SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1355 West 16th Street
From RM-4.5 to RM-4.5

The Property
The subject property is a 2,750 square foot vacant lot located in an RM-4.5, Residential Multi-Unit District.

The property previously included a two-story building with three units and a detached two car garage.

The improvements burnt down in a fire in 2023. The Applicant would like to rebuild a similar structure on the lot.

The Applicant previously filed a rezoning application for this property to rezone the subject site from an RT-4 to RM-4.5 that was approved by City Council on 01/15/2025. This Application is to correct a clerical error on the previously approved application.

The Project
Hafeez Shaka (the "Applicant") seeks to rezone the property to allow the construction of a two-story residential building with three units and a detached two car garage. The building will be 29.60' in height.

The proposed building will follow much of the same exterior design as the previous building to fit in with the characteristic of the area.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RM-4.5, Residential Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

The Applicant also is filing a Type 1 rezoning application to seek optional variations under section 17-13-0303-D as follows: 1) to reduce the front yard setback from 25.78 feet to 14.0 feet per section 17-13-1101-B; and 2) to reduce a one required parking space to zero per section 17-13-1101-D. Two parking spaces will be provided.

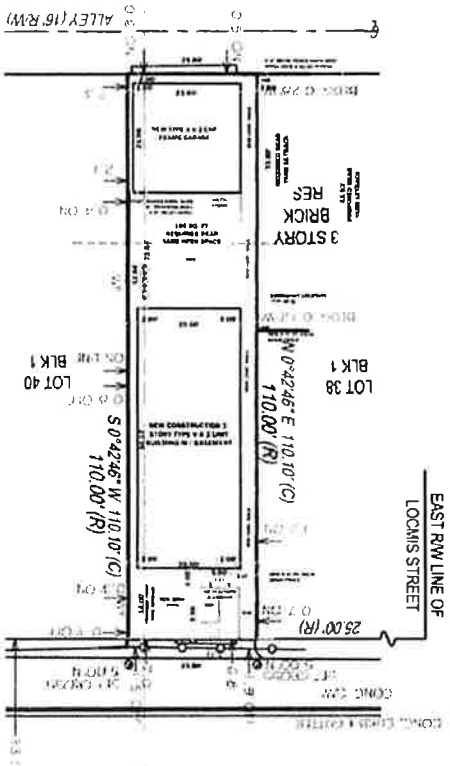
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,750 square feet	
FAR:	0.73	
Floor Area:	2,008 square feet	
Residential Dwelling Units:	3	
MLA Density:	916.66 square feet	
Height:	29.60'	
Bicycle Parking:	0	
Automobile Parking:	2*	
Rear Yard Open Space:	646 square feet	
Setbacks:	Front (north/16th):	14.0'*
	East:	2.0'
	West:	3.0'
	Rear (south/alley):	45.93'

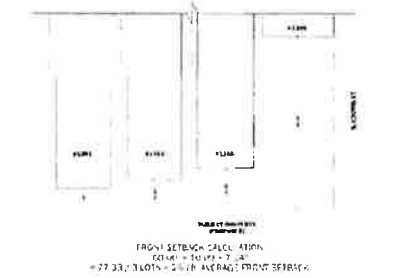
A set of plans is attached.
*The Applicant is seeking setback and parking relief under section 17-13-0303-D as described above.

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1355 W. 16TH ST. - NEW CONSTRUCTION 2-STORY TYPE V-A 3-UNIT RESIDENTIAL BLDG. W/ BSMT. & NEW 2-CAR DETACHED FRAME GARAGE



1 SITE PLAN



FRONT SETBACK CALCULATION

2 ZONING MAP N.T.S.



3 PROPOSED RESIDENCE N.T.S.



ZONING DATA

DATA FOR FEE CALCULATION

CODES AND ORDINANCES

2022 ELECTRICAL CODE

RESIDENTIAL DESIGN CRITERIA

STRUCTURAL FRAMING LUMBER

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ENGINEERED WOOD PRODUCTS

COMMON NOTES

CONTRACTOR - OWNER NOTE

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NEW CONSTRUCTION 3 UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ SHAKA

1355 W. 16TH ST.
CHICAGO, IL 60608

PLAN APPROVAL

PERMIT SET

NOTES

SHEET LISTING

G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGEND
AP-1.1	3	PROPOSED BASEMENT & FLOOR PLANS
AP-1.2	4	PROPOSED GARAGE & ELEVATIONS
AP-2.0	5	PROPOSED ELEVATIONS & ROOF PLAN
AP-3.0	6	GARAGE ELEVATIONS & SECTIONS
E-1	7	PROPOSED ELEC. PLANS
M-1.0	8	MECHANICAL PLANS
SD-1.0	9	SCHEDULES
P-1.0	10	PLUMBING DIAGRAMS

G-1 1 10

SITE PLAN & ZONING

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NEW 2-STORY FRAME 3-UNIT RESIDENCE W/ NEW DETACHED 2-CAR FRAME GARAGE

GENERAL REQUIREMENTS & AGREEMENTS

EMERGENCY ESCAPE & STAIRS

ROUGH CARPENTRY

MATERIALS AND WORKMANSHIP

EXCAVATION - SITEWORK

CONCRETE WORK

GENERAL NOTES

DUMPSTERS

FINISHES - MISC.

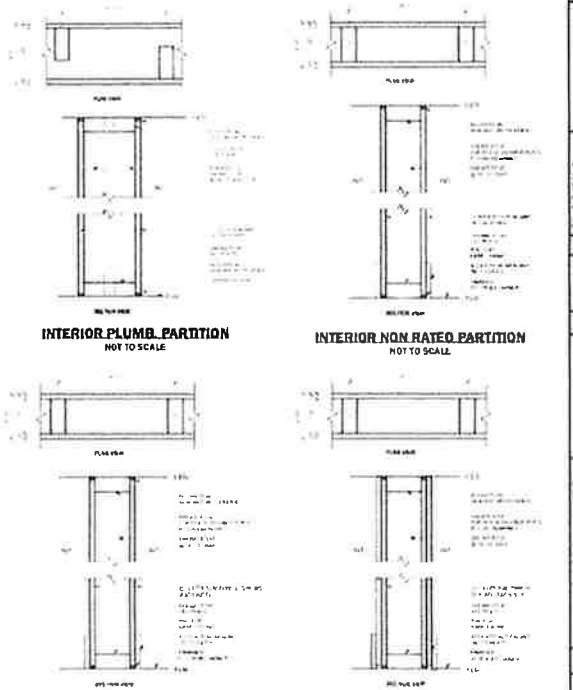
ABBREVIATIONS

SHEET TAB LEGEND

ELECTRICAL LEGEND

WALL TYPE LEGEND

MECHANICAL LEGEND



INTERIOR PLUMB. PARTITION
NOT TO SCALE

INTERIOR NON RATED PARTITION
NOT TO SCALE

INTERIOR 1HR-RATED PARTITION (UL-U305)
NOT TO SCALE

INTERIOR 2HR-RATED PARTITION (UL-U301)
NOT TO SCALE

PAVLOVIK ARCHITECTURE INC
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NEW CONSTRUCTION, 3 UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ SHAKA

[illegible]
1355 W. 18TH ST.
CHICAGO, IL 60608

PLAN APPROVAL

PERMIT SET

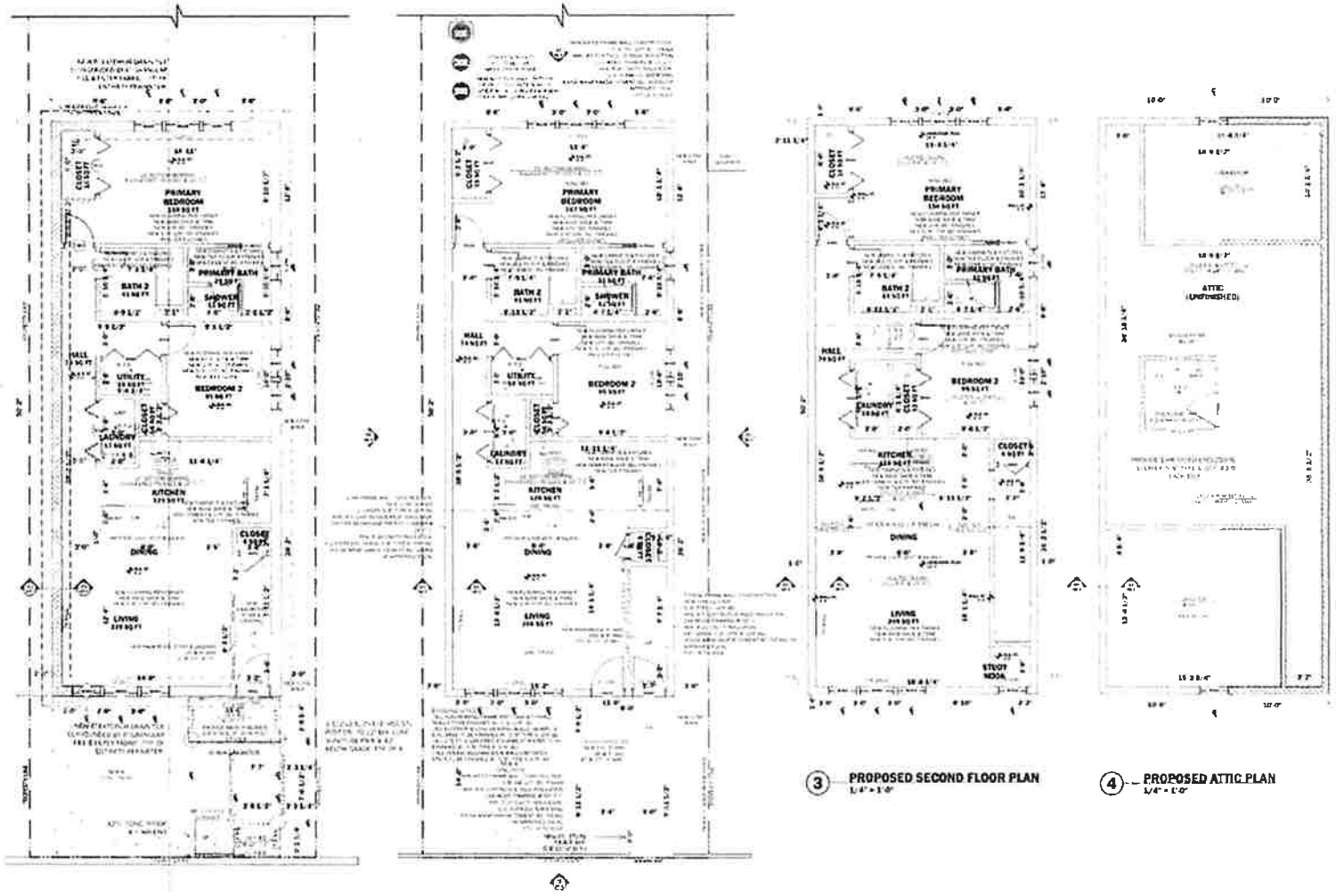
NOTES

[illegible]

G-2 2 10

GENERAL NOTES & LEGENDS

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1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

3 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

4 PROPOSED ATTIC PLAN
1/4" = 1'-0"

PAVLOVICH ARCHITECTURE INC
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NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ SHAKA

1335 W. 16TH ST
CHICAGO, IL 60608

PLAN APPROVAL

PERMIT SET

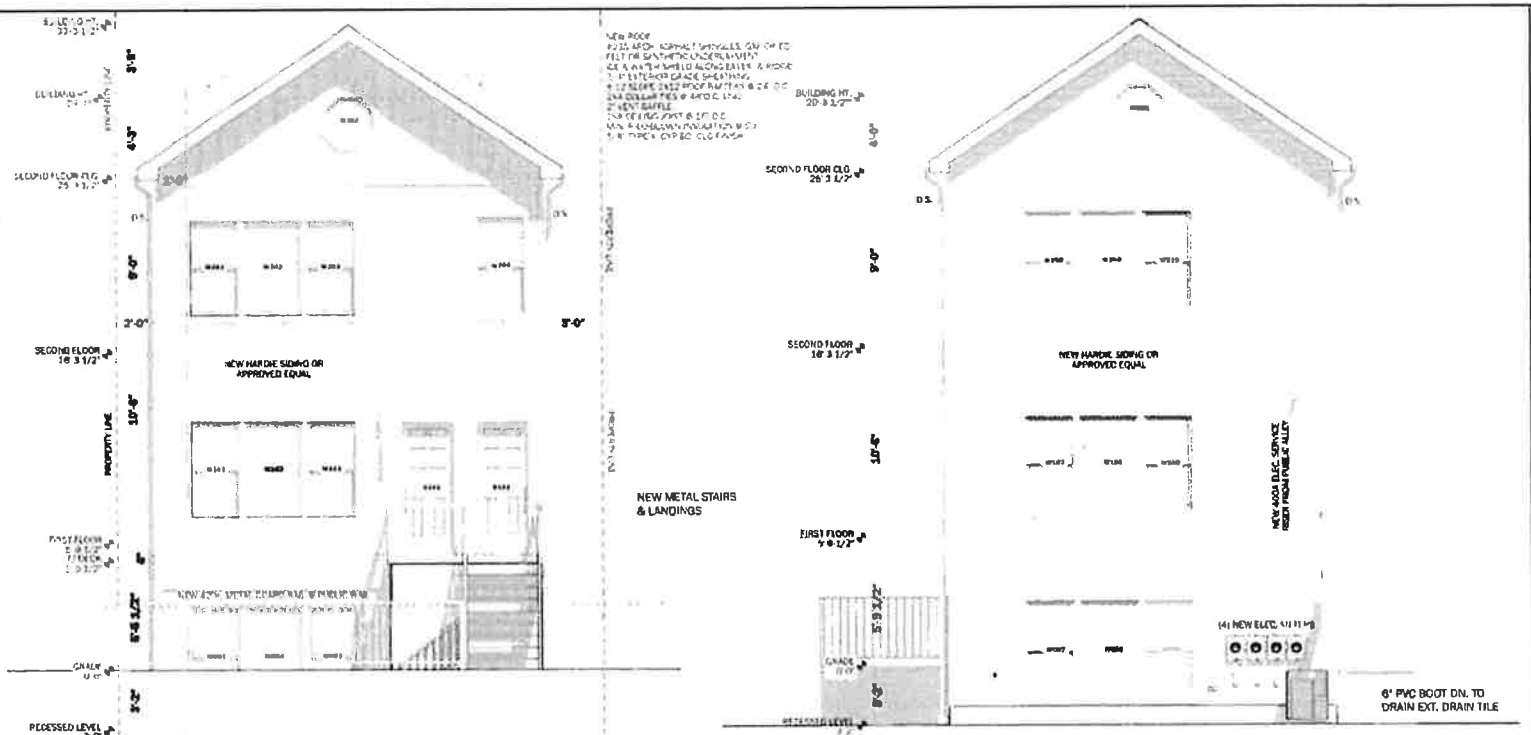
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T0.0	0	TITLE
G0.1	1	SITE PLAN & ZONING
T0.2	2	GENERAL NOTES & LEGENDS
AP-1	3	PROPOSED ARCH PLANS
AP-2	4	PROPOSED CAPHOT & ELEVATIONS
AP-3	5	PROPOSED ELEVATIONS & ROOF PLAN
AP-4	6	GARAGE ELEVATIONS & SECTIONS
E0.1	7	PROPOSED ELEC PLANS
M0.1	8	MECHANICAL PLANS
S0.1	9	SCHEDULES
A0.1	10	EXISTING DRAWINGS

AP-1 3 10

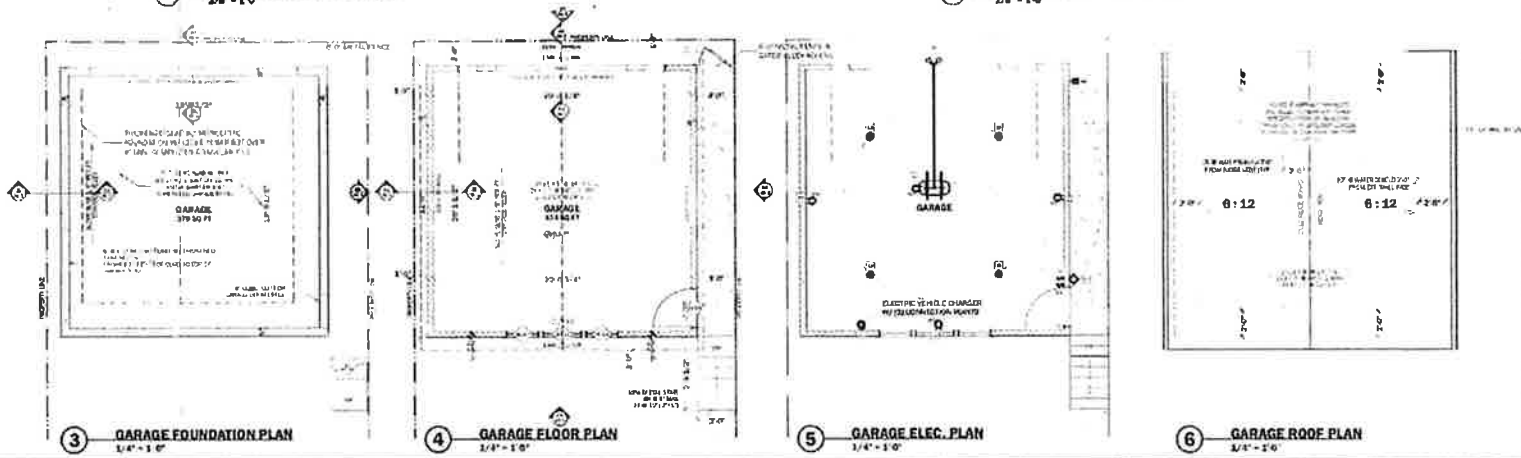
PROPOSED ARCH. PLANS

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1 PROPOSED NORTH ELEVATION
3/8" = 1'-0"

2 PROPOSED SOUTH ELEVATION
3/8" = 1'-0"



3 GARAGE FOUNDATION PLAN
1/4" = 1'-0"

4 GARAGE FLOOR PLAN
1/4" = 1'-0"

5 GARAGE ELEC. PLAN
1/4" = 1'-0"

6 GARAGE ROOF PLAN
1/4" = 1'-0"

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NEW CONSTRUCTION 3 UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ
SHAKA

1355 W. 16TH ST
CHICAGO, IL 60608

PLAN APPROVAL

PERMIT SET

NOTES

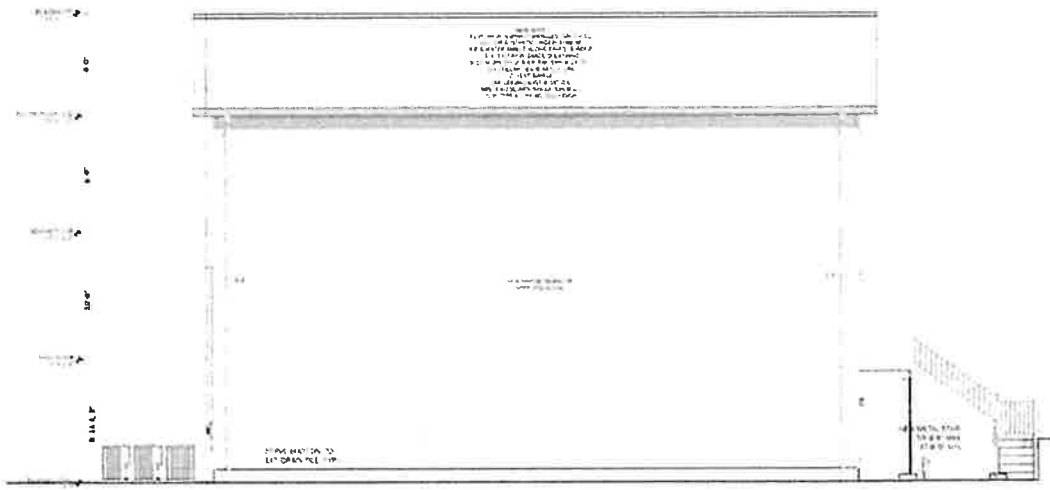
SHEET INDEX

T-1	1	TITLE
G-1	2	SITE PLAN & DETAILS
G-2	3	GENERAL NOTES & LEGENDS
AE-1	4	PROPOSED ARCH. PLANS
AE-2	5	PROPOSED GARAGE & ELEVATIONS
AE-3	6	PROPOSED ELEVATIONS & ROOF PLAN
AE-4	7	GARAGE ELEVATIONS & SECTIONS
E-1	8	PROPOSED ELEC. PLANS
M-1	9	MECHANICAL PLANS
S-1	10	SCHEDULES
P-1	11	PLUMBING DIAGRAMS

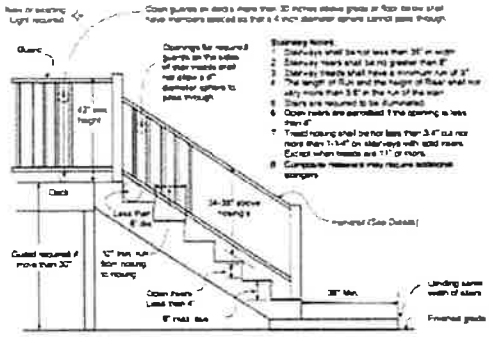
AE-1 4 10

PROPOSED GARAGE & ELEVATIONS

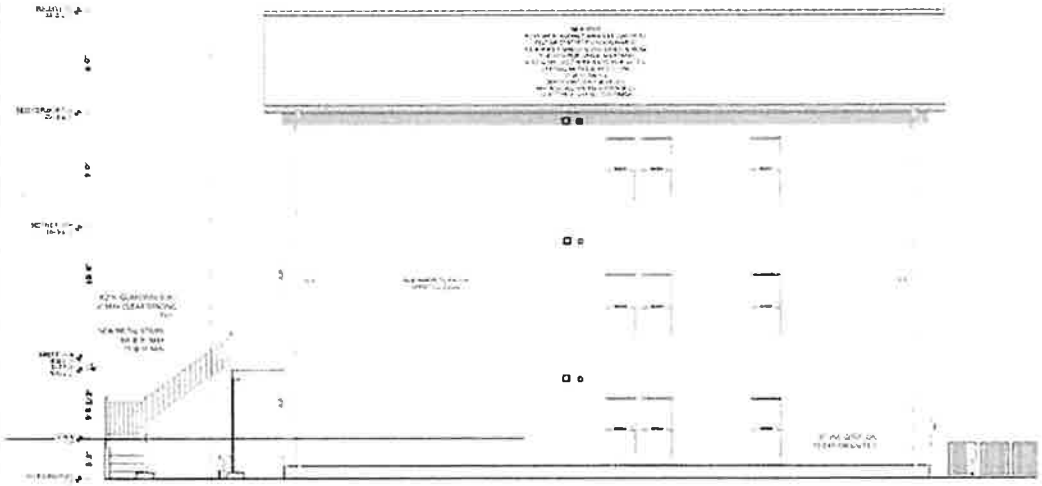
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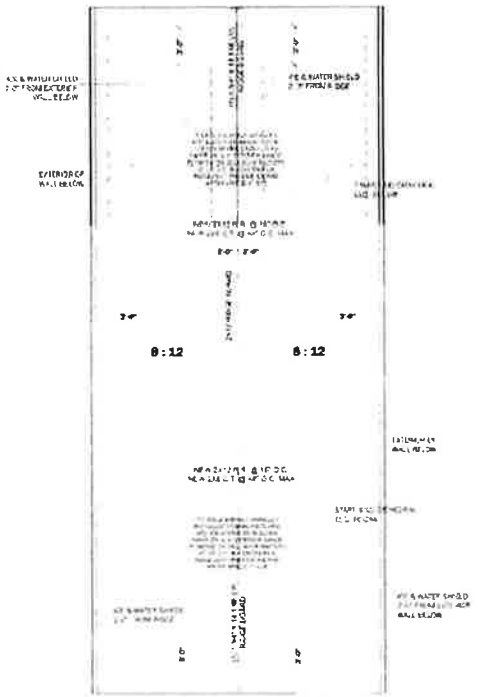
1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



TYP. STAIR DETAILS
N.T.S.



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



3 PROPOSED ROOF PLAN
1/4" = 1'-0"

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NEW CONSTRUCTION, 3 UNIT
RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ
SHAKA

1355 W. 16TH ST
CHICAGO, IL 60608

PLAN APPROVAL

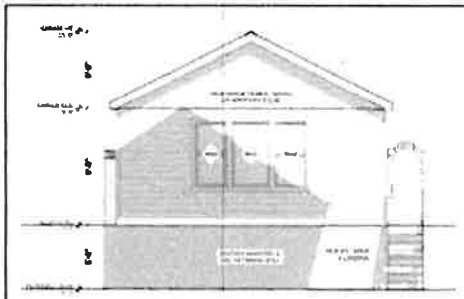
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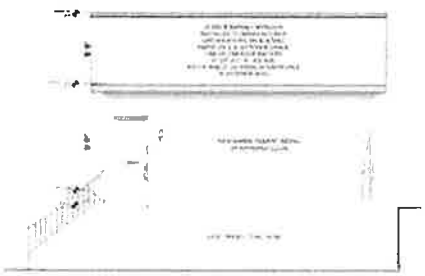
AE-2 5 10

PROPOSED ELEVATIONS & ROOF PLAN

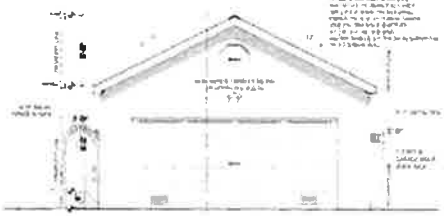
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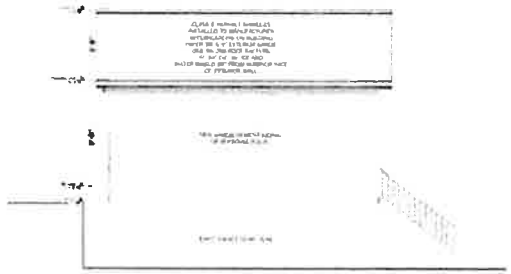
1 GARAGE NORTH ELEVATION
1/4" = 1'-0"



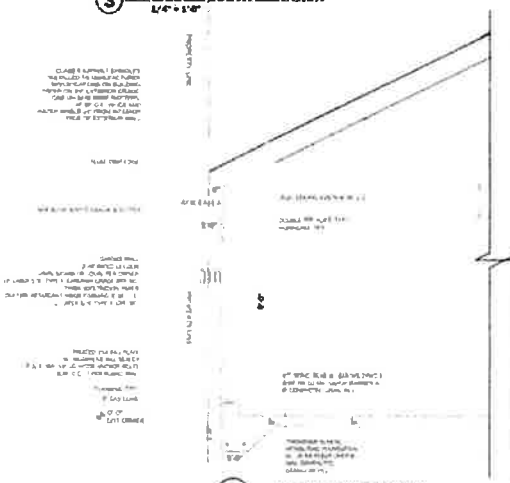
2 GARAGE WEST ELEVATION
1/4" = 1'-0"



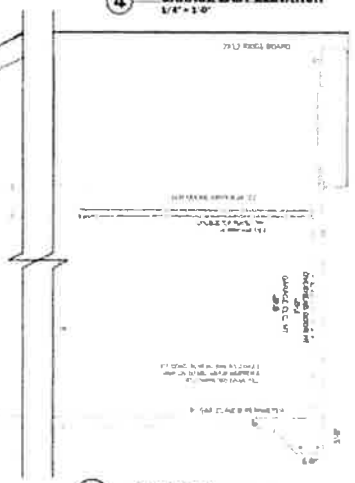
3 GARAGE SOUTH ELEVATION
1/4" = 1'-0"



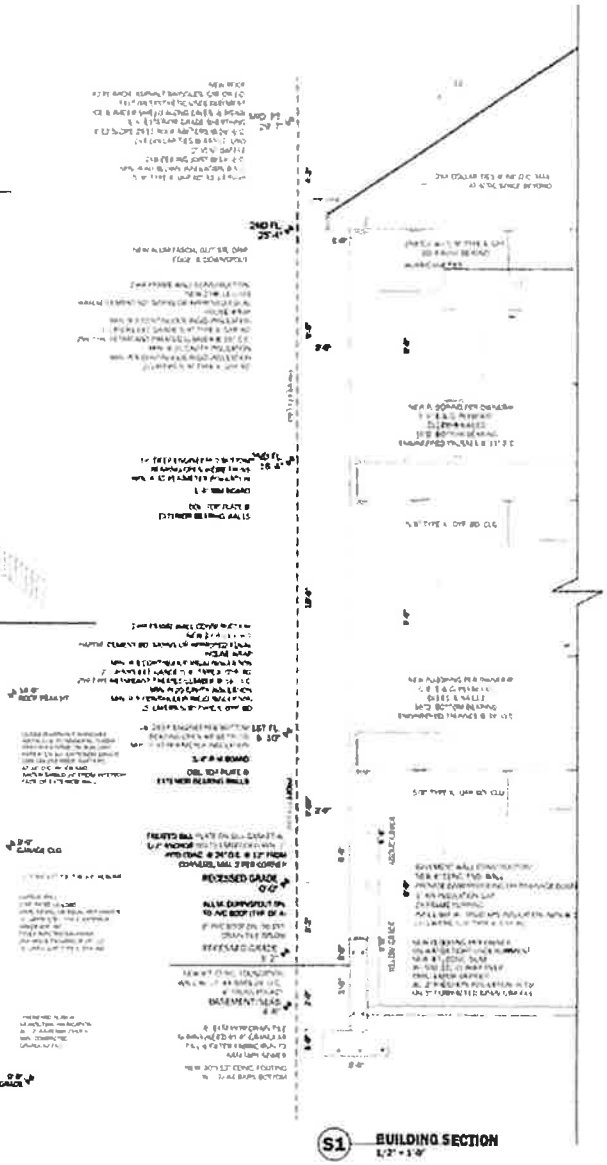
4 GARAGE EAST ELEVATION
1/4" = 1'-0"



S2 GARAGE 2-HR SECTION
1/2" = 1'-0"



S3 GARAGE 1-HR SECTION
1/2" = 1'-0"



S1 BUILDING SECTION
1/2" = 1'-0"

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DESIGN FIRM REGISTRATION # 184.005701

NEW CONSTRUCTION SINGLE RESIDENTIAL BUILDING & 2 CAR GARAGE

HAFEEZ
SHAKA

1955 W. 18TH ST
CHICAGO, IL 60608

PLAN APPROVAL

DRAWN BY: DANIEL PAVLOVIK

PERMIT SET

NOTES

SHEET LEGEND

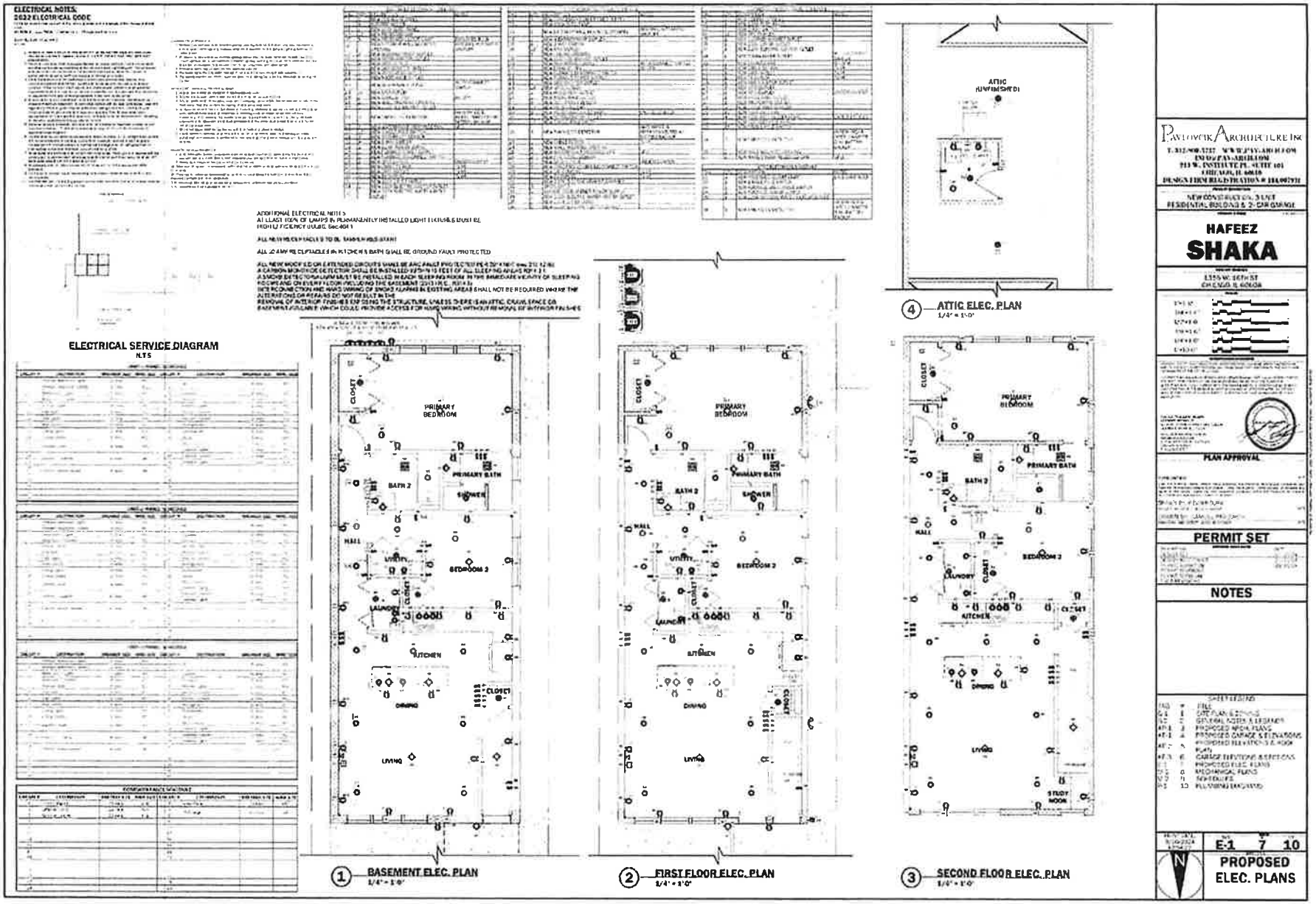
TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AR-1	3	PROPOSED ARCH. PLANS
AE-1	4	PROPOSED GARAGE & ELEVATIONS
AE-2	5	PROPOSED ELEVATIONS & ROOF PLAN
AE-3	6	GARAGE ELEVTIONS & SECTIONS
E-1	7	PROPOSED ELEC. PLANS
M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

8/18/2014
12:24:13

AE-3 6 10

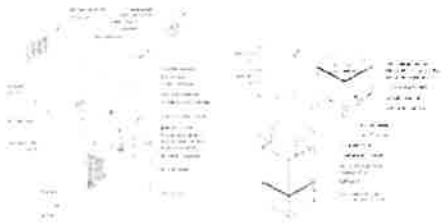
GARAGE ELEVTIONS & SECTIONS

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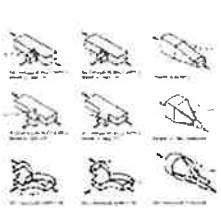
Final for Publication

MECHANICAL NOTES:



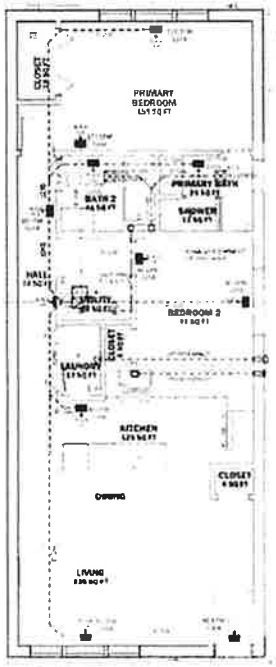
FURNACE DIAGRAM
NOT TO SCALE

REFRIGERATION DIAGRAM
NOT TO SCALE

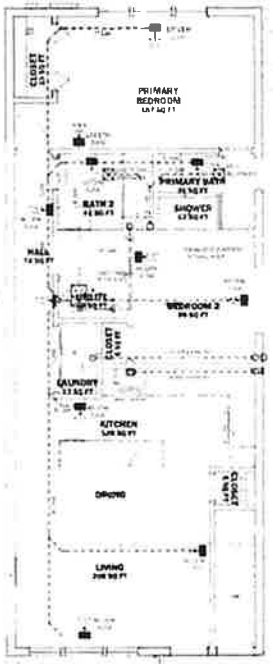


DUCT DETAILS
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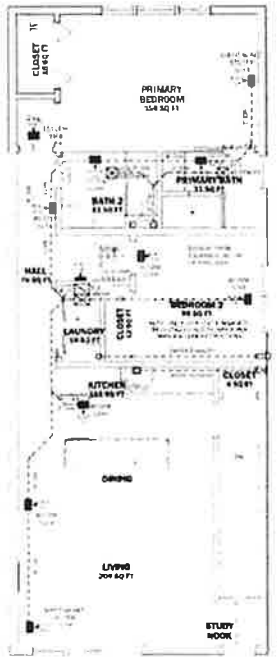




1 BASEMENT MECH. PLAN
1/4" = 1'-0"



2 FIRST FLOOR MECH. PLAN
1/4" = 1'-0"



3 SECOND FLOOR MECH. PLAN
1/4" = 1'-0"

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NEW CONSTRUCTION, 3 UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ SHAKA

1355 W. 18TH ST
CHICAGO, IL 60608

PLAN APPROVAL

PERMIT SET

NOTES

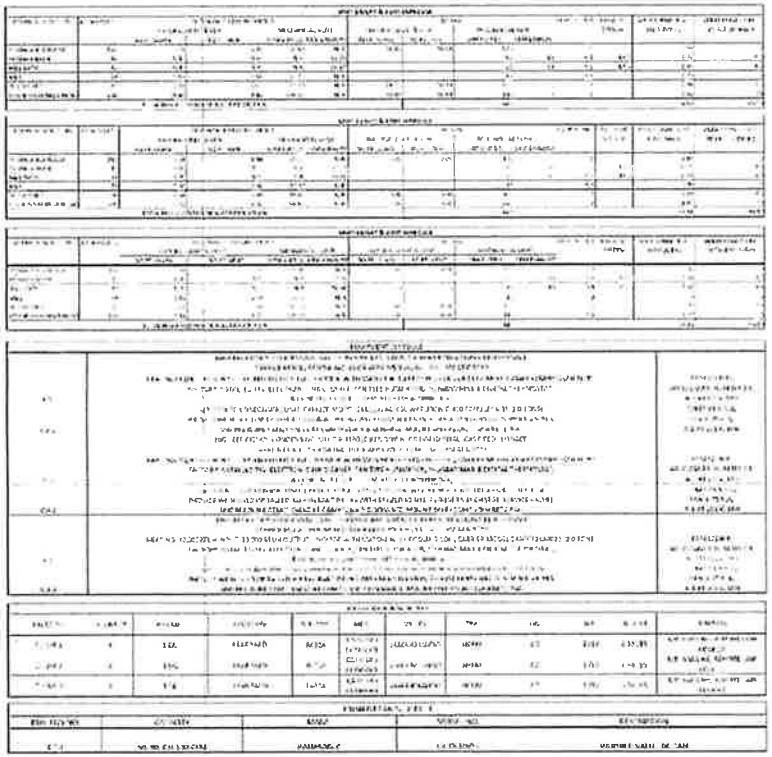
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G.1	1	SITE PLAN & NOTES
G.2	2	GENERAL NOTES & LEGEND
A1.1	3	PROPOSED ARCH. PLANS
A1.2	4	PROPOSED GARAGE & ELEVATIONS
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E1.1	7	PROPOSED ELEC. PLANS
M1.1	8	MECHANICAL PLANS
M2.1	9	SCHEDULES
P1.1	10	PLUMBING DIAGRAMS

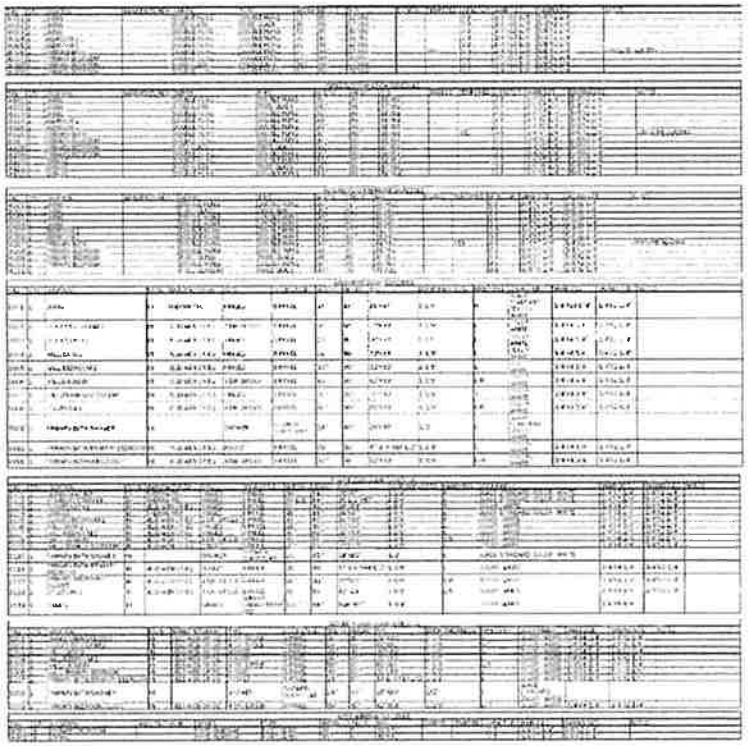
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M-1 8 10

MECHANICAL PLANS

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DESIGN FIRM MAGNOLIA LICENSE

NEW CONSTRUCTION 3 UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ
SHAKA

1335 W. 16TH ST.
CHICAGO, IL 60608

PLAN APPROVAL

PERMIT SET

NOTES

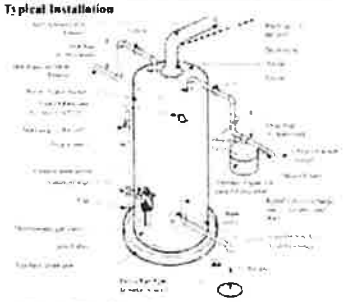
G-0	1	TITLE
G-1	2	SITE PLAN & ZONING
G-2	3	GENERAL NOTES & LEGENDS
A-1.1	4	PROPOSED MAIN PLANS
A-1.2	5	PROPOSED GARAGE & ELEVATIONS
A-2.0	6	PROPOSED ELEVATIONS & ROOF PLAN
A-3.0	7	SECTIONS
A-3.1	8	GARAGE ELEVATIONS & SECTION
E-1	9	PROPOSED ELEC PLANS
M-1	10	MECHANICAL PLANS
M-2	11	SCHEDULES
M-3	12	DIAGRAMS
P-1	13	PLUMBING DIAGRAMS

PERMIT SET 4/10/2024	M-2	9 / 10
	SCHEDULES	

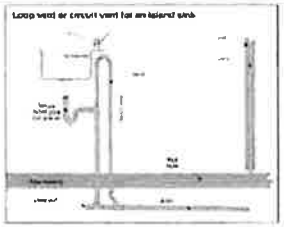
Final for Publication

PLUMBING NOTES:

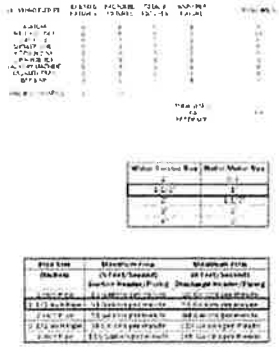
Typical Installation

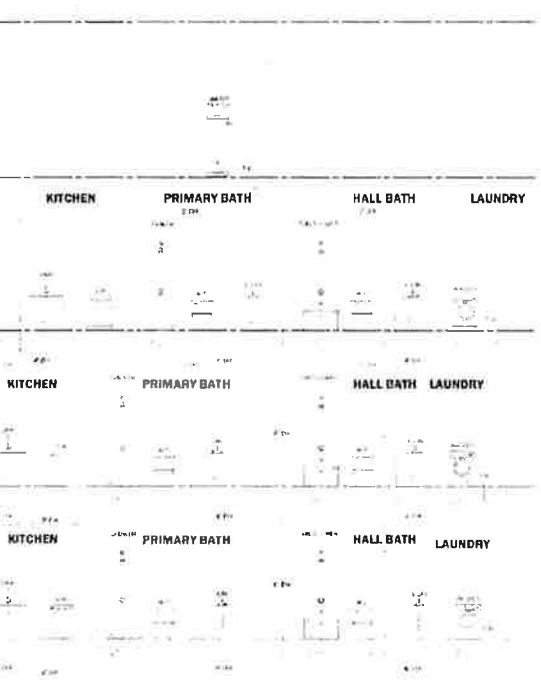


WATER HEATER DIAGRAM
NOT TO SCALE

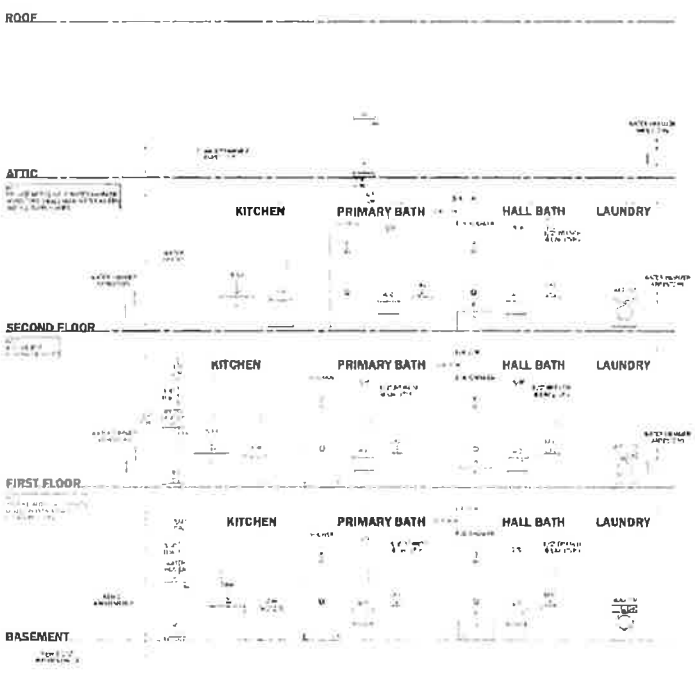


LOOP VENT DIAGRAM
NOT TO SCALE





1 DWV DIAGRAM
NOT TO SCALE



2 WATER SUPPLY DIAGRAM
NOT TO SCALE

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CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007791

NEW CONSTRUCTION, 3 UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ SHAKA

2325 W. 18TH ST.
CHICAGO, IL 60608

PLAN APPROVAL

PERMIT SET

NOTES

SHEET NO.	SHEET NAME
G-1	TITLE
G-2	SURVEY PLAN & DRAWING
G-3	GENERAL NOTES & LEGENDS
AP-1	PROPOSED MAIN PLANS
AP-2	PROPOSED GARAGE & ELEVATIONS
AP-3	PROPOSED ELEVATIONS & ROOF PLAN
AP-4	GARAGE ELEVATIONS & SECTIONS
E-1	PROPOSED ELEC. PLANS
M-1	MECHANICAL PLANS
S-1	SCHEDULES
P-1	PLUMBING DIAGRAMS

ISSUE DATE	NO.	BY
8.16.2024	10	10

P-1 10 10

PLUMBING DIAGRAMS