



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-2933

Type: Ordinance **Status:** Passed

File created: 9/21/2022 **In control:** City Council

Final action: 10/26/2022

Title: Zoning Reclassification Map No. 4-H at 1956-1958 W 21st Pl/2115-2125 S Damen Ave - App No. 21173T1

Sponsors: Misc. Transmittal

Indexes: Map No. 4-H

Attachments: 1. O2022-2933 (V1).pdf, 2. O2022-2933.pdf

Date	Ver.	Action By	Action	Result
10/26/2022	1	City Council	Passed	Pass
10/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	1	City Council	Referred	

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ORDINANCE

BE IT ORDAJNED 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 West 21ⁿ Place; a line 26.25 feet east of and parallel to South Damen Avenue; West 21st Place; and 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: 1956-58 West 21st Place / 2115-25 South Damen Avenue



NARRATIVE AND PLANS

TYPE I Rezoning Attachment 1956-58 West 21" Place / 2115-25
South Damen Avenue

The Project

The subject property is improved with a residential building that includes a front building that includes three dwelling units and a rear building that includes two dwelling units. The front building also includes a commercial unit that measures approximately 960.0 square feet. The height of the front building is approximately 32'-8" to the top of the parapet. The height of the rear building is approximately 26'-10". There is no parking.

2111 Damen, LLC (the "Applicant"), proposes to rezone the subject property to allow ground floor commercial use as well as ground floor residential use and also seeks to eliminate any required parking. No parking will be added. The height of both of the existing buildings will remain.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of Section 17-13-0302-A of the Zoning Ordinance in order to qualify for reduction of Parking under Section I 7-10-0102-B of the Zoning Ordinance. The property sits in the Equitable Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance and is 365.0' from the CTA Pink Line Damen entrance.

The Site

The subject property is located in a block that is improved with residential uses. The subject property is improved with a residential building that includes a front building that includes three dwelling units and a rear building that includes two dwelling units. The front building also includes a commercial unit that measures approximately 960.0 square feet. The height of the front building is approximately 32'-8" to the top of the parapet. The height of the rear building is approximately 26'-10". There is no parking. The Applicant seeks to rezone the subject property to allow ground floor commercial use as well as ground floor residential use and also seeks to eliminate any required parking under the Type 1 Amendment guidelines of the Zoning Ordinance for properties within a Transit Served Location pursuant to section 17-10-0102-B. No parking will be added. The height of both of the existing buildings will remain.

The following are the relevant zoning parameters for the proposed project:

Lot Area: 3,323.25 square feet

Maximum FAR: 1.71

Existing Residential Dwelling Units: 5 **

Existing ground floor commercial unit: 1

Existing MLA Density: 664.65 (5 DUs)

Height (existing): 32'-8" front building;
26'-10" rear building

Bicycle Parking: 3

Automobile Parking:

Setbacks (existing): Front (West 21st Place): 0.00'
East Side: 0.00'
West Side (Damen): 0.00'
Rear (Alley): 0.00'

A set of plans is attached.

*The project will comply with the new Equitable Transit Served Location as per section 17-10-0102-B

** The proposed zoning B2-3 will permit the ability to increase the existing number of dwelling units by one additional dwelling unit on the ground floor if deemed feasible by the property owner

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