



Office of the City Clerk

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Legislation Text

File #: O2017-4824, Version: 1

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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 B3-2 Community Shopping District symbols and indications as shown on Map No. 4-H in the area bounded by:

West 21st Street; a line 276.20 feet east of South Oakley Avenue; the public alley next south of West 21st Street; a line 251.20 feet east of South Oakley 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.

s Common Address: 2233 West 21st Street, Chicago, Illinois, 60608

NARRATIVE

2233 West 21st Street, Chicago, Illinois, 60608

The subject property consists of 3,150 square feet and is improved with a 2-story building with 2 residential dwelling units and 2 automobile parking spaces. The Applicant proposes to rezone the property to a B2-3 Neighborhood Mixed-Use District in order to complete an interior remodeling to create 2 additional residential dwelling units, for a total of 4 residential dwelling units, 2 automobile parking spaces*, 4 bicycle parking spaces, and no loading berth. The height of the building will remain at 28 feet.

FAR: 1.04

MLA:

3,252 square feet

Residential Dwelling Units:

Height:

Setbacks:

Front (21st Street): Rear (public alley): East Property Line: West Property Line:

Of feet 40 feet 4 feet Of feet'

FINAL FOR PUBLICATION

Loading Berth:

* Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance; Property approximately 954 feet from the entrance of the CTA Station.

WEST 21 ST. STREET

ASPHALT PVUT

CONC CURB * GUTTER

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