



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2017-4824  
**Type:** Ordinance  
**File created:** 6/28/2017  
**Status:** Passed  
**In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 4-H at 2233 W 21st St - App No. 19277T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-H  
**Attachments:** 1. O2017-4824.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/28/2017	1	City Council	Referred	

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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 21<sup>st</sup> Street; a line 276.20 feet east of South Oakley Avenue; the public alley next south of West 21<sup>st</sup> 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 21<sup>st</sup> Street, Chicago, Illinois, 60608

### NARRATIVE

2233 West 21<sup>st</sup> 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 (21<sup>st</sup> 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

# FINAL FOR PUBLICATION