



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2021-2146  
**Type:** Ordinance  
**File created:** 5/26/2021  
**Status:** Passed  
**In control:** City Council  
**Final action:** 6/25/2021  
**Title:** Zoning Reclassification Map No. 4-H at 2258 W 21st St - App No. 20736T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-H  
**Attachments:** 1. O2021-2146 (V1).pdf, 2. O2021-2146.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Passed	Pass
6/22/2021	1	Committee on Zoning, Landmarks and Building Standards		
5/26/2021	1	City Council	Referred	

**FINAL**

### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the B3-2 Community Shopping District symbols and indications as shown on Map No. 4-H in the area bounded by

The alley next north of and parallel to West 21<sup>st</sup> Street; a line 25 feet east of and parallel to South Oakley Avenue; West 21<sup>st</sup> Street; and 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.

Common Address of Property:

# AWL FOR PmUOAJIOH PROJECT

## NARRATIVE AND PLANS TYPE 1 ZONING AMENDMENT

### 2258 West 21<sup>st</sup> Street

The Applicant seeks to rezone from B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

The purpose of the rezoning is to establish a sixth dwelling unit in an existing building containing 5 dwelling units. After rezoning the property will contain 6 dwelling units with 2 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same. The existing height of 39'6" will remain the same. The property is a TSL location within 1,320 of Western Avenue.

Lot Area	3,125 SF
Density MLA (Lot area per unit)	520.83 sq. ft. (6 DU's)
Off Street Parking	2 (existing) *
Rear Setback	30.66 feet (existing)
Side Setback	0 feet 0 inches (existing)
Side Setback	0 feet (existing)
Front Setback	0 feet 0 inches(existing)
Building SF	5,897 SF
FAR	1.88
Building Height	40 feet (existing)

The applicant will seek Transit Served Location relief for the required 1 additional parking space.

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