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-1 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' (existing) to be provided only on the west side, 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).

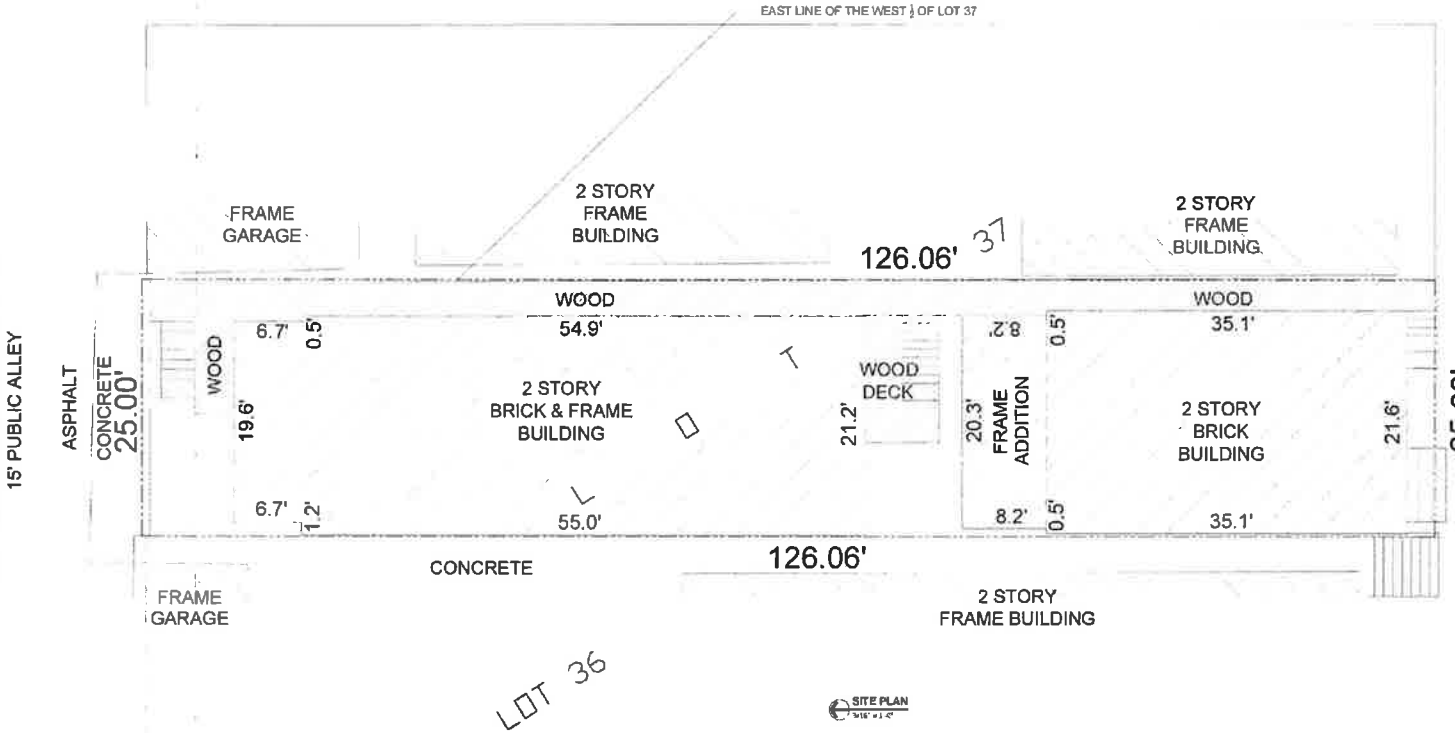
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-5 Neighborhood Mixed-Use District.

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):	43'-2.5"	
Bicycle Parking:	2	
Automobile Parking:	0*	
Setbacks (existing):	Front (18th Place):	2.89'
	North (alley/rear):	15.58'
	East:	0.00'
	West:	0.27'

A set of plans is attached.

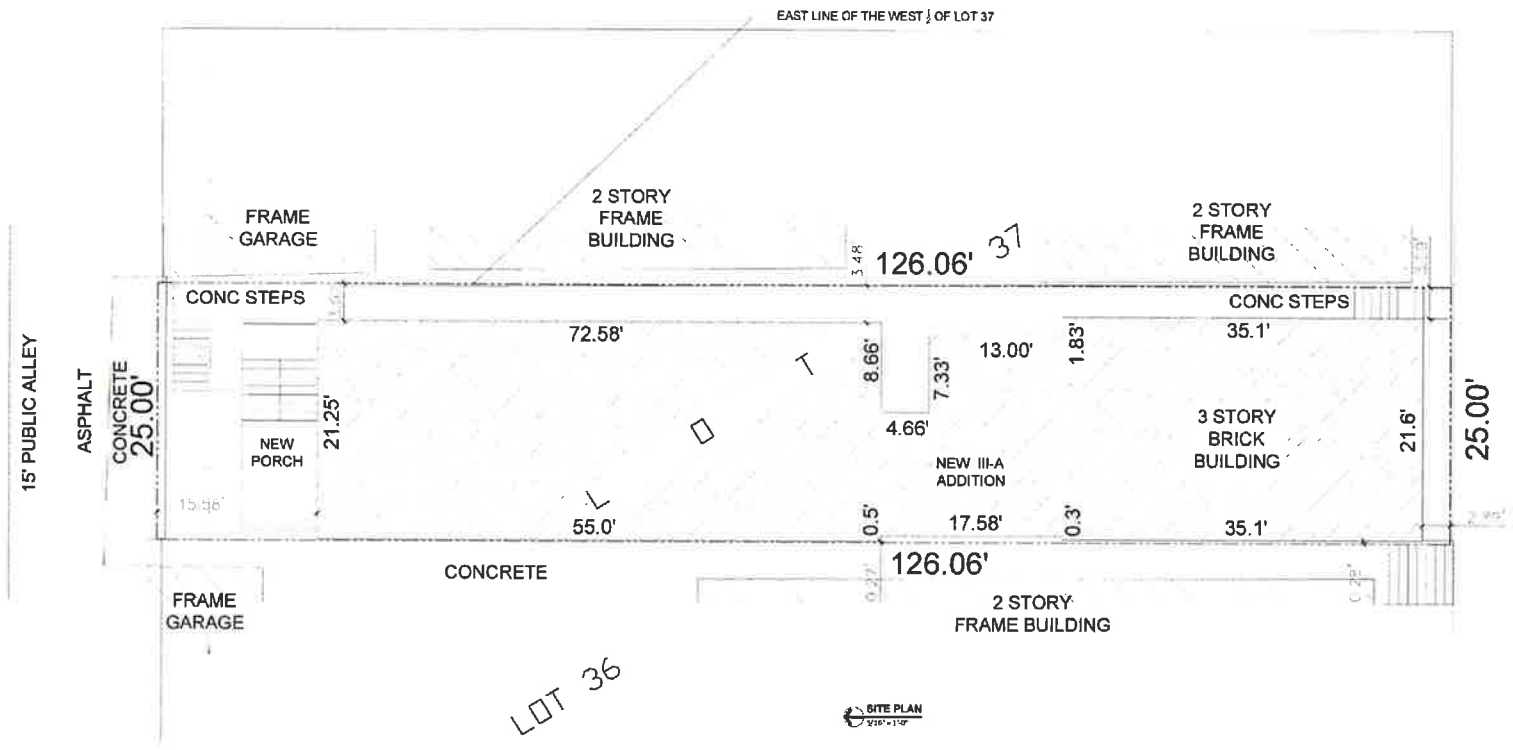
* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is 530.0' from the METRA Western Station, approximately 980.0' from the Western CTA Train Station entrance, and approximately 480.0' from the CTA Western Bus Corridor (Route 49).



EXISTING SITE PLAN

2308 18TH PL
CHICAGO, IL 60660

D-1



2308 18TH PL
ZONING INFORMATION

LOT 25.00' X 126.06' = 3,151.5 SF
F.A.R. =

1ST FL	2335 SF
2ND FL	2335 SF
3RD FL	2238 SF
TOTAL	6,708 SF

FRONT SETBACK
ACTUAL 2.9'

REAR SETBACK
ACTUAL 15.5'

SIDE SETBACK COMBINED
ACTUAL 3.3' EACH SIDE
0.2' WEST
3.09' EAST

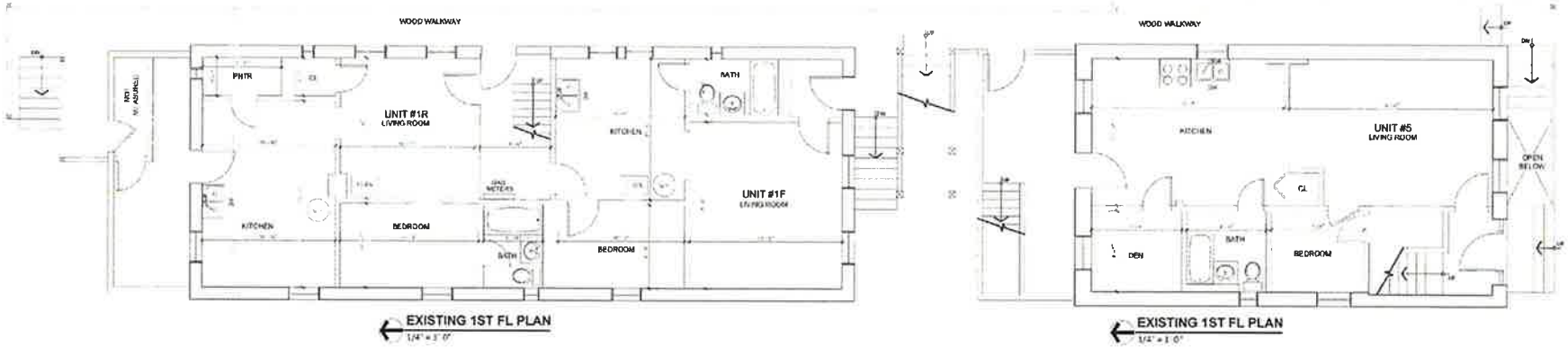
REAR YARD AREA
ACTUAL 117 SF

ARCHITECT
ANDREW WANG

PROPOSED SITE PLAN

2308 18TH PL
CHICAGO, IL 60660

D-2



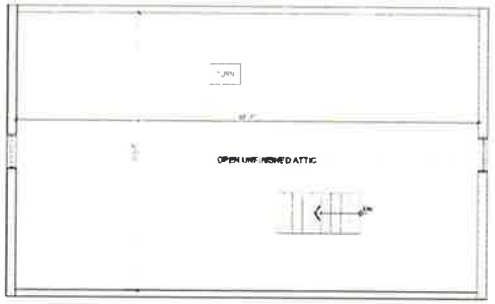
EXISTING 4 D.U. REAR BUILDING

EXISTING 2 D.U. FRONT BUILDING

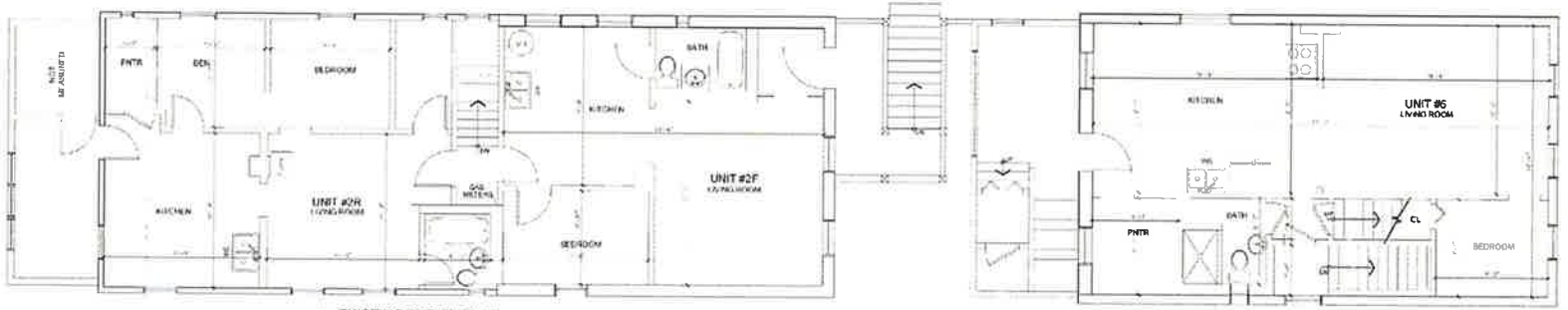
EXISTING FLOOR PLANS

2308 18TH PL
CHICAGO, IL 60660

A-1



EXISTING ATTIC FL PLAN
1/4" = 1'-0"



EXISTING 2ND FL PLAN
1/4" = 1'-0"

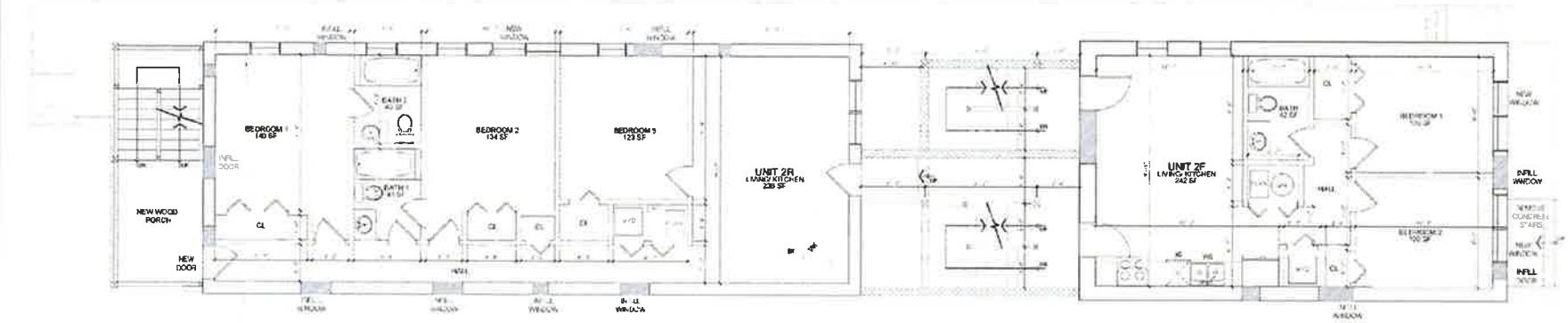
EXISTING 2ND FL PLAN
1/4" = 1'-0"

ARCHITECT
ANDREW WANG

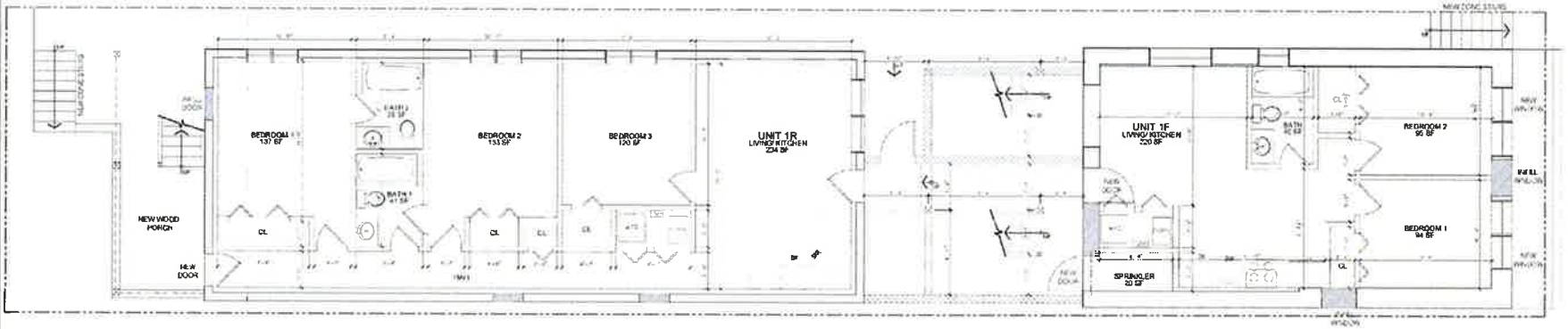
EXISTING FLOOR PLANS

2308 18TH PL
CHI(CAGO, IL 60660

A-2



ARCH 1ST FL PLAN



ARCH BSMT PLAN

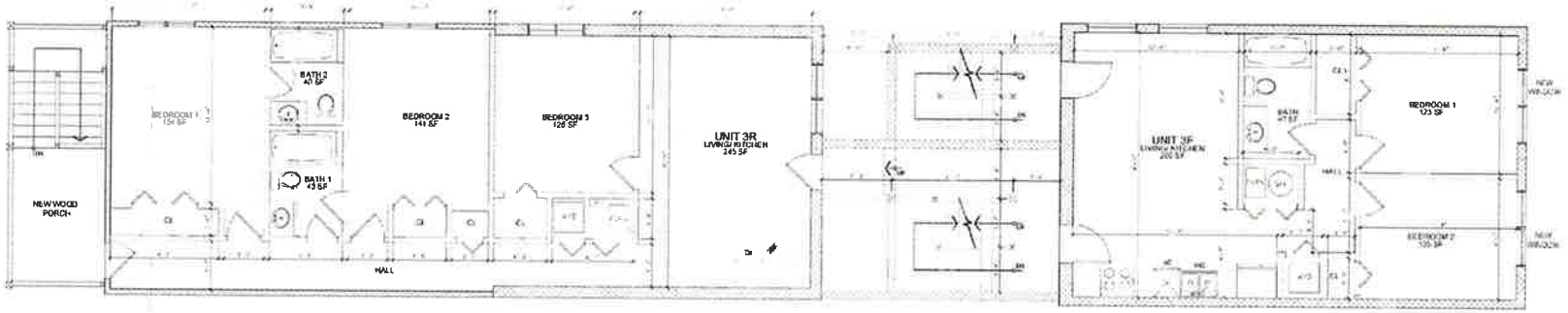
NEW 8 D.U. TOTAL

ARCHITECT
ANDREW WANG

PROPOSED PLANS

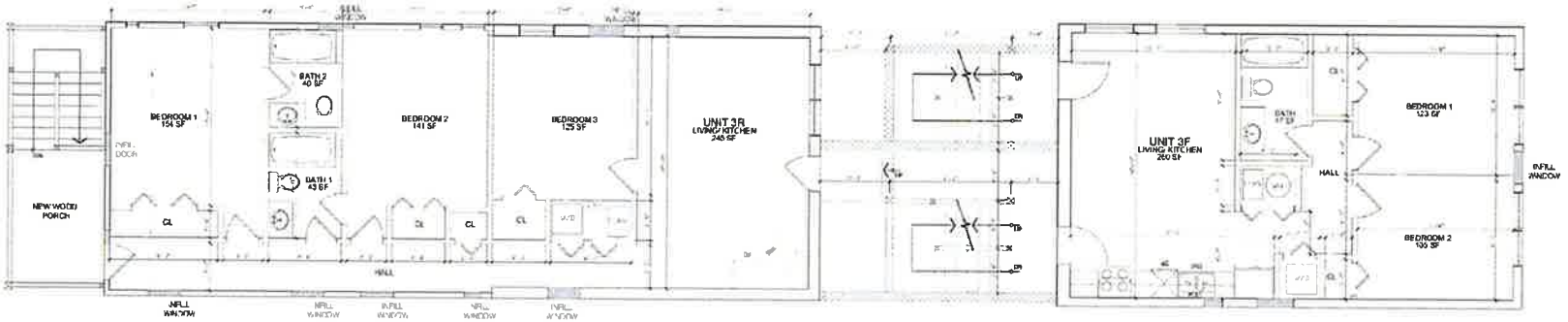
2308 18TH PL
CHICAGO, IL 60660

B-1



ARCH 3RD FL PLAN

1/4" = 1'-0"



ARCH 2ND FL PLAN

1/4" = 1'-0"

ARCHITECT
ANDREW WANG

417 W. PETERSON AVE.
SUITE 311
CHICAGO, IL 60646
O: 773 809 7880

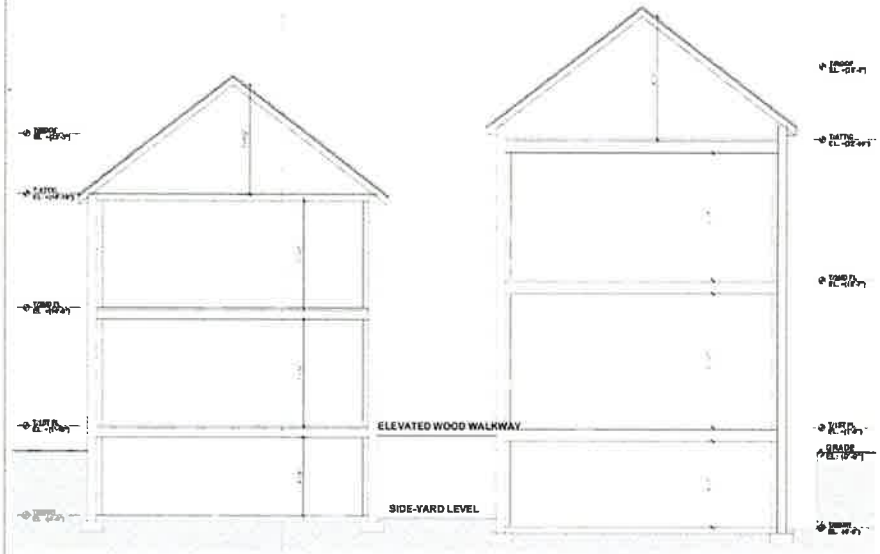
THE ARCHITECT'S PLANS AND DRAWINGS ARE CONSIDERED INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. NO PLANS, DRAWINGS OR SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER UNLESS AND UNTIL THE ARCHITECT IS PAID IN FULL FOR ALL PROFESSIONAL SERVICES RENDERED AND FOR ALL REIMBURSABLE EXPENSES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES MADE IN THE PLANS BY ANY OTHER PERSON OR ENTITY. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND COMPARE ALL PLANS, DRAWINGS AND SPECIFICATIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT AND ALL SUBCONTRACTORS.

PROPOSED PLANS

2308 18TH PL
CHICAGO, IL 60660

B-2

EXISTING



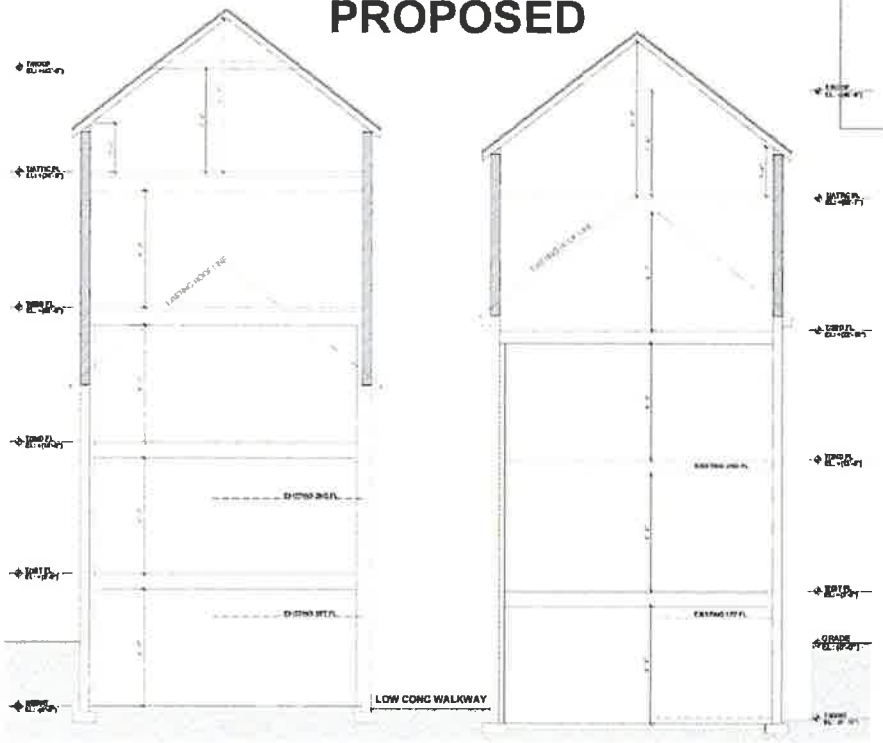
REAR BLDG

FRONT BLDG

EXISTING BLDG SECTION

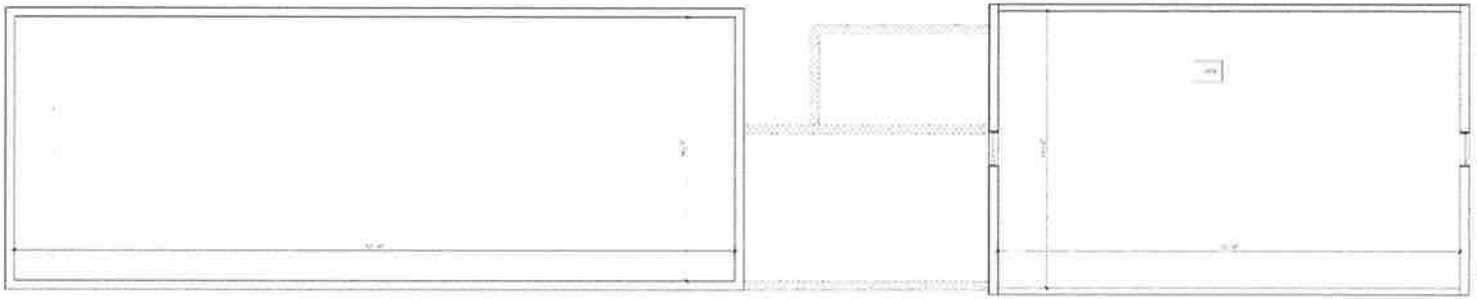
1/4" = 1'-0"

PROPOSED



NEW BLDG SECTION

1/4" = 1'-0"



ARCH ATTIC PLAN

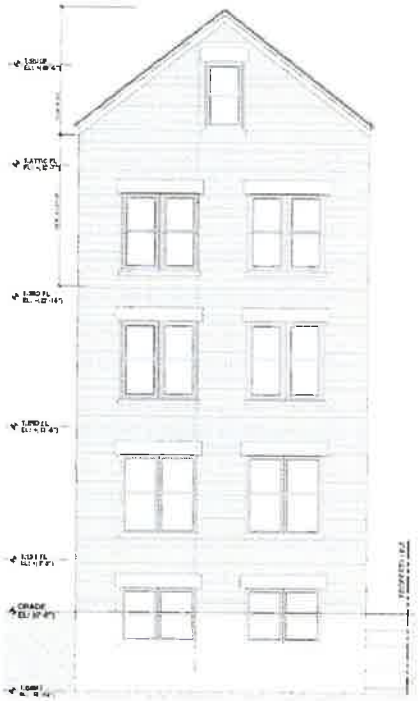
1/4" = 1'-0"

ARCHITECT

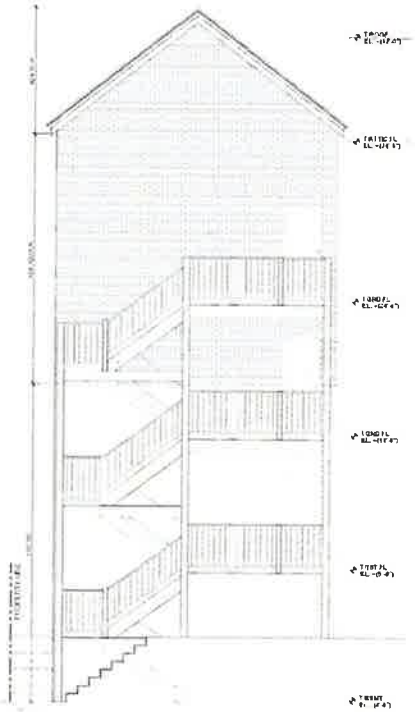
PROPOSED PLANS & BLDG SECTIONS

2308 18TH PL
CHICAGO, IL 60660

B-3



SOUTH ELEVATION



NORTH ELEVATION

ARCHITECT
ANDREW WANG

PROPOSED ELEVATIONS

2308 18TH PL
CHICAGO, IL 60660

C-1



EAST ELEVATION

PROPOSED ELEVATIONS

2308 18TH PL
CHICAGO, IL 60660

C-2



WEST ELEVATION

1/4" = 1'-0"

ARCHITECT
ANDREW WANG

PROPOSED ELEVATIONS

2308 18TH PL
CHICAGO, IL 60660

C-3