Final for Publication

22851T1

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1830-1832 West 22nd Place
From RS-3 to RM-5.5

The Property
The property is located in an RS-3 zoning district within a Transit Served location to the Blue Island (Route 60) Bus Corridor.

The property is comprised of one zoning lot that includes two parcels: Lot 35 (1832 West 22nd Place) and Lot 36 (1830 West 22nd Place).

Lot 35 is improved with a 3.5 story front residential front building (approx. 45.0 feet height) with three legal dwelling units and 2 story rear residential building (approx. 45.0 feet height) with one illegal dwelling unit and two parking spaces.

Lot 36 is improved with a two car garage.

The Project
GUZMAN DEVELOPMENT GROUP LLC (the "Applicant") seeks to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to a RM-5.5, Residential Multi-Unit District to subdivide the zoning lot into two individual zoning lots: Lot 35 and Lot 36. The rezoning will allow three existing units on Lot 35's front building and the one existing unit on the rear building and to seek parking relief under the Transit Served Location guidelines. The heights of the front and rear building on Lot 35 will remain the same. Two existing parking spaces on Lot 35 will remain and no parking will be added.

The rezoning also will allow the Applicant to construct on Lot 36 a 4.5 story residential building with five dwelling units and to seek parking relief under the transit Served Location guidelines. The proposed zoning height for Lot 36 will be 47.0 feet. Two existing parking spaces on Lot 36 will remain and no parking will be added.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including:

1) an optional variation under section 17-13-1101-A to reduce the required front yard setback on Lot 35 under section 17-2-0305(B) from 12.0 feet to zero;

2) an optional variation under section 17-13-1101-B to reduce the required combined side yard setback for Lot 35 under section 17-2-0309-A from 4.8 feet to zero;

3) an optional variation under section 17-13-1101-B to reduce the required east and west side setbacks for Lot 35 under section 17-2-0309-A from 2.0 feet to zero;

4) an optional variation under section 17-13-1101-B to reduce the required rear yard setback for Lot 35 under section 17-2-0306-C from 30.0 feet to zero;

5) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce 1 required parking space for the illegal rear building unit to zero spaces for Lot 35 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B;

6) an optional variation under section 17-13-1101-A to reduce the required front yard setback on Lot 36 under section 17-2-0305(B) from 12.0 feet to 7.75 feet;

7) an optional variation under section 17-13-1101-B to reduce the required rear yard setback for Lot 36 under section 17-2-0306-C from 30.0 feet to 28.0 feet;

8) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce three required parking spaces to two spaces for Lot 36 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B.

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

Lot Area:			Lot 35: 2,400 square feet Lot 36: 2,400 square feet
FAR:			Lot 35: existing Lot 36: 2.09
Floor Area:			Lot 35: existing Lot 36: 5,005 square feet
Residential Dwelling Units:			Lot 35: 3 units front building, 1 unit rear building Lot 36: 5
MLA Density:			Lot 35: 600 square feet Lot 36: 480 square feet
Height:			Lot 35: 45.0 feet (existing) Lot 36: 47.0 feet
On Site Open Space:			Lot 35: 240 square feet Lot 36: 602 square feet
Automobile Parking:			Lot 35: 2* (existing) Lot 36: 2* (existing)
Setbacks:	Lot 35:	Front (West 22nd):	0.0 feet*
		East:	0.0 feet* (existing)
		West:	0.0 feet*
		Rear (North/alley):	0.0 feet*
	Lot 36:	Front (West 22nd):	7.75 feet*
		East:	3.0 feet
		West:	3.0 feet
		Rear (North/alley):	28.0 feet*

A set of plans is attached.
* The Applicant seeks all available and optional variation relief under section 17-13-0300(D).

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NEW CONSTRUCTION 5,005 GSF, 4.5-STORY, (5) DWELLING UNIT MASONRY STRUCTURE ON AN EXISTING 2,400 GSF LOT TO BE CHANGED FROM AN EXISTING RS-3 ZONE TO A RM-5.5 ZONE. THE EXISTING REAR YARD 2-CAR ENCLOSED MASONRY GARAGE WILL REMAIN. (OCCUPANCY GROUP R-2, TYPE III-A CONSTRUCTION, PIN# 17-30-201-029-0000).



BUS ROUTE 60: 'Blue Island & Wood' BUS STOP

2 TRANSIT ORIENTED DISTRICT (TOD) SITE PLAN

REAR YARD OPEN SPACE (R.Y.O.S.) = 36 square feet of useable on-site open space per dwelling unit (180 gsf), 5'-0" minimum dimension
REAR SETBACKS = 30% of lot depth (30.00') or 50 feet, whichever is less (30.00')
SIDE SETBACKS = 20% of lot width (4.80') with neither less than 2.00' feet or 8% of lot width (1.92'), whichever is greater (2.00'); no setback is required to exceed 5 feet

#1834 FRONT SETBACK = 15.50'
#1832 FRONT SETBACK = 7.80'

RESIDENTIAL BUILDING #1832

ADJACENT 45'-0" HEIGHT, 3,5-STORY BRICK + FRAME RESIDENTIAL W/ BASEMENT #1832
EXISTING (3) DWELLING UNITS

EXISTING R.Y.O.S. @ 1832 = 240 GSF
REQUIRED R.Y.O.S = (3) UNITS x 65 GSF PER UNIT = 195 GSF
13'-1.25" WIDE x 18'-3.75" DEPTH

TWO-STORY REAR ONE DWELLING UNIT WITH TWO-CAR GROUND FLOOR GARAGE
WITH MASONRY CONSTRUCTION

R.Y.O.S. 602 GSF
ABOVE (E)GARAGE
(ACCESS VIA NEW PROPOSED BLDG REAR EXT. STAIR AT SECOND LEVEL)

EXISTING 1-STORY
MASONRY ENCLOSED GARAGE

TWO-WAY TRAFFIC

WEST 22nd PLACE

16' PUBLIC ALLEY

#1828 FRONT SETBACK = 15.50'
#1824 FRONT SETBACK = 7.80'

ADJACENT 2.5-STORY BRICK + FRAME RESIDENTIAL W/ BASEMENT #1828

NEW PROPOSED 4.5-STORY
5-UNIT BRICK + FRAME
RESIDENTIAL BUILDING #1830

1 SITE + ROOF PLAN

QUEDENS GROUP, LLC

NEW GROUND-UP (5) DWELLING UNIT
RESIDENTIAL
BUILDING
1830 WES 22nd PLACE
CHICAGO, IL 60608

LICENSED ARCHITECT
KARL
FRANKLIN
GUIDER
001-022403
STATE OF ILLINOIS

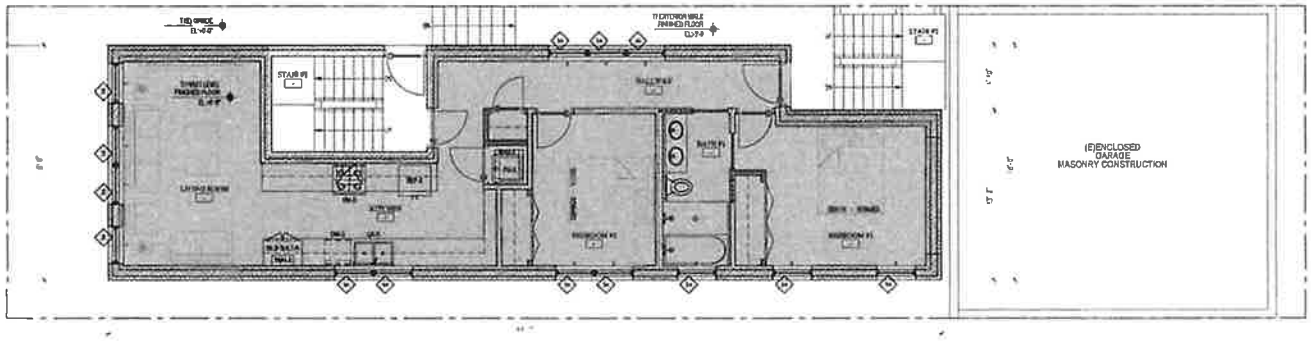
09-09-21 ZONING PLANS FOR
ZONING
REVISION
PERMIT #(0)xxxxxx

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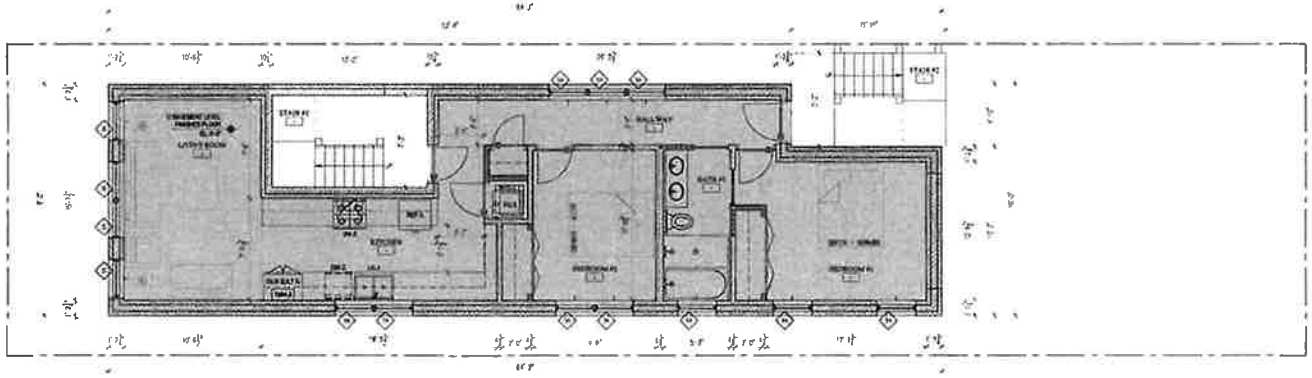
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WALL AND SYMBOL LEGEND

GENERAL NOTES



1 FIRST LEVEL FLOOR PLAN – 1,001 GSF FLOOR PLATE: UNIT #B = 997 GSF



0 BASEMENT LEVEL FLOOR PLAN – 1,001 GSF FLOOR PLATE: UNIT #A = 997 GSF

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NEW GROUND-UP (5) DWELLING UNIT
RESIDENTIAL
BUILDING
1830 WES 22nd PLACE
CHICAGO, IL 60608

LICENSED ARCHITECT
KARL
FRANKLIN
GUIDER
001-022403
STATE OF ILLINOIS

09-09-21 DESIGN PLANS FOR ZONING

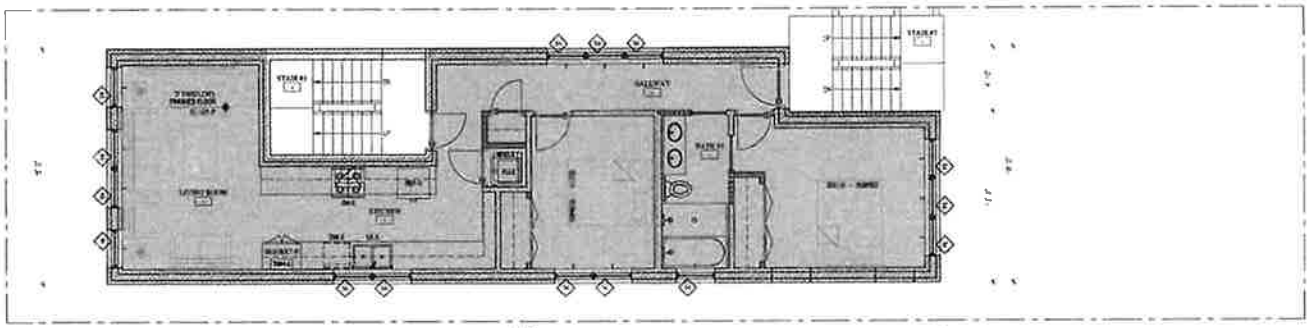
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PERMIT #101xxxxxx

DP1

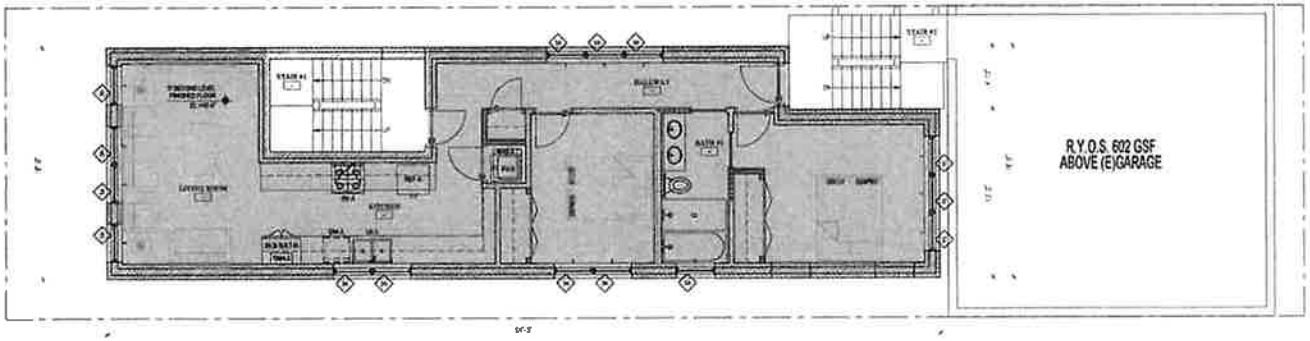
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WALL AND SYMBOL LEGEND

GENERAL NOTES



3 THIRD LEVEL FLOOR PLAN – 1,001 GSF FLOOR PLATE: UNIT #D = 997 GSF



2 SECOND LEVEL FLOOR PLAN – 1,001 GSF FLOOR PLATE: UNIT #C = 997 GSF

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NEW GROUND-UP (5) DWELLING UNIT
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CHICAGO, IL 60608

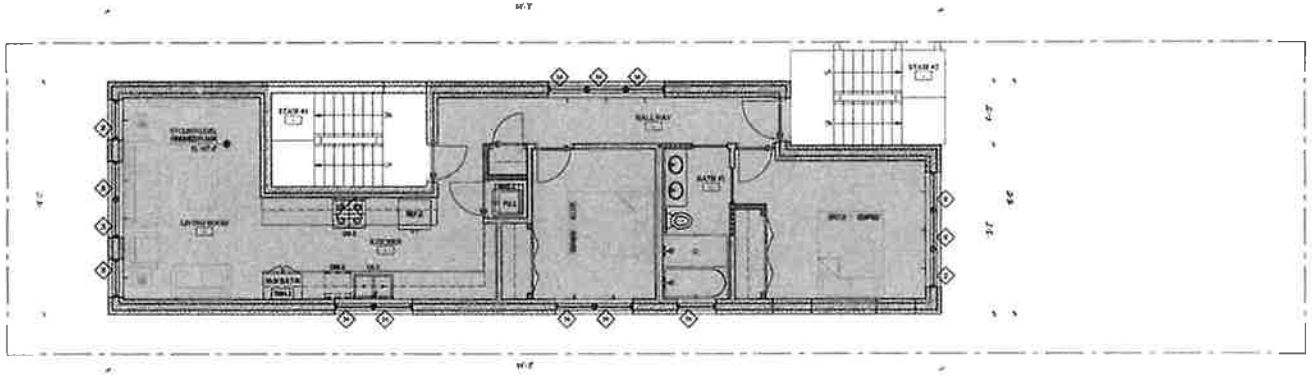
LICENSED ARCHITECT
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STATE OF ILLINOIS

09/09/21	DESIGN PLANS FOR ZONING
REVISION	
PERMIT #101	

DP2

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WALL AND SYMBOL LEGEND	GENERAL NOTES
EXISTING OPENING PARTITION WALL	1 PROVIDE 5/8" GYP. BD. BLOCKING FOR MILLWORK, TOILET ACCS., ETC.
AREA NOT IN CONTRACT (N.I.C.)	2 ALL DIMENSIONS ARE MEASURED TO FACE OF CMU OR FACE OF FRAMING OR CENTERLINE OF EXISTING
NEW PARTITION WALL	3 ALL PARTITIONS WITH DOORS AND/OR TOILET EQUIPMENT, ALL WALLS IN TOILET ROOMS AND ALL WALLS IN KITCHEN AREAS TO HAVE 5/8" MOISTURE RESISTANT GYPSUM BOARD W/ A 5/8" CEMENT BOARD BASE TO 12" A.F.F., U.N.O. (TYPICAL)
NEW SUBSTRATE ON EXISTING WALL	4 ALL INTERIOR WHITE BOARDS, FRAMING, MILLWORK SURROUNDS, ETC. TO BE PRE-TREATED (TYPICAL)
NEW PARTITION W/ BATT INSULATION	5 INSTALL ALL FIXTURES & ACCESSORIES AT HEIGHTS CONFORMING WITH ALL GOVERNING CODES & A.D.A. REQUIREMENTS
NEW LOW HEIGHT PARTITION WALL	6 ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE & LOCAL CODES AND ORDINANCES
2-HR RATED WALL (TYPICAL)	7 FILL & SEAL ALL OPENINGS IN FLOOR SLAB
1-HR RATED WALL (TYPICAL)	8 ALL FLOOR, CEILING, WALL, FOUNDATION WALL & WALL PENETRATIONS TO BE SEALED & WATERPROOFED (INTERIOR WALL PENETRATIONS MUST BE WATERTIGHT & GAS)
DOOR TAG — WALL TYPE TAG — WINDOW TYPE TAG	9 ALL COVER PLATES/ DEVICES FINISHES TO MATCH WALL FINISHES UNLESS DIRECTED OTHERWISE BY THE OWNER
PLUMBING FIXTURE DESIGNATION REFER TO PLUMBING RISER DIAGRAM	10 ALL INTERIOR DIMENSIONS TO BE DETERMINED BY OWNER
	11 PROVIDE STAINLESS STEEL "SCHLUTER" TRANSITION STRIPS BETWEEN ALL FLOOR TRANSITIONS BETWEEN ROOMS AND/OR FINISH CHANGES, INCLUDING CYERIOR TO INTERIOR (TILE OR HALF SADDLE, INTERIOR TILE TO TILE, INTERIOR TILE TO CARPET, INTERIOR TILE TO CONCRETE (AND/OR EXISTING FLOOR FINISH)



4 FOURTH LEVEL FLOOR PLAN – 1,001 GSF FLOOR PLATE: UNIT #E = 997 GSF

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

N

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NEW GROUND-UP (5) DWELLING UNIT RESIDENTIAL BUILDING
1830 WES 22nd PLACE
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09-09-25	DESIGN PLANS FOR ZONING
REVISION	
PERMIT #[redacted]	

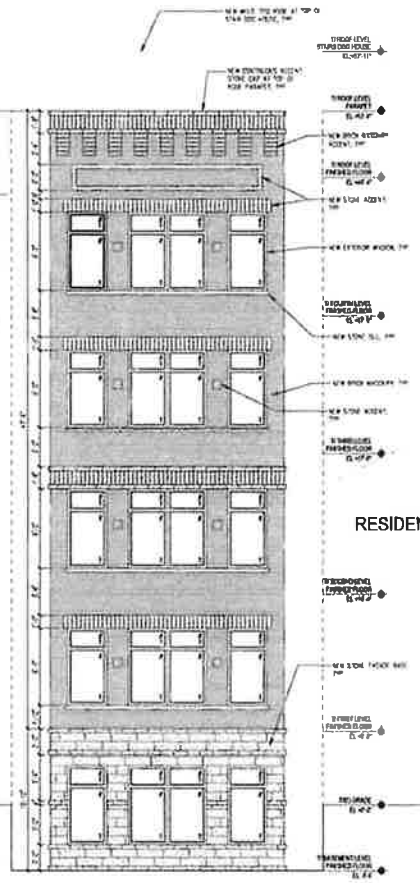
DP3

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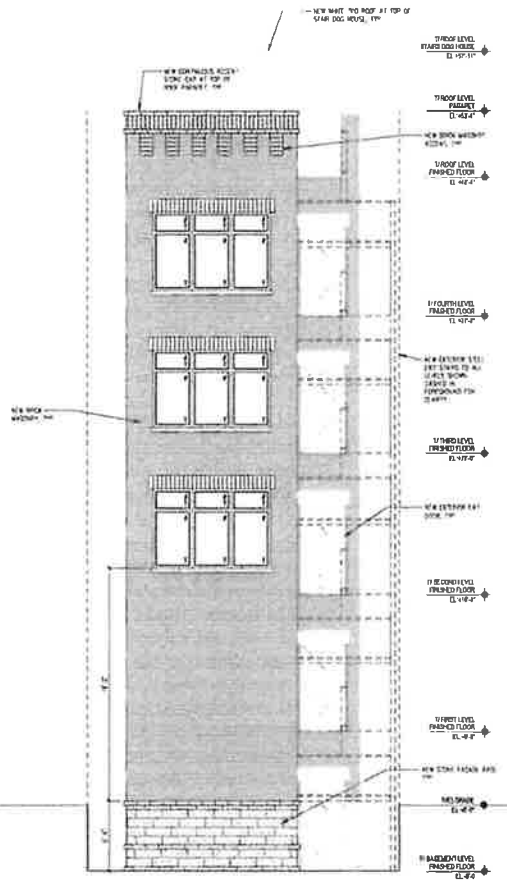
RESIDENTIAL BUILDING #1830

RESIDENTIAL BUILDING #1828

RESIDENTIAL BUILDING #1832



S SOUTH (FRONT) EXTERIOR ELEVATION



N NORTH (REAR) EXTERIOR ELEVATION

WINDOW DESIGN NOTES

GUIDER GROUP, LLC

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05/05/23 DESIGN PLANS FOR PERMIT

REVISIONS

PERMIT #

ELEV1

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NEW GROUND-UP (5) DWELLING UNIT
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ELEV2

EAST (RIGHT SIDE) EXTERIOR ELEVATION

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NEW GROUND-UP (5) DWELLING UNIT
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LICENSED ARCHITECT
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ELEV3

W WEST (LEFT SIDE) EXTERIOR ELEVATION