

**NARRATIVE AND PLANS**  
**TYPE I Rezoning Attachment**  
**2156 West 21<sup>st</sup> Street**

**The Project**

The property is comprised of one lot that is improved with a four story residential building with basement (42'9" tall) containing 10 dwelling units a two car garage. The property is located in an Equitable Transit Served Location.

3527 S DAMEN LLC (the "Applicant") seeks to rezone the property to to convert the existing building from 10 to 12 dwelling units. The Applicant will demolish the existing garage and will provide surface parking for 1 parking space and 11 bicycle spaces and will subsequently seek parking relief pursuant to the Equitable Transit Served Location section 17-10-0102-B of the Chicago Zoning Ordinance. The height of the existing building will remain the same.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an B3-2 Community Shopping District to a B2-5 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of section 17-10-0102-B(1) of the Zoning Ordinance. In addition, the property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance section 17-10-0102-B and is approximately 600.0' from the CTA Damen Pink Line train entrance and 1,370.0' from the CTA Western Pink Line train entrance.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,995.2 square feet
FAR:	2.84
Floor Area:	8,508.5 square feet
Residential Dwelling Units:	12
MLA Density:	249.6 square feet
Height (existing):	42'-9"
Bicycle Parking:	11 total
Automobile Parking:	1*
Setbacks (existing):	Front (21 <sup>st</sup> Street): 0.00' North (alley/rear): 34.45' East: 0.00' West: 0.00'

A set of plans is attached.

\* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 600.0' from the CTA Damen Pink Line train entrance and 1,370.0' from the CTA Western Pink Line train entrance.

# GUT REHAB TO EXISTING 10 DWELLING UNITS IN EXISTING 4-STORY BRICK BUILDING W/ BASEMENT & 2 NEW DWELLING UNITS & NEW STEEL 4-STORY REAR PORCH (12 TOTAL UNITS)

## CODE MATRIX

Code	Description	Section	Code	Description	Section
101	General Building	101.0	102	Structural Steel	102.0
103	Plumbing	103.0	104	Mechanical	104.0
105	Electrical	105.0	106	Fire Protection	106.0
107	Energy Conservation	107.0	108	Accessibility	108.0
109	Signage	109.0	110	Other	110.0

## NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND SIDEWALKS.

6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE.

7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.

8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING RECORD DRAWINGS.

9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURVEY DATA.

10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AS-BUILT RECORDS.

11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PHOTOGRAPHS.

12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURVEY DATA.

13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AS-BUILT RECORDS.

14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PHOTOGRAPHS.

15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURVEY DATA.

16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AS-BUILT RECORDS.

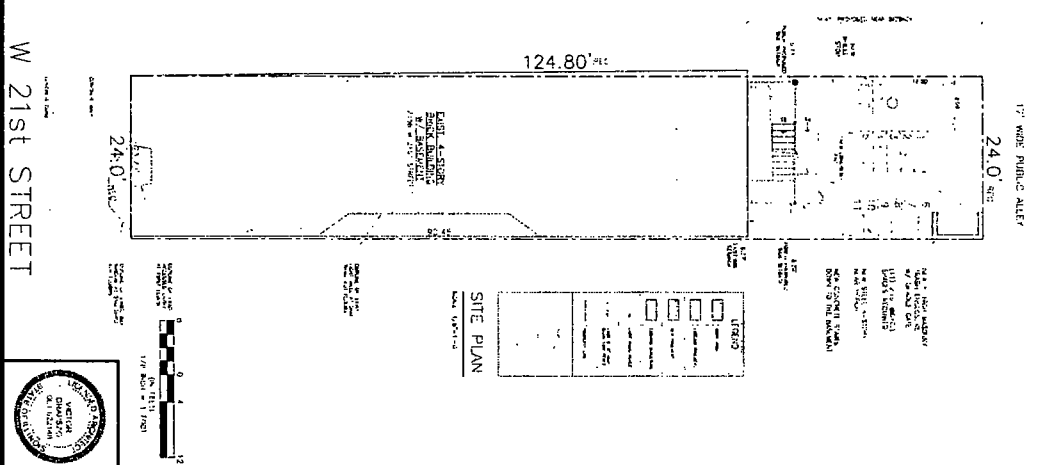
17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PHOTOGRAPHS.

18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURVEY DATA.

19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AS-BUILT RECORDS.

20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PHOTOGRAPHS.

## SITE PLAN



## CODE MATRIX, NOTES, & SITE PLAN

2156 W 21ST STREET  
CHICAGO, IL

ARCHITECT

REGISTERED ARCHITECT

NO. 00000000

DATE: 07/20/14

SCALE: 1/8" = 1'-0"

PROJECT: GUT REHAB TO EXISTING 10 DWELLING UNITS IN EXISTING 4-STORY BRICK BUILDING W/ BASEMENT & 2 NEW DWELLING UNITS & NEW STEEL 4-STORY REAR PORCH (12 TOTAL UNITS)

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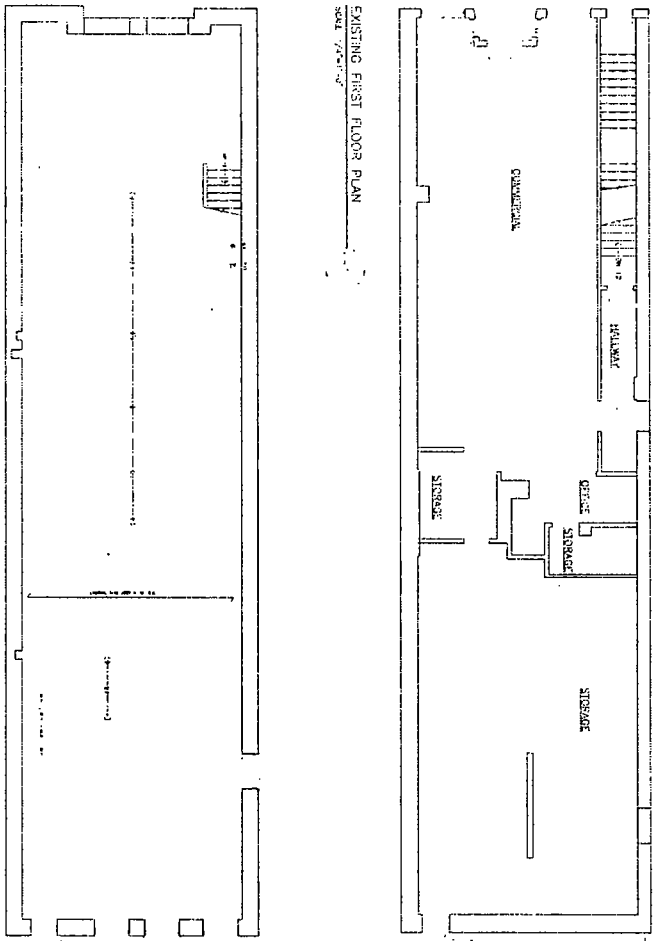
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EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

EXISTING BASEMENT PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND**

—	EXISTING WALL
- - -	EXISTING DOOR
—	NEW WALL
- - -	NEW DOOR
—	NEW WINDOW

**DEMOLITION REMOVES**

**NOTES**

1. DEMOLITION AND REPAIR WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING SPECIFICATIONS FOR THE CONSTRUCTION OF BUILDINGS, LATEST EDITION, AND THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING SPECIFICATIONS FOR THE CONSTRUCTION OF STRUCTURES, LATEST EDITION.

**SITE CONDITIONS**

1. THE EXISTING BUILDING IS A TWO-STORY BRICK BUILDING WITH A FLAT ROOF. THE BUILDING IS IN POOR CONDITION AND IS TO BE DEMOLISHED.



<b>D1.0</b>	PROJECT: 2156 W 21ST
2.04.11	SCALE: 1/8" = 1'-0"
	DATE: 11/14/2010

ARCHITECTS  
ARCHITECTURAL ENGINEERING

2128 N. Dearborn Ave  
Chicago, IL 60614

773.772.2786 ext 404  
773.772.2484 fax

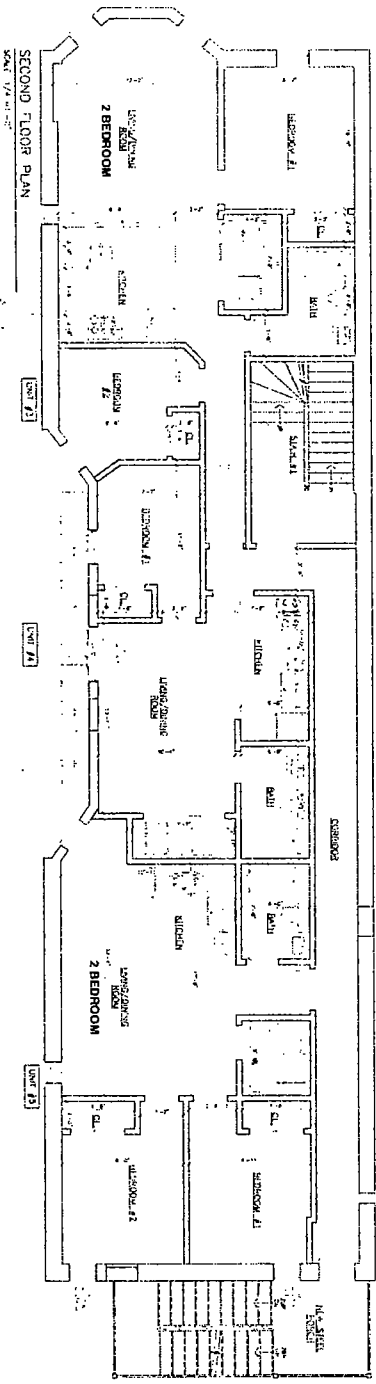
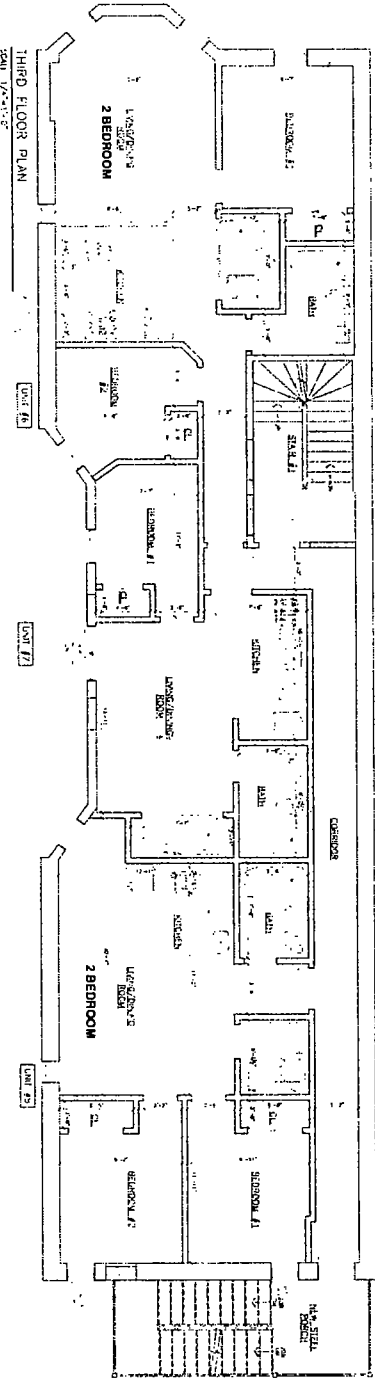
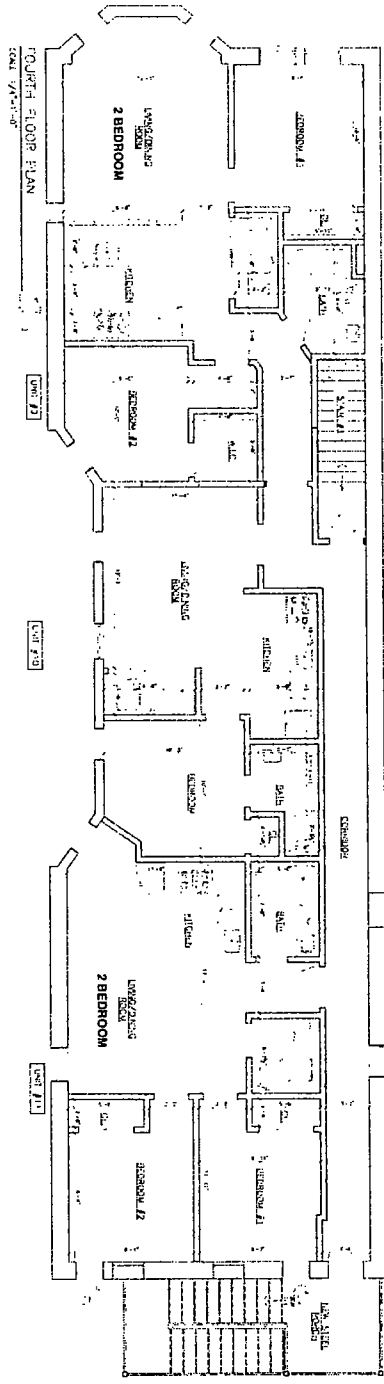
2156 W 21st STREET  
CHICAGO, IL

DEMOLITION  
PLANS

DATE: 11/14/2010	PROJECT: 2156 W 21ST
SCALE: 1/8" = 1'-0"	DATE: 11/14/2010







**WALL LEGEND**

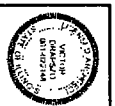
[Symbol]	1/2" THICK CONCRETE
[Symbol]	4" THICK CMU
[Symbol]	1/2" GYP BOARD
[Symbol]	1/2" GYP BOARD
[Symbol]	1/2" GYP BOARD

**OPENING SYMBOLS**

[Symbol]	DOOR	[Symbol]	GLASS DOOR
[Symbol]	WINDOW	[Symbol]	GLASS WINDOW
[Symbol]	GLASS DOOR	[Symbol]	GLASS WINDOW
[Symbol]	GLASS WINDOW	[Symbol]	GLASS WINDOW

**PLAN NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE TO BE CONCRETE OR CMU UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
4. ALL CEILING ARE TO BE GYP BOARD UNLESS NOTED OTHERWISE.
5. ALL ROOF ARE TO BE ASPH/FLY UNLESS NOTED OTHERWISE.
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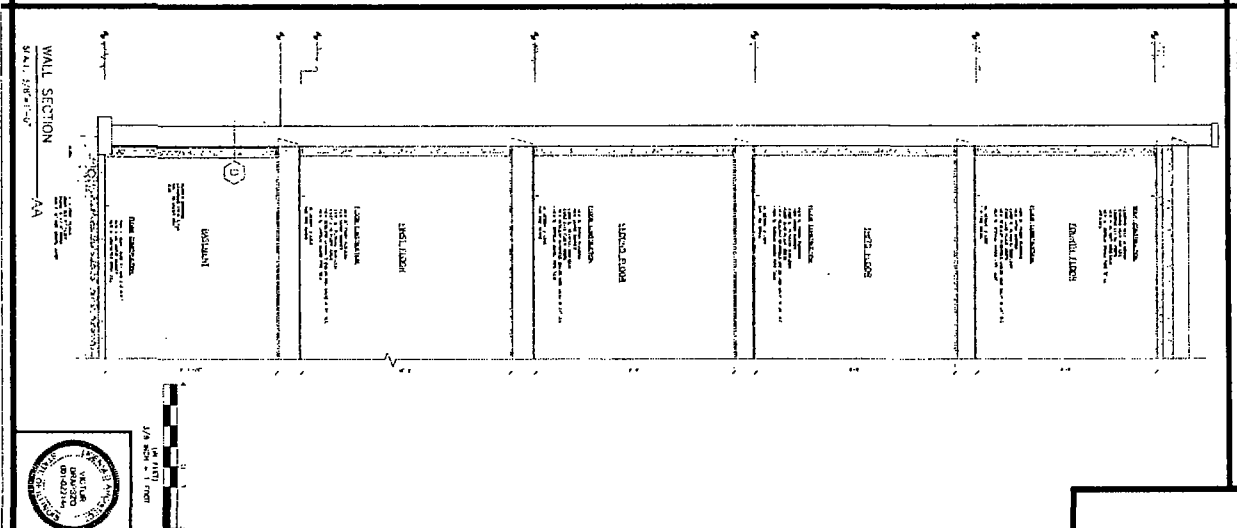
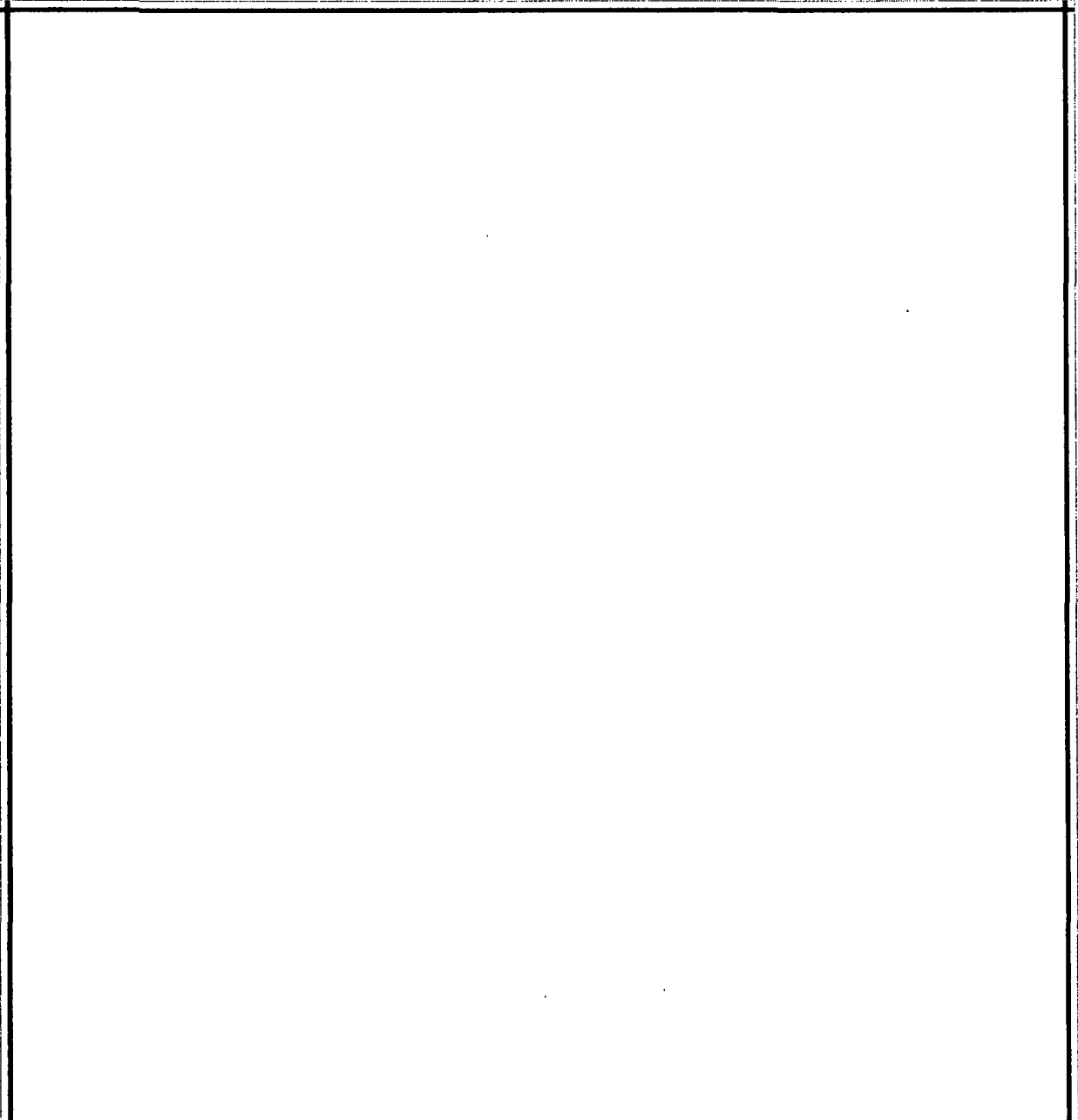


**A1.1**  
SHEET  
PROJECT  
ARCHITECTS  
DATE

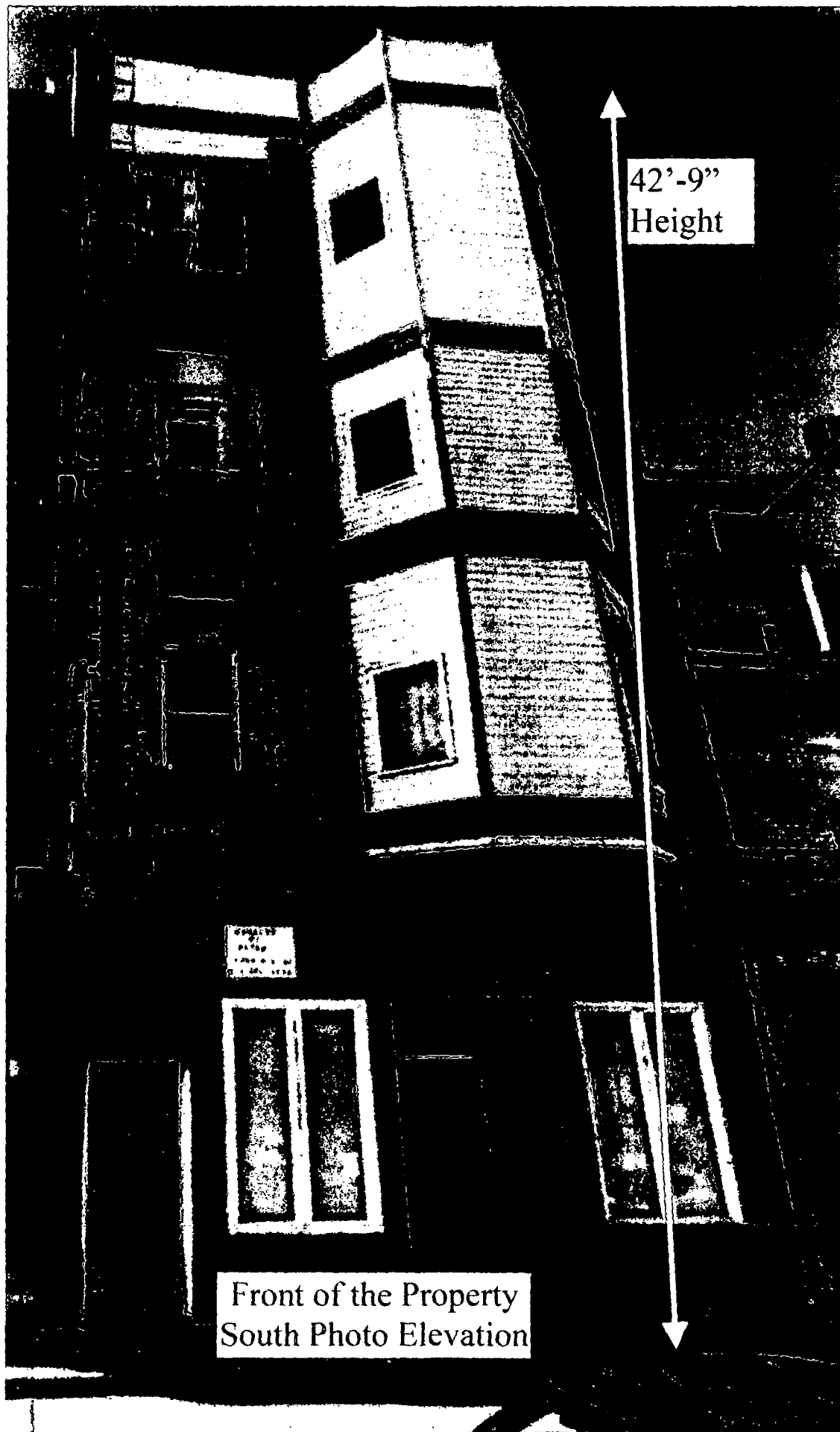
**ARCHITECTS**  
2156 W 21st STREET  
CHICAGO, IL  
773 772 2126 office  
773 772 2844 fax

**PROPOSED PLANS**

DATE: 10/15/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]



<p>PROJECT 2156 W 21ST</p> <p>SCALE 1/8" = 1'-0"</p> <p>DATE 3/14/2011</p> <p>ARCHITECT <b>ARCHITECTS</b></p> <p>2155 N Dearborn Ave Chicago, IL 60641</p> <p>773-772-2156 office 773-772-2054 fax</p>	<p>2156 W 21ST STREET CHICAGO, IL</p>	<p>SECTION &amp; DETAILS</p>	<p>DATE 3/14/2011</p> <p>PROJECT 2156 W 21ST</p> <p>SCALE 1/8" = 1'-0"</p> <p>DATE 3/14/2011</p>	<p>2156 W 21ST STREET CHICAGO, IL</p>
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42'-9"  
Height

Front of the Property  
South Photo Elevation





42'-9"  
Height

Rear of the Property  
North Photo Elevation