



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-9354
Type: Ordinance **Status:** Passed
File created: 12/18/2019 **In control:** City Council
Final action: 2/19/2020
Title: Zoning Reclassification Map No. 4-H at 1751 W 21st Pl - App No. 20300T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-H
Attachments: 1. O2019-9354.pdf (V1), 2. O2019-9354.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---|---------------------|--------|
| 2/19/2020 | 1 | City Council | Passed | Pass |
| 2/13/2020 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 12/18/2019 | 1 | City Council | Referred | |

BUGATiC

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 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

West 21st Place; a line 100 feet east of and parallel to South Wood Street; the alley next south of and parallel to West 21st Place; and a line 75 feet east of and parallel to South Wood Street

to those of a B2-3 District 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:

HAIAL i-OR PUBLICATION

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT 1751

West 21st Place

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the existing 2 story, 4 dwelling unit building to add a 3rd story, 2 dwelling units, and 1 parking space. After renovation, the building will have 3 stories, 6 dwelling units, and 3 parking spaces.

| | PROPOSED |
|-----------------|--|
| Lot Area | 3,125 square feet |
| MLA | 520.83 per DU |
| Parking | 2 parking spaces exist. 1 space will be added for a total of 3 parking spaces* |
| Rear Setback | 38.74 feet |
| West Setback | 0.6 feet (existing) |
| East Setback | 1.48 feet (existing) |
| Front Setback | 2.09 feet (existing) |
| FAR | 1.59 |
| Building Height | 36 feet 8 inches |

This is a transit served location.