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17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment

1218 West George Street, Chicago, Illinois 60657

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 3,075 square feet

Proposed Land Use: The Applicant is seeking a *Type I Zoning Map Amendment*, with secondary relief for *Administrative Adjustment(s)* and/or *Variation(s)*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the construction and occupancy of a new three-story (with basement) residential building and a detached garage at the subject property. The programming for the proposed new development calls for the establishment of two (2) duplex dwelling units to be distributed on and between the basement through 3rd floors. A detached garage, with roof deck, will be situated at the rear of the property, which will provide secure off-street parking for two vehicles. The proposed improvements will be masonry in construction, with the new principal building measuring 38 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 3,690 square feet (1.2 FAR) (Total Building)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 2 units (1,537.5 square feet)
- (C) The amount of off-street parking: 2 automobile spaces
- (D) Setbacks:
 - a. *Front Setback: 10 feet-8 inches
 - b. **Rear Setback: 2 feet-0 inches
 - c. Side Setbacks:
 - West: 2 feet-0 inches
 - East: 3 feet-0 inches

**In order to accommodate the provision of larger format dwelling units intended for occupancy by growing families, as well as to provide a meaningful occupiable "backyard" that strictly complies with the open space requirements and conforms to the character of the other residences on this block, the Applicant is requesting a minimal reduction to the required front setback from 12 feet-5 inches to 10 feet-8 inches [Section 17-13-1101-B]. Such requested relief is necessary in order to overcome the topographic hardship created by the substandard depth of the subject site, which measures two feet shorter than a standard depth lot as defined by the current Zoning Ordinance – i.e. 123 feet (subject) vs. 125 feet (standard). Keeping with these same considerations, the building orientation and setbacks are completely compatible with the pattern of improvements on this residential block, where the immediately adjacent properties to the west - 1222 West George Street and 1224 West George Street, both have front setback conditions of 10 feet or less.*

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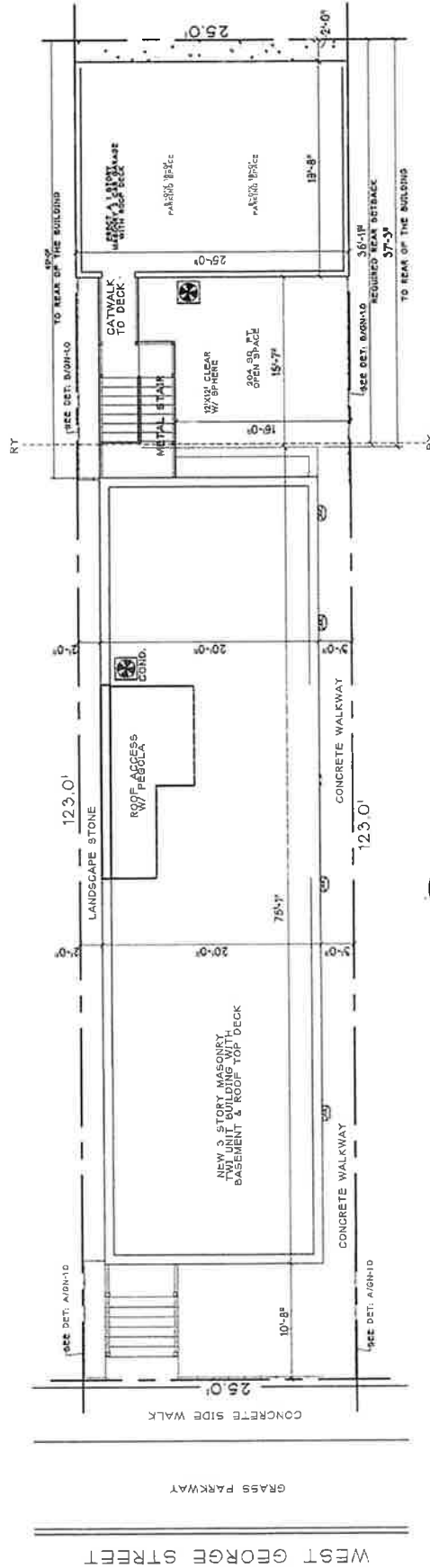
*** In order to accommodate connected access to the roof deck above the detached garage from the principal building and units that comprise the same, the Applicant is seeking a reduction in the required rear setback from 36 feet-11 inches to 2 feet-0 inches [Section 17-13-1101-B]. The design for the proposed new rooftop access calls for an elevated "bridge" that connects to the required open secondary stair structure off of the rear of the principal building. The bridge connection was purposefully chosen in lieu of a separate grade level parallel stair structure in an effort to preserve the continuity and function of the rear yard open space for the shared use and enjoyment of the residents of the building and in further conformity to the pattern of accessory improvements on the block*

(E) Building Height: 38 feet-0 inches (*underside of 3rd Floor ceiling beam*)

1218 WEST GEORGE ST.

PROPOSED 2 UNIT, 3 STORY BUILDING
WITH BASEMENT AND GARAGE PARKING.

MC & Associates, LLC
105 W. MARSH AVE.
SUITE 401 CHICAGO, IL 60602
312-795-0772
MICHAEL MARLESSO



1 SITE PLAN

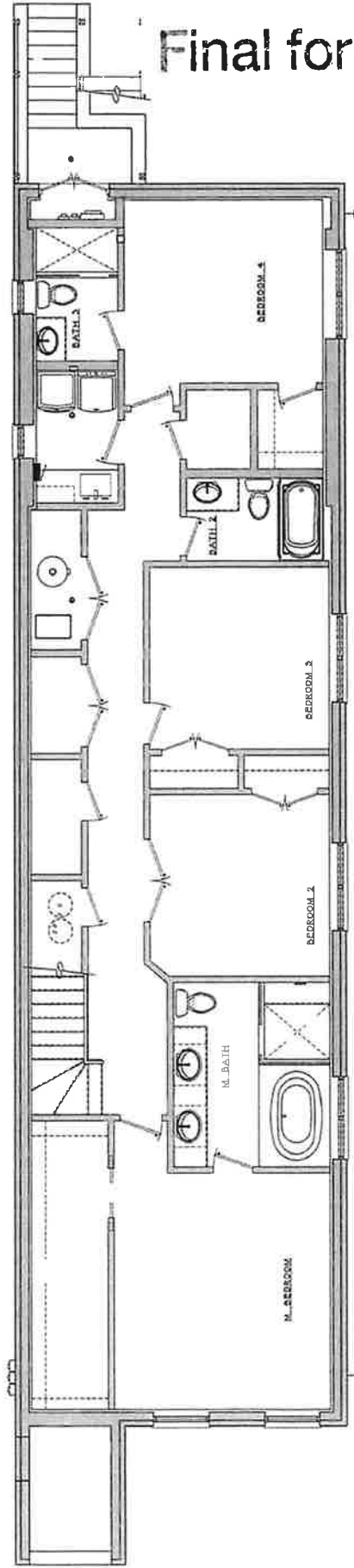
SCALE: 1/8" = 1'-0"

PROPOSED ZONING SET BACK INFORMATION				PROPOSED ZONING INFORMATION			
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL	ZONING CLASSIFICATION	RT-4	100'S SQ. FT. UNIT	MAXIMUM # OF UNITS REQUESTED PER PLANS
FRONT YARD SETBACK REQUIREMENT:	AVERAGE/12X	TBD	10'-8"	LOT DIMENSIONS:	25.0' X 123.0'		2.0
SIDE YARD SETBACK REQUIREMENT:	NONE REQUIRED	3.0'	2.0'	LOT AREA:	3,075 SQ. FT.	X 12-MAXIMUM BUILDABLE SQUARE FOOTAGE-	3,690
REAR YARD SETBACK REQUIREMENT:	300' FROM REAR PROP.	36'-11"	2'-0"				3,690
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF FLAT ROOF OR TO MID POINT OF RAFTERS	38.0'	38'-0"				
REAR YARD OPEN SPACE REQUIREMENT							
OPEN SPACE	CODE DESCRIPTION	REQUIRED	ACTUAL				
OPEN SPACE REQUIREMENT:	6.5 X OF LOT AREA	203	204				

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PROPOSED 2 UNIT, 3 STORY BUILDING
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MC & Associates, LLC
105 W. MADISON AVE.
SUITE 1000 CHICAGO, IL 60602
312-786-0772
MICHAEL MANESKO



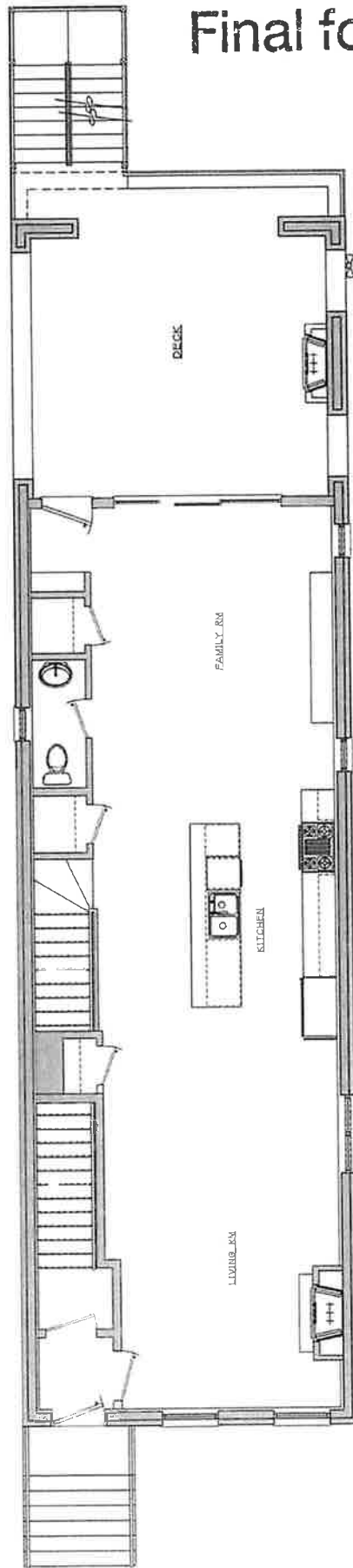
BASEMENT- DUPLEX TO FIRST FLOOR ABOVE
4. BEDROOM 3.5. BATH

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PROPOSED 2 UNIT, 3 STORY BUILDING
WITH BASEMENT AND GARAGE PARKING.

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105 W. MADISON AVE.
SUITE 401 CHICAGO, IL 60602
312-765 0772
MICHAEL MALESKO



FIRST FLOOR-
DUPLEX TO BASEMENT BELOW
4 BEDROOM 3.5 BATH

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1218 WEST GEORGE ST.

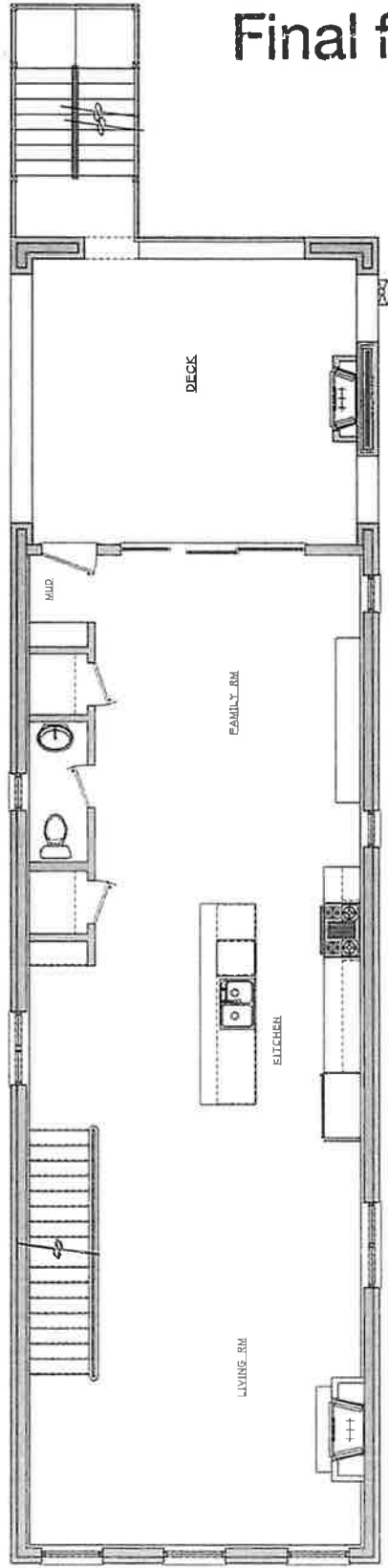
PROPOSED 2 UNIT, 3 STORY BUILDING
WITH BASEMENT AND GARAGE PARKING.

MC & Associates, LLC

105 W. MADISON AVE.
SUITE 400, CHICAGO, IL 60602
312-795-0772

MICHAEL MAIERSSO

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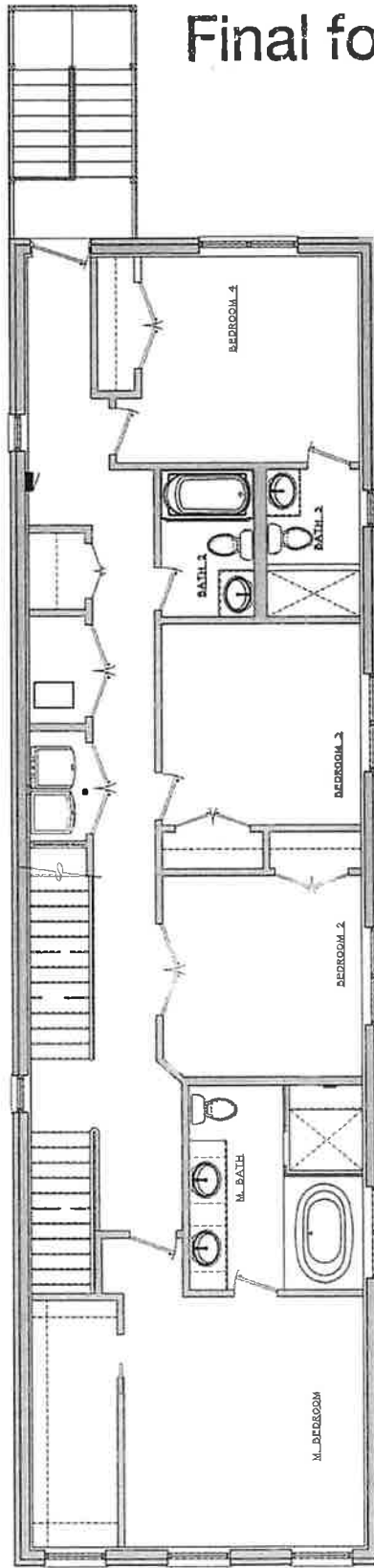
SECOND FLOOR- DUPLEX TO THIRD FLOOR ABOVE
4 BEDROOM, 3.5 BATH

1218 WEST GEORGE ST.

PROPOSED 2 UNIT, 3 STORY BUILDING
WITH BASEMENT AND GARAGE PARKING.

MC & Associates, LLC
105 W. MADISON AVE.
SUITE 401 CHICAGO, IL 60602
312-795-0772
MICHAEL MANESSO

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DUPLEX TO 2ND FLOOR BELOW
4. BEDROOM, 3.5. BATH

THIRD FLOOR-

1218 WEST GEORGE ST.

PROPOSED 2 UNIT, 3 STORY BUILDING
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MC & Associates, LLC
105 W. MADISON AVE.
SUITE 401 CHICAGO, IL 60602
312-785-0772
MICHAEL MARESSO

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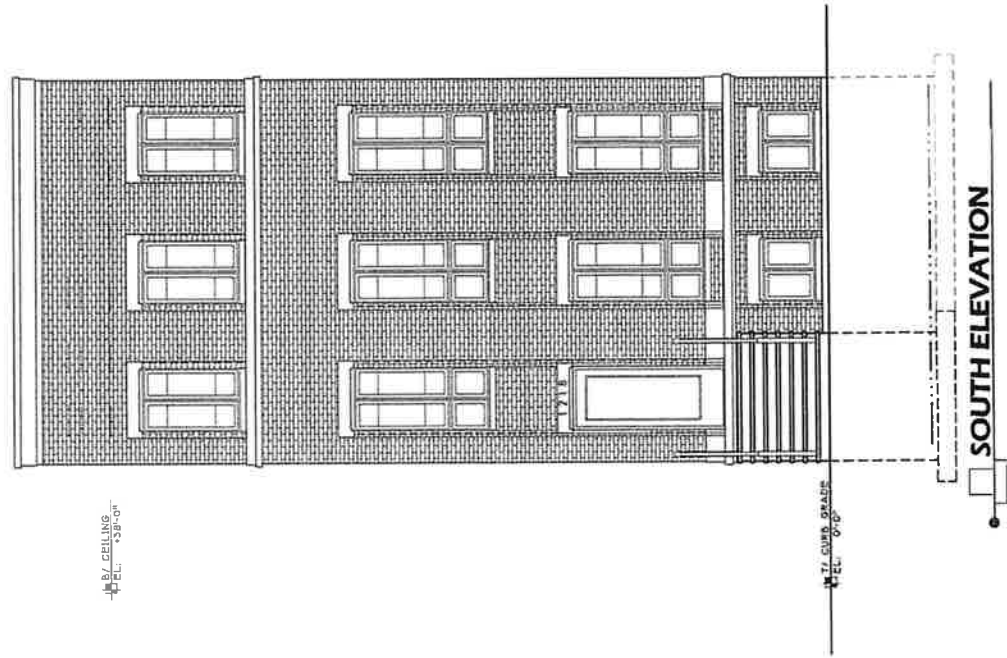
DECK ACCESS FOR DUPLEX

ROOF LEVEL-

1218 WEST GEORGE ST.

PROPOSED 2 UNIT, 3 STORY BUILDING
WITH BASEMENT AND GARAGE PARKING.

MC & Associates, LLC
105 W MADISON AVE.
SUITE 401 CHICAGO, IL 60602
312-735-0777
MICHAEL WATERS



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1218 WEST GEORGE ST.

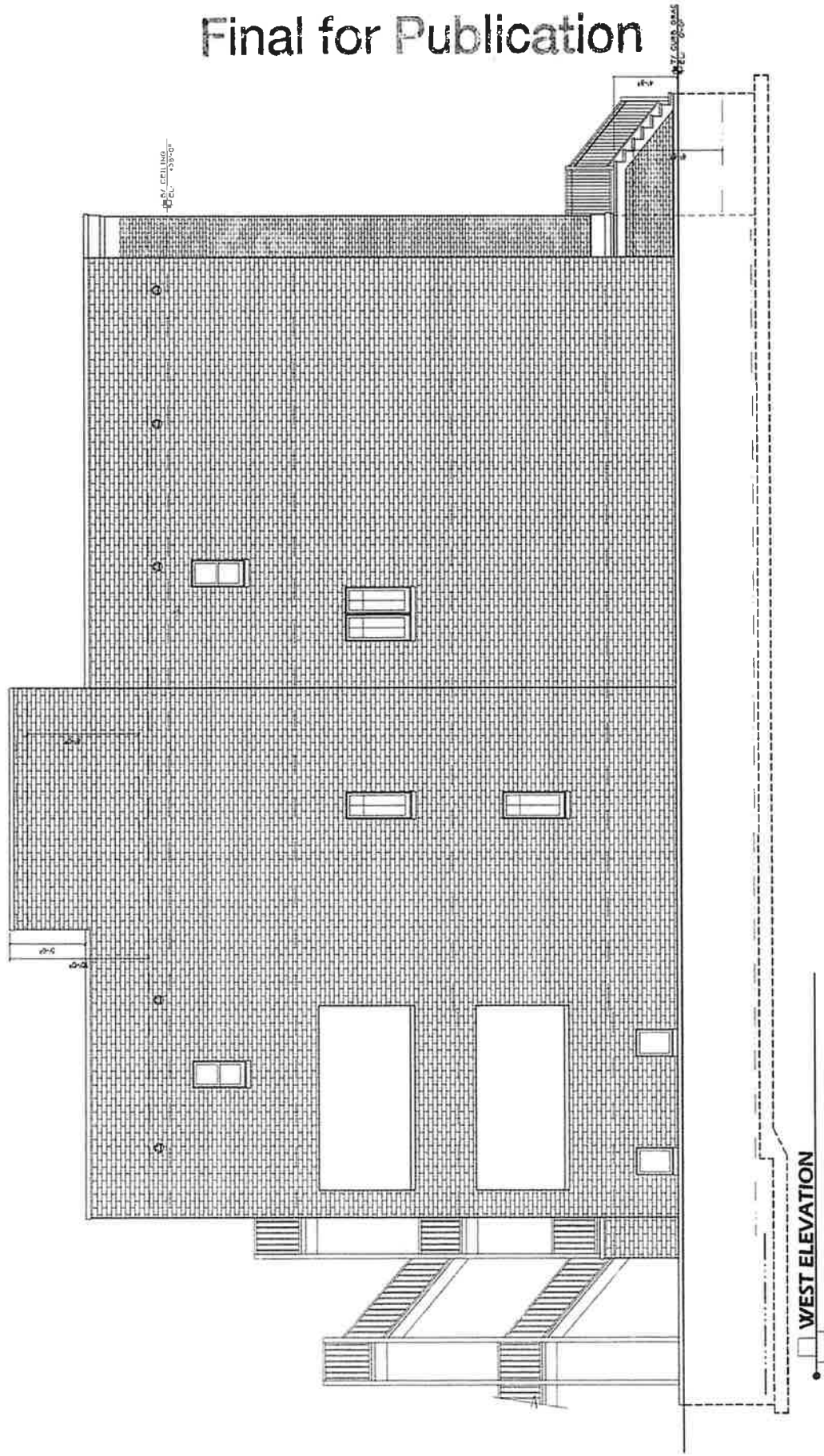
PROPOSED 2 UNIT, 3 STORY BUILDING
WITH BASEMENT AND GARAGE PARKING.

MC & Associates, LLC

105 W. MADISON AVE.
SUITE 400 CHICAGO, IL 60602
312-294-0772

MICHAEL MARINO

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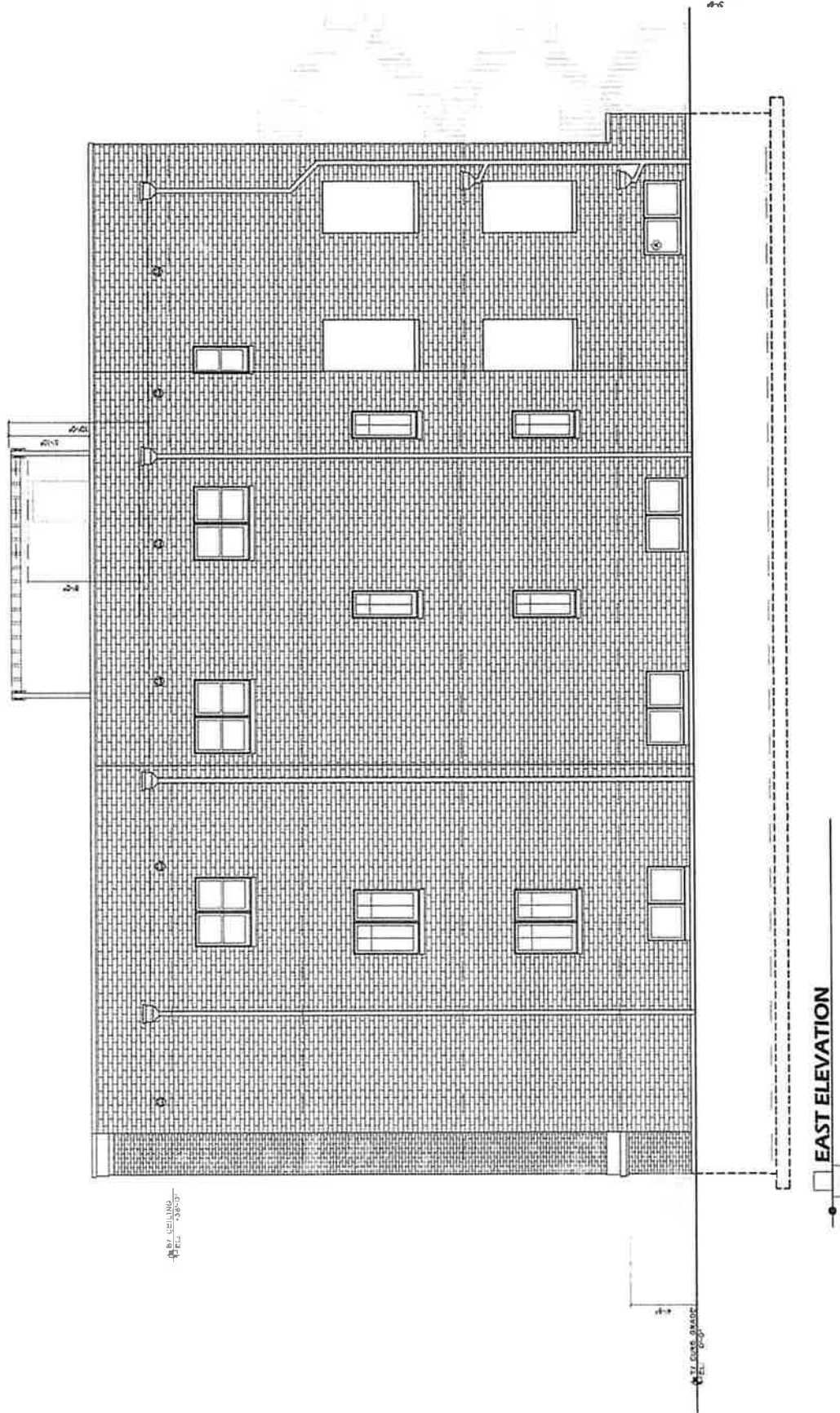


1218 WEST GEORGE ST.

PROPOSED 2 UNIT 3 STORY BUILDING
WITH BASEMENT AND GARAGE PARKING.

MC & Associates, LLC
605 N. MADISON AVE.
SUITE 401 CHICAGO, IL 60602
312-795-0772
MICHAEL MARESCO

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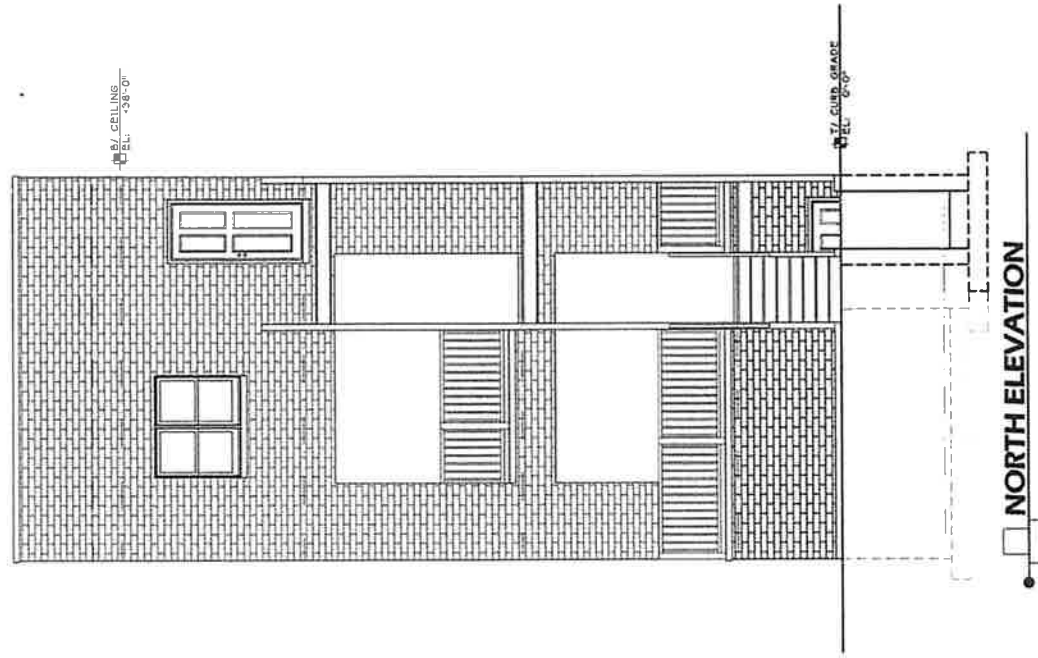


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PROPOSED 2 UNIT, 3 STORY BUILDING
WITH BASEMENT AND GARAGE PARKING.

MC & Associates, LLC
105 W. MADISON AVE.
SUITE 401 CHICAGO, IL 60602
312-795-0227
MICHAEL MARRESE

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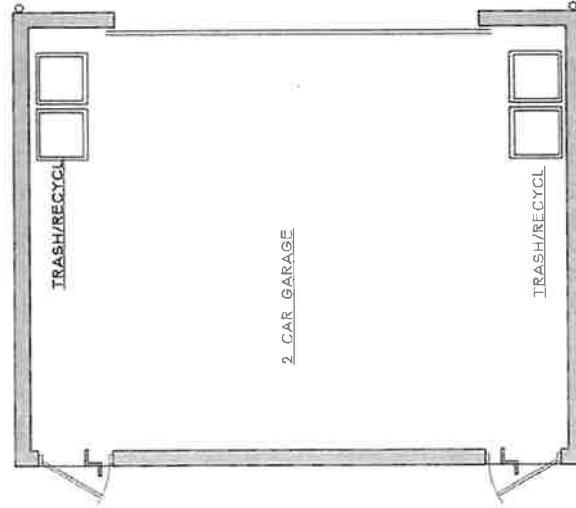


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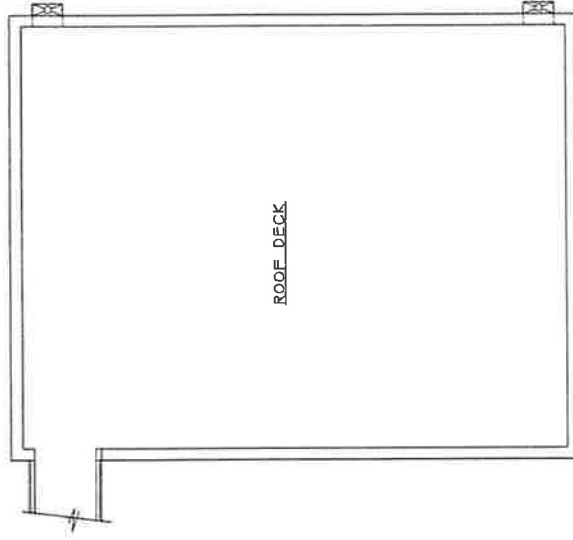
PROPOSED 2 UNIT, 3 STORY BUILDING
WITH BASEMENT AND GARAGE PARKING.

MC & Associates, LLC
125 W. MADISON ST. / 10TH FLOOR
SUITE 401 CHICAGO, IL 60602
312-755-0772
MICHAEL.MARLESSO

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GARAGE



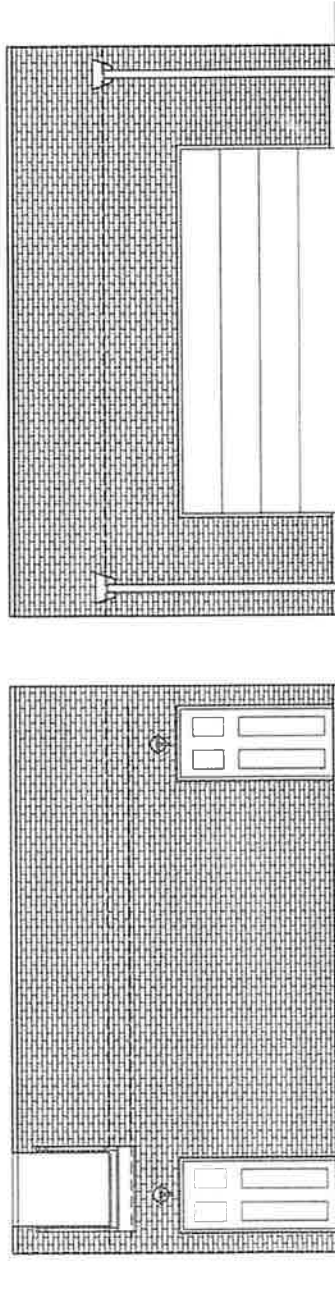
GARAGE ROOF

1218 WEST GEORGE ST.

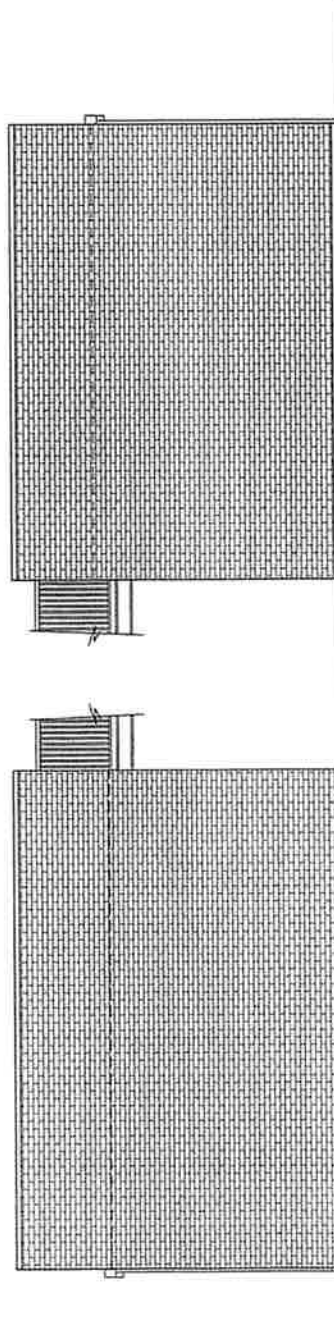
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MC & Associates, LLC
105 W. MADISON AVE.
SUITE 401 CHICAGO, IL 00602
312.755.0772
MICHAEL MARESSO

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GARAGE ELEVATIONS



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