



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2021-1510
Type: Ordinance **Status:** Passed
File created: 4/21/2021 **In control:** City Council
Final action: 5/26/2021
Title: Zoning Reclassification Map No. 4-H at 1721 W 21st St - App No. 20671T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-H
Attachments: 1. SO2021-1510.pdf, 2. O2021-1510.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed as Substitute	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
4/21/2021	1	City Council	Referred	

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 21st Street; a line 200.00 feet west of and parallel to South Paulina Street; the public alley next south of and parallel to West 21st 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:

FINAL FOR PUBLICATION

**SUBSTITUTE PROJECT NARRATIVE AND
PLANS TYPE 1 ZONING AMENDMENT 1721 W 21
st 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 Vt 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 J4 inches

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