

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):

A set of plans is attached.

Front (21st Street): 0.00' North (alley/rear): 34.45'

East: West:

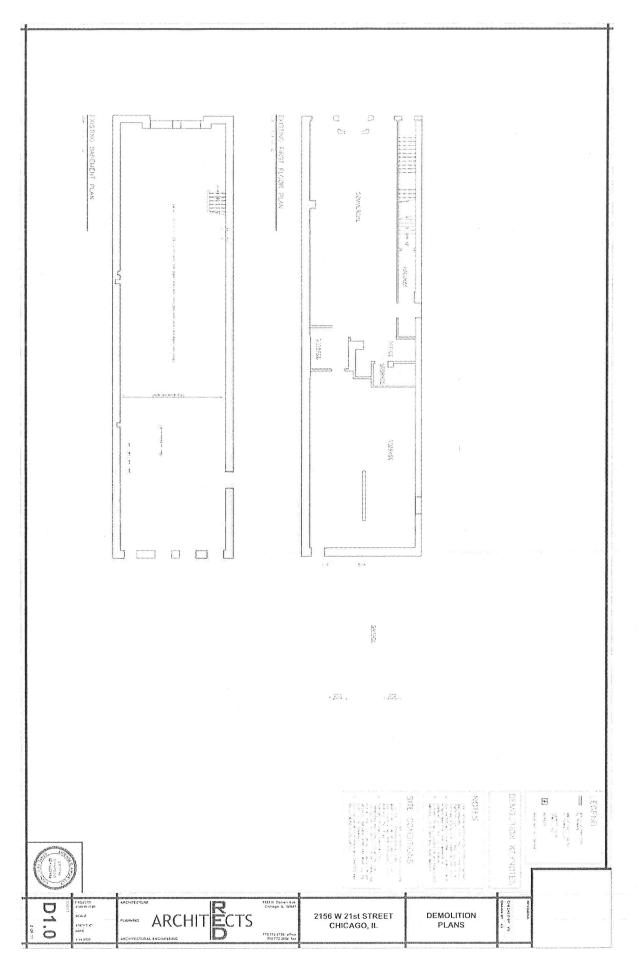
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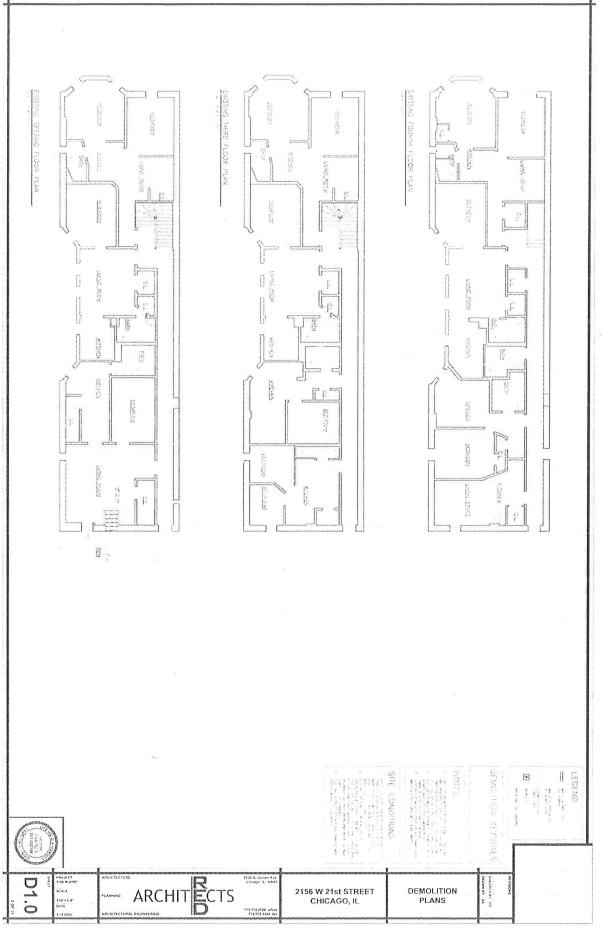
* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 600.0' from the CTA Damen Pink Line train entrance and 1,370.0' from the CTA Western Pink Line train entrance.

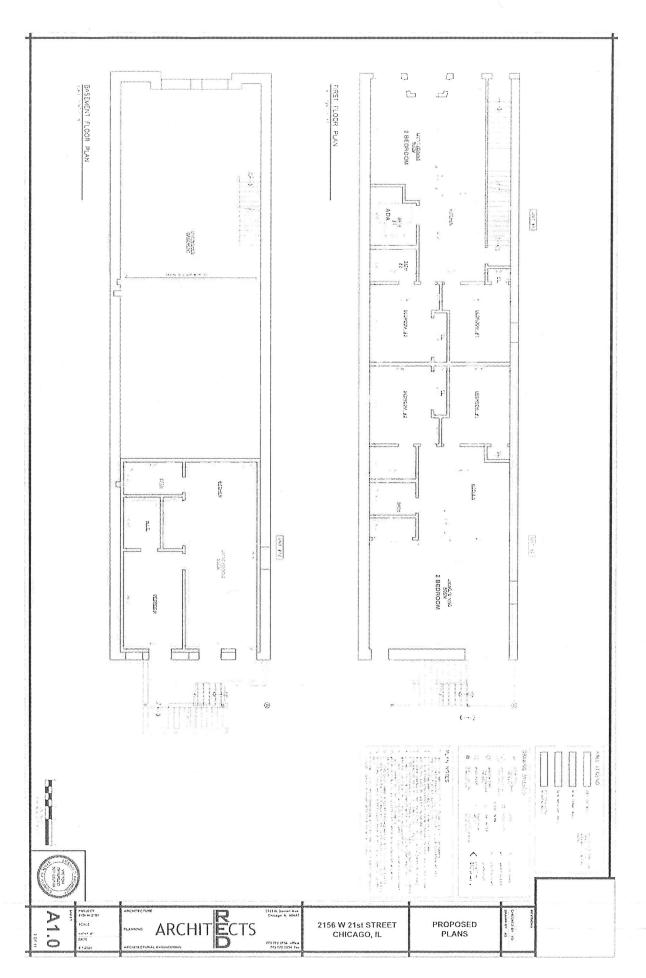
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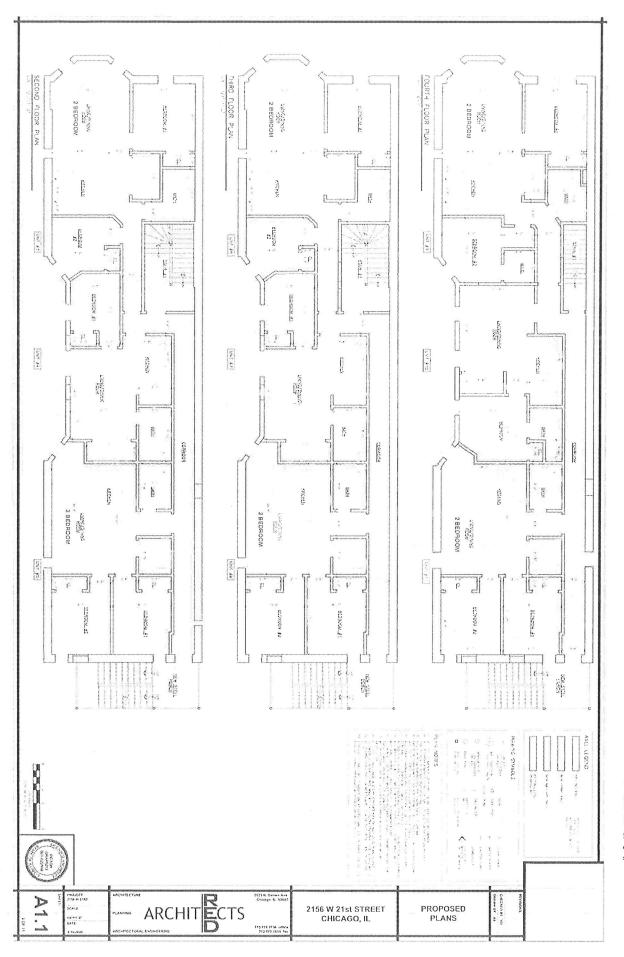
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