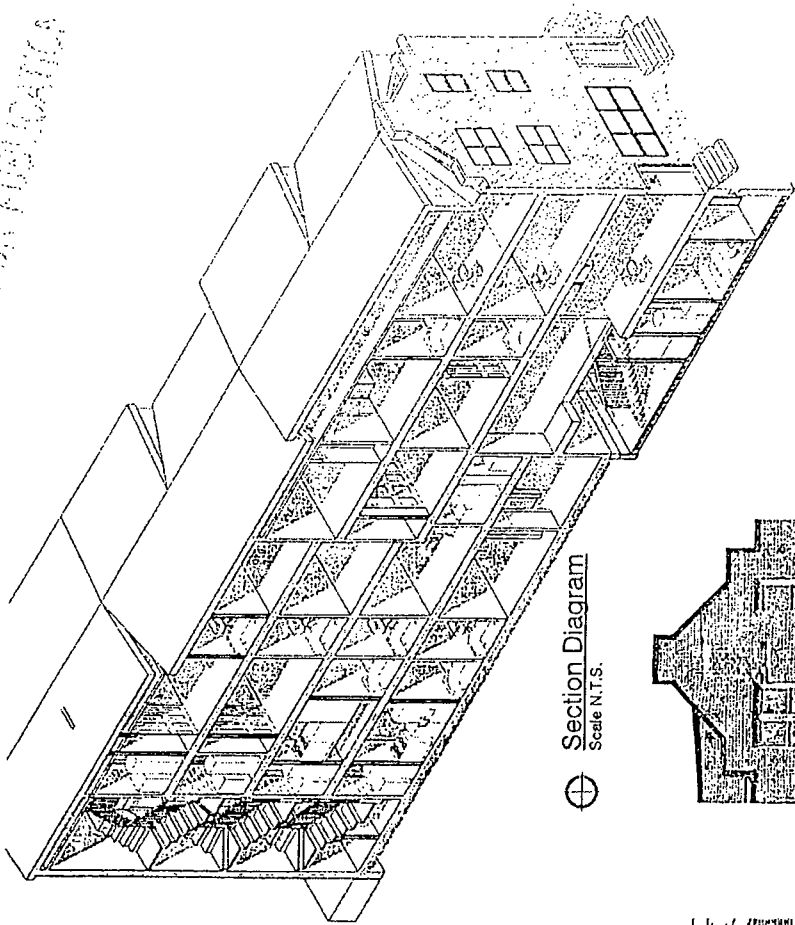
- Apartment 1 - 413 sf
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- Apartment 8 - 734 sf
- Apartment 9 - 738 sf
- Stair

Conceptual
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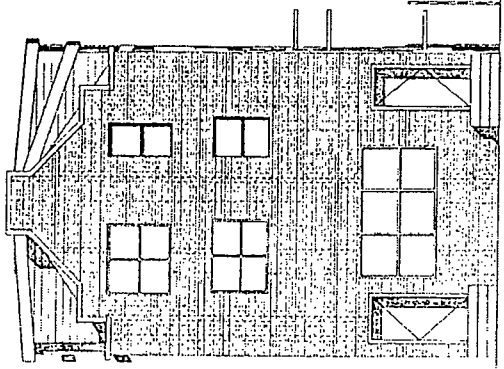
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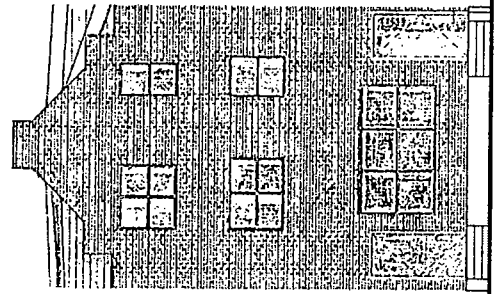
Section Diagram
Scale N.T.S.



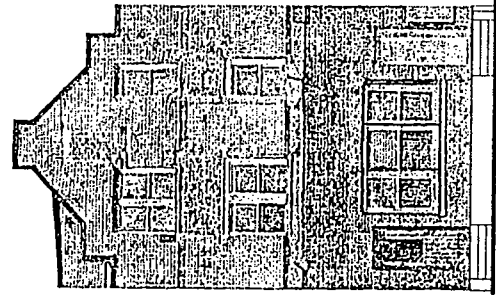
Section Diagram
Scale N.T.S.



South Elevation
Scale 1/8" = 1'-0"



Model Elevation
Scale 1/8" = 1'-0"



Existing Image
Scale 1/8" = 1'-0"

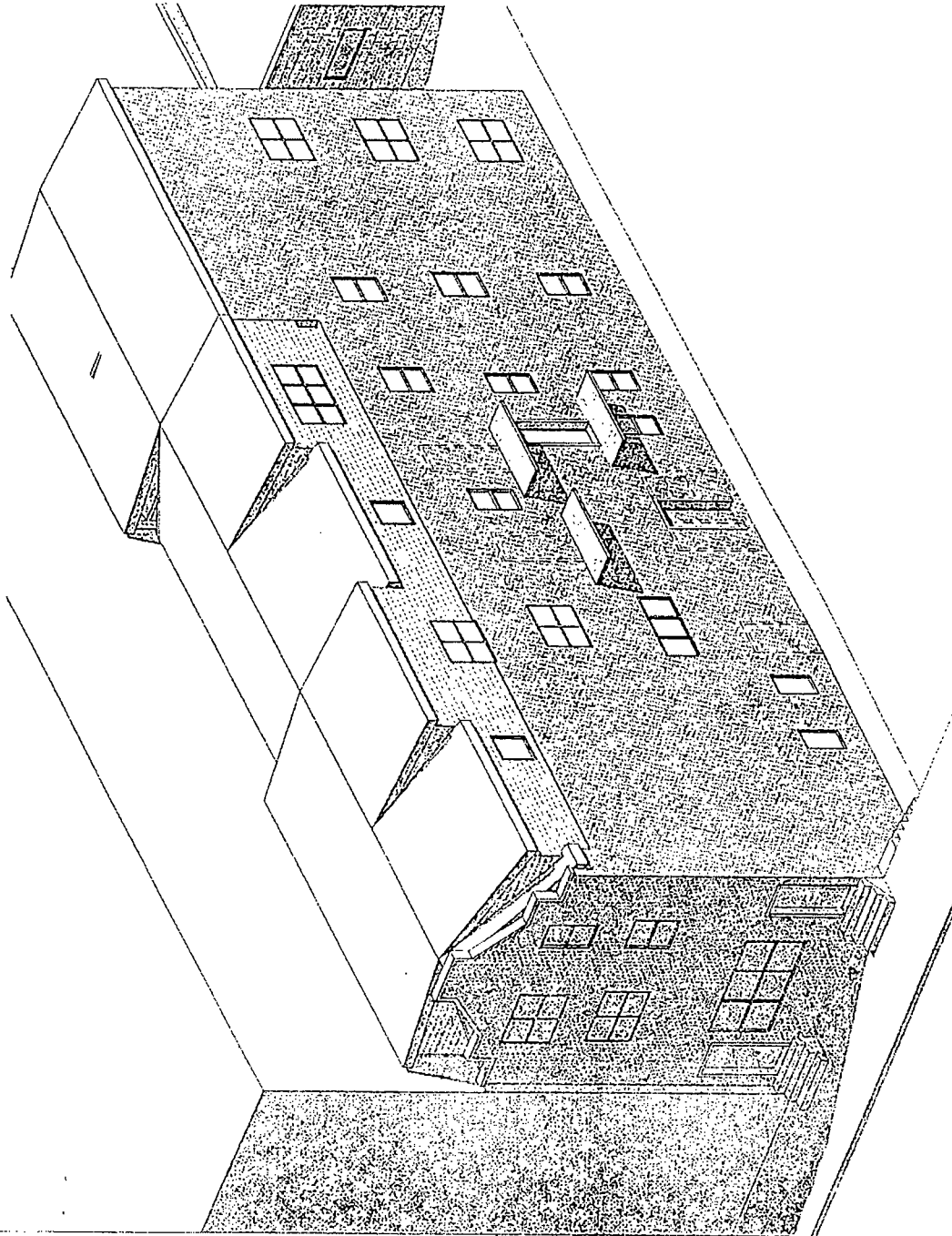
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Conceptual

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Final Form Massing



W Building Diagram
Scale NTS
S E

Conceptual

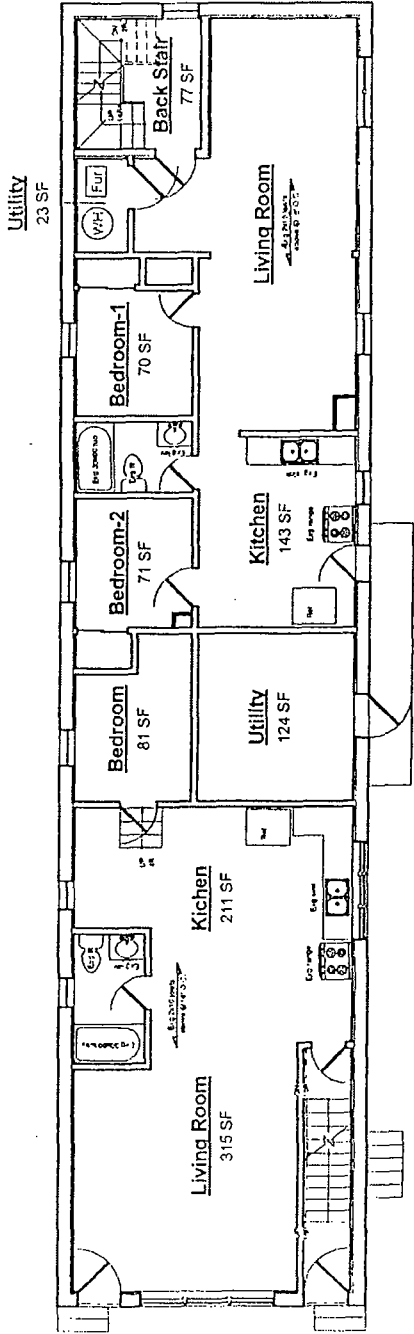
2152 W. 21st Street
Chicago IL 60608

January 14, 2020

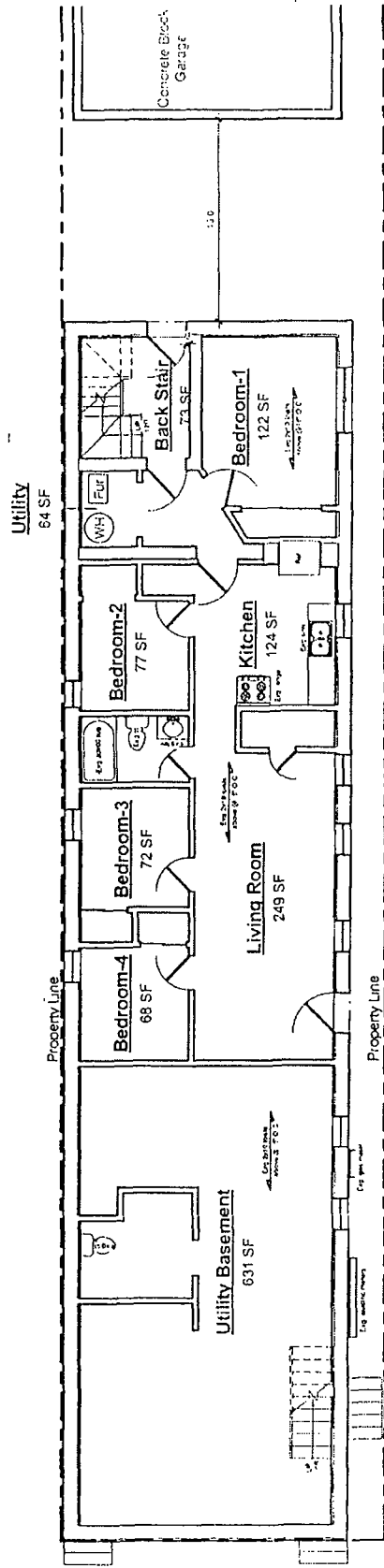
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1/11/19 10:00 AM



First Floor Plan
Scale 1/8" = 1'-0"



Basement
Scale 1/8" = 1'-0"

Existing

October 8, 2019
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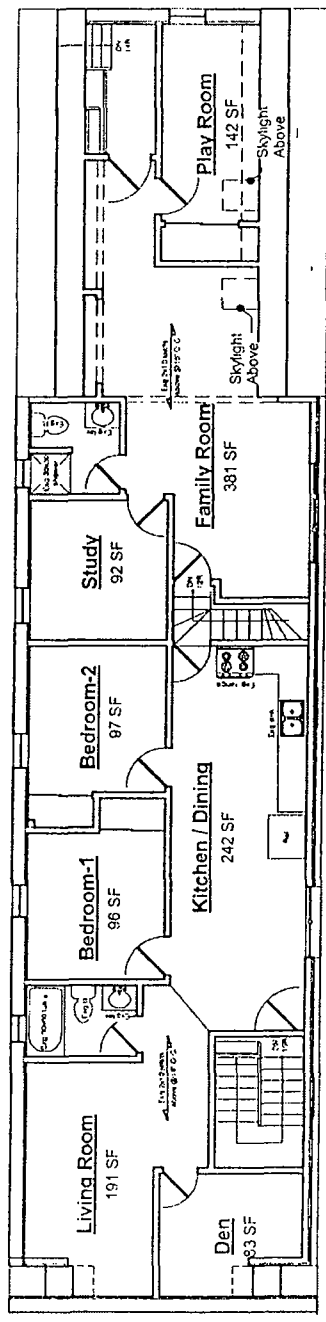
2152 W 21st Street
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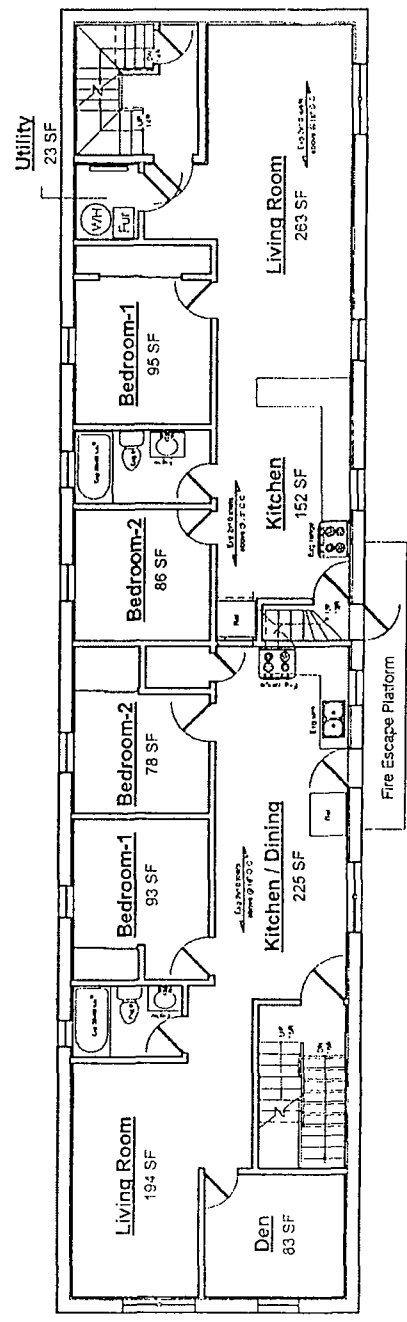
Existing

October 8, 2018

Rivetna Architects Inc



W N
S E
Third Floor Plan
Scale 1/8" = 1'-0"



W N
S E
Second Floor Plan
Scale 1/8" = 1'-0"