

NARRATIVE AND PLANS

TYPE I Rezoning

2127 South Marshall Boulevard / 2866-80 West 21st Place

From B2-5 to B2-5

The Property

The subject property is a corner lot located in a B2-5 Neighborhood Mixed-Use District and is located in an Equitable Transit Served Location per the Chicago Zoning Ordinance section and is approximately 810.0' from the CTA California Pink Line Station entrance.

The property contains one zoning lot with a front two-story building with basement (34'-7" tall) containing six units and a rear two-story building with basement (28'-8" tall) containing two units.

The Project

2127 S. Marshall LLC (the "Applicant") seeks to convert the front building from six units to 12 units. Three new units will be located in the basement and three new units in a proposed third floor addition. The Applicant also seeks to convert the rear building from two units to four units. One new unit will be located in the basement and one new unit in a proposed third floor addition. The property will include a total of 16 units. The proposed zoning height of the front building will be 36'-3" and the rear building will be 37'-8". Six bicycle parking spaces will be provided. There will be no vehicle automobile parking.

The rezoning application also seeks Type-1 application relief under section 17-13-0303-D through an optional administrative adjustment to reduce eight required parking spaces to under section 17-13-1003-EE for properties located in an Equitable Transit Served Location per the Chicago Zoning Ordinance and an optional variation under section 17-13-1101-B to reduce the required front yard setback from 50.0' to 0.0' (existing), a combined side setback reduction of 5.16' to 0.0' (existing) (the north and south side setbacks are and will remain at 0.0'), and a reduction of the rear setback from 30.0' on floors containing dwelling units to 0.0' (existing).

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an B2-5 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District.

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

Lot Area:	4,495.65 square feet
FAR:	5.0
Floor Area:	Front building: 8,730.63 square feet Rear building: 3,621.06 square feet
Residential Dwelling Units:	16 total Front building: 12 units Rear building: 4 units
MLA Density:	Front building: Rear building: 280.97 square feet
Height (existing):	Front building: 36'-3" Rear building: 37'-8"
Bicycle Parking:	6
Automobile Parking:	0*
Setbacks (existing):	Front (Marshall): 0.00'* North (alley/rear): 0.00'* South: 0.00'* East (rear): 0.00'*

A set of plans is attached which includes ETOD measurements.

* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 810.0' from the CTA California Pink Line Station entrance.

S R 2019 CBRC: INTERIOR RENOVATIONS TO EXISTING (2) DU; ADD (1) NEW DU TO BSMT; 3RD FLR. FRAME ADDITION TO ADD (1) DU ON 2-STORY FRONT BRICK BLDG; TOTAL (4) DU 2868 W 21ST L, CHICAGO, IL 60623

PROFESSIONAL DESIGN FIRM
 BLDG CONSTRUCTION, INC.
 1700 N. LAUREL ST. CHICAGO, IL 60642
 TEL: 773.744.7255
 WWW.BDCDFIRM.COM

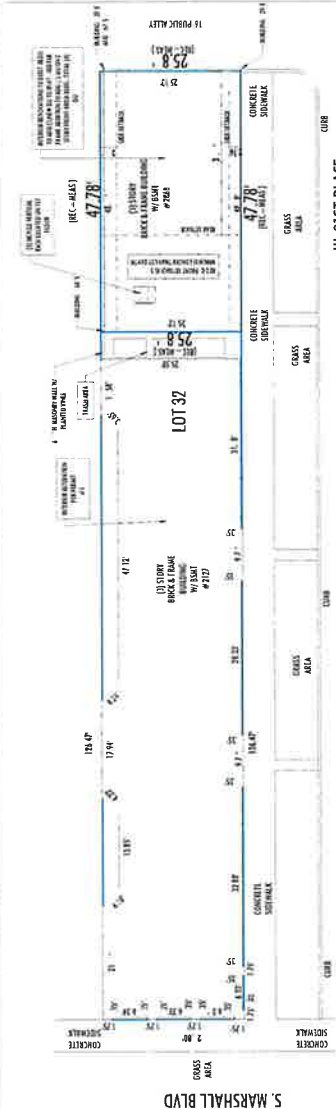
PROFESSIONAL DESIGN FIRM
 BLDG CONSTRUCTION, INC.
 1700 N. LAUREL ST. CHICAGO, IL 60642
 TEL: 773.744.7255
 WWW.BDCDFIRM.COM

STATEMENTS
 THIS IS TO CERTIFY THAT THE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS.

SEAL
 ARCHITECT
 STATE OF ILLINOIS
 No. 0000000000

SPR 2. 19 CBRC INTERIOR RENOVATIONS TO EXISTING (2) DU; ADD (1) NEW DU TO BSMT; 3RD FLR. FRAME ADDITION TO ADD (1) DU ON 2-STORY FRONT BRICK BLDG; TOTAL (4) DU 2868 W 21ST PL, CHICAGO, IL 60623

Project No.	2868 W 21ST PL
Revision	
Author	
Checker	
Scale	
Date	
Sheet No.	T-6



Code	Description
A-00	5th FLOOR GENERAL HYPHENUM
A-01	GENERAL HOTEL
A-02	FOUR-FLOOR GENERAL
A-03	FOUR-FLOOR GENERAL
A-04	5th FLOOR TOWN
A-05	5th FLOOR TOWN
A-06	5th FLOOR TOWN
A-07	5th FLOOR TOWN
A-08	5th FLOOR TOWN
A-09	5th FLOOR TOWN
A-10	5th FLOOR TOWN
A-11	5th FLOOR TOWN
A-12	5th FLOOR TOWN
A-13	5th FLOOR TOWN
A-14	5th FLOOR TOWN
A-15	5th FLOOR TOWN
A-16	5th FLOOR TOWN
A-17	5th FLOOR TOWN
A-18	5th FLOOR TOWN
A-19	5th FLOOR TOWN
A-20	5th FLOOR TOWN
A-21	5th FLOOR TOWN
A-22	5th FLOOR TOWN
A-23	5th FLOOR TOWN
A-24	5th FLOOR TOWN
A-25	5th FLOOR TOWN
A-26	5th FLOOR TOWN
A-27	5th FLOOR TOWN
A-28	5th FLOOR TOWN
A-29	5th FLOOR TOWN
A-30	5th FLOOR TOWN
A-31	5th FLOOR TOWN
A-32	5th FLOOR TOWN
A-33	5th FLOOR TOWN
A-34	5th FLOOR TOWN
A-35	5th FLOOR TOWN
A-36	5th FLOOR TOWN
A-37	5th FLOOR TOWN
A-38	5th FLOOR TOWN
A-39	5th FLOOR TOWN
A-40	5th FLOOR TOWN
A-41	5th FLOOR TOWN
A-42	5th FLOOR TOWN
A-43	5th FLOOR TOWN
A-44	5th FLOOR TOWN
A-45	5th FLOOR TOWN
A-46	5th FLOOR TOWN
A-47	5th FLOOR TOWN
A-48	5th FLOOR TOWN
A-49	5th FLOOR TOWN
A-50	5th FLOOR TOWN
A-51	5th FLOOR TOWN
A-52	5th FLOOR TOWN
A-53	5th FLOOR TOWN
A-54	5th FLOOR TOWN
A-55	5th FLOOR TOWN
A-56	5th FLOOR TOWN
A-57	5th FLOOR TOWN
A-58	5th FLOOR TOWN
A-59	5th FLOOR TOWN
A-60	5th FLOOR TOWN
A-61	5th FLOOR TOWN
A-62	5th FLOOR TOWN
A-63	5th FLOOR TOWN
A-64	5th FLOOR TOWN
A-65	5th FLOOR TOWN
A-66	5th FLOOR TOWN
A-67	5th FLOOR TOWN
A-68	5th FLOOR TOWN
A-69	5th FLOOR TOWN
A-70	5th FLOOR TOWN
A-71	5th FLOOR TOWN
A-72	5th FLOOR TOWN
A-73	5th FLOOR TOWN
A-74	5th FLOOR TOWN
A-75	5th FLOOR TOWN
A-76	5th FLOOR TOWN
A-77	5th FLOOR TOWN
A-78	5th FLOOR TOWN
A-79	5th FLOOR TOWN
A-80	5th FLOOR TOWN
A-81	5th FLOOR TOWN
A-82	5th FLOOR TOWN
A-83	5th FLOOR TOWN
A-84	5th FLOOR TOWN
A-85	5th FLOOR TOWN
A-86	5th FLOOR TOWN
A-87	5th FLOOR TOWN
A-88	5th FLOOR TOWN
A-89	5th FLOOR TOWN
A-90	5th FLOOR TOWN
A-91	5th FLOOR TOWN
A-92	5th FLOOR TOWN
A-93	5th FLOOR TOWN
A-94	5th FLOOR TOWN
A-95	5th FLOOR TOWN
A-96	5th FLOOR TOWN
A-97	5th FLOOR TOWN
A-98	5th FLOOR TOWN
A-99	5th FLOOR TOWN
A-100	5th FLOOR TOWN

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	10/15/19	ISSUED FOR PERMIT	JL	JL
2	10/15/19	REVISIONS	JL	JL
3	10/15/19	REVISIONS	JL	JL
4	10/15/19	REVISIONS	JL	JL
5	10/15/19	REVISIONS	JL	JL
6	10/15/19	REVISIONS	JL	JL
7	10/15/19	REVISIONS	JL	JL
8	10/15/19	REVISIONS	JL	JL
9	10/15/19	REVISIONS	JL	JL
10	10/15/19	REVISIONS	JL	JL
11	10/15/19	REVISIONS	JL	JL
12	10/15/19	REVISIONS	JL	JL
13	10/15/19	REVISIONS	JL	JL
14	10/15/19	REVISIONS	JL	JL
15	10/15/19	REVISIONS	JL	JL
16	10/15/19	REVISIONS	JL	JL
17	10/15/19	REVISIONS	JL	JL
18	10/15/19	REVISIONS	JL	JL
19	10/15/19	REVISIONS	JL	JL
20	10/15/19	REVISIONS	JL	JL
21	10/15/19	REVISIONS	JL	JL
22	10/15/19	REVISIONS	JL	JL
23	10/15/19	REVISIONS	JL	JL
24	10/15/19	REVISIONS	JL	JL
25	10/15/19	REVISIONS	JL	JL
26	10/15/19	REVISIONS	JL	JL
27	10/15/19	REVISIONS	JL	JL
28	10/15/19	REVISIONS	JL	JL
29	10/15/19	REVISIONS	JL	JL
30	10/15/19	REVISIONS	JL	JL
31	10/15/19	REVISIONS	JL	JL
32	10/15/19	REVISIONS	JL	JL
33	10/15/19	REVISIONS	JL	JL
34	10/15/19	REVISIONS	JL	JL
35	10/15/19	REVISIONS	JL	JL
36	10/15/19	REVISIONS	JL	JL
37	10/15/19	REVISIONS	JL	JL
38	10/15/19	REVISIONS	JL	JL
39	10/15/19	REVISIONS	JL	JL
40	10/15/19	REVISIONS	JL	JL
41	10/15/19	REVISIONS	JL	JL
42	10/15/19	REVISIONS	JL	JL
43	10/15/19	REVISIONS	JL	JL
44	10/15/19	REVISIONS	JL	JL
45	10/15/19	REVISIONS	JL	JL
46	10/15/19	REVISIONS	JL	JL
47	10/15/19	REVISIONS	JL	JL
48	10/15/19	REVISIONS	JL	JL
49	10/15/19	REVISIONS	JL	JL
50	10/15/19	REVISIONS	JL	JL
51	10/15/19	REVISIONS	JL	JL
52	10/15/19	REVISIONS	JL	JL
53	10/15/19	REVISIONS	JL	JL
54	10/15/19	REVISIONS	JL	JL
55	10/15/19	REVISIONS	JL	JL
56	10/15/19	REVISIONS	JL	JL
57	10/15/19	REVISIONS	JL	JL
58	10/15/19	REVISIONS	JL	JL
59	10/15/19	REVISIONS	JL	JL
60	10/15/19	REVISIONS	JL	JL
61	10/15/19	REVISIONS	JL	JL
62	10/15/19	REVISIONS	JL	JL
63	10/15/19	REVISIONS	JL	JL
64	10/15/19	REVISIONS	JL	JL
65	10/15/19	REVISIONS	JL	JL
66	10/15/19	REVISIONS	JL	JL
67	10/15/19	REVISIONS	JL	JL
68	10/15/19	REVISIONS	JL	JL
69	10/15/19	REVISIONS	JL	JL
70	10/15/19	REVISIONS	JL	JL
71	10/15/19	REVISIONS	JL	JL
72	10/15/19	REVISIONS	JL	JL
73	10/15/19	REVISIONS	JL	JL
74	10/15/19	REVISIONS	JL	JL
75	10/15/19	REVISIONS	JL	JL
76	10/15/19	REVISIONS	JL	JL
77	10/15/19	REVISIONS	JL	JL
78	10/15/19	REVISIONS	JL	JL
79	10/15/19	REVISIONS	JL	JL
80	10/15/19	REVISIONS	JL	JL
81	10/15/19	REVISIONS	JL	JL
82	10/15/19	REVISIONS	JL	JL
83	10/15/19	REVISIONS	JL	JL
84	10/15/19	REVISIONS	JL	JL
85	10/15/19	REVISIONS	JL	JL
86	10/15/19	REVISIONS	JL	JL
87	10/15/19	REVISIONS	JL	JL
88	10/15/19	REVISIONS	JL	JL
89	10/15/19	REVISIONS	JL	JL
90	10/15/19	REVISIONS	JL	JL
91	10/15/19	REVISIONS	JL	JL
92	10/15/19	REVISIONS	JL	JL
93	10/15/19	REVISIONS	JL	JL
94	10/15/19	REVISIONS	JL	JL
95	10/15/19	REVISIONS	JL	JL
96	10/15/19	REVISIONS	JL	JL
97	10/15/19	REVISIONS	JL	JL
98	10/15/19	REVISIONS	JL	JL
99	10/15/19	REVISIONS	JL	JL
100	10/15/19	REVISIONS	JL	JL



GENERAL NOTES
 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS PRIOR TO COMMENCEMENT OF WORK.
 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 AND UTILITIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
 5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
 7. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
 9. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	10/15/19	ISSUED FOR PERMIT	JL	JL
2	10/15/19	REVISIONS	JL	JL
3	10/15/19	REVISIONS	JL	JL
4	10/15/19	REVISIONS	JL	JL
5	10/15/19	REVISIONS	JL	JL
6	10/15/19	REVISIONS	JL	JL
7	10/15/19	REVISIONS	JL	JL
8	10/15/19	REVISIONS	JL	JL
9	10/15/19	REVISIONS	JL	JL
10	10/15/19	REVISIONS	JL	JL
11	10/15/19	REVISIONS	JL	JL
12	10/15/19	REVISIONS	JL	JL
13	10/15/19	REVISIONS	JL	JL
14	10/15/19	REVISIONS	JL	JL
15	10/15/19	REVISIONS	JL	JL
16	10/15/19	REVISIONS	JL	JL
17	10/15/19	REVISIONS	JL	JL
18	10/15/19	REVISIONS	JL	JL
19	10/15/19	REVISIONS	JL	JL
20	10/15/19	REVISIONS	JL	JL
21	10/15/19	REVISIONS	JL	JL
22	10/15/19	REVISIONS	JL	JL
23	10/15/19	REVISIONS	JL	JL
24	10/15/19	REVISIONS	JL	JL
25	10/15/19	REVISIONS	JL	JL
26	10/15/19	REVISIONS	JL	JL
27	10/15/19	REVISIONS	JL	JL
28	10/15/19	REVISIONS	JL	JL
29	10/15/19	REVISIONS	JL	JL
30	10/15/19	REVISIONS	JL	JL
31	10/15/19	REVISIONS	JL	JL
32	10/15/19	REVISIONS	JL	JL
33	10/15/19	REVISIONS	JL	JL
34	10/15/19	REVISIONS	JL	JL
35	10/15/19	REVISIONS	JL	JL
36	10/15/19	REVISIONS	JL	JL
37	10/15/19	REVISIONS	JL	JL
38	10/15/19	REVISIONS	JL	JL
39	10/15/19	REVISIONS	JL	JL
40	10/15/19	REVISIONS	JL	JL
41	10/15/19	REVISIONS	JL	JL
42	10/15/19	REVISIONS	JL	JL
43	10/15/19	REVISIONS	JL	JL
44	10/15/19	REVISIONS	JL	JL
45	10/15/19	REVISIONS	JL	JL
46	10/15/19	REVISIONS	JL	JL
47	10/15/19	REVISIONS	JL	JL
48	10/15/19	REVISIONS	JL	JL
49	10/15/19	REVISIONS	JL	JL
50	10/15/19	REVISIONS	JL	JL
51	10/15/19	REVISIONS	JL	JL
52	10/15/19	REVISIONS	JL	

BLDG CONTRACTOR
 376 7624 1351 24 448

PROFESSIONAL ENGINEER
 LIC# 184-007984
BLOG PRO
 ARCHITECTURE & INTERIOR DESIGN
 1100 N. LA SALLE ST.
 CHICAGO, IL 60610
 PHONE // 773.284.8783
 CELL // 773.791.6254



SPR 2 15 63K INTERIOR RENOVATIONS
 TO EXISTING (P)DU ADD (I)NIP DU TO
 3587, 3593 (E.R. FRANK ADDITION TO
 ADD (I) DU ON 2 STORY FRONT BRICK
 BLDG, TOTAL (I) DU
 2848 W 21ST PL, CHICAGO, IL 6 072

Project No.		2848 W 21ST PL	
Area	Area	Area	Area
Structure	10	10	10
Interior	10	10	10
Exterior	10	10	10
Site	10	10	10
Other	10	10	10
Total	50	50	50

SITE & TRANSIT MAP
A-0.4
 Sheet No.



SITE & TRANSIT LOCATION PLAN 1
 1" = 80'-0"

I HEREBY CERTIFY THAT THE DISCREPANCY BETWEEN THE PROPERTY AT 2848 W 21ST PL AND THE HARVEST CTA TRANSIT STATION IS THE RESULT OF THE PROFESSIONAL KNOWLEDGE OF THE CITY OF CHICAGO CODE.



Kevin A. Pruehl

CTA Pink Line entry at California Ave

DRIFT HILL FOR
BIDS CONSTRUCTION
374 3604 1123 3611

PROFESSIONAL DESIGN FIRM
LIC# 184.007984
BLOG
ARCHITECTURE + DESIGN
4654 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.284.2275
CELL // 773.791.4254

LEGEND

EXISTING
DEMOS
LIVING FIB
FLOOR FINISH
NEW FLOOR FINISH

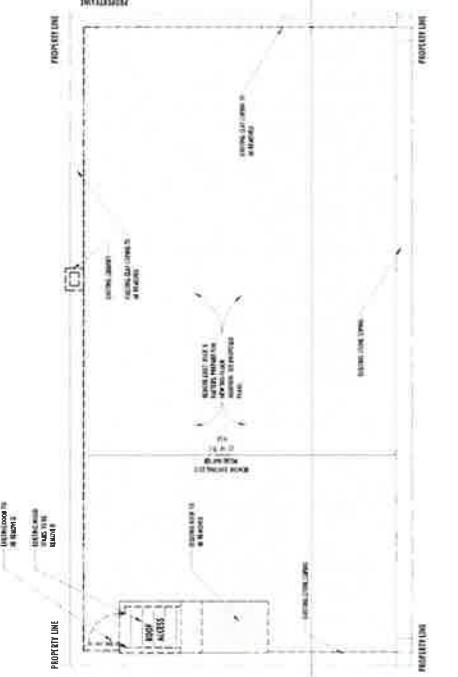
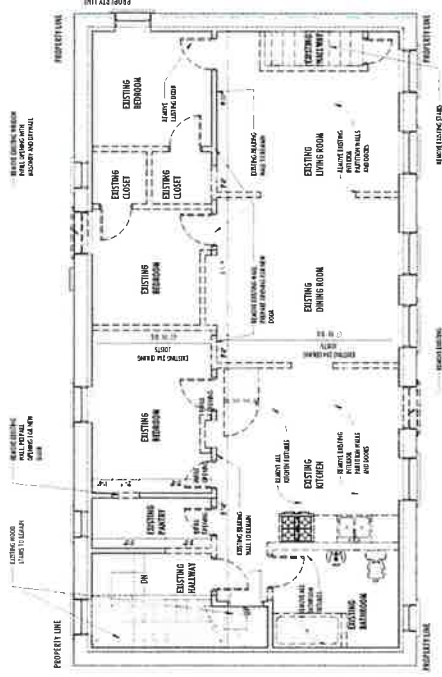
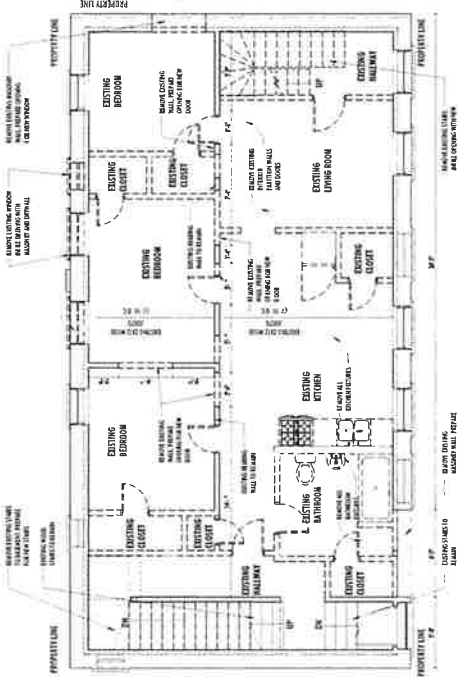
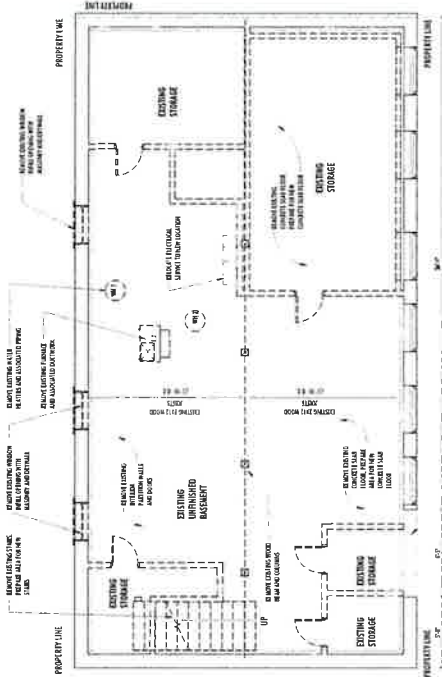


STEP 2: TO BE: INTERIOR RENOVATIONS
TO EXISTING CHOU ADD (INWARD) TO
BAY 2, 200 FR. FRAME ADDITION TO
ADD (1) BAY ON 2 STORY FRONT BRICK
BLDG. TOTAL (1) DU
288 S W 21ST PL, CHICAGO, IL 6 6 23

Project No. 288 W 21ST PL

Author	Check	Date
Author		
Check		
Author		
Check		
Author		
Check		

DATE: 10/23/24
SCALE: AS SHOWN
SHEET: A-1.0
TOTAL SHEETS: 1.0



BLDG CONSTRUCTION, INC.
 326 2024 115539 144
 DRAFT SET FOR PER

PROFESSIONAL DESIGN FIRM
BLDG CONSTRUCTION, INC.
 LIC# 184,007984
 ARCHITECTURE • DESIGN
 448 N. LEXINGTON
 PHOENIX, AZ 85012
 PHONE // 772-384-9755
 CELL // 772-391-4234

LEGEND

EXISTING
 NEW
 CONCRETE
 MASONRY

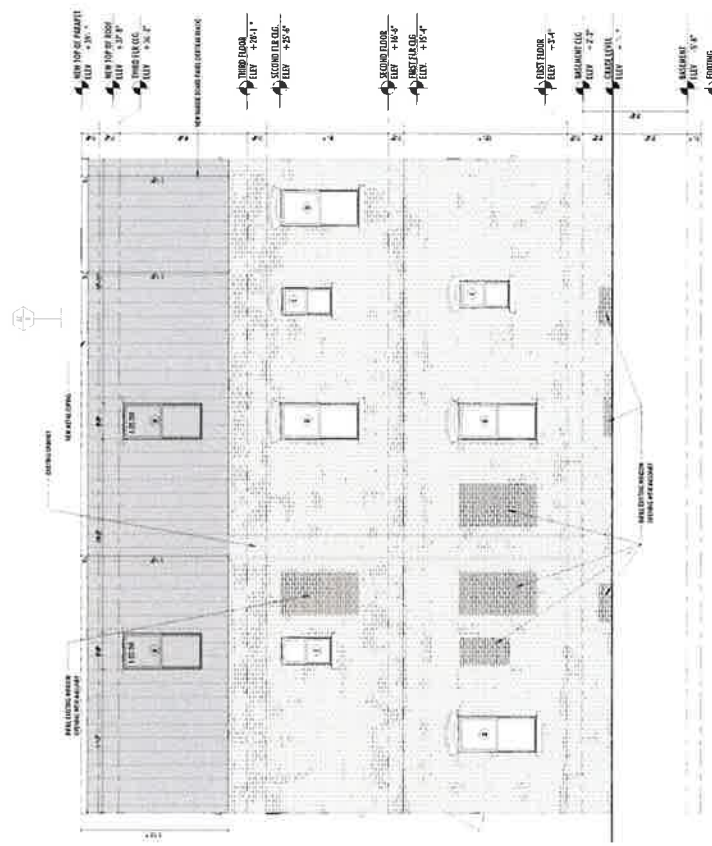


REF: TO CONC. INTERIOR RENOVATIONS TO EXISTING 7' BUI. AND (1) NEW DU TO EXIST. 2ND FLOOR FRAME ADDITION TO ADD (1) DU ON 2-STORY FRONT BRICK BLDG; TOTAL (4) DU
 2848 W 21ST PL, CHICAGO, IL 6 023

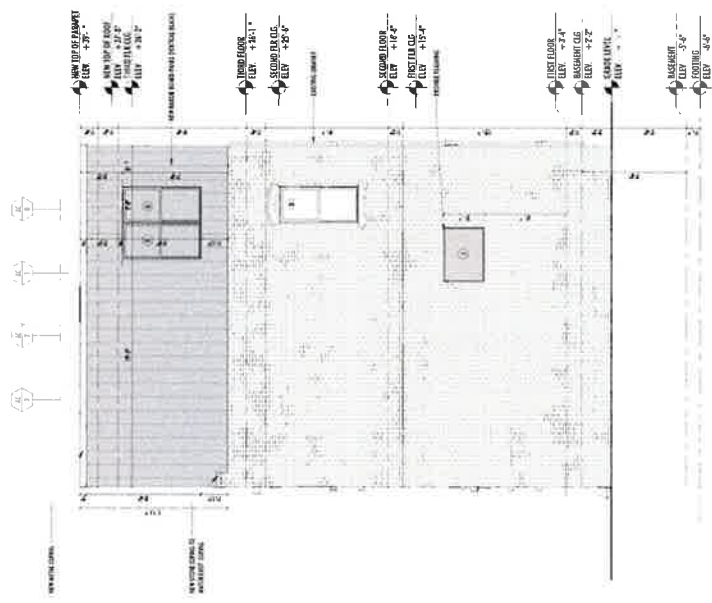
Project No. 2848 W 21ST PL

Rev.	Date	Description
1	03/27/24	ISSUED FOR PER
2	03/27/24	ISSUED FOR PER
3	03/27/24	ISSUED FOR PER

PROPOSED NORTH & EAST ELEVATIONS
A-4.1
 Title Sheet No.



PROPOSED NORTH ELEVATION 1
 1/4" = 1'-0"



PROPOSED EAST ELEVATION 2
 1/4" = 1'-0"

