



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-1510  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 4/21/2021  
**In control:** City Council  
**Final action:** 5/26/2021  
**Title:** Zoning Reclassification Map No. 4-H at 1721 W 21st St - App No. 20671T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-H  
**Attachments:** 1. SO2021-1510.pdf, 2. O2021-1510.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed as Substitute	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
4/21/2021	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 of the RM-5. Residential Multi-Unit District symbols and indications as shown

on Map No. 4-H in the area bounded by

West 21<sup>st</sup> Street; a line 200.00 feet west of and parallel to South Paulina Street; the public alley next south of and parallel to West 21<sup>st</sup> Street; a line 225.00 feet west of and parallel to South Paulina Street

to those of B2-3 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:

FINAL FOR PUBLICATION

**SUBSTITUTE PROJECT NARRATIVE AND  
PLANS TYPE 1 ZONING AMENDMENT 1721 W 21<sup>st</sup> Street**

RM-5 Residential Multi-Unit District to Proposed B2-3 Neighborhood Mixed Use District

The Applicant seeks a zoning map amendment to allow for the construction of a 7 dwelling unit building and 3 parking spaces. The property is a transit served location within 1,320 feet of the 18th Street CTA pink line entrance and the Ashland #9 Bus Line Corridor. The building height is 38 feet 5 Vt inches tall. No commercial space is provided.

	PROPOSED
Lot Area	3,125 SF
Density - MLA	446.42
Off Street Parking	3*
Rear Setback	36 feet 1 inches
West Setback	1 feet 2 inches
East Setback	2 feet 4 inches
Front Setback	8 feet 0 inches
FAR	1.57
Building Height	38 feet 5 J4 inches

\*Transit Served Location seeking parking exemption through a Type 1 Zoning Map Amendment.