



Office of the City Clerk

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Legislation Text

File #: O2019-1351, **Version:** 1

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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 of the 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; South Damen Avenue; the public alley next south of and parallel to West 21st Place; a line 25.00 feet west of and parallel to South Damen Street

to those of BI-3 Neighborhood Shopping District.

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

Common Address of Property: 2001 West 21st Place/2134-44 South Damen Avenue

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

2001 WEST 21st PLACE/2134-44 SOUTH DAMEN AVENUE

BI-3 Neighborhood Shopping District

The applicant seeks a zoning amendment from an RT-4 Residential Two-Flat, Townhouse and Multi Unit District to a BI-3 Neighborhood Shopping District to legalize the existing commercial space on the ground floor of the front building at 2001W 21st Place. After rezoning, the front building will remain three dwelling units and 1,048 square feet of commercial space on the ground floor. The rear building at 2134-44 S Damen Ave will remain two dwelling units with no commercial space. There will be no changes made to the existing buildings. The property is located in a Transit Oriented Development District and no parking will be provided. The buildings will remain the same height.

	Front Building	Rear Building
Lot Area	3,165 square feet	3,165 square feet
MLA	300 square feet	300 square feet
Parking	0 parking spaces	0 parking spaces
Rear Setback	0 feet	0 feet
Side Setback (North)	0 feet	0 feet
Side Setback (South)	0 feet	0 feet
Front Setback	0 feet	0 feet
FAR	1.2	0.47
Building Square Footage	3,814 square feet	1,490 square feet
Building Height	35 feet	35 feet
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Sidewalk

West 21st Place
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Entrance 1

Sidewalk

West 21st Place