



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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Chicago, IL 60602  
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## Legislation Text

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**File #:** O2020-5681, **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 the current 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:

the public alley next north of and parallel to West 21<sup>st</sup> Place; a line 150.00 feet east of and parallel to South Wood Street; West 21<sup>st</sup> Place; and a line 125 .00 feet east of and parallel to South Wood Street

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. ■

Address: 1744 West 21<sup>st</sup> Place

## Publication

### NARRATIVE AND PLANS

#### 1744 West 21<sup>st</sup> Place TYPE I REGULATIONS

Narrative: The subject property is a 3,125 square foot lot and is improved with a two and half story residential building that includes four dwelling units and a detached two-car garage at the rear of the property. The Applicant proposes to rezone the property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3, Neighborhood Mixed-Use District to allow for the addition of two dwelling units for a total of six dwelling units. The Applicant will demolish the existing garage and have surface parking for three vehicles and is seeking relief in any additional required parking through this Type 1 application under the Transit Served Locations of the Chicago Zoning Ordinance. There will be no change in the existing height of the building (24 feet 2 inches).

Lot Area: 3,125 square feet

FAR:

2,812.46 square feet

Residential Dwelling Units:

520.8 square feet

24-feet 2 inches

Automobile Parking:

Setbacks (existing):

Front (West 21<sup>st</sup> Place): East Side: West Side: Rear (alley):

5 feet 6 inches 3 feet 5 inches 1.00 foot 51.00 feet

A set of plans is included.

The property is approximately 1,160.00 feet from the Ashland CTA Bus.

125.00'