

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.

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

SECTION	DESCRIPTION	APPLICABLE CODES	REMARKS
1	GENERAL BUILDING	IBC 2015	
2	MECHANICAL	IBC 2015	
3	ELECTRICAL	IBC 2015	
4	PLUMBING	IBC 2015	
5	MECHANICAL, ELECTRICAL & PLUMBING (MEP)	IBC 2015	
6	ENERGY EFFICIENCY	IBC 2015	
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289	CEILING		



LEGEND

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 --- to be retained
 --- to be replaced
 --- to be replaced in kind
 --- to be replaced with new material
 --- to be replaced with new material in kind

DEMOLITION KEYNOTES

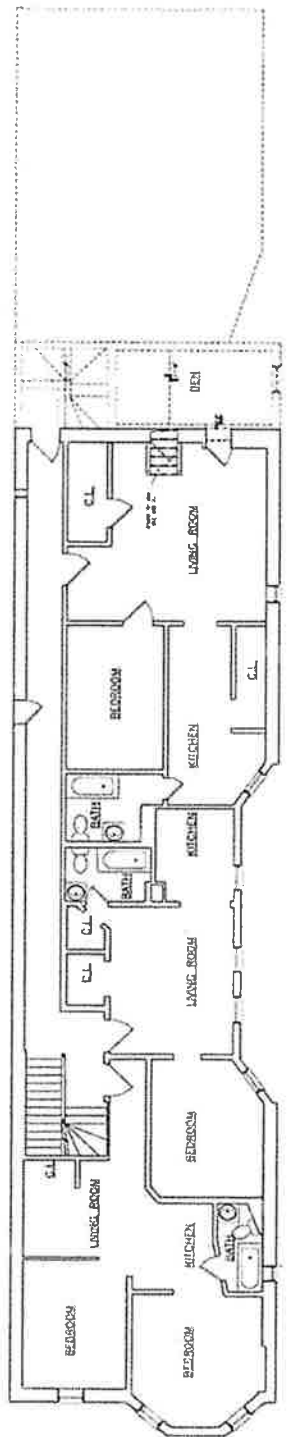
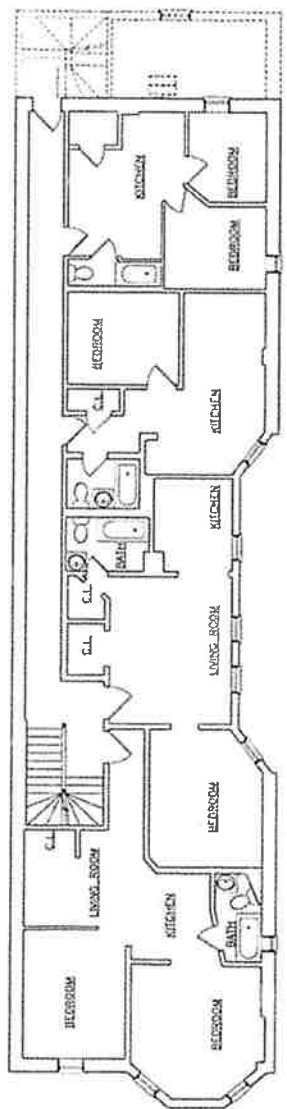
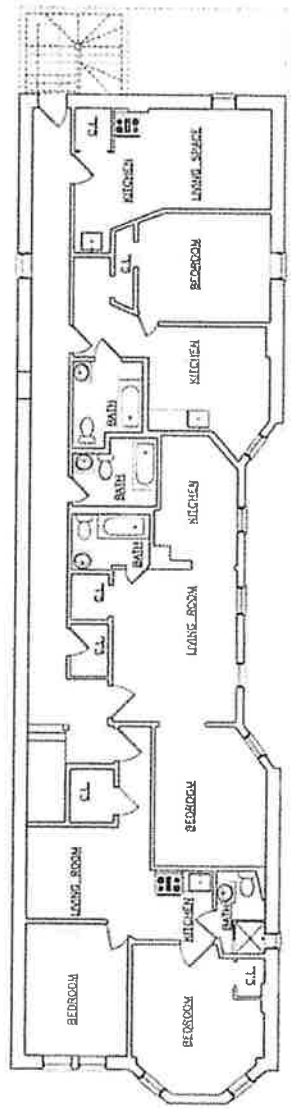
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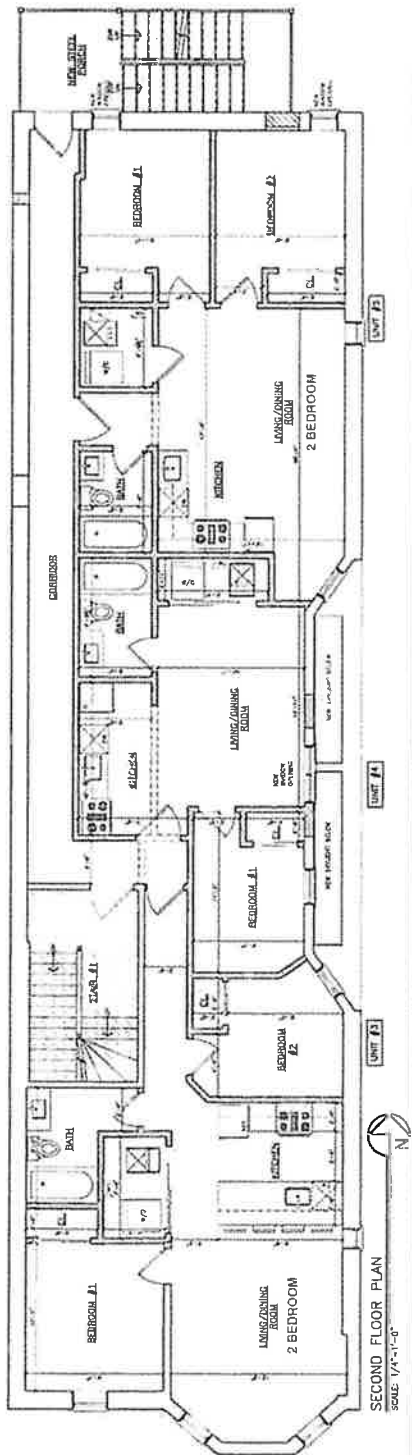
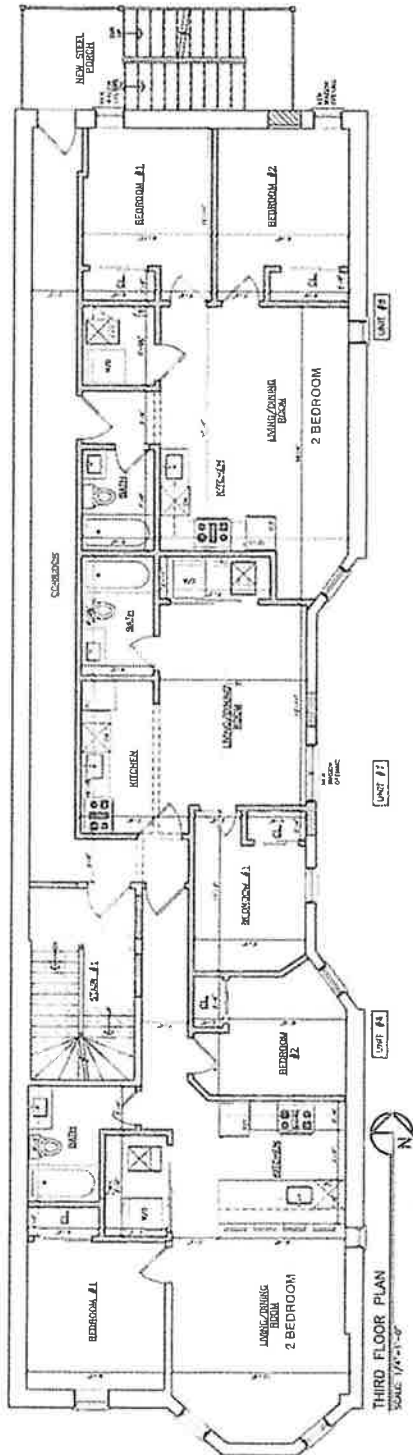
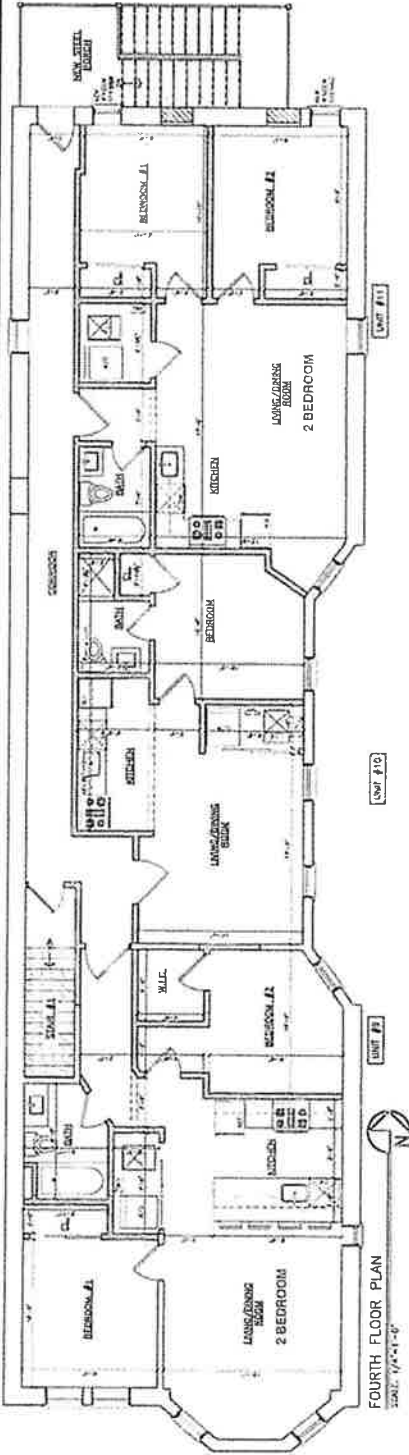
1. CONTRACTOR SHALL VERIFY ALL DEMOLITION WORK IS COMPLETED BEFORE PROCEEDING WITH CONSTRUCTION.
 2. CONTRACTOR SHALL VERIFY ALL DEMOLITION WORK IS COMPLETED BEFORE PROCEEDING WITH CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY ALL DEMOLITION WORK IS COMPLETED BEFORE PROCEEDING WITH CONSTRUCTION.
 4. CONTRACTOR SHALL VERIFY ALL DEMOLITION WORK IS COMPLETED BEFORE PROCEEDING WITH CONSTRUCTION.
 5. CONTRACTOR SHALL VERIFY ALL DEMOLITION WORK IS COMPLETED BEFORE PROCEEDING WITH CONSTRUCTION.

SITE CONDITIONS

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.



FINAL FOR PUBLICATION



WALL LEGEND

[Symbol]	EXISTING WALL
[Symbol]	NEW FRAME WALL
[Symbol]	NEW MASONRY WALL
[Symbol]	EXISTING GLAZING
[Symbol]	NEW GLAZING

DRAWING SYMBOLS

[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	STAIR
[Symbol]	ELECTRICAL
[Symbol]	MECHANICAL
[Symbol]	PLUMBING
[Symbol]	FINISH

PLAN NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE.
2. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC.
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15. ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC.

PROPOSED PLANS

2156 W 21st STREET
CHICAGO, IL

ARCHITECTS
DEN
719 N. Dearborn Ave.
Chicago, IL 60610
773.732.2800

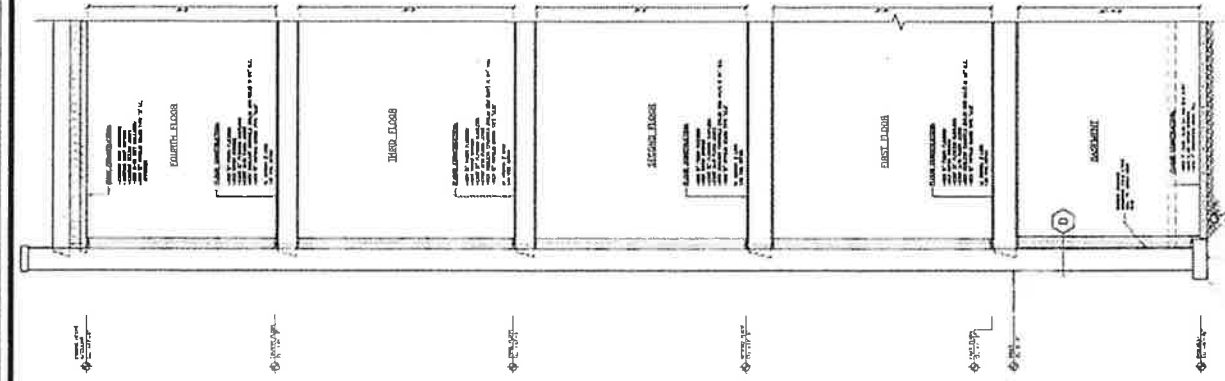
ARCHITECTURAL ENGINEERING
PROJECT: 2156 W 21st ST
SCALE: 1/4" = 1'-0"
DATE: 10/15/14

A1.1



1 of 11

FINAL FOR PUBLICATION



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



A2.0

1 OF 11

PROJECT	2156 W 21ST ST
DATE	11/15/17
SCALE	AS SHOWN
PLANNED	ARCHITECTURE
ARCHITECTURAL ENGINEERING	

DETAILED ARCHITECTS
 1733 N. Green Ave
 Chicago, IL 60614
 773.770.0000

2156 W 21ST STREET
 CHICAGO, IL

SECTION & DETAILS

CHECKED BY	19
DATE	11/15/17
BY	19