

**NARRATIVE AND PLANS**  
TYPE I Rezoning Attachment  
2863 West 21st Street  
From RT-4 to B2-3

**The Property**

The subject property is a vacant lot located in an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District and sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately 680.0' to the CTA California Pink Line Station entrance.

**The Project**

2863 BUYERS GROUP LLC (the "Applicant") seeks to rezone the property to decrease the Minimum Lot Area per Unit to allow the construction of a residential building (zoning height 35'-1") with nine units. There will be no parking.

The Applicant also seeks Type-1 application relief pursuant to section 17-13-0300 of the Chicago Zoning Ordinance for an Administrative Adjustment under section 17-13-1003-EE to reduce five required parking spaces to zero for properties located in an Equitable Transit Served Location and Variations under section 17-13-1101-B to reduce the front yard setback from 4.54' to 0.5' , reduce the combined side yard setback from 5.0' to 3.50' (east side setback to be 3.50' and west side setback to be 0.0'), and to reduce the rear yard setback from 30.0' to zero.

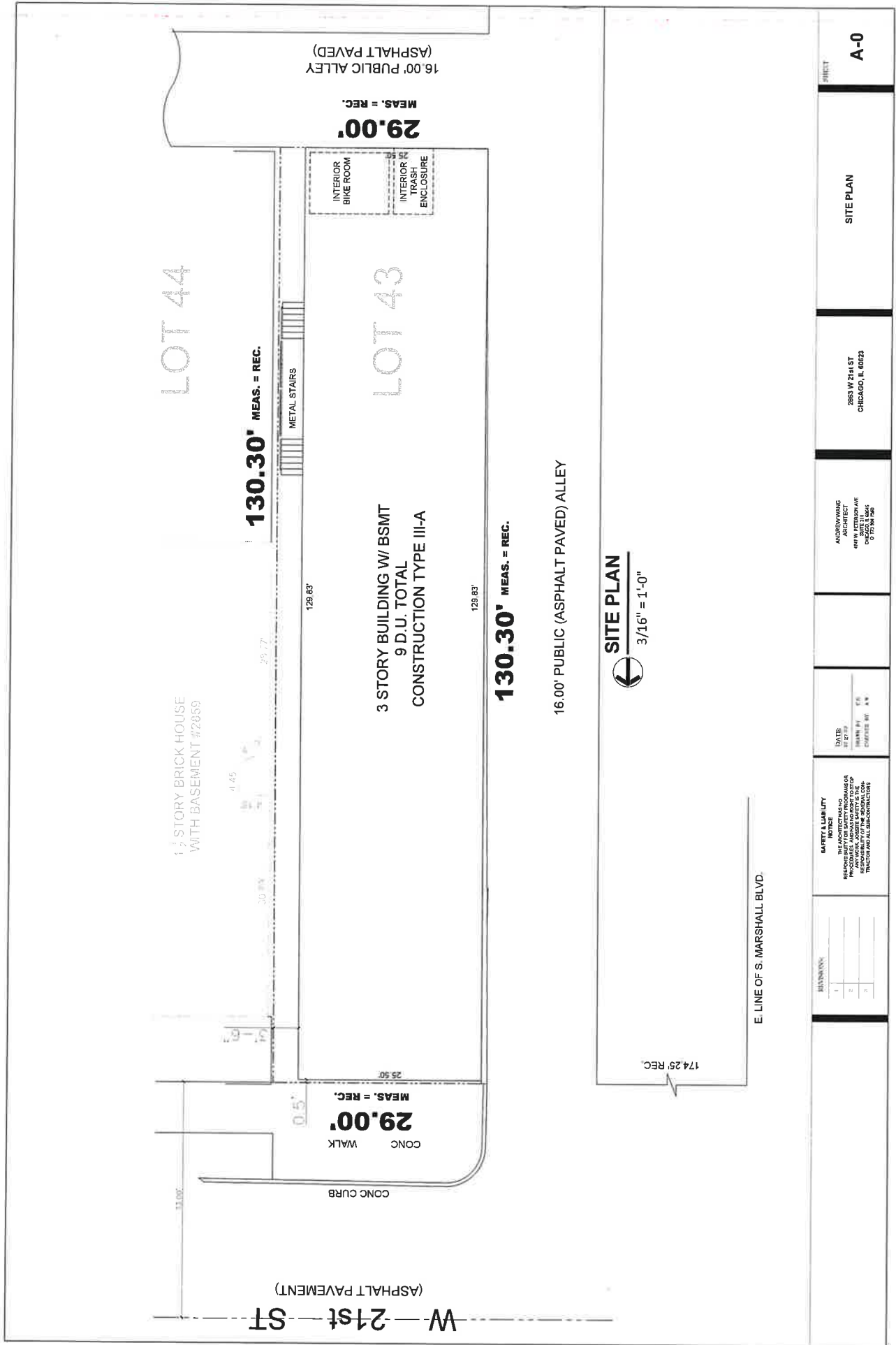
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District.

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

Lot Area:	3,778.7 square feet
FAR:	2.63
Floor Area:	9,936 square feet
Residential Dwelling Units:	9
MLA Density:	419.85 square feet
Height:	35'-1"
Bicycle Parking:	5
Automobile Parking:	0*
Setbacks:	North (West 21 <sup>st</sup> St): 0.5'* South (rear): 0.0'* East: 3.50'* West: 0.0'*

A set of plans is attached.

\* As mentioned above, the Applicant seeks optional Administrative Adjustment relief under section 17-13-0303-D to reduce parking from five spaces to zero under ETOD regulations and also seeks optional variation relief reduce the front yard setback from 4.50' to 0.5', the combined side yard setback from 5.0' to 3.50' (east side setback to be 3.50' and west side setback to be 0.0'), and to reduce the rear yard setback from 30.0' to zero.



REVISIONS	
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**GENERAL LIABILITY NOTICE**

THE ARCHITECT HAS REVIEWED THE PROPOSALS AND HAS ADVISED THE ARCHITECT OF HIS REVIEW. THE ARCHITECT HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECTOR AND ALL SUBCONTRACTORS.

**DATE:**  
03/27/19

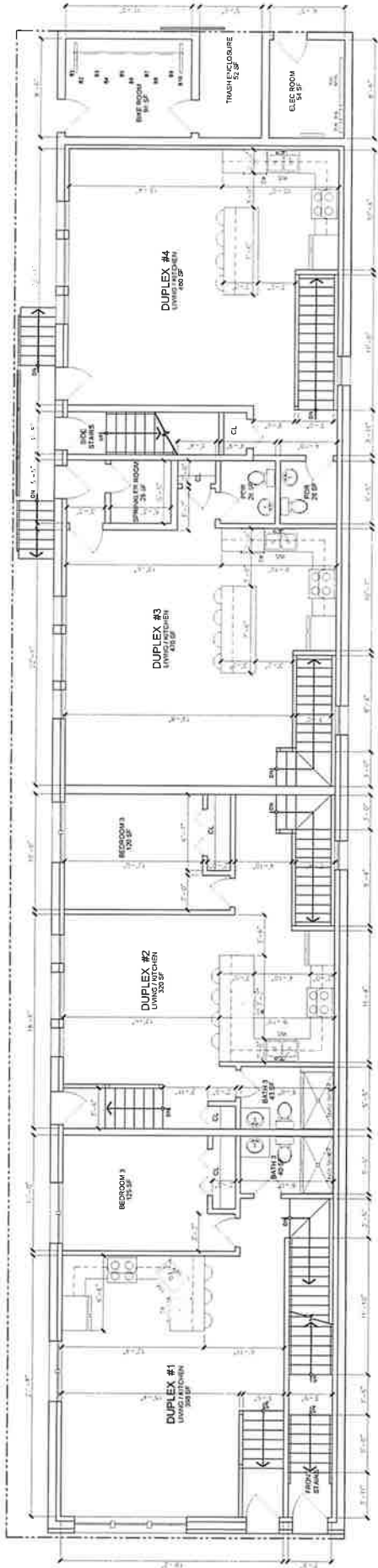
**DRAWN BY:** E.R.  
**CHECKED BY:** A.W.

**ARCHITECT:**  
ANDREW WANG  
ARCHITECT  
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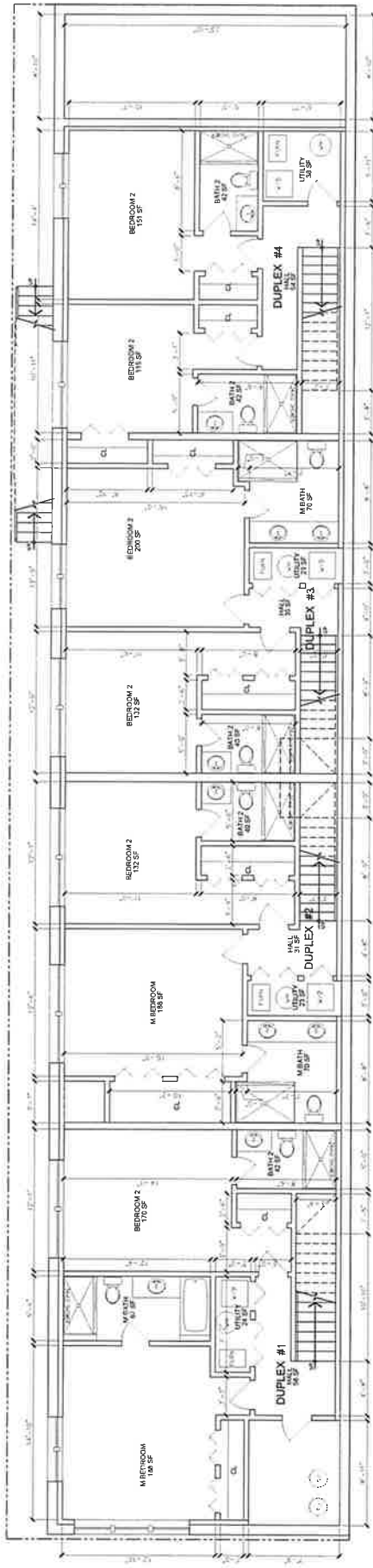
**2863 W 21st ST  
CHICAGO, IL 60623**

**SITE PLAN**

**A-0**



ARCHITECTURAL 1ST FLOOR PLAN  
1/8" = 1'-0"



ARCHITECTURAL BSMT PLAN  
1/8" = 1'-0"

REVISIONS:

SAFETY & LIABILITY  
NOTICE  
THE ARCHITECT ASSUMES NO  
RESPONSIBILITY FOR SAFETY ENGINEERING OR  
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ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE  
PROFESSIONAL OBLIGATIONS OF AN ARCHITECT.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
VERIFYING ALL SUBCONTRACTORS.

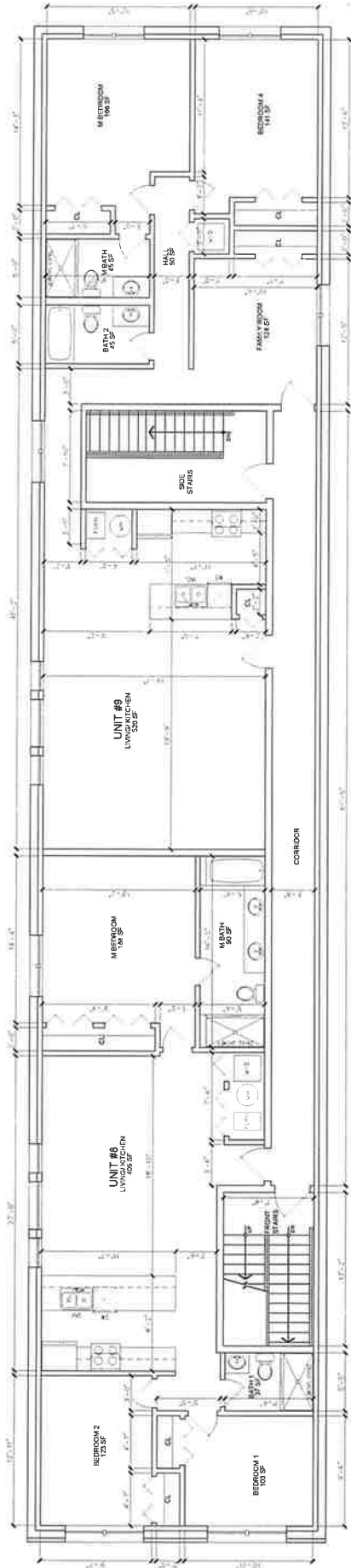
DATE:  
12-27-17  
DRAWN BY: E.C.  
CHECKED BY: A.A.

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1107 WESTBROOK AVE  
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312.558.3306

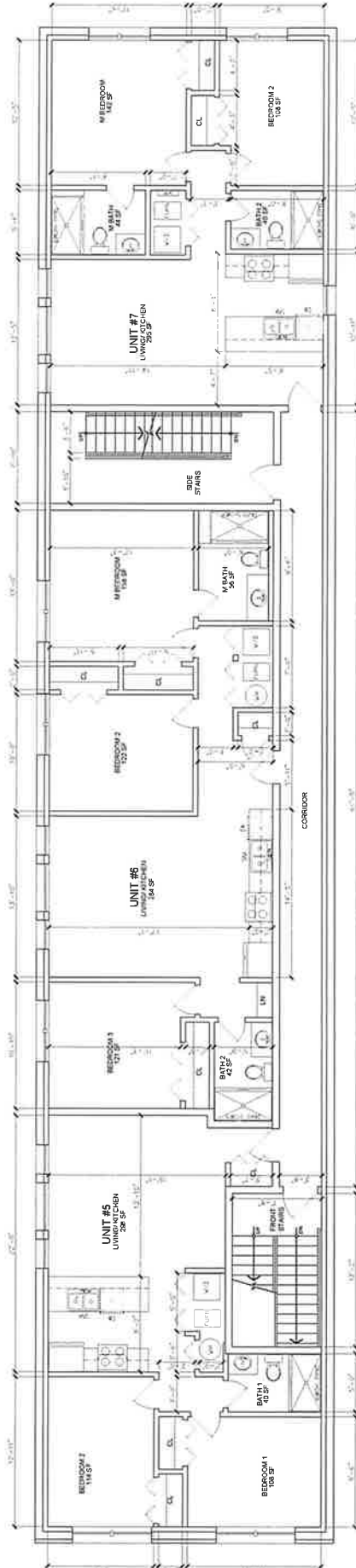
2883 W 21st ST  
CHICAGO, IL 60623

ARCHITECTURAL  
BSMT & 1ST FLOOR PLANS

SHEET



ARCHITECTURAL 3RD FLOOR PLAN  
1/8" = 1'-0"



ARCHITECTURAL 2ND FLOOR PLAN  
1/8" = 1'-0"

REVISIONS:

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**SAFETY & LIABILITY NOTICE:**  
THE ARCHITECT ASSUMES NO LIABILITY FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN BY ANY CONTRACTOR WHO HAS NOT CONTRACTED WITH THE ARCHITECT.

DATE:

DATE	BY	CHK
12/27/24	MBP	EC
	1/28/25	MB

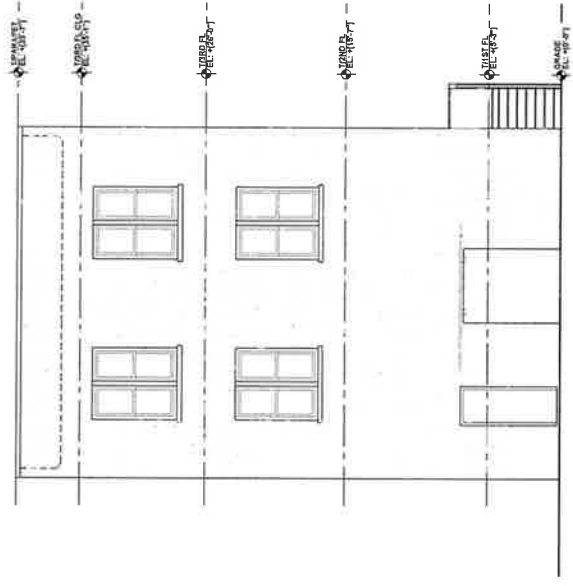
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2883 W 21st ST  
CHICAGO, IL 60623

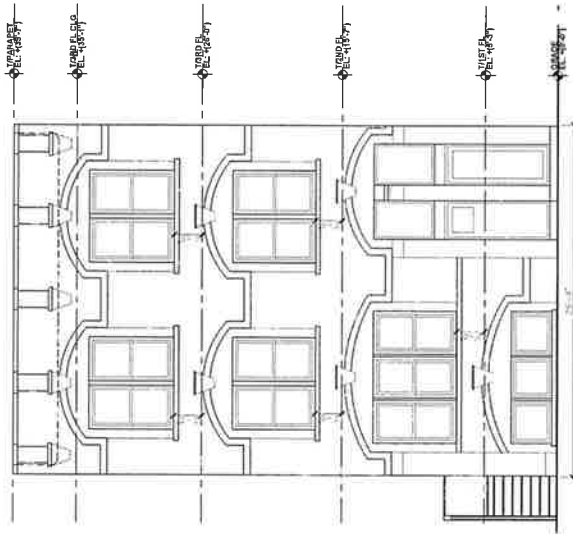
ARCHITECTURAL  
2ND & 3RD FLOOR PLANS

SHEET

A-3



SOUTH ELEVATION  
1/4"=1'-0"



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

REVISIONS:

NO.	DATE	DESCRIPTION
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**SAFETY & LIABILITY**

NOTES:  
THE ARCHITECT ASSUMES NO  
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OR INJURY ARISING FROM THE USE  
OF ANY MATERIALS, METHODS,  
TECHNIQUES OR ALL SUB CONTRACTORS

DATE:  
REVISED:  
DRAWN BY:  
CHECKED BY:

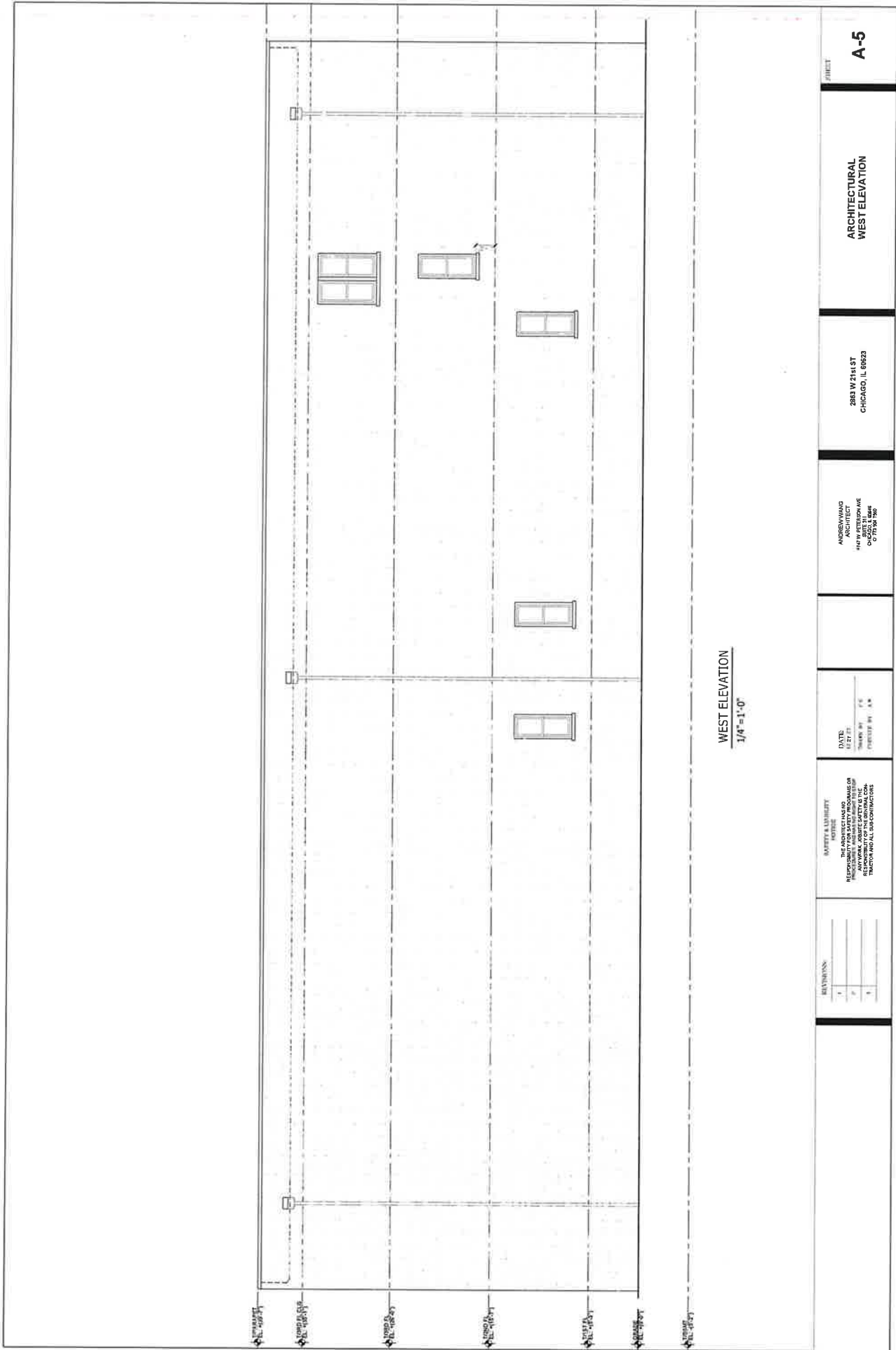
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2853 W 71st ST  
CHICAGO, IL 60623

ARCHITECTURAL  
NORTH & SOUTH ELEVATIONS

SHEET

A-4



WEST ELEVATION  
 1/4" = 1'-0"

REVISION	DATE	BY	CHKD

NOTES:  
 1. THE ARCHITECT HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR'S SUBCONTRACTORS.

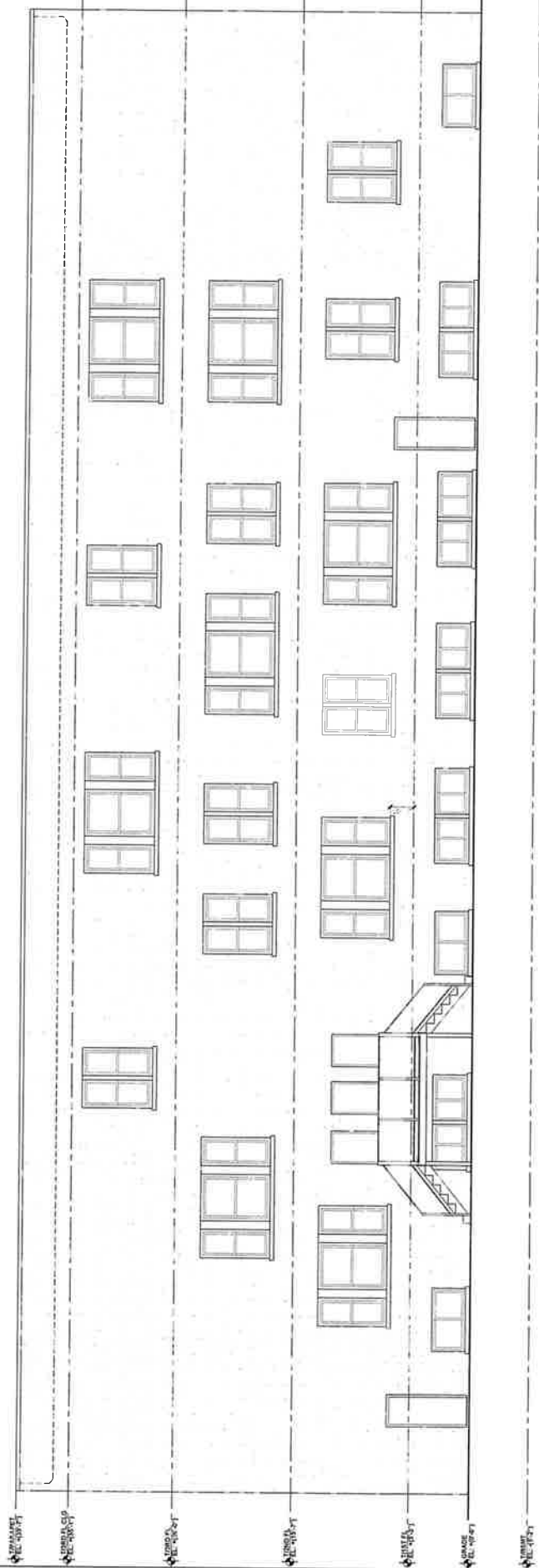
DATE: 1/27/23  
 DRAWN BY: J.E.  
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2883 W 21st ST  
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ARCHITECTURAL  
 WEST ELEVATION

SHEET  
 A-5



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

REVISIONS:

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SAFETY & LIABILITY NOTICE

THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION PROCEDURES AND IS NOT RESPONSIBLE FOR THE GENERAL CONTRACTOR'S OMISSIONS OR SUBCONTRACTORS

DATE:

10/11/13  
10/11/13  
10/11/13

ARCHITECT:

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PROJECT:

2863 W 21st ST  
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PROJECT:

A-6