



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-5578
Type: Ordinance **Status:** Passed
File created: 12/15/2021 **In control:** City Council
Final action: 1/26/2022
Title: Zoning Reclassification Map No. 4-H at 2124 S Ashland Ave/1600-1610 W 21st Pl - App No. 20907T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-H
Attachments: 1. O2021-5578 (V1).pdf, 2. O2021-5578.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/15/2021	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:

A line 25.25 north of and parallel to West 21st Place; South Ashland Avenue; West 21st Place; and the public alley west of and parallel to South Ashland Avenue

to those of an B2-3, Neighborhood Mixed-Use District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 2124 South Ashland Avenue / 1600-10 West 21st Place

NARRATIVE AND PLANS 2124 South Ashland Avenue / 1600-10 West 21st Place TYPE 1 REGULATIONS

Narrative: The subject property contains 3,156.25 square feet of land and is improved with a two story vacant office building with no parking. The Applicant proposes to rezone the property from a B3-2, Community Shopping District to a B2-3, Neighborhood Mixed-Use District to add two live/work units on the ground floor and two residential dwelling units on the second floor. No additional parking is proposed. The work area of the front ground floor live/work unit will be approximately 409 square feet and the work area of the rear ground-floor live/work unit will be approximately 551

square feet. The Property is located in a Transit Served Location to the Ashland Avenue (Route 49) bus and the Applicant seeks to reduce any required parking through a Type 1 rezoning application pursuant to the Transit Served Location guidelines of the Chicago Zoning Ordinance. No building additions to existing structure are proposed and the existing height of the building, approximately 30'-1" will remain.

3,156.25 square feet 1.64

Floor Area: 5,188.7 square feet

Residential Dwelling Units: 4

Density (MLA): 789 square feet

Height: 30'-1"

Automobile Parking: 0*

Setbacks (existing)

Front (South Ashland Avenue): 0'-0"

North Side: 0'-0"

South Side (West 2P' Place): 0'-0"

Rear (Alley): 12'-11"

* A set of plans is attached.

** The Property is located in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 219 feet from the Ashland Avenue (Route 49) bus.

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