

Legislation Text

File #: 02019-1351, 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 21^s" Place; South Damen Avenue; the public alley next south of and parallel to West 21⁵¹ Place; a line 25.00 feel 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.

Lot Area MLA Parking Rear Setback Side Setback (North) Side Setback (South) Front Setback FAR Building Square Footage Building Height 16' Alley

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Front Building 3,165 square feet 300 square feet 0 parking spaces Ofeet Ofeet Ofeet 1.2 3,814 square feet

35 feet

Rear Building 3,165 square feet 300 square feet 0 parking spaces Ofeet Ofeet Ofeet 0.47 1,490 square feet 35 feet

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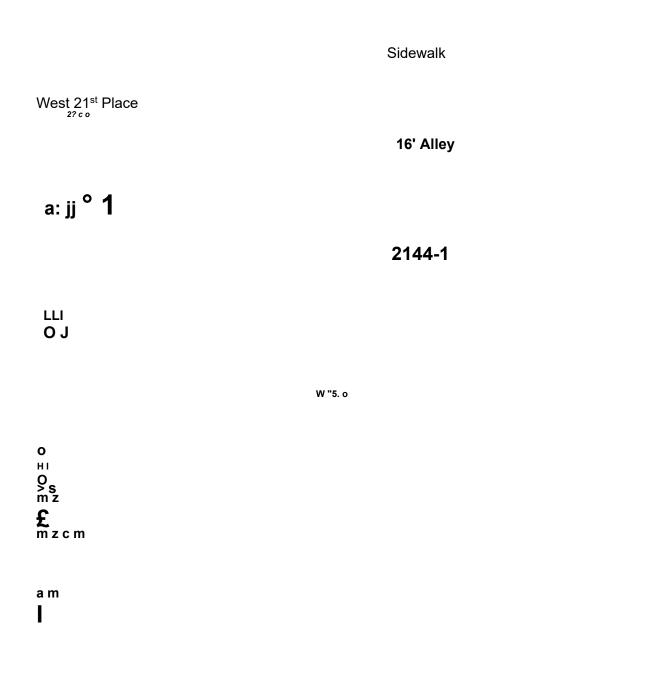
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Entrance 1

Sidewalk

West 21st Place