17-13-0303-C(1) Type 1 Narrative & Plans – 918-920 West Eastwood Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 6,696 sq. ft.

Proposed Land Use: The Applicant is proposing to permit two (2) dwelling units within the basement of the existing three-story six (6) dwelling unit residential building. When complete, the building will contain a total of eight (8) dwelling units. The height and footprint of the existing building will remain without change. The subject property is a Transit Served Location and will be supported by eight (8) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1003-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 100% (eight (8) parking spaces for eight (8) residential units), reduce the combined side setback from the required 10.8 ft to 3.7 ft., with the west and east side setback to remain at 1.4 ft. and 2.3 ft., respectively, and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

(A) The Project's Floor Area Ratio: 9,330 square feet (1.39 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 837 square feet per D.U. (8 residential units)

(C) The amount of off-street parking: 8 parking spaces

*The subject property is a designated Transit Served Location (Sheridan Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from four (4) parking spaces (50%) to eight (8) parking spaces (100%).

(D) Setbacks:

a.	Front Setback:	9.8 feet (existing to remain)
b.	Side Setbacks:	
	East Side:	2.3 feet (existing to remain)
	West Side:	1.4 feet (existing to remain)
c.	Rear Setback:	44.1 feet (existing to remain)

(E) Building Height: 33 feet-4 inches

REVISIONS:

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JOB NAME:	DATE:	SCALE:
2571	01-27-2026	1/16" = 1'-0"

918 W. EASTWOOD AVE.
CHICAGO IL 60640

DRAWING TITLE: SITE PLAN

SHEET NUMBER: T1

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

	ALLOWED/REQUIRED	PROPOSED BUILDING
ZONING	RT-4	RT-4
LOT AREA	6,696 S.F.	6,696 S.F.
F.A.R.	6,696 x 1.2 = 8,035 S.F.	BASEMENT = 3,110 S.F. (NOT COUNTED TOWARDS F.A.R. – OVER 50% BELOW GRADE) FIRST FLOOR = 3,110 S.F. SECOND FLOOR = 3,110 S.F. THIRD FLOOR = 3,110 S.F. TOTAL (EXISTING) = 9,330 S.F.
LOT AREA PER UNIT	6,696 x 1,000 = 6 UNITS ALLOWED	EXISTING UNITS = 6 UNITS PROPOSED UNITS = 2 UNITS TOTAL PROPOSED = 8 UNITS
PARKING	8 EXISTING SPACES	8 EXISTING SPACES
BUILDING HEIGHT	38'-0"	33'-4"
SETBACKS	FRONT: AVERAGE REAR: 37.2' SIDE: 4.32' MIN. FOR TOTAL OF 10.8'	FRONT: 9.8' REAR: 44.1' SIDE: 2.3' (EAST) 1.4' (WEST) FOR TOTAL OF 3.7'
REAR YARD OPEN SPACE	520 S.F. – 12 FOOT DIA. MIN.	1,961 S.F.

REVISIONS:

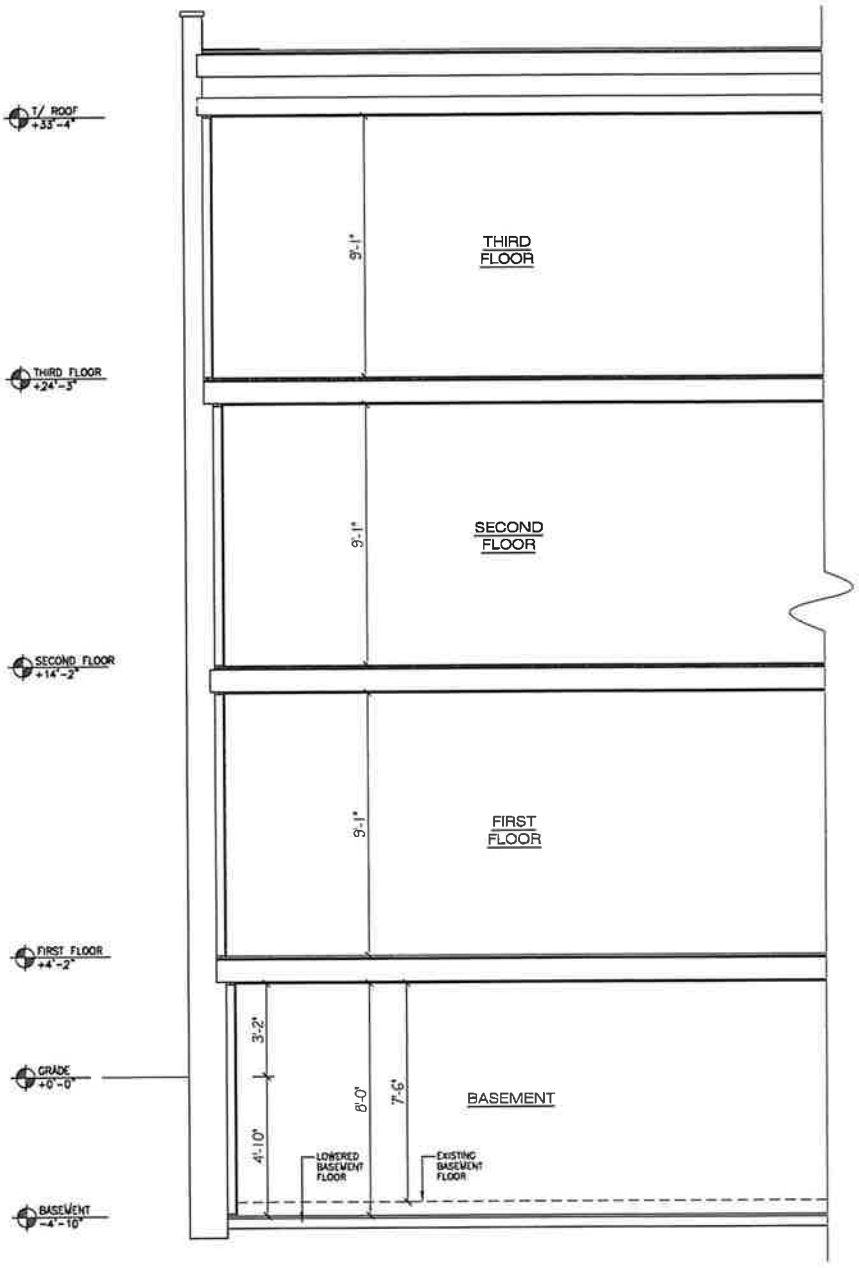
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JOB NAME: 2571
DATE: 01-27-2026
SCALE: NONE

DRAWING TITLE:
ZONING ANALYSIS

SHEET NUMBER:
T2



BUILDING SECTION

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

SHEET NUMBER: T3

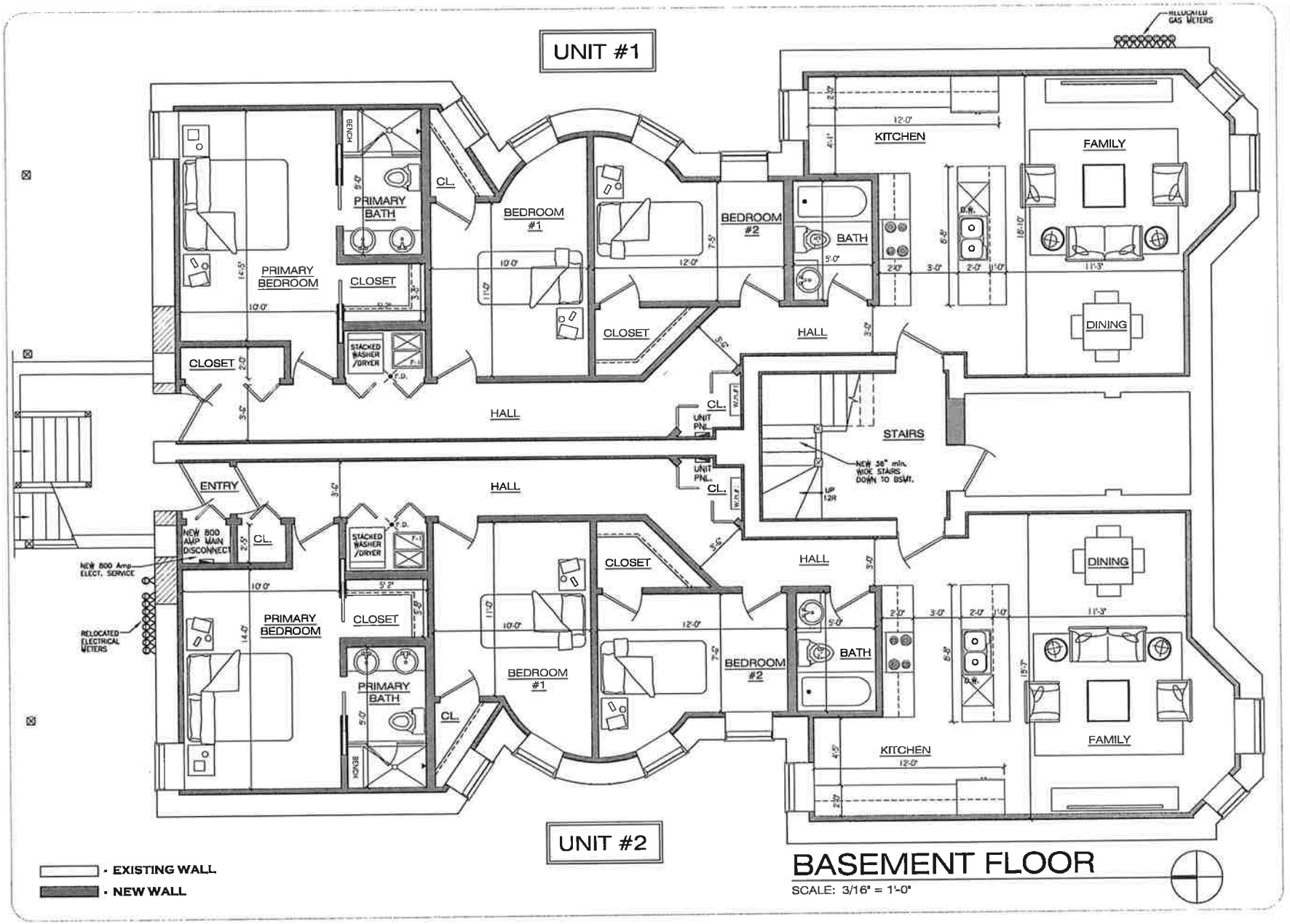
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JOB NAME:	DATE:	SCALE:
2571	01-27-2026	1/4" = 1'-0"

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REVISIONS:



BASEMENT FLOOR

SCALE: 3/16" = 1'-0"

REVISIONS:

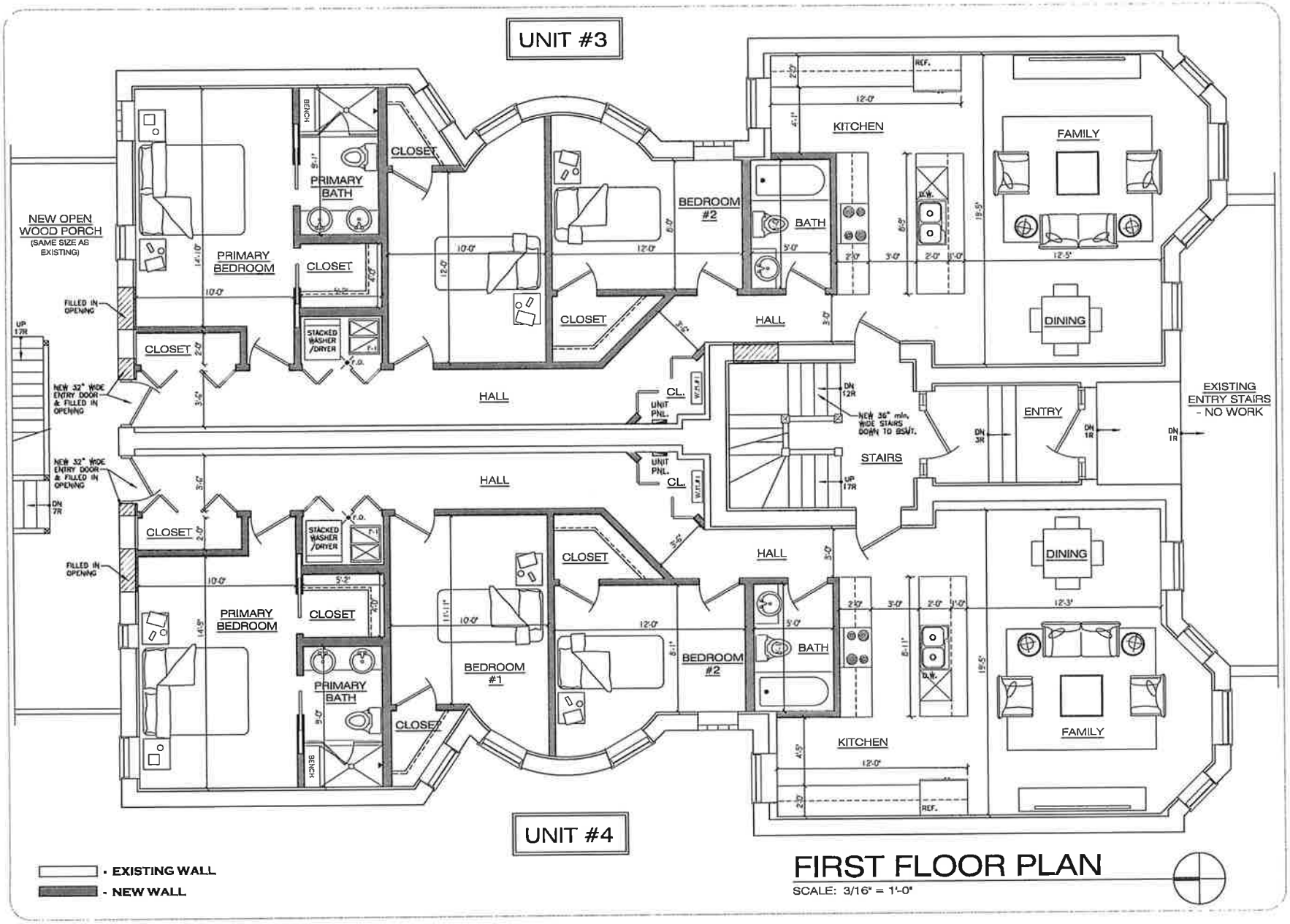
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JOB NAME: 2371
DATE: 01-27-2026
SCALE: 3/16" = 1'-0"

DRAWING TITLE: PROPOSED PLAN

SHEET NUMBER: A1



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISIONS:

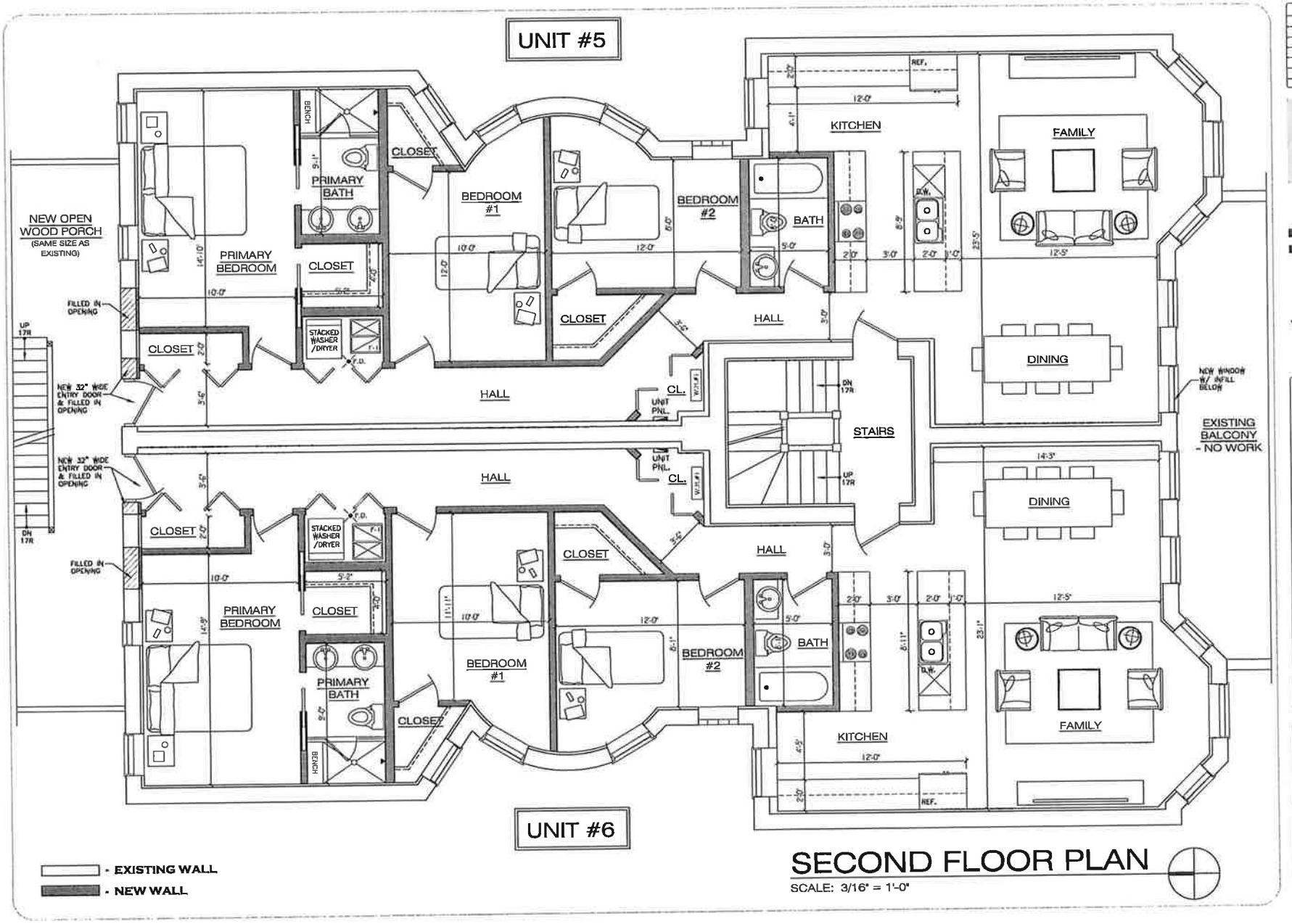
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JOB NAME: 2571
DATE: 01-27-2026
SCALE: 3/16" = 1'-0"

DRAWING TITLE: PROPOSED PLAN

SHEET NUMBER: A2



REVISIONS:

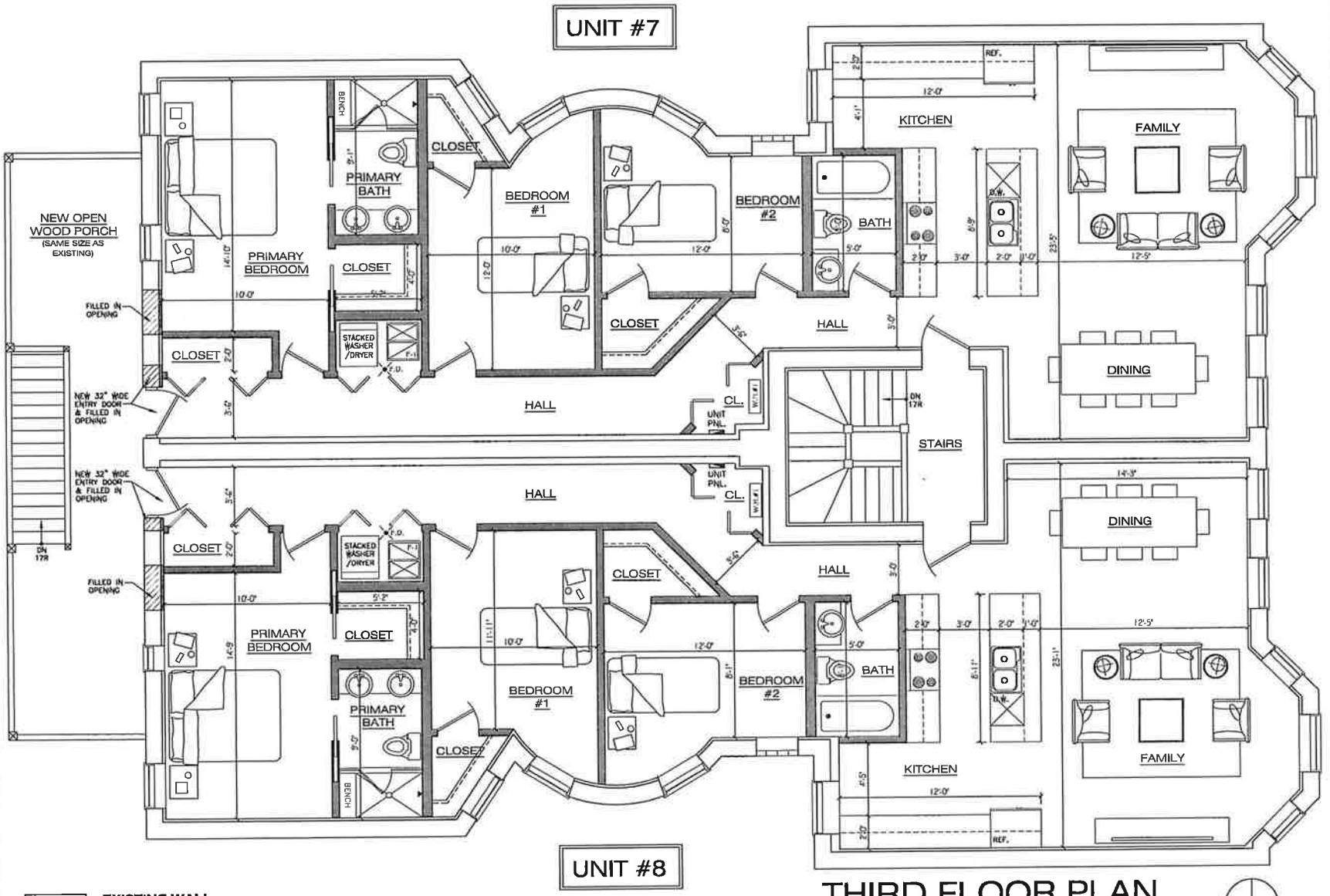
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JOB NAME: 2371
DATE: 01-27-2026
SCALE: 3/16" = 1'-0"

DRAWING TITLE: PROPOSED PLAN

SHEET NUMBER: A3



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

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DATE: 01-27-2026
SCALE: 3/16" = 1'-0"
JOB NAME: 2571

DRAWING TITLE: PROPOSED PLAN

SHEET NUMBER: A4



SOUTH (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS:

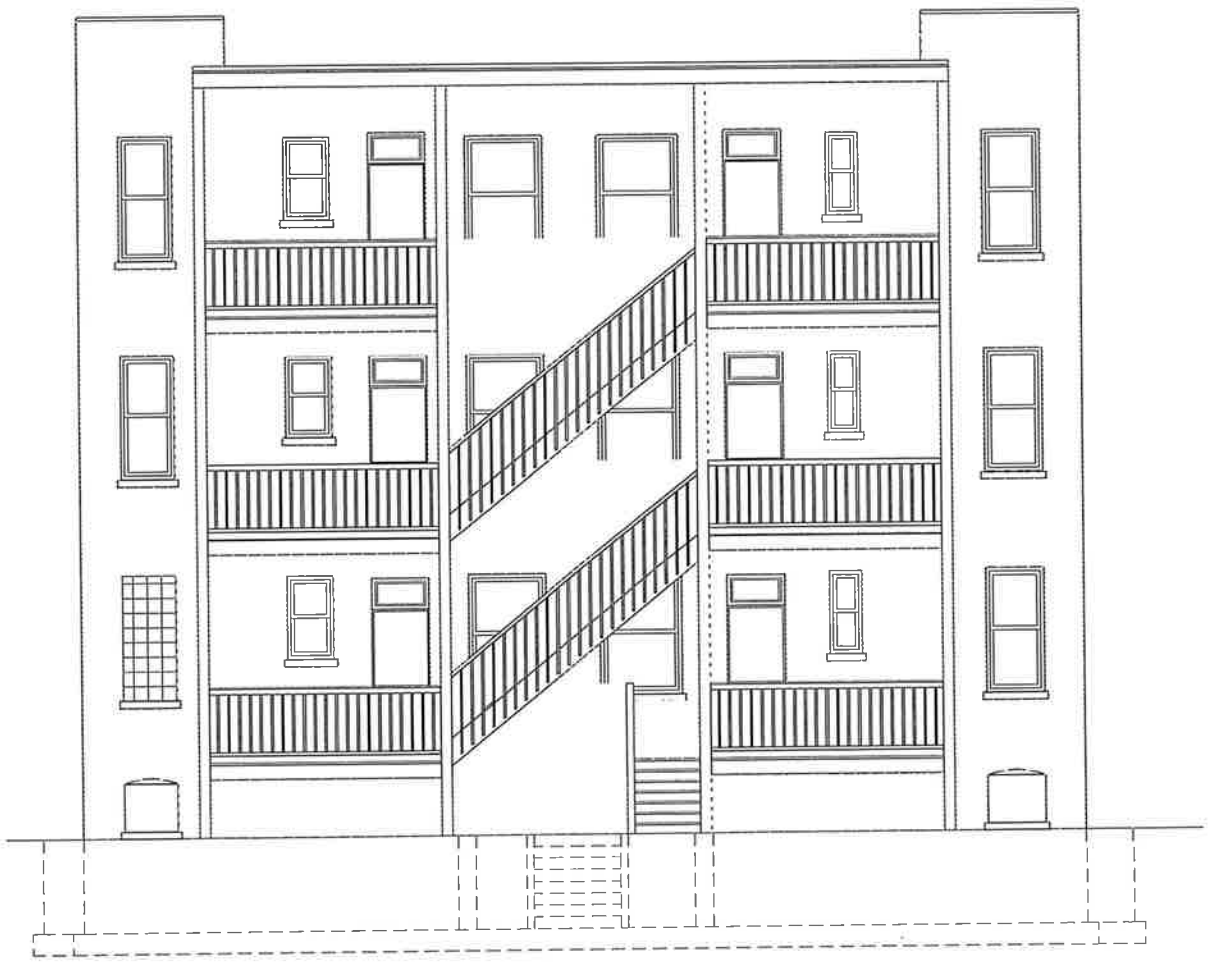
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JOB NAME: 2371
DATE: 01-27-2026
SCALE: 3/16" = 1'-0"

DRAWING TITLE:
EXISTING ELEVATION

SHEET NUMBER:
A5



NORTH (REAR) ELEVATION

SCALE: 3/16" = 1'-0"

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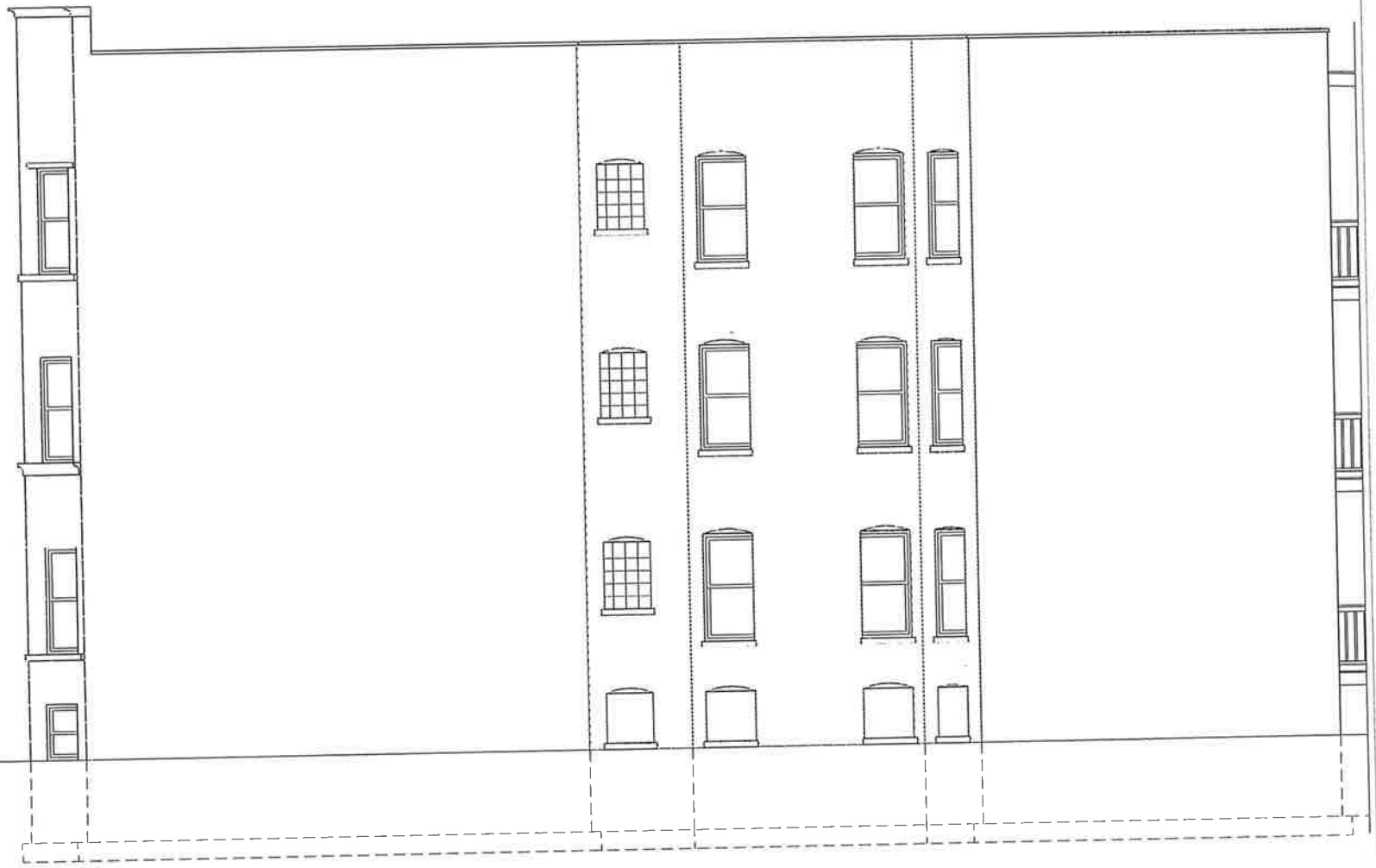
JOB NAME: 2571

DATE: 01-27-2026

SCALE: 3/16" = 1'-0"

DRAWING TITLE:
EXISTING ELEVATION

SHEET NUMBER:
A6



EAST ELEVATION

SCALE: 3/16" = 1'-0"

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JOB NAME: 2571
DATE: 01-27-2026
SCALE: 3/16" = 1'-0"

DRAWING TITLE:
EXISTING ELEVATION

SHEET NUMBER:
A7