

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1030 West 21st Street

The Project

The subject property is improved with a one-story commercial building and thirteen parking spaces. The existing OKI RE LLC (the "Applicant") proposes to convert the existing building into a 6,010 sq. ft. restaurant and demolish the eastern portion of the building to construct a 4,046 sq. ft. distillery. Thirteen parking spaces and no loading berth will be provided. The height of the building will be 18.75 feet.

The subject property is located in a block that is improved with residential buildings on its north half and a surface parking lot, a commercial building and the subject property on its south half. The area south of the subject property across 21st Street is generally zoned C3-2.. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from an M1-2 Limited Manufacturing/Business Park District to a C3-2 Commercial, Manufacturing and Employment District.

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

Lot Area:	17,558.34 square feet
Maximum FAR:	0.57
Residential Dwelling Units:	None
Height:	20 feet 8 inches
Bicycle Parking:	2
Automobile Parking:	13
Setbacks (existing):	Front (West 21 st Street): 0.73` East Side: 0.05` West Side: 0.67` Rear (Alley): 0.00`

A set of plans is attached.

HEIDI LIGHTNER ARCHITECTS
 HEIDI LIGHTNER ARCHITECTS
 200 W. LASTWOOD AVE.
 CHICAGO, IL 60606
 312.441.1122

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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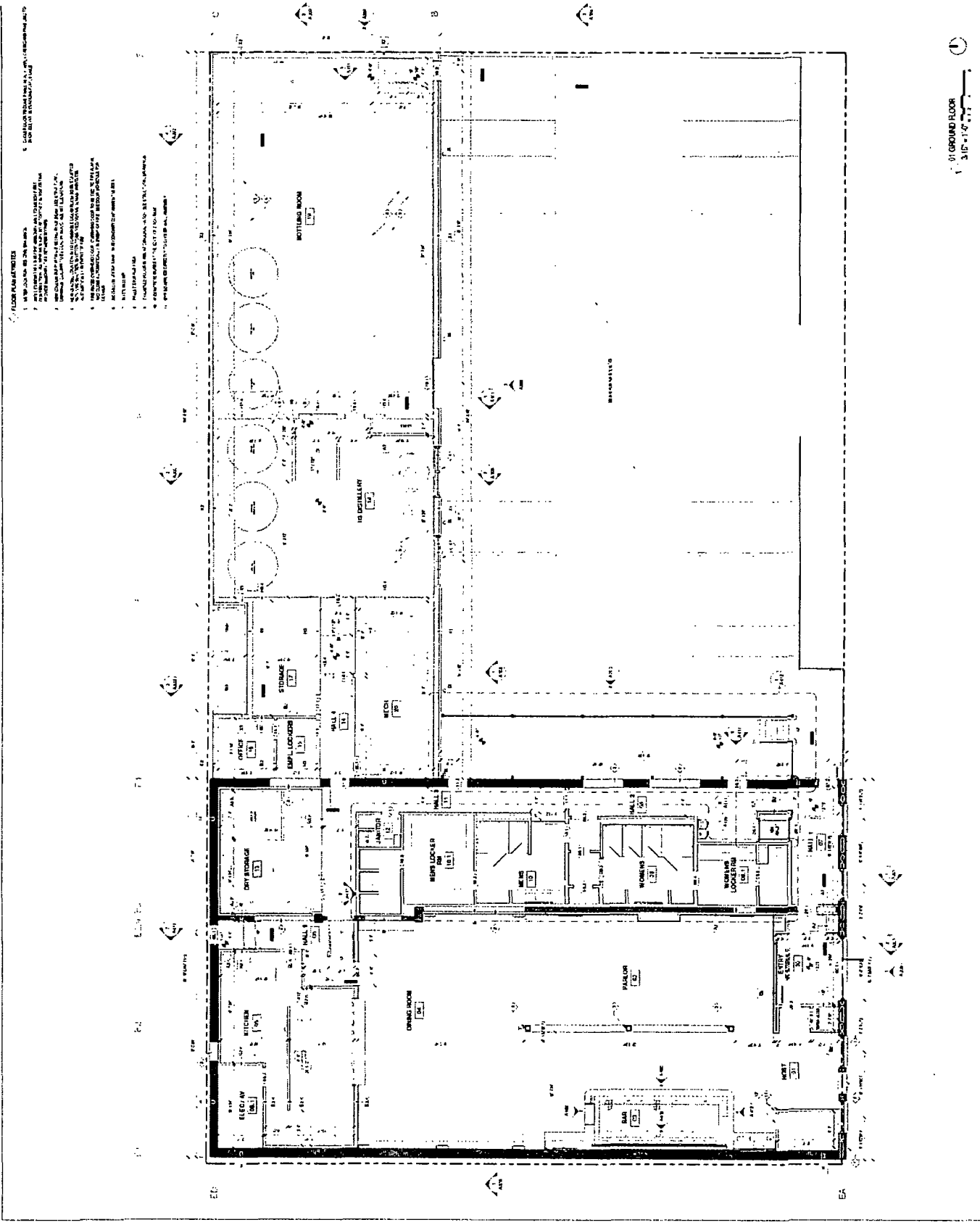


Heidi Lightner

ISSUE NO. PART NO. DATE
 1 001 01/15/11

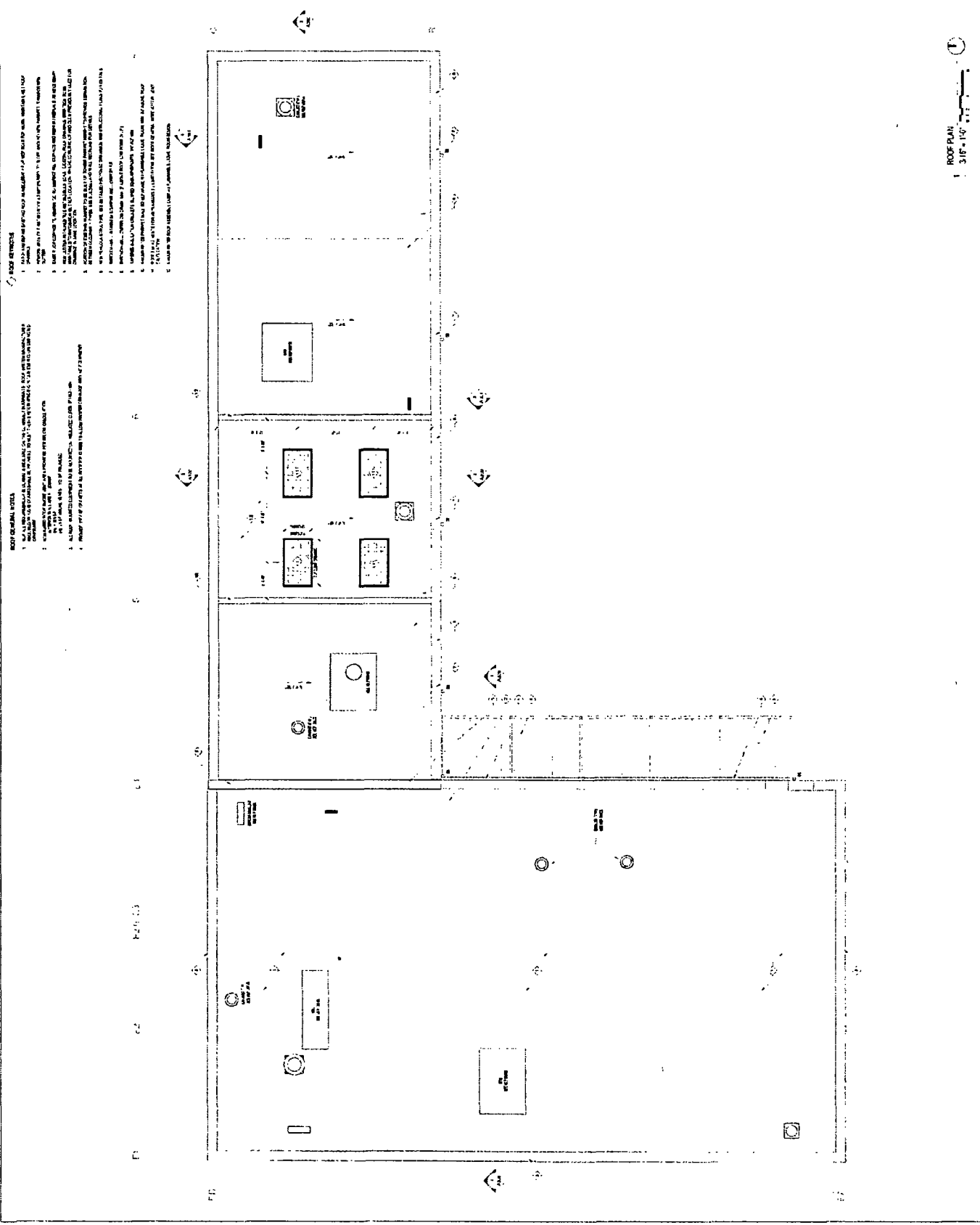
PROJECT NUMBER: 1000
 SNEAKY FOX
 1030 WEST 21st ST
 CHICAGO, IL 60606

PLAN - GROUND FLOOR
A100



01 GROUND FLOOR
 3/15/11

- FLOOR PLAN NOTES:**
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ROOF DETAILS

1. ALL ROOF DECK SHALL BE CONCRETE ON GIRDS WITH A MINIMUM THICKNESS OF 4" UNLESS OTHERWISE NOTED.
2. ALL ROOF DECK SHALL BE FINISHED WITH A 1/2" THICK CONCRETE SLAB ON GIRDS.
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Heidi B. Lightner

DATE: 10/14/15
 PROJECT NUMBER: 15-001
 SHEET: 10/14/15

SNEAKY FOX
 1030 WEST 21st ST
 CHICAGO, IL 60608

ROOF PLAN
A101

ROOF PLAN
 3/16" = 1'-0"

HEIDI LIGHTNER ARCHITECTS
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PROJECT: SNEAKY FOX
 1030 WEST 21st ST
 CHICAGO, IL 60608

ARCHITECT: HEIDI LIGHTNER ARCHITECTS
 1030 WEST 21st ST
 CHICAGO, IL 60608
 312.944.1837

DATE: 08.15.17

SCALE: 1/4" = 1'-0"



Heidi B. Lightner

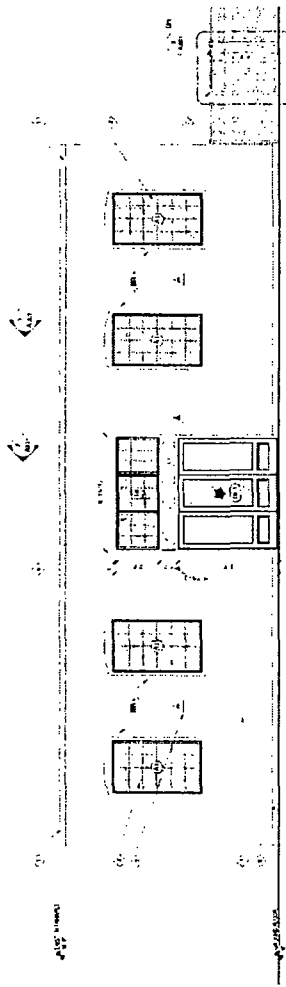
PROJECT NUMBER: 2000-01
 SNEAKY FOX
 1030 WEST 21st ST
 CHICAGO, IL 60608

EXTERIOR ELEVATIONS
A200

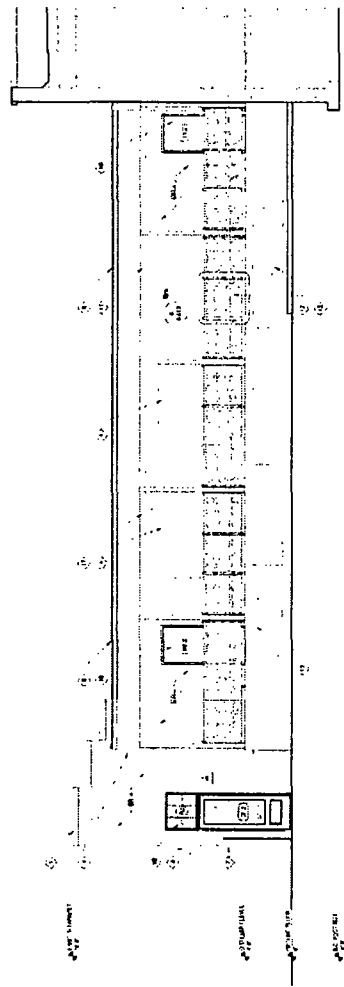
- EXISTING CONDITIONS**
1. ALL EXISTING WALLS TO REMAIN TO BE REFINISHED WITH INTERIOR GRADE FINISHES.
 2. ALL EXISTING WALLS TO BE REMOVED TO EXPOSE INTERIOR WALLS TO BE REFINISHED WITH INTERIOR GRADE FINISHES.
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MATERIALS SCHEDULE

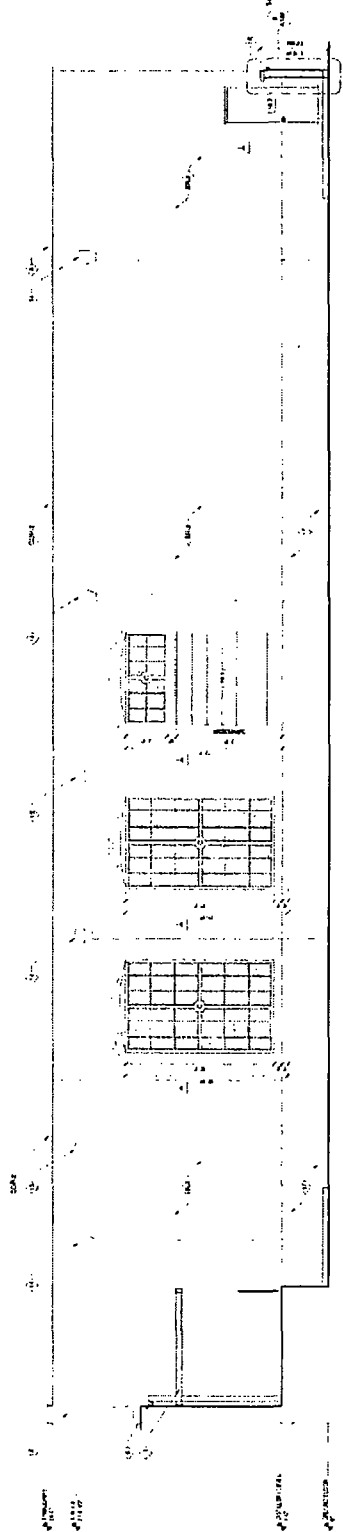
NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE		
2	BRICK		
3	WOOD		
4	GLASS		
5	STEEL		
6	PAINT		
7	ROOFING		
8	MECHANICAL		
9	ELECTRICAL		
10	PLUMBING		



1 FRONT (SOUTH) ELEVATION A
 1/4" = 1'-0"



2 SIDE (EAST) ELEVATION A
 1/4" = 1'-0"

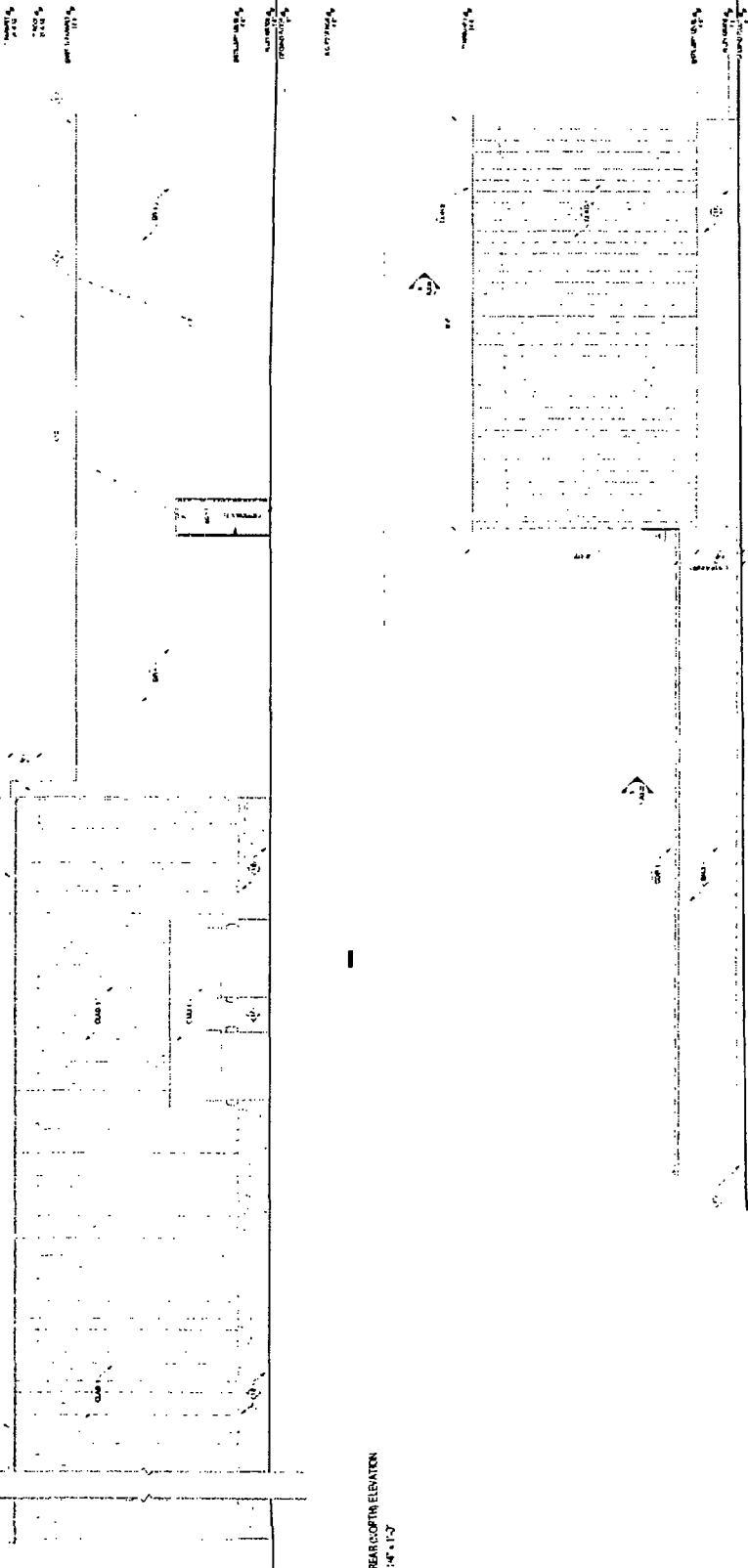


3 FRONT (SOUTH) ELEVATION B
 1/4" = 1'-0"

- ELEVATION NOTES**
1. ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
 2. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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MATERIALS SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT
1
2
3
4
5
6
7
8
9
10



REAR COFFIN ELEVATION
1/4" = 1'-0"

SIDE EAST ELEVATION 3
1/4" = 1'-0"

HEIDI LIGHTNER ARCHITECTS
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1100 WEST 21ST ST
CHICAGO, IL 60608

PROJECT: SNEAKY FOX
DATE: 08/03/2023
DRAWING NO: A201

ARCHITECT: HEIDI LIGHTNER ARCHITECTS
PROJECT MANAGER: HEIDI LIGHTNER
DESIGNER: HEIDI LIGHTNER
DRAWN BY: HEIDI LIGHTNER
CHECKED BY: HEIDI LIGHTNER
DATE: 08/03/2023



Heidi Lightner

DATE: 08/03/2023

PROJECT NUMBER: 2003-01
SNEAKY FOX
1000 WEST 21st ST
CHICAGO, IL 60608

EXTERIOR ELEVATIONS
A201

