

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 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.

The subject application is being filed to correct a clerical error of previous map amendment Application 22221-T1 passed by City Council on 07/19/2023 that rezoned the property from a B3-2 to a B2-3.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an B2-3 Neighborhood Mixed-Use 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: 0.37’ 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.

LEGEND

- WALLS / PARTITION TO REMAIN
- WALLS / PARTITION TO BE DEMOLISHED
- CEILING TO BE DEMOLISHED
- FLOOR TO BE DEMOLISHED
- KEYNOTE
- AREA NOT TO CONTRACT

DEMOLITION KEYNOTES

DATE: 10/14/2023
 DRAWN BY: AS

NOTES

- CONTRACTOR MUST PROVIDE ADEQUATE WORKING SPACE FOR DEMOLITION OPERATIONS.
- DEMOLITION SHALL BE COMPLETED WITHIN THE SHOWN SCOPE AND NOT BEYOND THE SHOWN SCOPE.
- A SATELLITE CONCRETE WASTE, WOOD, METAL, AND OTHER WASTE SHALL BE DEMOLISHED AND REMOVED FROM THE SITE.
- CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.

SITE CONDITIONS

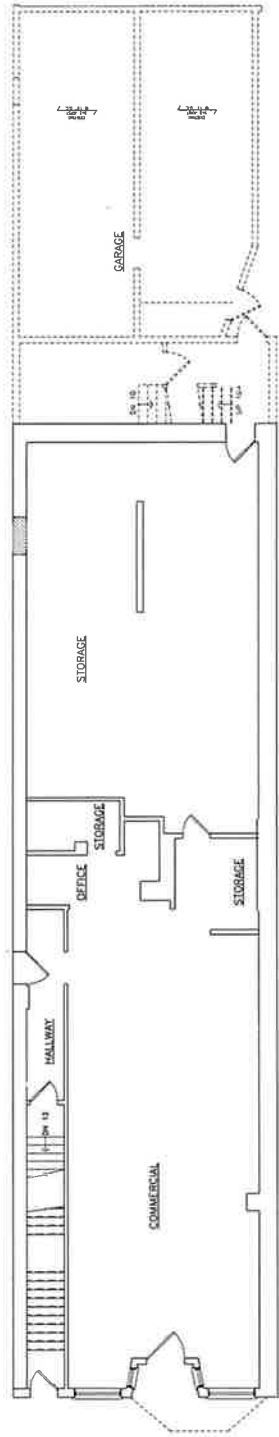
- ARCHITECT IS NOT RESPONSIBLE FOR CONDITIONS OF THE SITE AT THE TIME OF DEMOLITION.
- CONTRACTOR SHALL VERIFY ALL UTILITIES AND REPORT TO THE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL UTILITIES AND REPORT TO THE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL UTILITIES AND REPORT TO THE ARCHITECT.

DEMOLITION PLANS

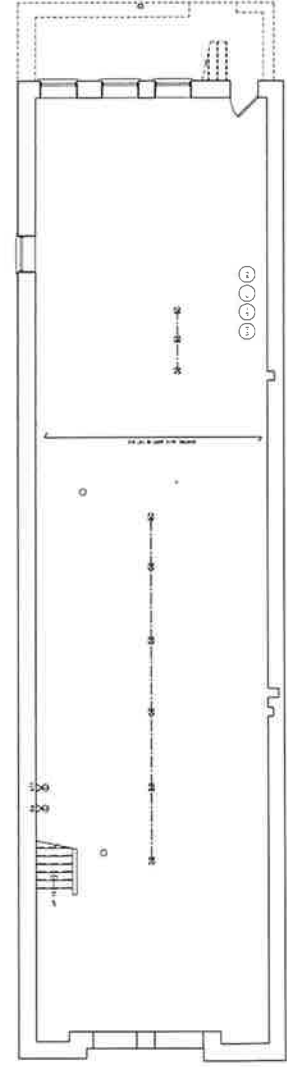
CHICAGO, IL
2156 W 21ST STREET

ARCHITECTS
 ARCHITECTURAL ENGINEERING
 173 W 21ST STREET
 CHICAGO, IL 60607

D1.0
 SHEET:
 PROJECT: 1916 W 21ST
 SCALE: 1/4"=1'-0"
 DATE: 10/14/2023



EXISTING FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



EXISTING BASEMENT PLAN
 SCALE: 1/4"=1'-0"

LEGEND

WALLS / PARTITION TO REMAIN

WALLY PARTITION TO BE DISCARDED

WALLS TO BE DISCARDED

KEYNOTE

NEW LIGHT IN CONTACT

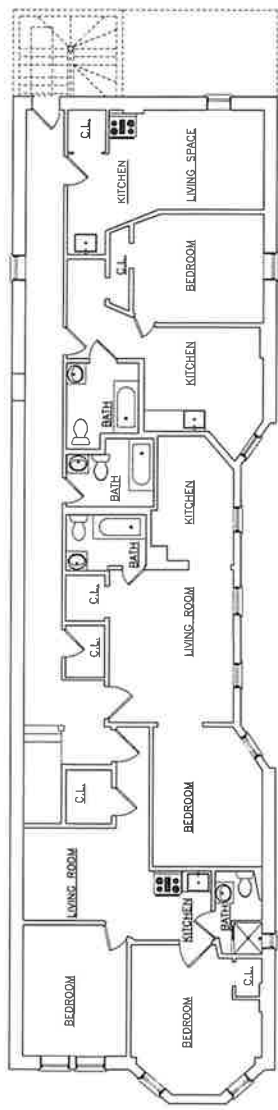
DEMOLITION KEYNOTES

NOTES

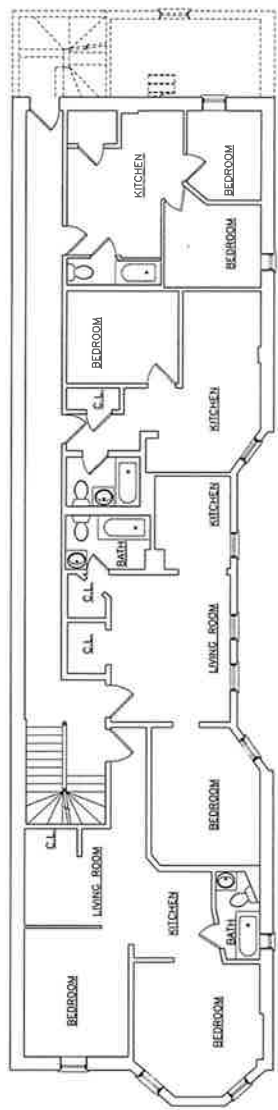
1. CONTRACTOR MUST PROVIDE ACCURATE SPRING AND FINISH OF LANDING STRUCTURE AT ALL EXISTING AND NEW STAIRS. THE FINISH OF THE SPRING DESIGN IS NOT PART OF THIS SCOPE. CONTRACTOR SHALL VERIFY ALL FINISHES AND REPORT THE ARCHITECT OF ANY DISCREPANCIES OR DISCREPANCIES BEFORE COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL VERIFY ALL FINISHES AND REPORT THE ARCHITECT OF ANY DISCREPANCIES OR DISCREPANCIES BEFORE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY ALL FINISHES AND REPORT THE ARCHITECT OF ANY DISCREPANCIES OR DISCREPANCIES BEFORE COMMENCEMENT OF WORK.

SITE CONDITIONS

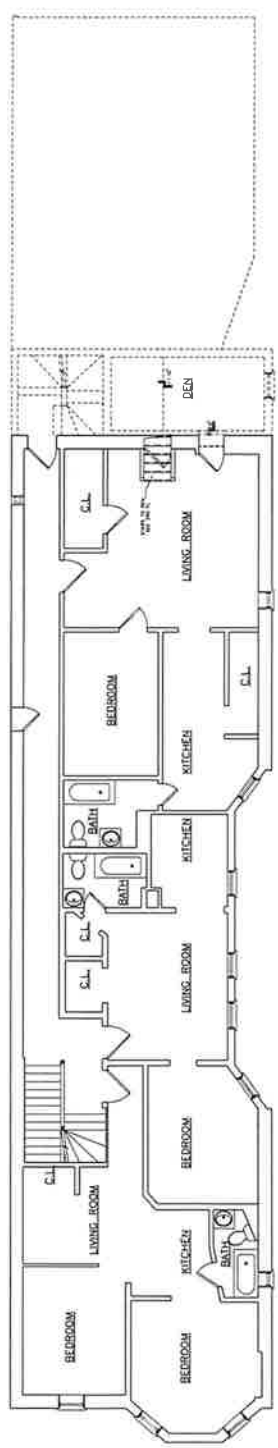
1. ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION OF NEW STRUCTURE OR FOR THE CONSTRUCTION OF NEW STRUCTURE TO BE CONSTRUCTED ON THE SITE.
2. CONTRACTOR SHALL VERIFY ALL FINISHES AND REPORT THE ARCHITECT OF ANY DISCREPANCIES OR DISCREPANCIES BEFORE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY ALL FINISHES AND REPORT THE ARCHITECT OF ANY DISCREPANCIES OR DISCREPANCIES BEFORE COMMENCEMENT OF WORK.



EXISTING FOURTH-FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING THIRD-FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND-FLOOR PLAN
SCALE: 1/4" = 1'-0"



D1.0

2 OF 11

DEMOLITION PLANS

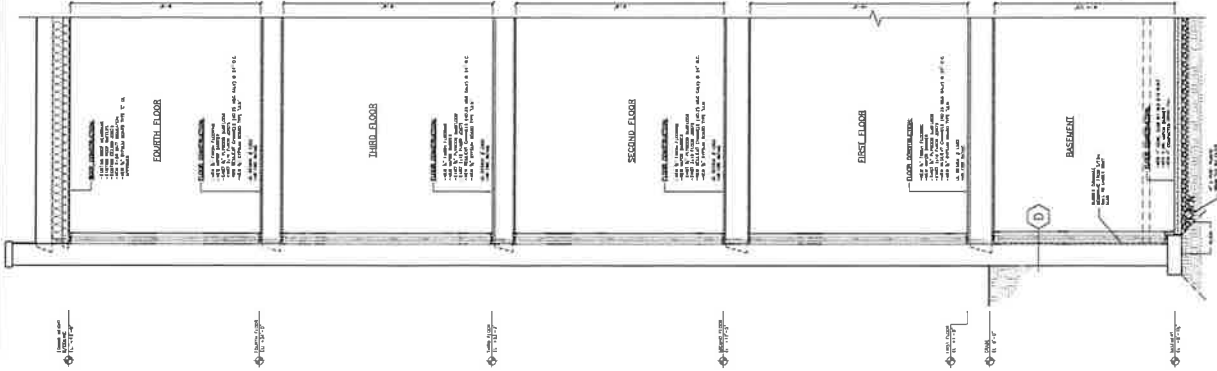
2156 W 21st STREET
CHICAGO, IL

8123 N. Dearborn Ave
Chicago, IL 60641
773.723.2800 FAX

DEFACTO ARCHITECTS

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT: 2156 W 21ST
SCALE: 3/4" = 1'-0"
DATE: 08-14-10
1/14/2010



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