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SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment
2308 West 18th Place
From RT-4 to B2-5

The Property

The subject property is located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and is located in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is located approximately 530.0' from the METRA Western Station, approximately 980.0' from the Western CTA Train Station entrance, and approximately 480.0' from the CTA Western Bus Corridor (Route 49).

The Property is improved with a two-story front residential building (28'-4" in height) that includes two residential units and a rear two story residential building (23'-3" in height) that includes four residential units. There is no parking.

The Project

2308 BUYERS LLC (the "Applicant") seeks to rezone the property to convert both buildings into one building by constructing a middle addition and a third floor that will connect both buildings. The new building will include a new height of 42'-0". The Applicant also will add two new residential units to the single combined building for a total of eight dwelling units on the property. The Applicant will provide two bicycle spaces. No parking is proposed.

The subject rezoning application also seeks Type-I relief to reduce parking from two spaces to zero as the property qualifies for ETOD parking reduction under section 17-13-0303-D and 17-10-0102-B and also seeks variation relief under section 17-13-1101-B to reduce the required side yard setbacks from a combined 5.0' to 0.27' (west side existing), provide a 3.09' east side setback, reduce the front yard setback from 3.68' to 2.89' (existing), and reduce the rear yard setback from 30.0' to 15.58' (existing).

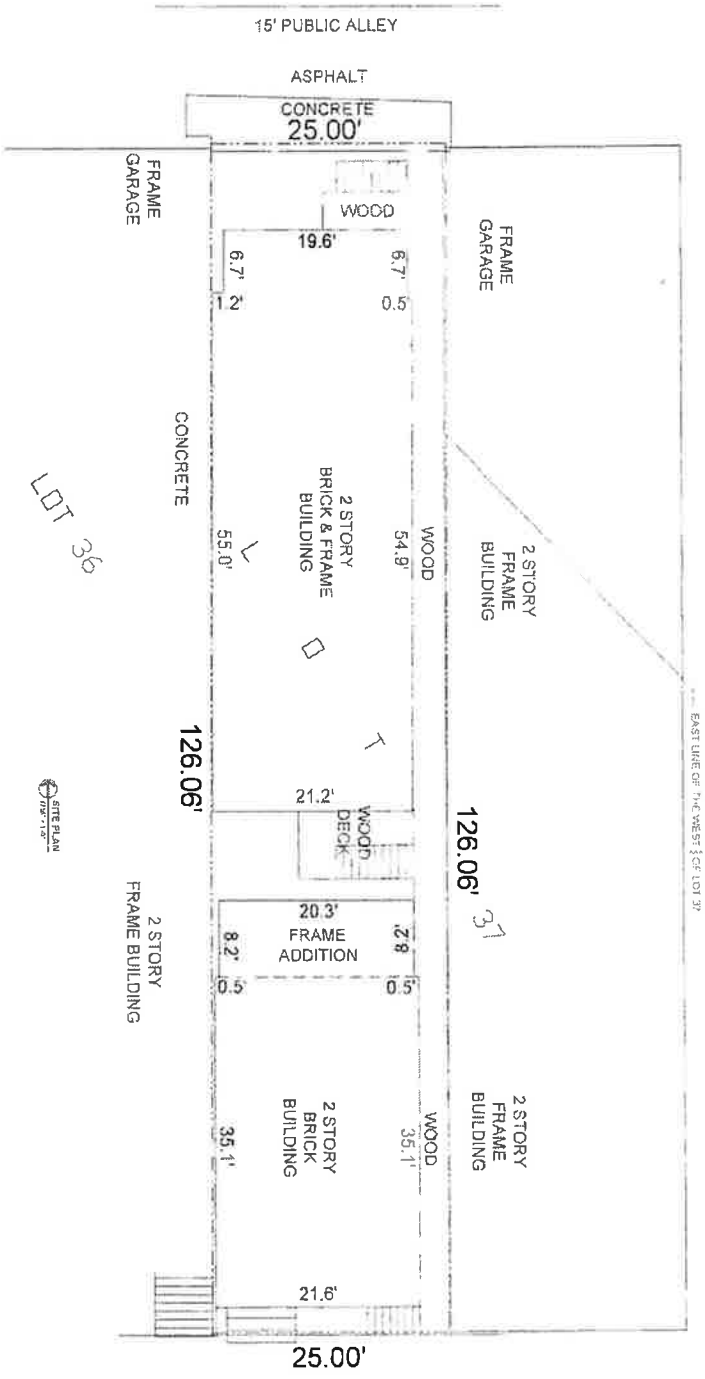
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-5 Neighborhood Mixed-Use District.

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

Lot Area:	3,125 square feet (as recorded)	
FAR:	2.145	
Floor Area:	6,705 square feet	
Residential Dwelling Units:	8	
MLA Density:	390.63 square feet	
Height (existing):	42'-0"	
Bicycle Parking:	2	
Automobile Parking:	0*	
Setbacks (existing):	Front (18th Place):	2.89'
	North (alley/rear):	15.58'
	East:	3.09'
	West:	0.27'

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 530.0' from the METRA Western Station, approximately 980.0' from the Western CTA Train Station entrance, and approximately 480.0' from the CTA Western Bus Corridor (Route 49).

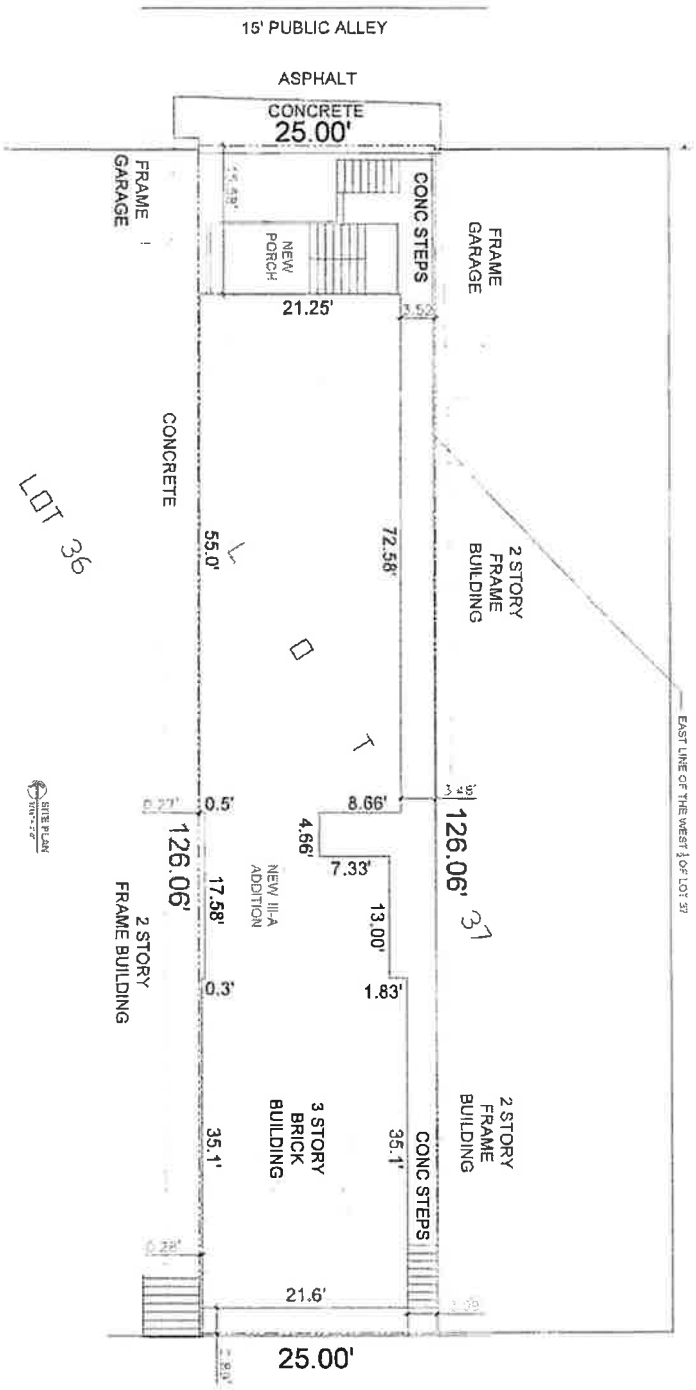


Rear 18th Place

D-1

2308 18TH PL
CHICAGO, IL 60650

EXISTING SITE PLAN



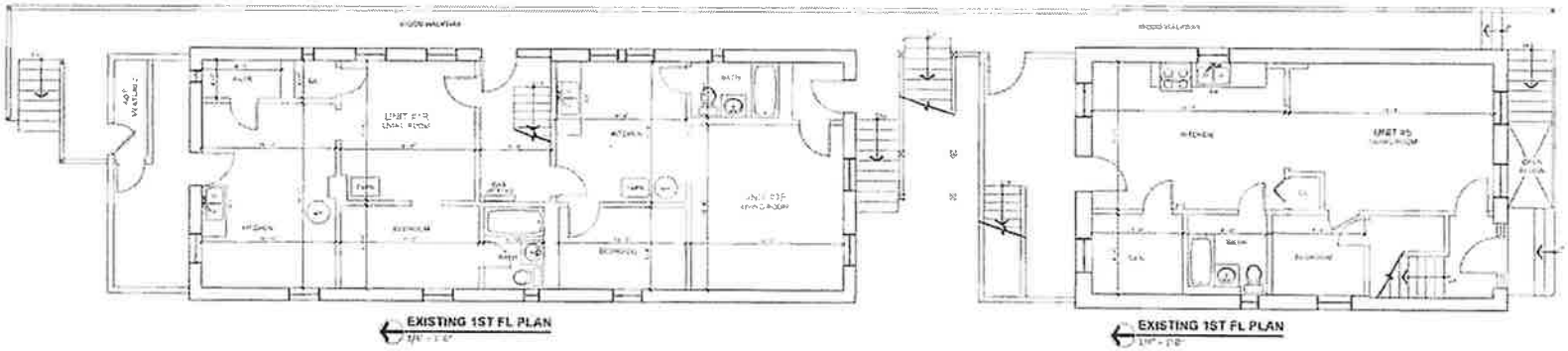
2308 18TH PL
CHICAGO, IL 60660

PROPOSED SITE PLAN

D-2

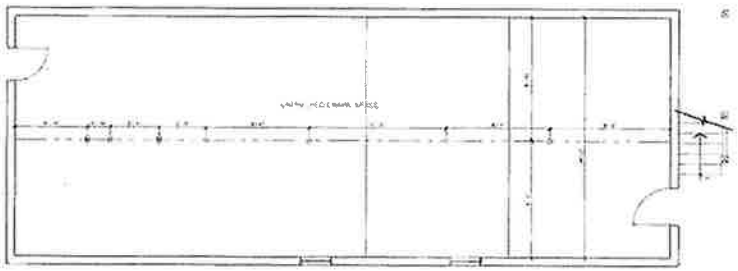
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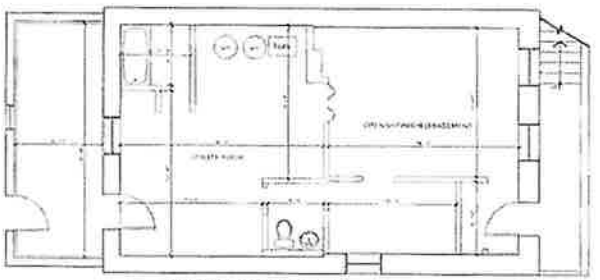
EXISTING 1ST FL PLAN

EXISTING 1ST FL PLAN



EXISTING BASEMENT PLAN

EXISTING 4 D.U. REAR BUILDING



EXISTING BASEMENT PLAN

EXISTING 2 D.U. FRONT BUILDING

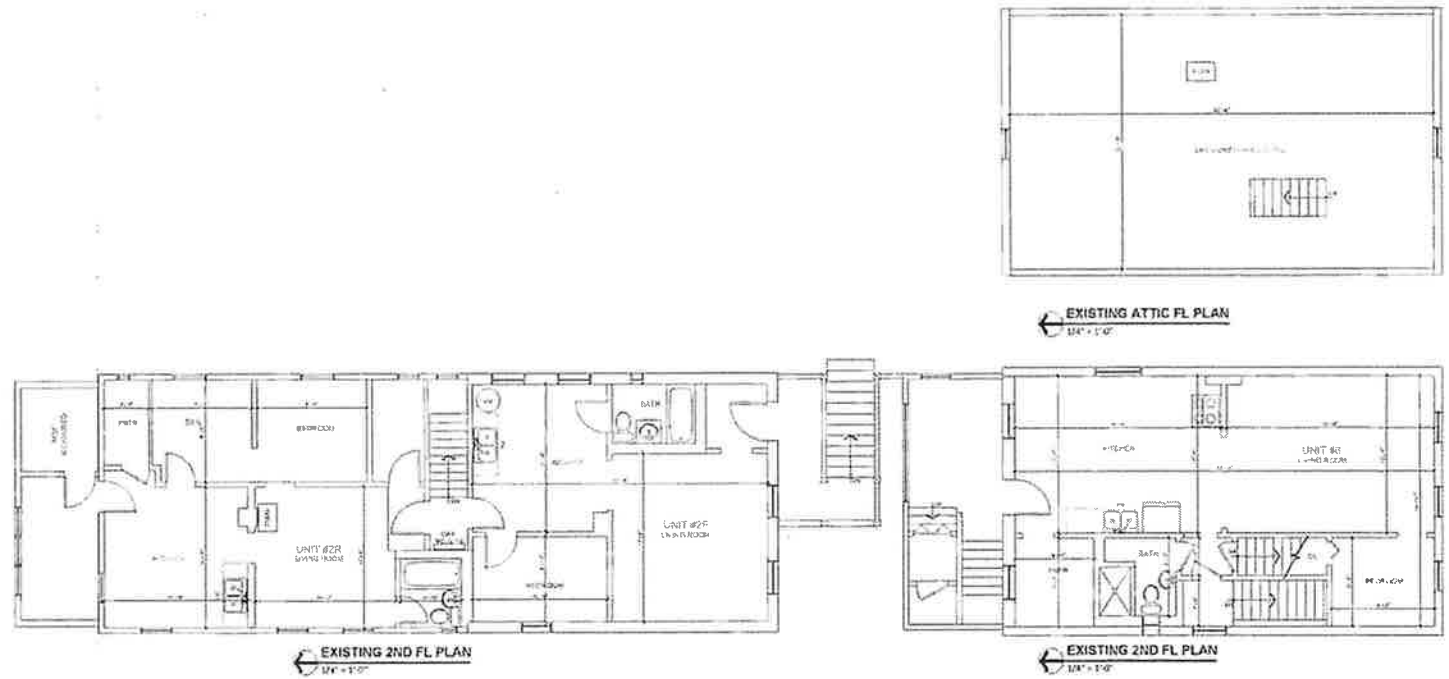
EXISTING FLOOR PLANS

2308 18TH PL
CHICAGO, IL 60660

A-1

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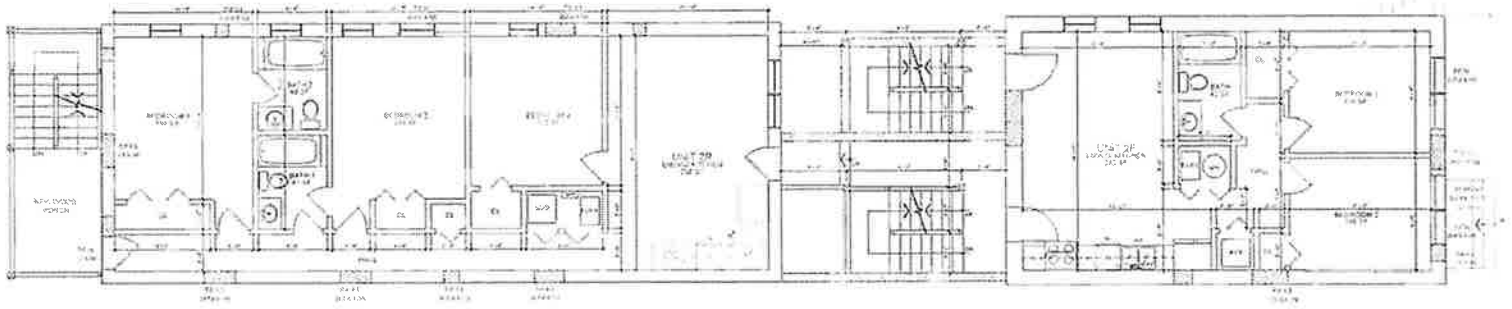
EXISTING FLOOR PLANS

2308 18TH PL.
CHICAGO, IL 60660

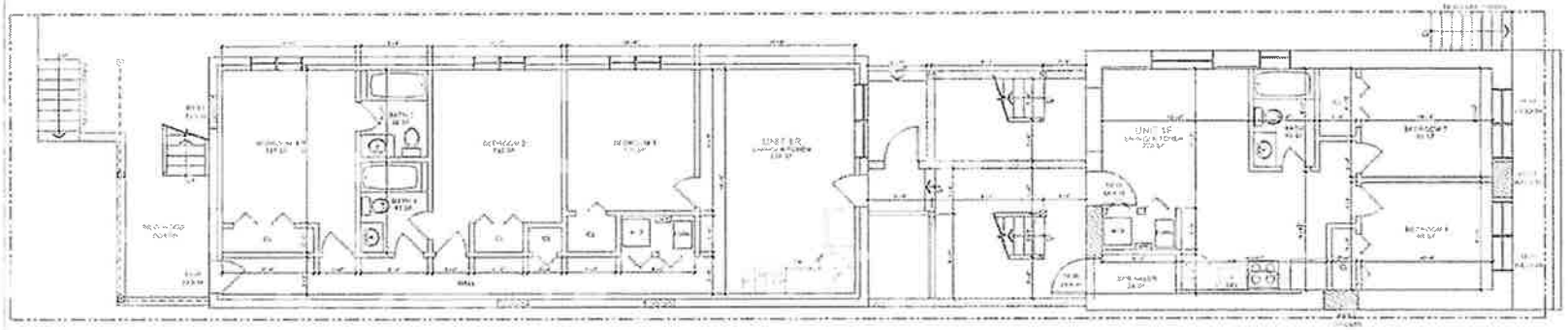
A-2

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ARCH 1ST FL PLAN



ARCH BSMT PLAN

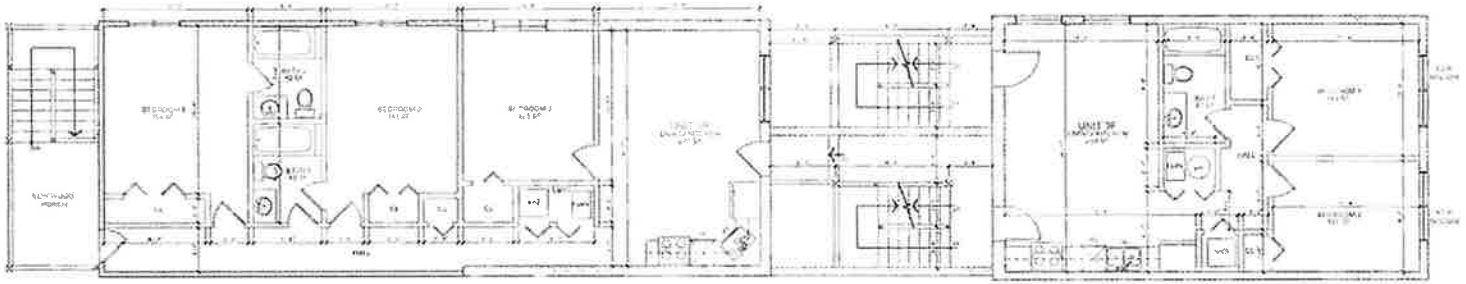
NEW 8 D.U. TOTAL

PROPOSED PLANS

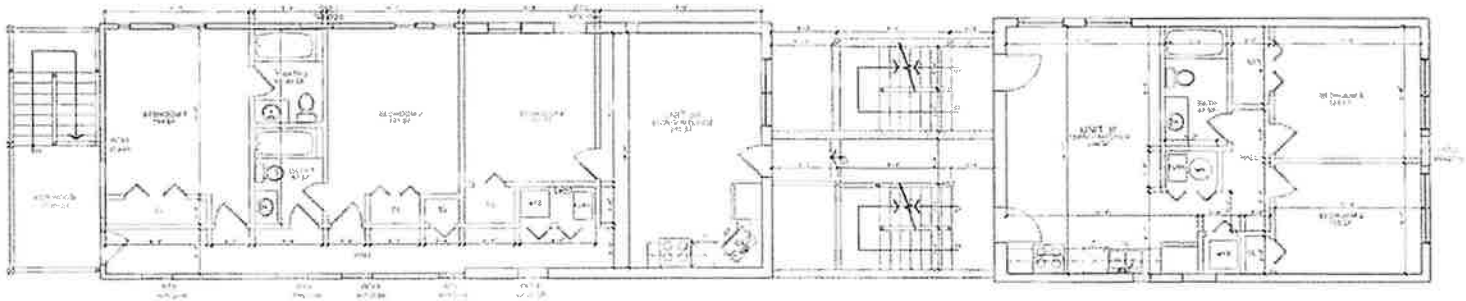
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B-1

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ARCH 3RD FL PLAN



ARCH 2ND FL PLAN

PROPOSED PLANS

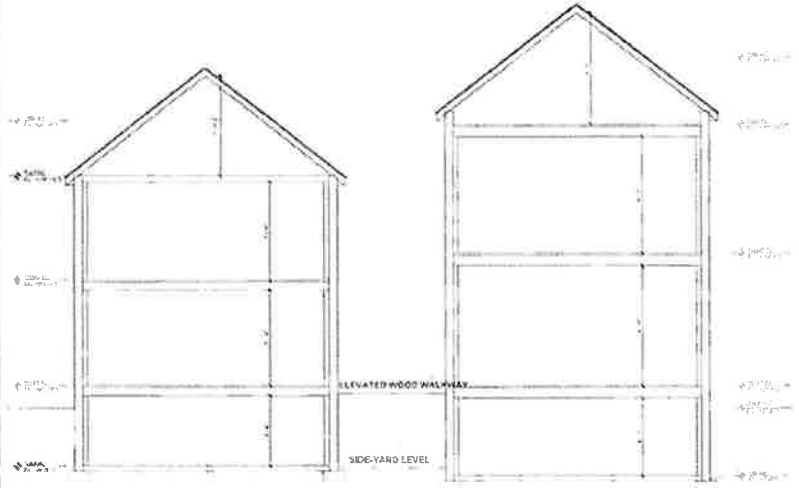
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B-2

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EXISTING

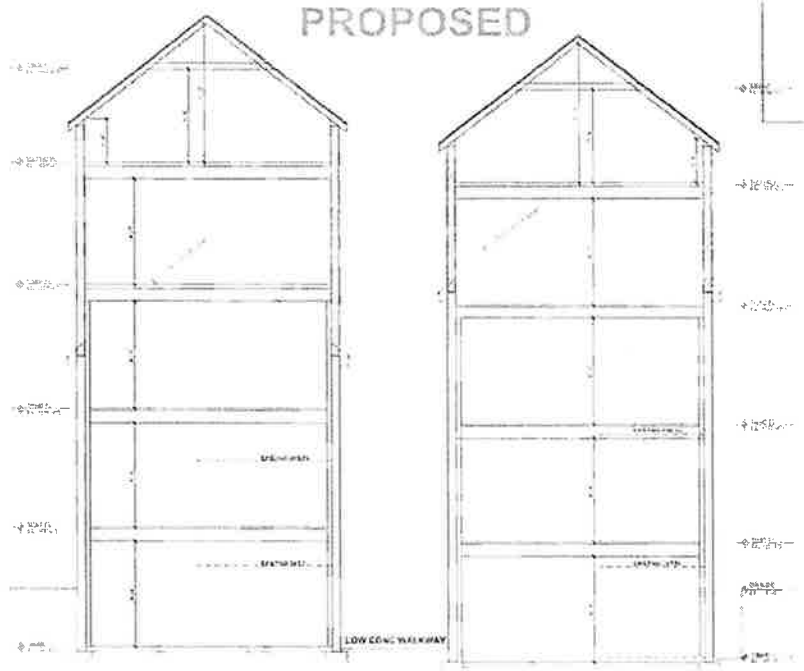
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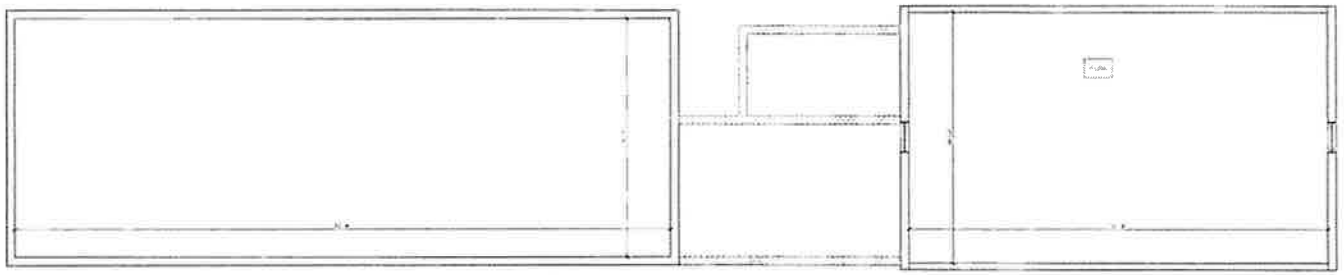
REAR BLDG

FRONT BLDG

EXISTING BLDG SECTION



NEW BLDG SECTION



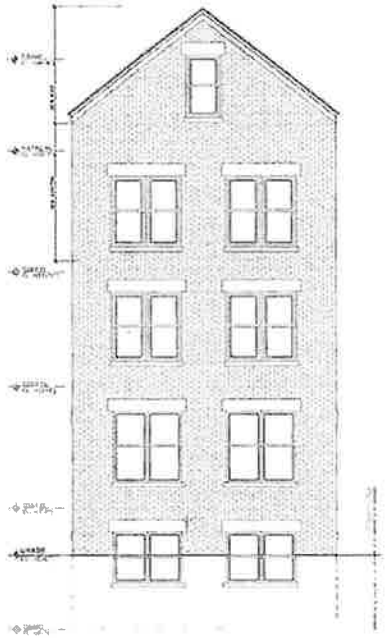
ARCH ATTIC PLAN

PROPOSED PLANS & BLDG SECTIONS

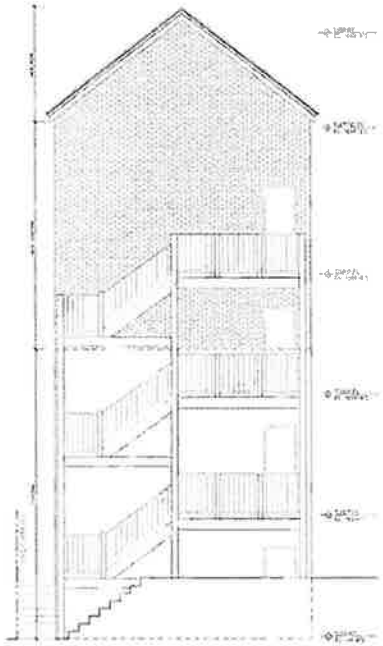
2306 16TH PL
CHICAGO, IL 60660

B-3

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SOUTH ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS

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CHICAGO, IL 60660

C-1

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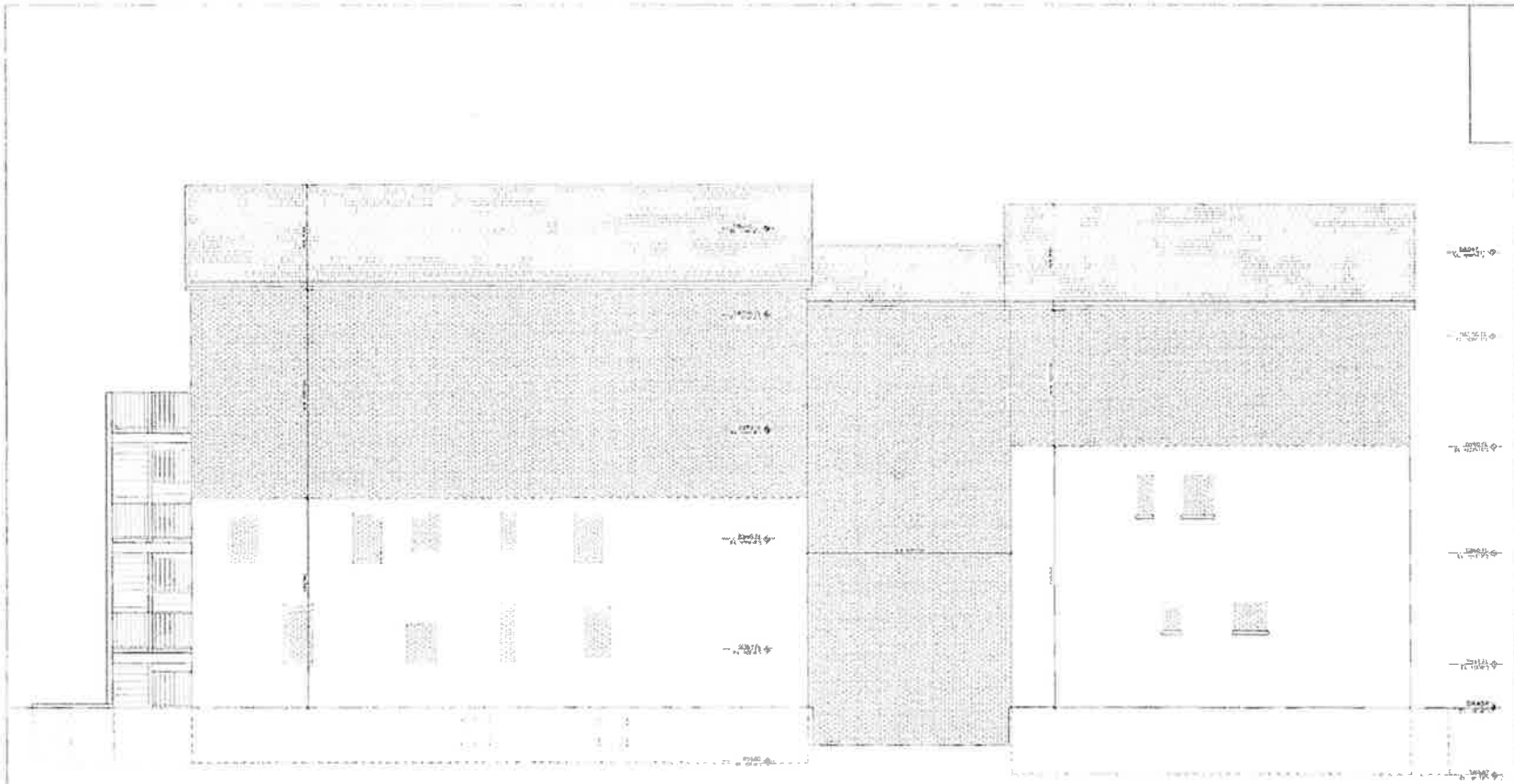
EAST ELEVATION

PROPOSED ELEVATIONS

2308 18TH PL
CHICAGO, IL 60850

C-2

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WEST ELEVATION

PROPOSED ELEVATIONS

2308 18TH PL
CHICAGO, IL 60608

C-3