NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2129 West 18th Place
From RT-4 to RM-4.5

The Property
The subject property located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. It is located in an Equitable Transit Served Location approximately 780.0 feet from the Damen Pink Line CTA station entrance.

The subject property is improved with a two-story residential building with attic that includes three dwelling units and a detached two car garage.

The Project
Kurt Erdmann (the "Applicant") seeks to add a fourth unit to the building for a total of four units on the property. The attic will be expanded to a third floor to include the new proposed fourth unit. The proposed height of the building will be 33'-6 ½". The existing garage will remain and no additional parking will be added.

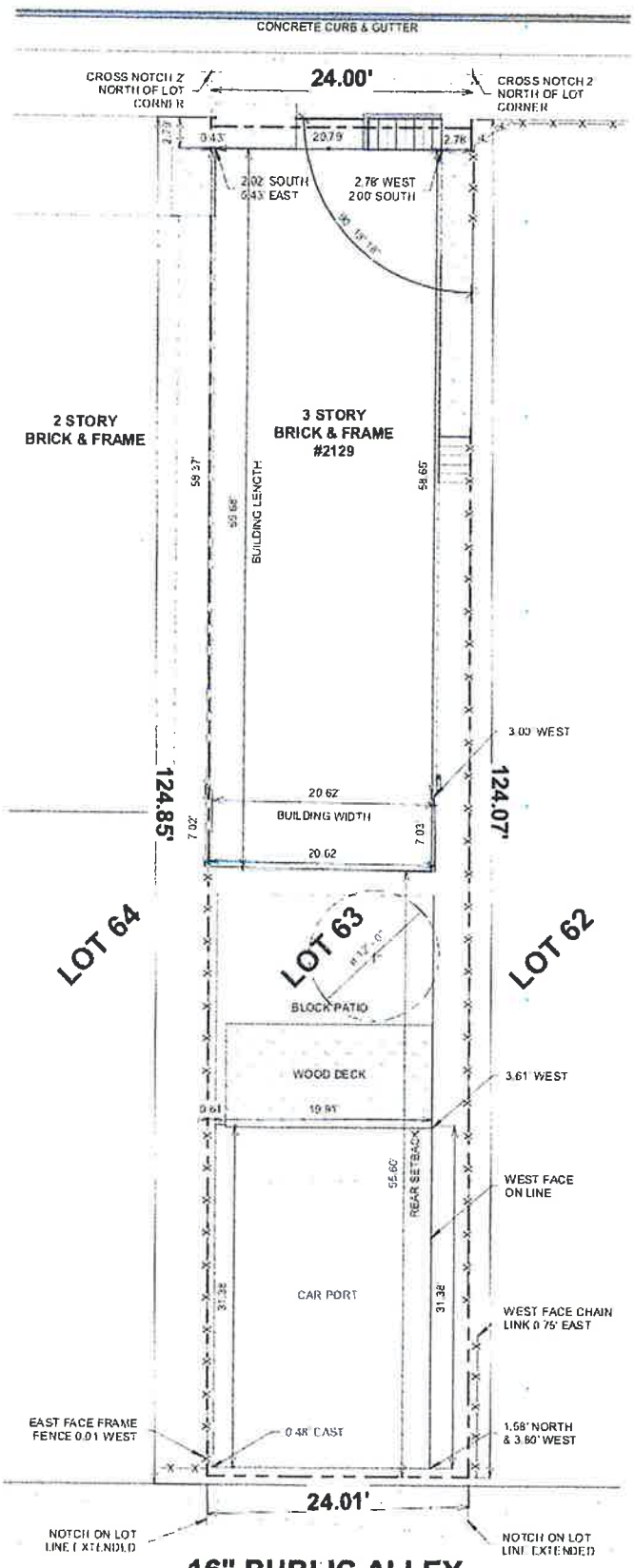
The Applicant seeks to rezone the property to allow the proposed improvements and also is filing a Type 1 rezoning application pursuant to Section 17-13-0300 to 1) seek an administrative adjustment to reduce parking from two new required parking spaces to zero under section 17-10-0102-B and 17-13-1003-EE for properties located in Equitable Transit Served Locations; 2) to obtain a variation to reduce the front yard setback from 14.89' to 2.0' (existing) under section 17-2-0305 and 17-13-1101; 3) to reduce the west side yard setback from 2.0' to 0.43 (existing) and the combined side yard setback from 4.8' to 3.21' (existing) under section 17-2-0309 and 17-13-1101.

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 RM4.5 Residential Multi-Unit District.

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

Lot Area:	2,977.68 square feet
FAR:	1.33
Floor Area:	3,973.23 square feet
Residential Dwelling Units:	4
MLA Density:	744.42 square feet
Height:	33'-6 ½"
Automobile Parking:	2*
Rear Yard Open Space:	270 square feet
Setbacks (existing):	Front (North/ 18th Place):2.0'*
	East: 2.78''
	West: 0.43'*
	Rear (South/alley): 55.60'

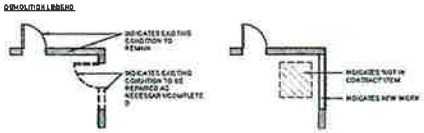
A set of plans is attached.
* As mentioned above, the Applicant seeks relief under section 17-13-0300 for an optional Administrative Adjustment to reduce new parking from two to zero spaces, to reduce the front yard, west side, and combined side yard setbacks.

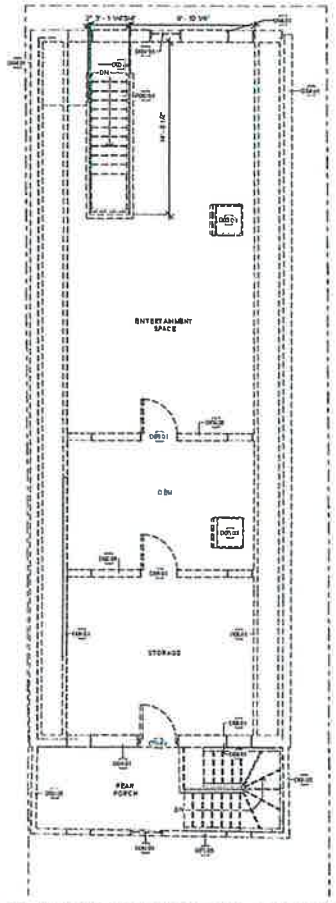


1 T1 SITE PLAN
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
NOTE	LEGEND
06/A1.1	REMOVE EXISTING MASONRY WALLS
06/A1.1	REMOVE EXISTING SUPERIOR BOARD FINISH, SOUTH WINDOW FRAME TO REMAIN
06/A1.1	REMOVE EXISTING WOOD JOISTS
06/A1.1	REMOVE EXISTING WOOD JOIST STAIRCASE AND ASSOCIATED RAILINGS
06/A1.1	REMOVE EXISTING FRAMED WALLS AND DOORS, TYPICAL FOR ROOM
06/A1.1	REMOVE EXISTING WOOD COLUMN
06/A1.1	REMOVE EXISTING WOOD FRAME WALL TO CREATE A NEW OPENING
06/A1.1	REMOVE EXISTING DOOR AND FRAME
06/A1.1	REMOVE EXISTING WINDOW
06/A1.1	REMOVE EXISTING FLOORING, INCLUDING FINISHES AND FRAMING
06/A1.1	REMOVE EXISTING SKYLIGHT
06/A1.1	REMOVE EXISTING PLUMBING FIXTURES, PERMIT ANY DAMAGED PIPING AS NEEDED
06/A1.1	REMOVE EXISTING WASHER
06/A1.1	REMOVE EXISTING WATER HEATER
06/A1.1	REMOVE EXISTING SINK
06/A1.1	REMOVE EXISTING FURNACE
06/A1.1	REMOVE ELECTRICAL METERS AND PANELS

DEMOLITION LEGEND

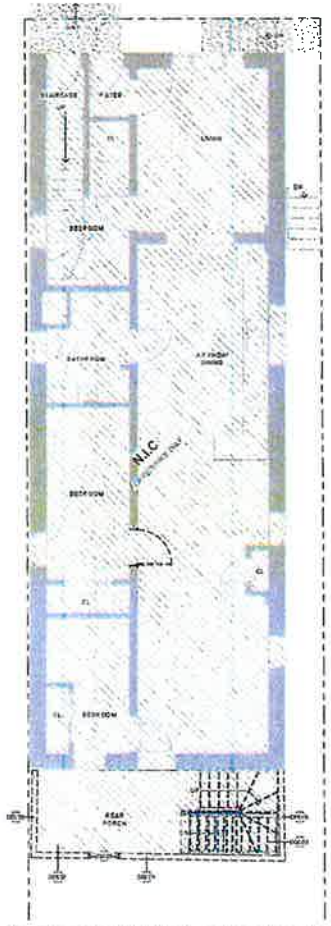




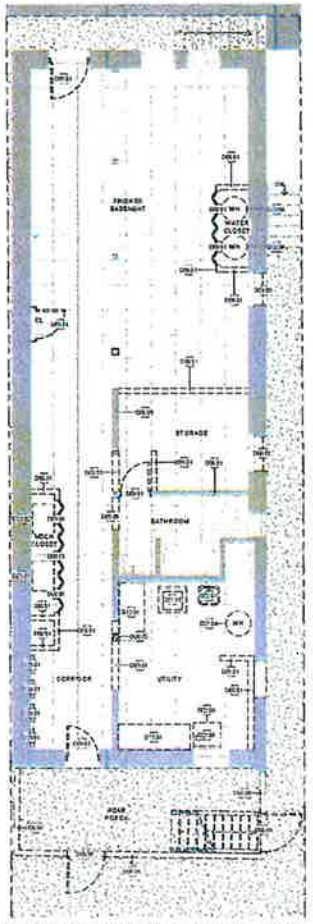
4 A1 THIRD FLOOR (#UNIT 2 ATTIC) - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



3 A1 SECOND FLOOR (#UNIT 2) - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 A1 FIRST FLOOR (#UNIT 1) - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 A1 FINISHED BASEMENT - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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

SENGA ARCHITECT
SENGA ARCHITECTS
116 W Hubbard Street #600
Chicago Illinois 60654
Tel 312 235 6002
info@sengaarch.com
WWW.SENGAARCH.COM

NOT ISSUED FOR PERMIT

NOT FOR CONSTRUCTION

ILLINOIS LICENSE NUMBER: 001.021599
LIC. EXP.: 11.30.2009

DESIGN FIRM LICENSE NO.: 184.007488-0001
LIC. EXP. 04.30.2009

consultants -

general notes

ISSUED FOR	REV	DATE
ISSUED FOR PERMIT	1	BY NOTE

PLAN NORTH

Project	2129 W. 18TH PL CHICAGO, IL 6060
Project number	SA24.09
Drawn by	CAI
Checked by	FS

Description:
DEMOLITION PLANS

A1

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
BASEMENT LEVEL		
000	VEST	39 SF
001	LIVING	162 SF
002	CORRIDOR	106 SF
003	BEDROOM 1	92 SF
004	BATHROOM	59 SF
005	CL 2	25 SF
006	BEDROOM 2	119 SF
007	REAR FOYER	25 SF
008	MECH	15 SF
010	CL1	13 SF
011	LNDRY	17 SF
012	UTILITY	17 SF
014	KITCHEN	179 SF
016	PANTRY	15 SF
017	CL	15 SF
		815 SF

1ST FLOOR

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
013	FAMILY	137 SF
101	ENTRANCE	13 SF
102	LIVING	143 SF
103	KITCHEN	231 SF
105	BEDROOM 4	82 SF
106	BEDROOM 3	95 SF
107	CL 4	10 SF
108	CL 3	15 SF
109	BATHROOM 2	56 SF
111	STORAGE	45 SF
112	LAUNDRY	11 SF
113	STAIRWELL	23 SF
115	MECH	18 SF
		927 SF

2ND FLOOR

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
200	STAIRWELL	65 SF
201	KITCHEN	325 SF
202	LIVING	160 SF
203	READING	43 SF
204	BATHROOM 3	36 SF
205	DEN	64 SF
207	BEDROOM 6	98 SF
208	FAMILY	133 SF
209	MECH	15 SF
210	LNDRY	8 SF
211	BEDROOM 5	55 SF
212	CL 5	14 SF
213	CL 6	14 SF
		1004 SF

3RD FLOOR

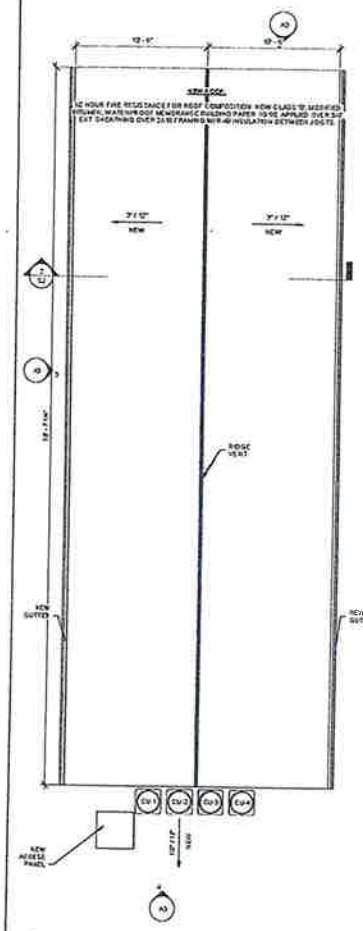
300	STAIRCASE	73 SF

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
301	KITCHEN	177 SF
302	CORRIDOR	123 SF
303	LNDRY	5 SF
304	MECH	15 SF
305	BATHROOM	41 SF
306	PRIMARY BATHROOM	41 SF
307	PRIMARY BEDROOM	127 SF
309	P. CL	11 SF
309	BEDROOM 2	127 SF
310	CL 3	11 SF
311	BEDROOM 3	127 SF
312	CL 3	11 SF
314	LIVING	142 SF
		1031 SF
		3956 SF

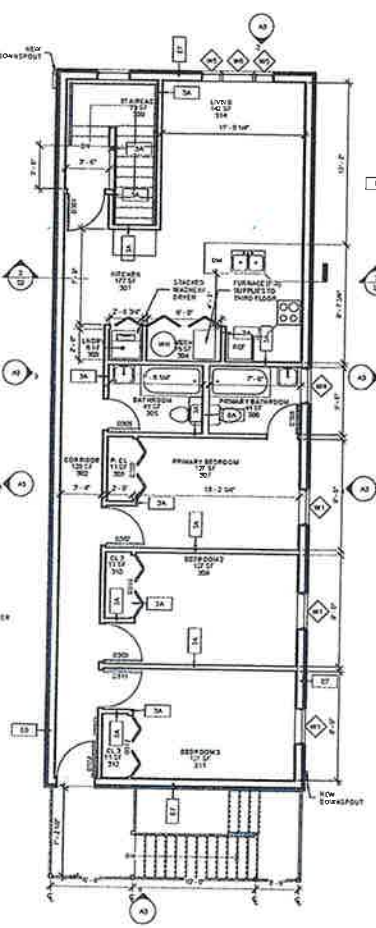
NEW DOOR SCHEDULE						
MARK	HEIGHT	WIDTH	THICKNESS	MATERIAL	FINISH	COMMENT
BASEMENT LEVEL						
D000	6'-6"	3'-0"	0'-2"	WOOD	PAINT	
D001	6'-8"	3'-0"	0'-2"	WOOD	PAINT	
D002	6'-8"	3'-0"	0'-2"	WOOD	PAINT	
D003	6'-8"	3'-0"	0'-2"	WOOD	PAINT	
D004	6'-8"	2'-6"	0'-2"	WOOD	PAINT	
D005A	6'-8"	4'-0"	0'-1 1/2"	WOOD	PAINT	
D005B	6'-8"	4'-0"	0'-1 1/2"	WOOD	PAINT	
D006	6'-8"	3'-0"	0'-2"	WOOD	PAINT	
D007	6'-8"	2'-6"	0'-2"	WOOD	PAINT	
D008	6'-8"	5'-0"	0'-1 1/2"	WOOD	PAINT	
D010	6'-8"	4'-0"	0'-1 1/2"	WOOD	PAINT	
D011	6'-8"	5'-0"	0'-1 1/2"	WOOD	PAINT	
D012	6'-8"	5'-0"	0'-1 1/2"	WOOD	PAINT	
D017	6'-8"	5'-0"	0'-1 1/2"	WOOD	PAINT	
D018	6'-8"	5'-0"	0'-1 1/2"	WOOD	PAINT	
D019	6'-8"	2'-6"	0'-1 1/2"	WOOD	PAINT	

NEW DOOR SCHEDULE						
MARK	HEIGHT	WIDTH	THICKNESS	MATERIAL	FINISH	COMMENT
1ST FLOOR						
D009	7'-0"	2'-10"	0'-2"	WOOD	PAINT	
D020	6'-8"	6'-0"	0'-1 1/2"	WOOD	PAINT	
2ND FLOOR						
D013	6'-8"	2'-6"	0'-1 1/2"	WOOD	PAINT	
D014	6'-8"	4'-0"	0'-1 1/2"	WOOD	PAINT	
3RD FLOOR						
D301	6'-8"	3'-0"	0'-2"	WOOD	PAINT	
D302	6'-8"	3'-0"	0'-2"	WOOD	PAINT	
D303	6'-8"	2'-6"	0'-1 1/2"	WOOD	PAINT	
D304	6'-8"	6'-0"	0'-1 1/2"	WOOD	PAINT	
D305	6'-8"	2'-6"	0'-2"	WOOD	PAINT	
D306	6'-8"	2'-6"	0'-2"	WOOD	PAINT	
D307	6'-8"	3'-0"	0'-2"	WOOD	PAINT	
D308	6'-8"	5'-0"	0'-1 1/2"	WOOD	PAINT	
D309	6'-0"	3'-0"	0'-2"	WOOD	PAINT	
D310	6'-8"	5'-0"	0'-1 1/2"	WOOD	PAINT	
D311	6'-8"	3'-0"	0'-2"	WOOD	PAINT	
D312	6'-8"	5'-0"	0'-1 1/2"	WOOD	PAINT	

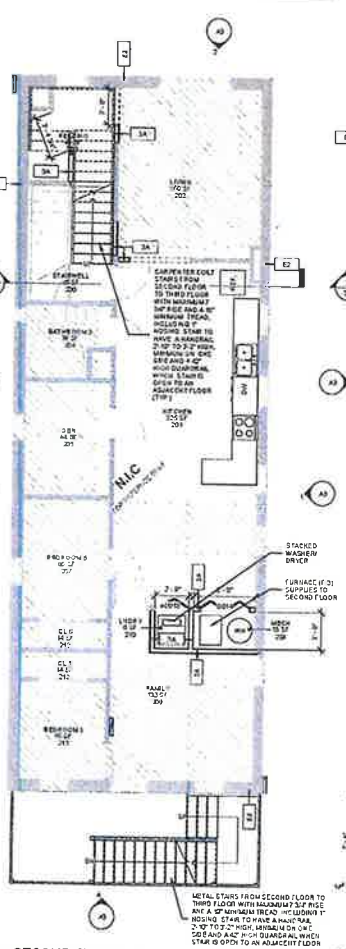
NEW WINDOW SCHEDULE						
MARK	COUNT	TYPE	WIDTH	HEIGHT	SILL HEIGHT	VENT
W1	3	DOUBLE HUNG	3'-0"	4'-0"	3'-0" 1/2 SF	6 SF
W2	1	DOUBLE HUNG	2'-8"	2'-0"	4'-6" 6 SF	3 SF
W3	1	DOUBLE HUNG	3'-0"	4'-0"	2'-0" 12 SF	6 SF
W4	1	DOUBLE HUNG	3'-0"	3'-0"	4'-0" 9 SF	5 SF
W5	2	DOUBLE HUNG	1'-8"	6'-0"	2'-2" 11 SF	5 SF
W6	2	DOUBLE HUNG	2'-8"	6'-0"	2'-2" 11 SF	5 SF
W8	1	DOUBLE HUNG	3'-0"	5'-9"	3'-0" 11 SF	6 SF



5 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"



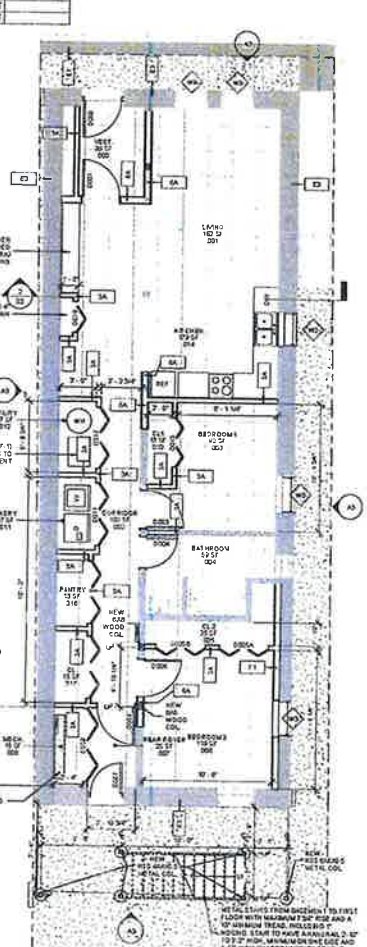
4 THIRD FLOOR - PLAN
SCALE: 1/4" = 1'-0"



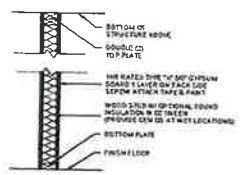
3 SECOND FLOOR - PLAN
SCALE: 1/4" = 1'-0"



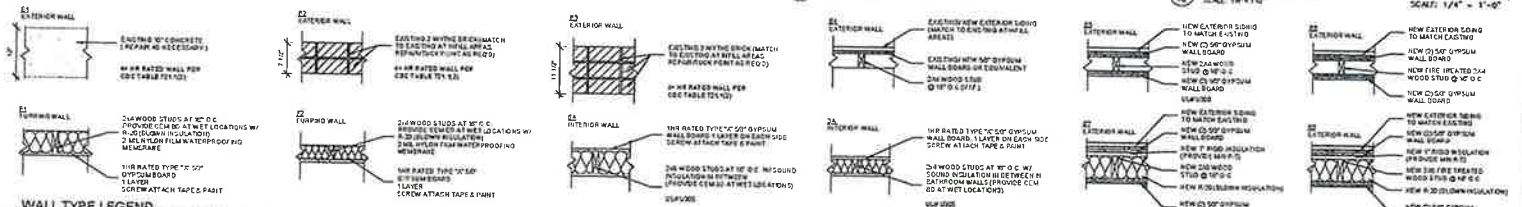
2 FIRST FLOOR - PLAN
SCALE: 1/4" = 1'-0"



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



TYP. 1HR WALL ASSEMBLY



WALL TYPE LEGEND

SENGAARCHITECTS
SENGA ARCHITECTS
116 W Hubbard Street #600
Chicago Illinois 60654
Tel 312 235 6802
info@sengaarch.com
WWW.SENGAARCH.COM

NOT ISSUED FOR PERMIT

NOT FOR CONSTRUCTION

ILLINOIS LICENSE NUMBER 001.011.1500
LIC. EXP.: 11.30.2026

DESIGN FIRM LICENSE NO. 184.007.400.0001
LIC. EXP. 04.30.2025

consultants

general notes

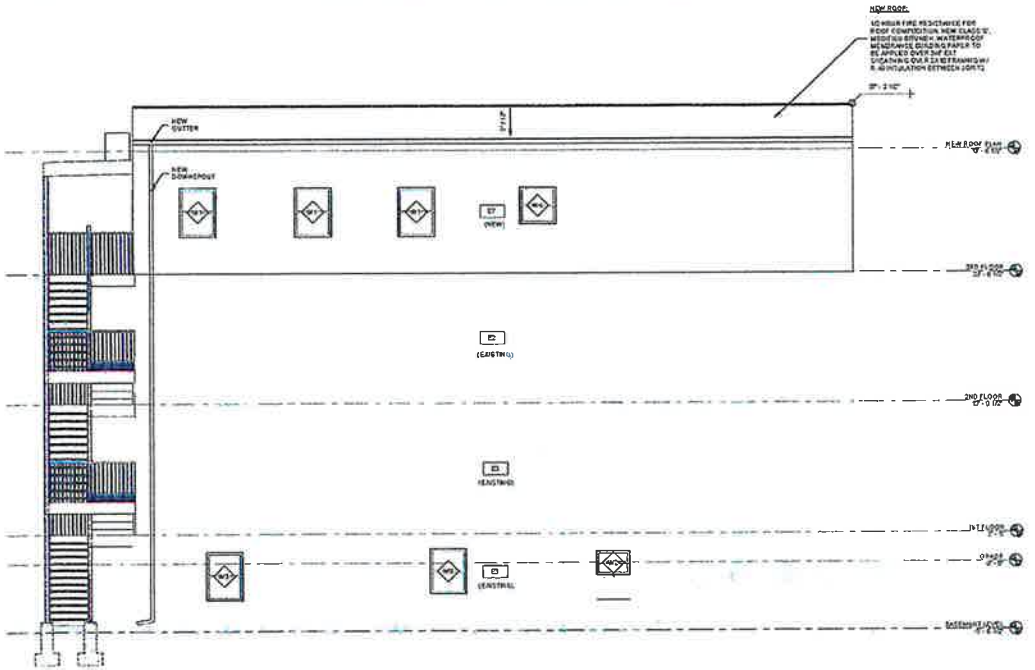
ISSUED FOR	REV	DATE
PERMIT SET	1	04.16.24

PLAN NORTH

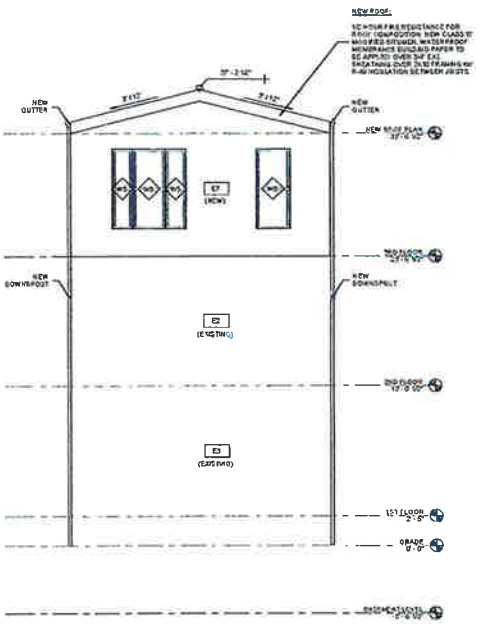
Project 2129 W 18TH PL CHICAGO, IL 60608
Project number SA.24.01
Drawn by CAP
Checked by FSS

Description
PROPOSED PLANS

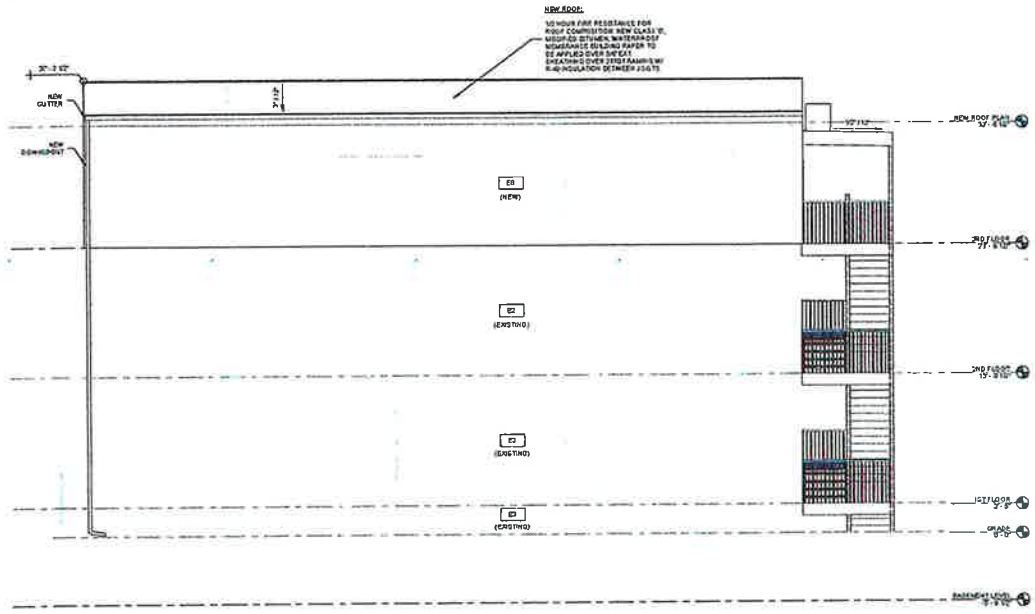
A2



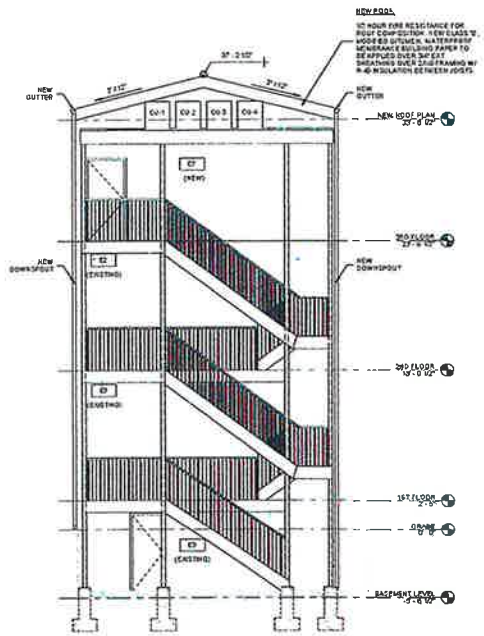
1 A3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

SENGAARCHITECT
SENGA ARCHITECTS
116 W Hubbard Street #400
Chicago Illinois 60654
Tel: 312 256 6802
info@sengaarch.com
WWW.SENGAARCH.COM

NOT ISSUED FOR PERMIT

NOT FOR CONSTRUCTION

ILLINOIS LICENSE NUMBER: 001.021309
LIC. EXP. 11.30.2025

DESIGN FIRM LICENSE REG.: 184.007490.0001
LIC. EXP. 04.30.2025

consultants

general notes

ISSUED FOR	REV	DATE
ISSUED FOR PERMIT	1	01.16.20

Project: 2129 W. 18TH PL. CHICAGO, IL 6060

Project number: SA.24 09

Drawn by: CA

Checked by: FS

Description:

EXTERIOR ELEVATIONS

A3