

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2156 West 21st 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.

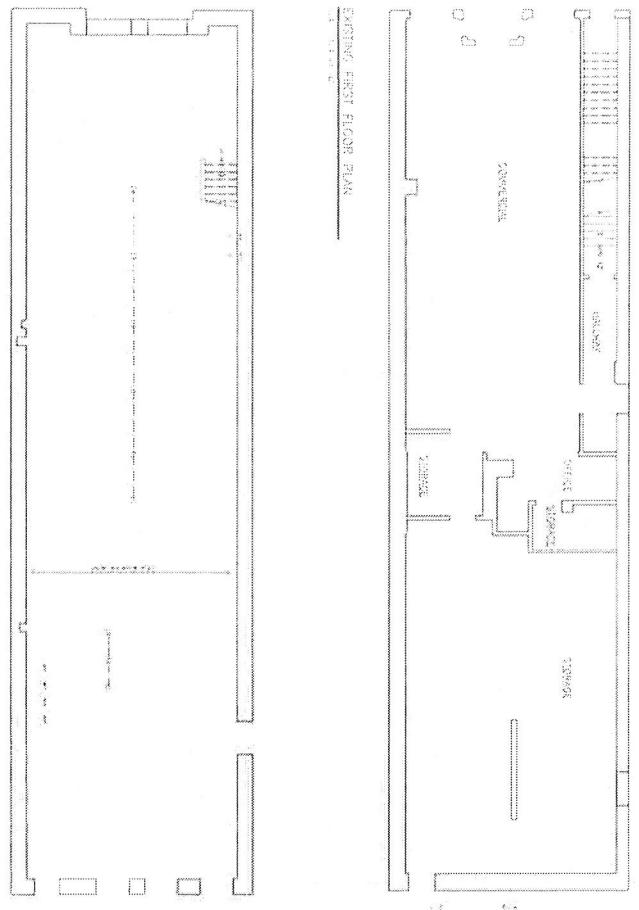
The following are the relevant zoning parameters for the proposed project:

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 st 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.

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EXISTING FIRST FLOOR PLAN

EXISTING BASEMENT PLAN

LEGEND

--- EXISTING

--- DEMOLITION

--- NEW

DEMOLITION NOTES

NOTES

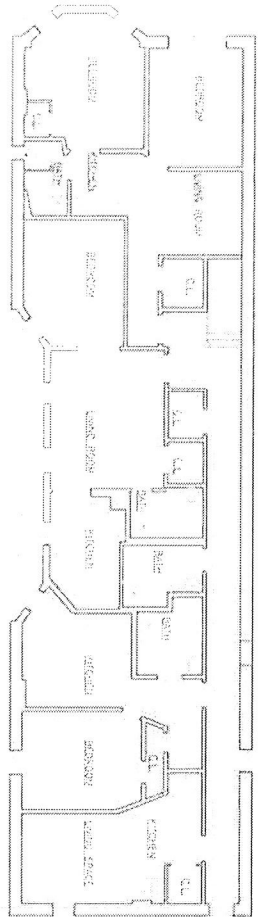
SITE CONDITIONS



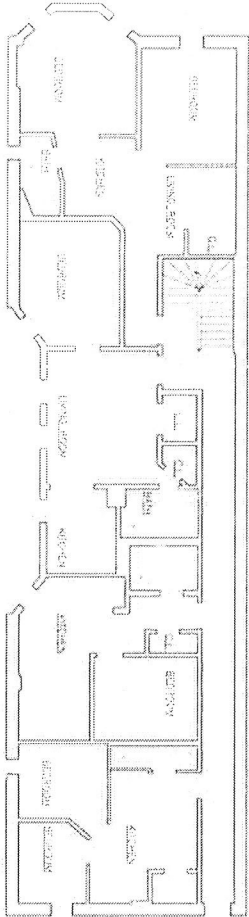
<p>PROJECT: 2156 W 21ST ST SCALE: 1/8"=1'-0" DATE: 1/14/02</p>	<p>ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING</p> <p>ARCHITECTS</p>	<p>3112 N. DUNN AVE CHICAGO, IL 60647</p> <p>312.772.2136 312.772.2134</p>	<p>2156 W 21ST STREET CHICAGO, IL</p>	<p>DEMOLITION PLANS</p>
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D1.0

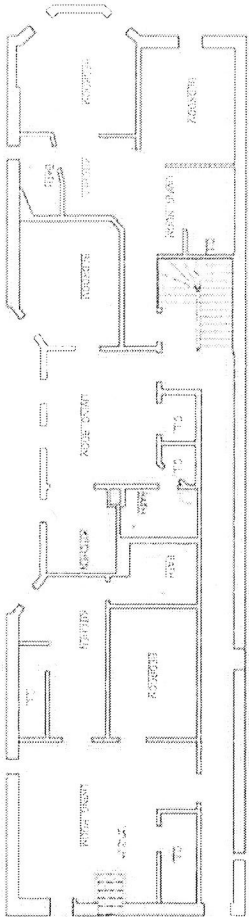
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EXISTING FIRST FLOOR PLAN



EXISTING THIRD FLOOR PLAN



EXISTING SECOND FLOOR PLAN

LEGEND

[Symbol]	TO BE DEMOLISHED
[Symbol]	EXISTING

DEMOLITION NOTES

NOTES

SITE CONDITIONS



PROJECT
D1.0
 2 OF 11

ARCHITECTURE
 ARCHITECTS
 ARCHITECTURAL ENGINEERING

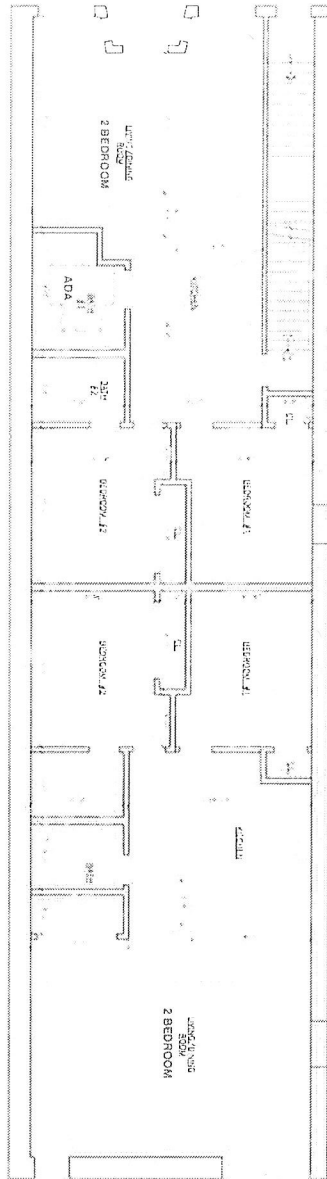
215 W. 21st St. #200
 Chicago, IL 60607
 773.721.2716
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2156 W 21st STREET
 CHICAGO, IL

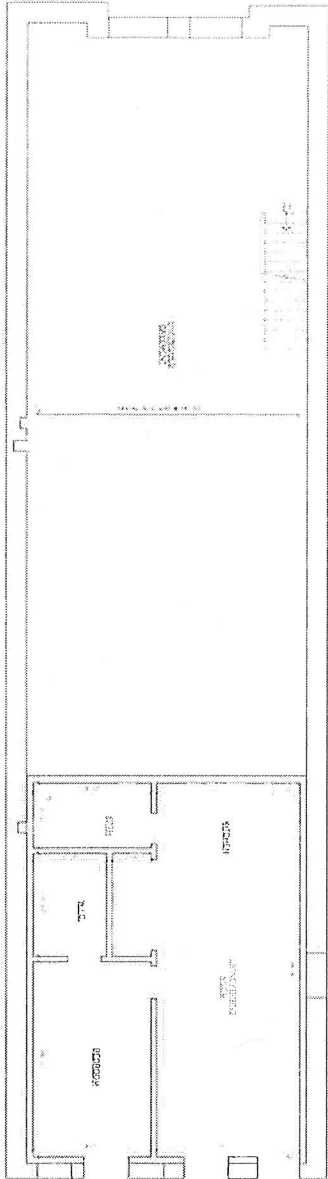
DEMOLITION
 PLANS

DATE: 11/14/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]

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FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

REVISIONS

NO.	DATE	DESCRIPTION

DATE PLOTTED: 03/11/2021
TIME PLOTTED: 10:00 AM
SCALE: 1/8" = 1'-0"
PROJECT: 2156 W 21ST ST
CLIENT: ARCHITECTURAL ENGINEERING

ARCHITECTURAL ENGINEERING
PLANNING
ARCHITECTURAL ENGINEERING

2156 W 21ST STREET CHICAGO, IL

PROPOSED PLANS

ARCHITECTURAL ENGINEERING
 1513 N. DuSable Ave
 Chicago, IL 60642
 773.732.2756 - OFFICE
 773.732.2524 - FAX

PROJECT: 2156 W 21ST
SCALE: 1/8" = 1'-0"
DATE: 03/11/2021

DATE: 03/11/2021

ARCHITECTURAL ENGINEERING
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 3/11/21

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