

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2158 West 21st Street

The Project

The subject property is improved with a four-story and a two-story mixed-use building with basement (43'-2.5" tall) with one vacant ground floor commercial unit (approx. 603.0 square feet) and nine dwelling units and no parking.

3527 S DAMEN LLC (the "Applicant") seeks to rezone the property to convert the building from nine dwelling units to twelve dwelling units. The Applicant will convert the commercial unit to residential use. Twelve bicycle parking spaces will be provided. There will be no vehicle parking. The Applicant will seek any required parking relief pursuant to the Equitable Transit Served Location guidelines 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 approximately 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:	3.06
Floor Area:	9,175.6 square feet
Residential Dwelling Units:	12
MLA Density:	249.6 square feet
Height (existing):	43'-2.5"
Bicycle Parking:	12
Automobile Parking:	0*
Setbacks (existing):	Front (21 st Street): 0.00'
	North (alley/rear): 0.00'
	East: 0.14'
	West (Leavitt Street): 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 approximately 1,370.0' from the CTA Western Pink Line train entrance.

LEGEND

- EXISTING
- DEMOLITION
- NEW
- NOTES
- AREA OF REMOVAL

DEMOLITION KEYNOTES

NOTES

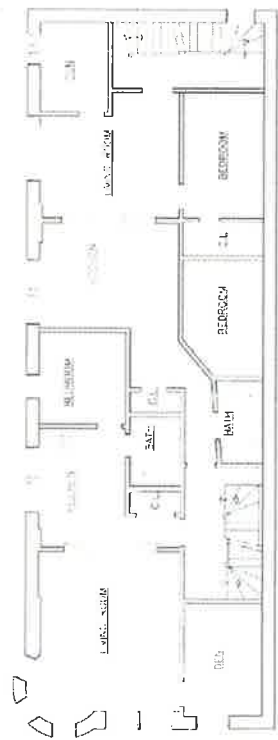
1. DEMOLITION SHALL BE ACCORDING TO THE CITY OF CHICAGO DEMOLITION ORDINANCE AND THE ILLINOIS CONSTRUCTION CODE.
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SITE CONDITIONS

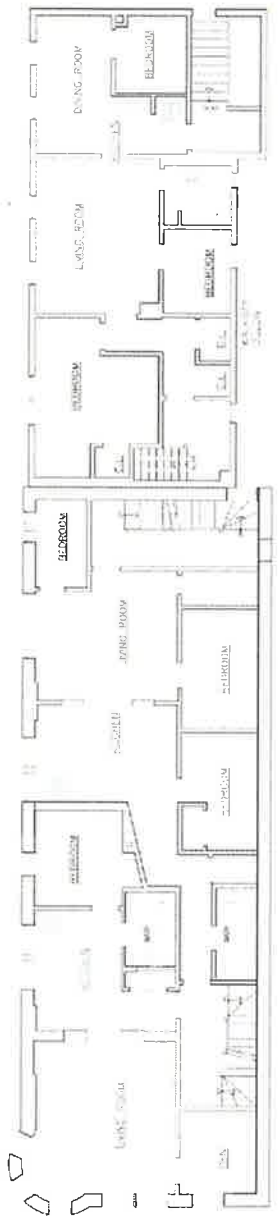
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EXISTING FOURTH FLOOR PLAN



EXISTING THIRD FLOOR PLAN



EXISTING SECOND FLOOR PLAN



D1.0
1 OF 7

ARCHITECTS
1328 W. 21ST
CHICAGO, IL 60604
PLANNING
ARCHITECTURAL ENGINEERING

ARCHITECTS

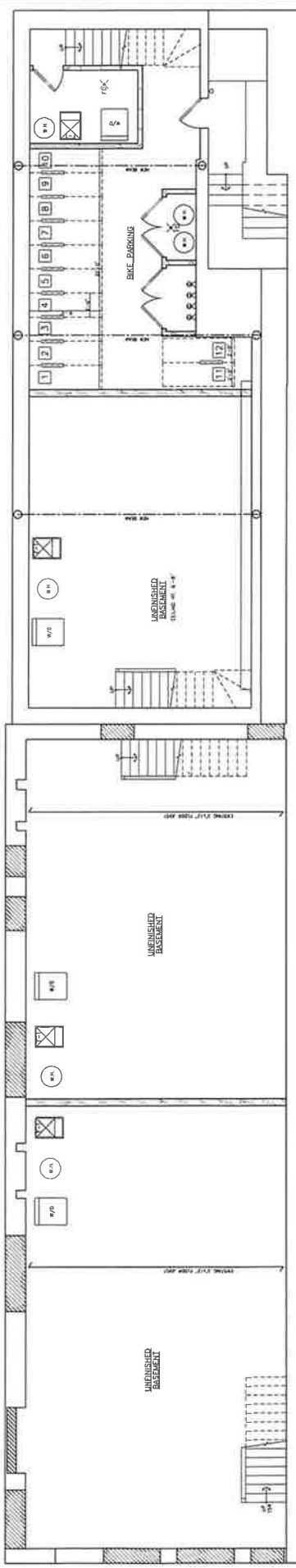
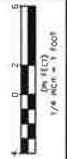
2122 N. CHICAGO AVE.
CHICAGO, IL 60647
773.773.7300 FAX
773.773.7300

2158 W 21st STREET
CHICAGO, IL

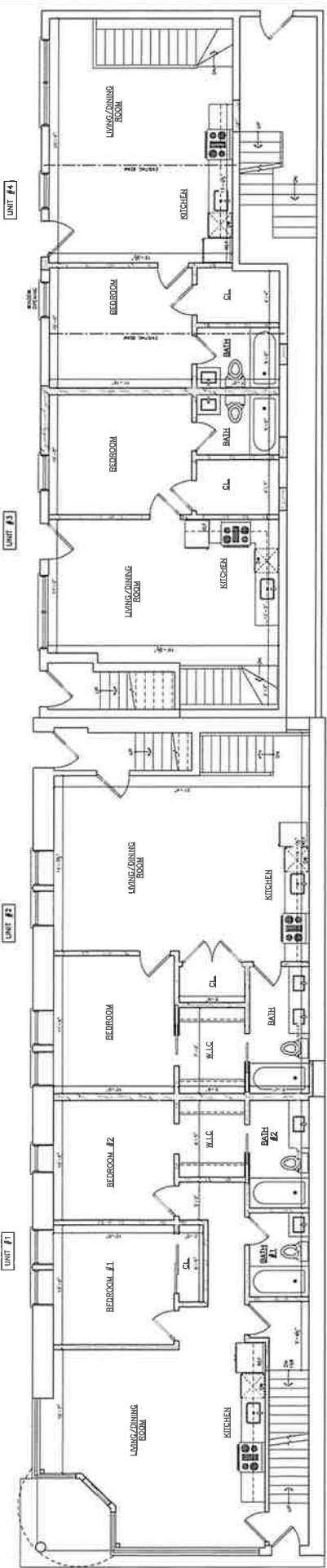
DEMOLITION
PLANS

CHECKED BY: JLS
DATE: 01/2023

REVISIONS



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



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

- PLAN NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE SELECTED BY OWNER.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED AS PER TRADE PRACTICES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED AS PER TRADE PRACTICES.
 4. EXTERIOR FINISHES ARE FROM FOUNDATION EDGE OF EXTERIOR WALL.
 5. ALL DIMENSIONS ARE TO FACE OF THE MEMBER (VERTICAL PLANS).
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- DRAWING SYMBOLS**
- DOOR
 - STEEL POST
 - SEAM
 - WOOD POST
 - ELECTRICAL
 - MECHANICAL
 - PLUMBING
 - PAINT
 - FLOOR DRAIN
 - WATER HEATER
 - LECTER PUMP
 - DOMESTIC
 - EXHAUST
 - MECHANICAL
 - PLUMBING
 - PAINT

- WALL LEGEND**
- EXISTING WALL
 - NEW FRAMING WALL
 - NEW MASONRY IN V.L.
 - EXISTING LOAD BEARING WALL
 - REFERENCE PARTITION
 - ASSEMBLY & FIRE RATING

REVISIONS

A3.0

PROJECT: 2158 W 21ST
 ARCHITECT: ARCHITECTS
 SCALE: 1/8" = 1'-0"
 DATE: 10/15/12

APPROVED FOR CONSTRUCTION



ARCHITECTS

2158 W. 21st Street
 Chicago, IL 60618
 773.722.2894

**2158 W 21st STREET
 CHICAGO, IL**

ELEVATIONS

DESIGNED BY: DS
 DRAWN BY: AS

