



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-9354
Type: Ordinance
File created: 12/18/2019
Status: Passed
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.

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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.