



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2021-3960  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 9/14/2021              **In control:** City Council  
**Final action:** 5/25/2022  
**Title:** Zoning Reclassification Map No. 4-H at 2018 W 21st Pl - App No. 20818T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-H  
**Attachments:** 1. O2021-3960 (V1).pdf, 2. O2021-3960.pdf

Date	Ver.	Action By	Action	Result
5/25/2022	1	City Council	Passed	Pass
5/24/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	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 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

### 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 1 Application pursuant to the Transit Served Location sections of the Chicago Zoning Ordinance.

Lot Area: 3,165 square feet

FAR:

5,438 square feet

Residential Dwelling Units

351.6 square feet

Height:

Automobile Parking:

Setbacks (existing):

East Side: West Side: Rear (alley)

Front (West 21<sup>st</sup> Place)

0.0 feet 2.95 feet 0.0 feet 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.

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