

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Map Amendment
2015-2025 South Leavitt Street / 2158 West 21st Street
From B3-2 to B2-5

The Property

The subject property is located in a B3-2 Community Shopping District and is located 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 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.

The Project

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. The height of the existing building will remain the same. Twelve bicycle parking spaces will be provided. There will be no vehicle automobile parking.

The rezoning application also seeks Type-1 application relief as per section 17-13-0303-D and section 17-10-0100-B an administrative adjustment or variation relief to reduce 100% of required parking relief to zero under the Equitable Transit Served Location per the Chicago Zoning Ordinance.

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.

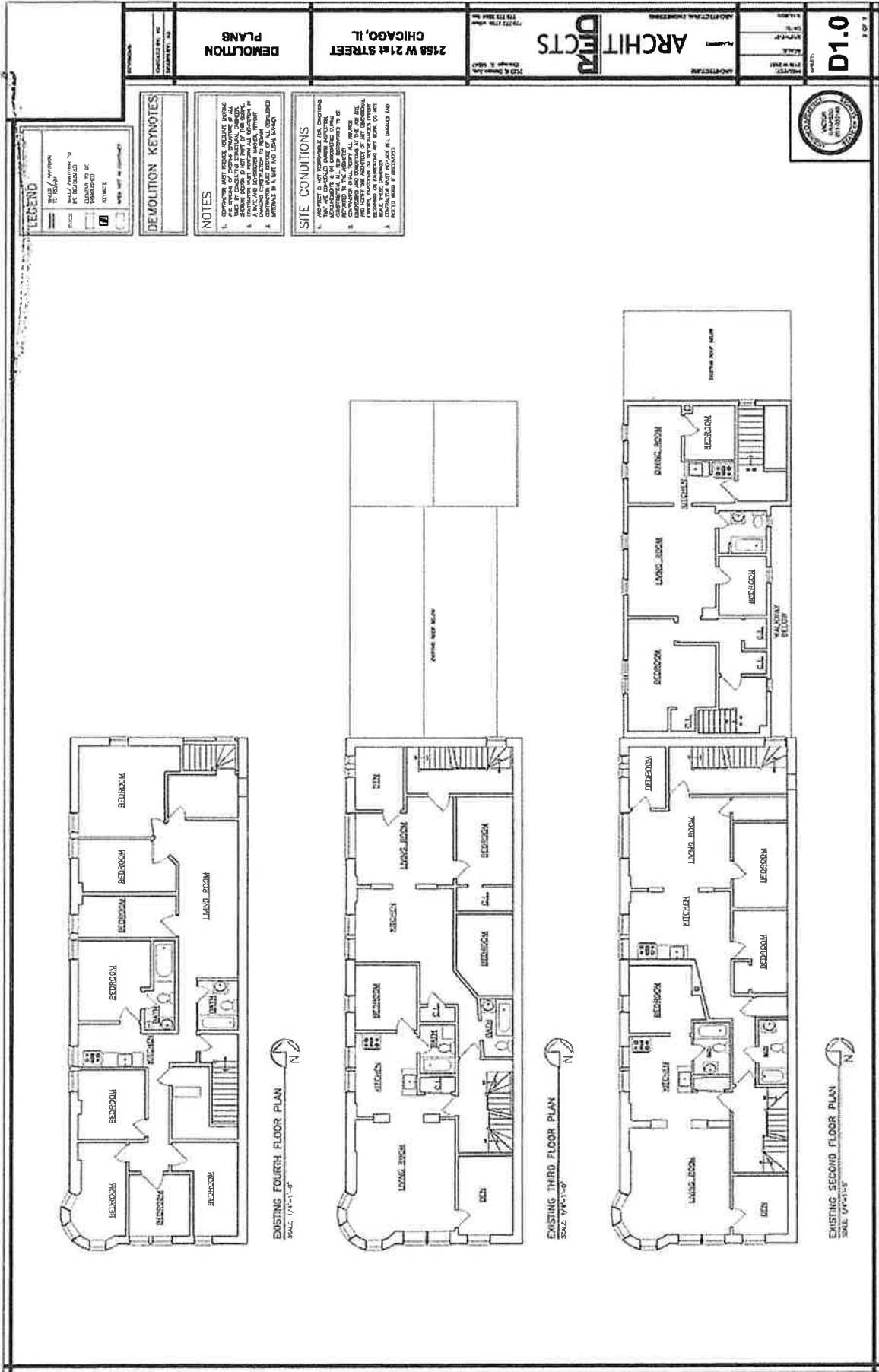
The following are the relevant zoning parameters for the proposed project:

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'

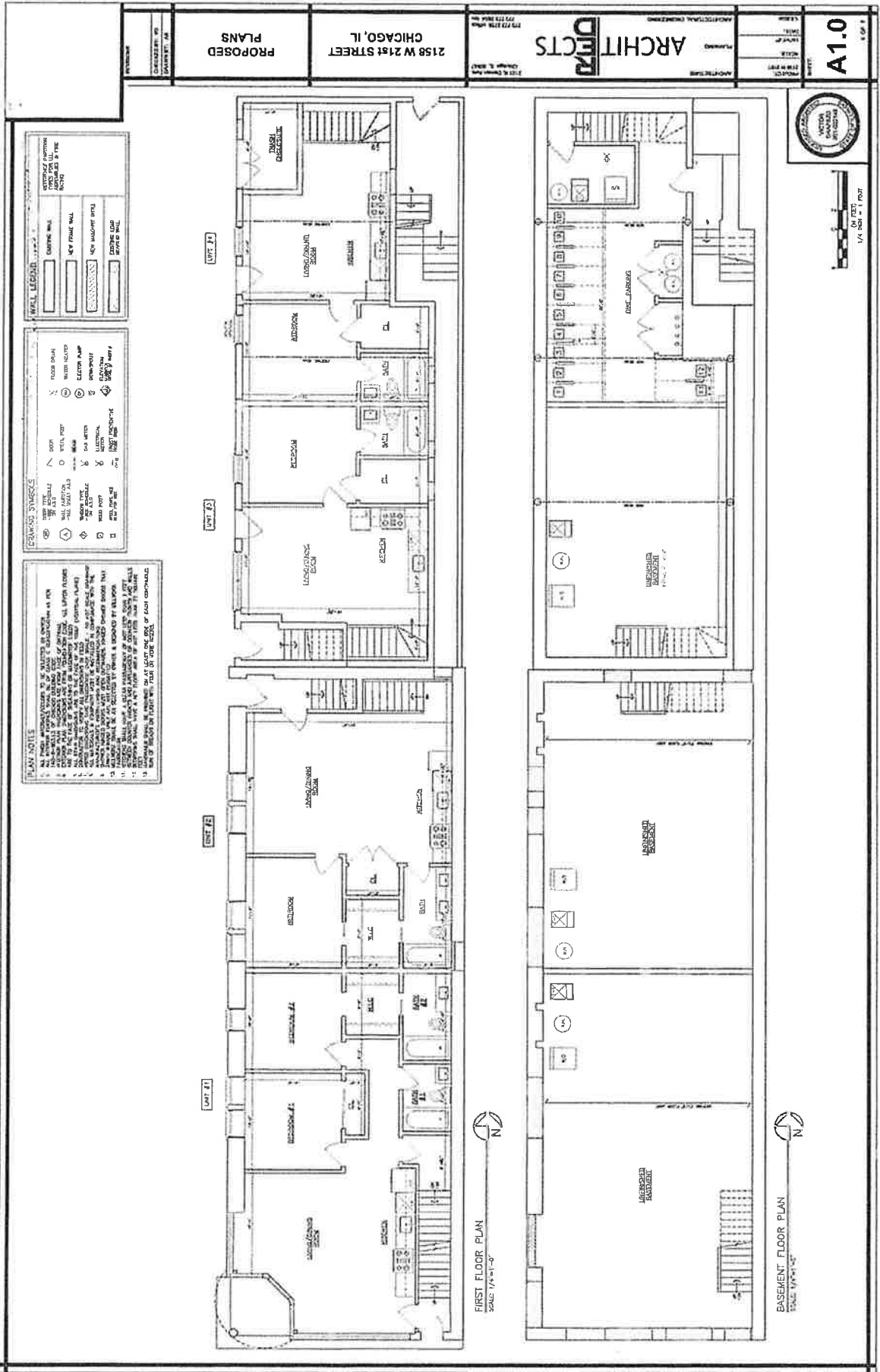
A set of plans is attached which includes ETOD measurements.

* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 600.0' from the CTA Damen Pink Line train entrance and approximately 1,370.0' from the CTA Western Pink Line train entrance.

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ARCHITECTS
 ARCHITECTS
 2158 W 21st Street
 CHICAGO, IL
 PROPOSED PLANS
 PROJECT: 2158 W 21st Street
 DATE: 11/11/11
 SCALE: 1/4" = 1'-0"
A1.0

WALL LEGEND

INTERIOR PARTITION	CONCRETE WALL	THIS DRAWING
EXTERIOR PARTITION	KEY FINISH WALL	CONCRETE WALL
GLASS PARTITION	GLASS PARTITION	CONCRETE WALL

FINISH SCHEDULES

WALL	CEILING	FLOOR
CONCRETE	CONCRETE	CONCRETE
PLASTER	PLASTER	PLASTER
PAINT	PAINT	PAINT

PLAN NOTES

1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2011 IBC.
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10. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2011 IBC.

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

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

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PROPOSED PLANS

2158 W 21st STREET
CHICAGO, IL

ARCHITECTS
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TEL: 312.261.1111
WWW.A111ARCHITECTS.COM

PROJECT NO. 111111
DATE: 11/11/11
SCALE: AS SHOWN

A1.1

1 OF 1

SYMBOLS	
○	OPENING
□	WALL
▭	DOOR
▭	WINDOW
▭	GLASS
▭	GLASS BLOCK
▭	GLASS CURTAIN WALL
▭	GLASS BALCONY
▭	GLASS STAIR
▭	GLASS ELEVATOR
▭	GLASS RAMP
▭	GLASS SKYLIGHT
▭	GLASS ROOF
▭	GLASS BALCONY
▭	GLASS STAIR
▭	GLASS ELEVATOR
▭	GLASS RAMP
▭	GLASS SKYLIGHT
▭	GLASS ROOF

WALL LEGEND	
▭	CONCRETE WALL
▭	CMU WALL
▭	BRICK WALL
▭	GLASS WALL
▭	GLASS CURTAIN WALL
▭	GLASS BALCONY
▭	GLASS STAIR
▭	GLASS ELEVATOR
▭	GLASS RAMP
▭	GLASS SKYLIGHT
▭	GLASS ROOF

FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED PLANS

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CHICAGO, IL

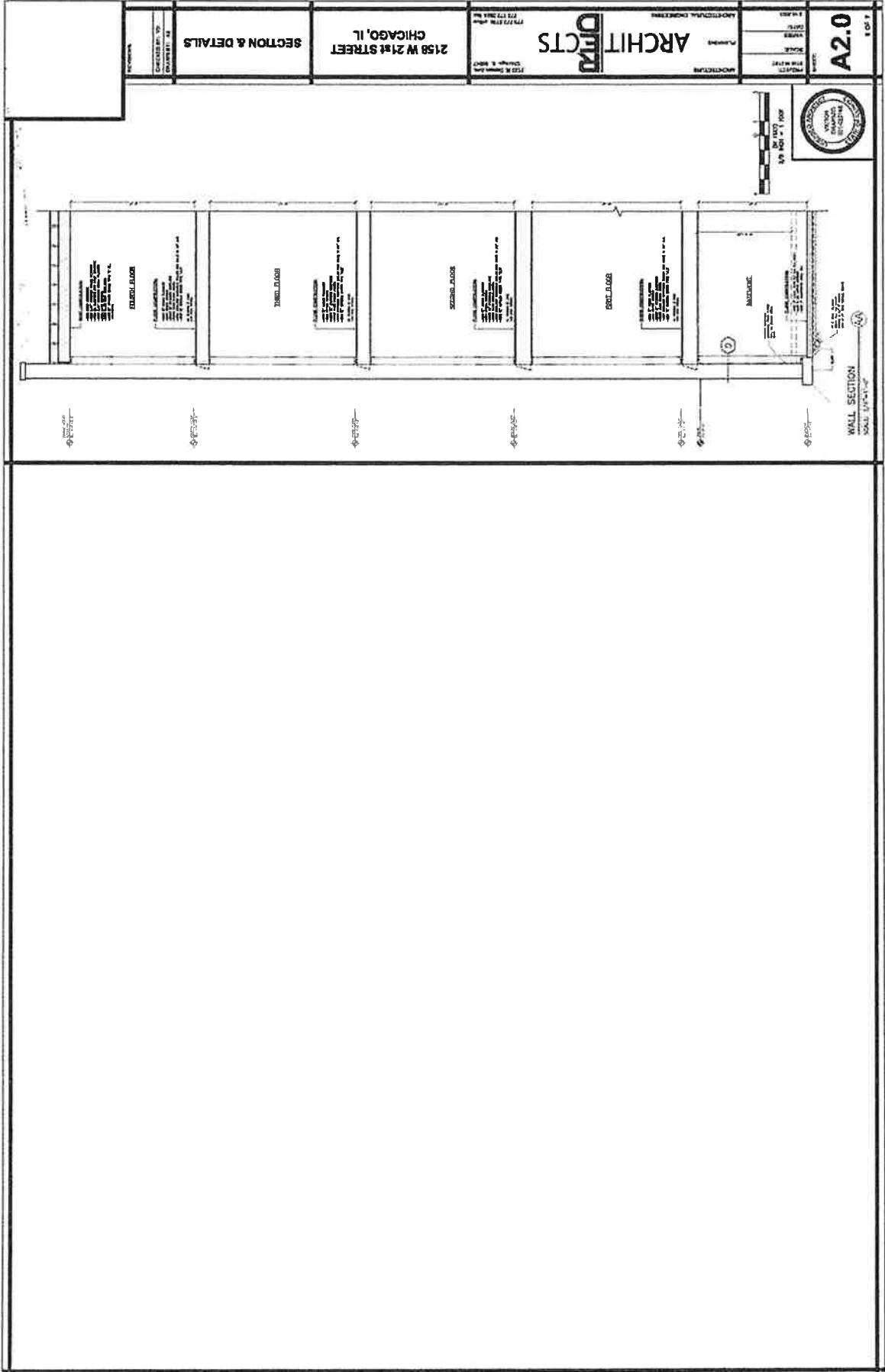
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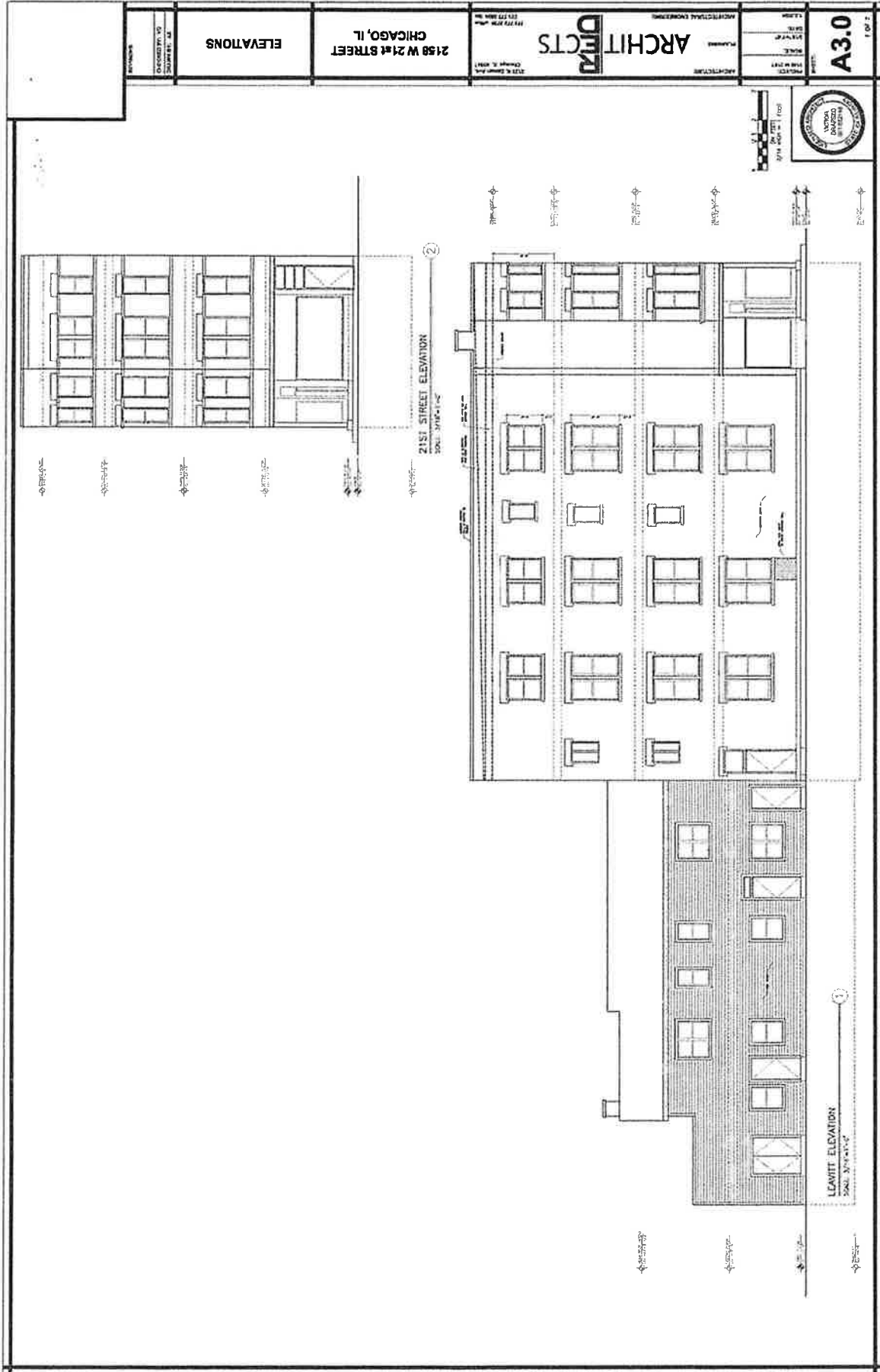
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