



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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## Legislation Text

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**File #:** O2020-4536, **Version:** 1

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### 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 all of the B3-2 Community Shopping District symbols and indications as shown on Map No. 4-H in an area bound by

The public alley next north of and parallel to West 21<sup>st</sup> Street; a line 72 feet east of and parallel to South Leavitt Street; West 21<sup>st</sup> Street; And a line 48 feet east of and parallel to South Leavitt Street

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication. Common Address of Property:

2152 West 21<sup>st</sup> Street

Typc-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

2152 West 21<sup>st</sup> Street - B3-2 to B2-3

The applicant wishes to rezone the property to establish a transit-served location, allowing sufficient density for an interior build-out to add 3 new dwelling units to the existing 3-story, 6 dwelling unit building for a new total of 9 dwelling units at the property. The exterior of the building and the existing detached garage will remain with no changes.

FAR

2.39

Building Area	7,149 Square Feet
Density (MLA)	300 Square Feet*
Lot Area	2,995.2 Square Feet
Building Height	30 Feet 10 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	38 Feet 6 Inches
East Side Setback	2 Feet 8 Inches
West Side Setback	0 Feet 0 Inches
Parking	2 Parking Stalls**

\*MLA reduction for Transit-Served Location under 17-3-0402-B

\*\*Parking relief by way of the Type-1, Transit-Served Location under 17-10-0102-B

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