17-13-0303-C(1) Type 1 Narrative & Plans – 2128 West Eastwood Avenue, Chicago, IL

Proposed Zoning: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 3,615 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new two-story residential building containing two (2) dwelling units. The proposed building will measure 35 ft. in height. The subject property is a Transit Served Location and will not provide off-street parking. The new building will be supported by four (4) bicycle parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio for a Transit Served Location from 50% (1 parking space) to zero and is seeking all zoning relief, as necessary and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 3,313 square feet (0.92 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,807.5 square feet per D.U. (2 residential units)

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

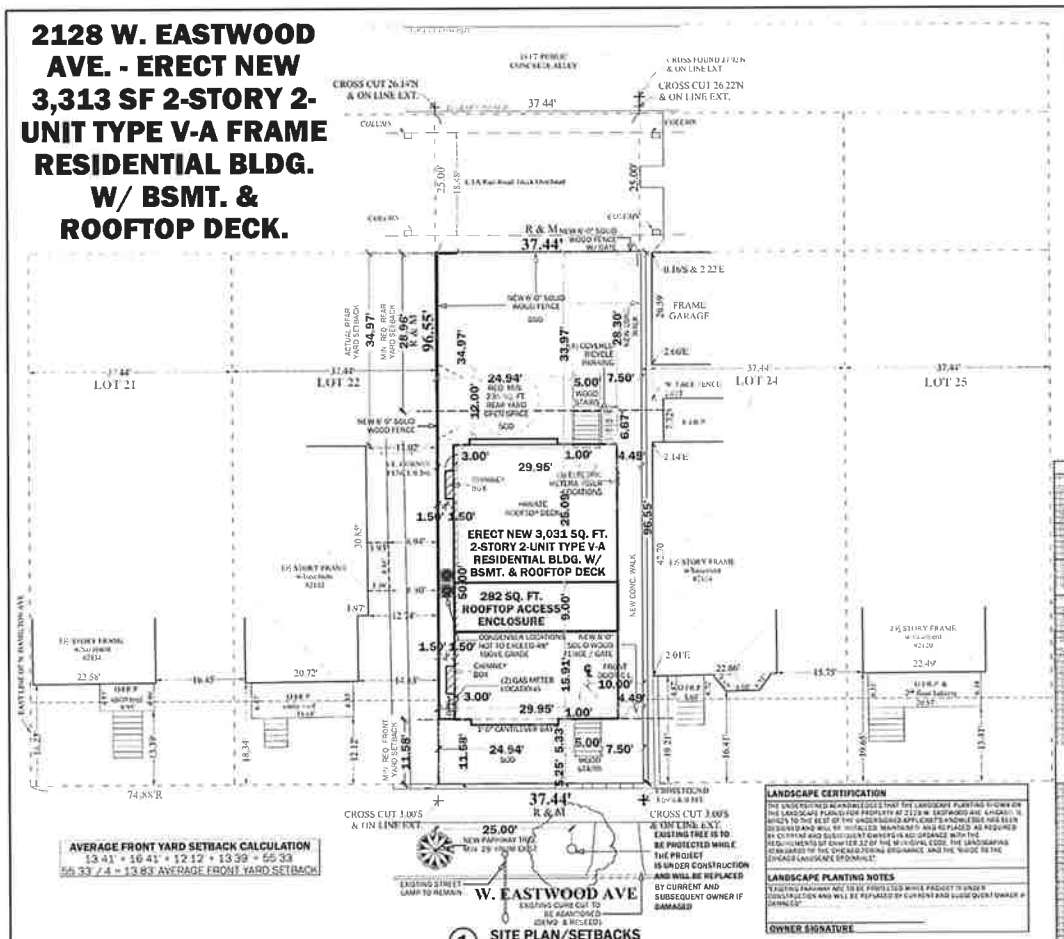
*The subject property is a designated Transit Served Location (Damen CTA Brown line station). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required number of off-street parking spaces from one (1) parking spaces (50%) to zero parking spaces.

(D) Setbacks:

a.	Front Setback:	11.58 feet
b.	Side Setbacks:	
	East Side:	4.49 feet
	West Side:	3 feet
c.	Rear Setback:	34.97 feet

(E) Building Height: 35 feet

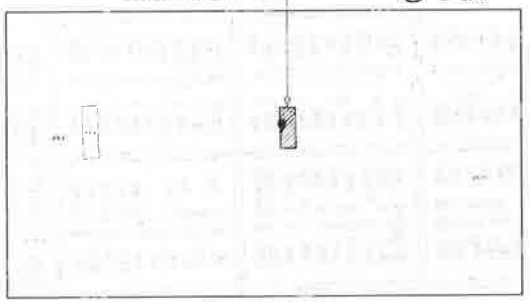
2128 W. EASTWOOD AVE. - ERECT NEW 3,313 SF 2-STORY 2-UNIT TYPE V-A FRAME RESIDENTIAL BLDG. W/ BSMT. & ROOFTOP DECK.



AVERAGE FRONT YARD SETBACK CALCULATION
13.41' + 16.41' + 12.12' + 13.39' = 55.33
55.33' / 4 = 13.83' AVERAGE FRONT YARD SETBACK

1 SITE PLAN/SETBACKS
1" = 10'-0"

SUBJECT PROPERTY



2 ZONING MAP
N.T.S.



3 EXISTING RESIDENCE FOR DEMOLITION
N.T.S.

TABLE R402.1.3 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CRITERIA

Chicago Building Code and Zoning Ordinance Matrix

ZONING DATA

DATA FOR FEE CALCULATION

CODES AND ORDINANCES

2018 ELECTRICAL CODE

RESIDENTIAL DESIGN CRITERIA

STRUCTURAL FRAMING LUMBER

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ENGINEERED WOOD PRODUCTS

COMMON NOTES

CONTRACTOR - OWNER NOTE

Contractor shall verify all conditions and dimensions at the job site and notify the Architect (Pavlovcik Architecture Inc.) of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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Use of these drawings and the concepts contained therein without the written permission of Pavlovcik Architecture Inc. is prohibited and may subject you to a claim for damages from either party.

Verify all dimensions, structural details, building codes, and grade requirements prior to start of work.

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DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION 2-UNIT RESIDENTIAL BUILDING

GL-888 LLC

2128 W. EASTWOOD AVE.
CHICAGO, IL 60625

PLAN APPROVAL

DRAWN BY: KEVIN MURRY

REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

DESIGN SET	05/16/25
DESIGN ACCEPTANCE	
PERMIT SUBMITTAL	
PERMIT REVISIONS	
PERMIT APPROVAL	
PERMIT ISSUED	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSL SITE MAP
AP-1	4	WALL SECTION DETAILS
AP-2	5	PROPOSED BSMT. ARCH. PLAN
AP-3	6	PROPOSED 1ST FL. ARCH. PLAN
AP-4	7	2ND FL. ARCH PLAN & BLDG SECTION
AP-5	8	ROOFTOP PLAN & BLDG. SECTION
AE-1	9	PROPOSED ELEVATIONS

PRINT DATE 5/16/2025 10:13:51 AM

SHEET G-1 PAGE 1 OF 9

SITE PLAN & ZONING

PROJECT TITLE & DESCRIPTION

GENERAL REQUIREMENTS & AGREEMENTS

MATERIALS AND WORKMANSHIP

EXCAVATION / SITEWORK

CONCRETE WORK

EMERGENCY ESCAPE & STAIRS

GENERAL NOTES

DUMPSTERS

ROUGH CARPENTRY

FINISHES - MISC.

ABBREVIATIONS

SHEET TAG LEGEND

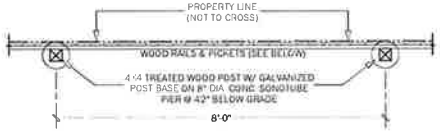
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WALL TYPE LEGEND

ARCH. DEMOLITION PLANS

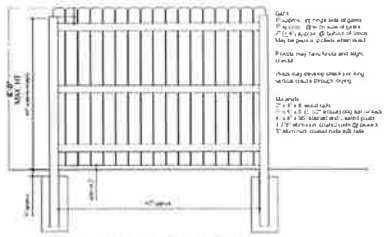
PROPOSED ARCH. PLANS

MECHANICAL LEGEND

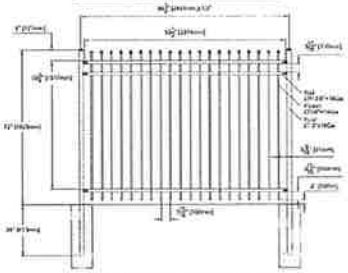


TYPICAL PROPERTY LINE FENCING PLAN

3/4" = 1'-0"



SOLID WOOD FENCE DIAGRAM



OPEN METAL FENCE DIAGRAM

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NEW CONSTRUCTION, 2-UNIT RESIDENTIAL BUILDING

GL-888 LLC

2129 W. EASTWOOD AVE.
CHICAGO, IL 60625

SCALE:
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

HOME OWNER

DRAWN BY: KEVIN HOWE

REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

DESIGN SET	05/06/26
PERMIT SET	
PERMIT SET 2	
PERMIT SET 3	
PERMIT SET 4	

NOTES

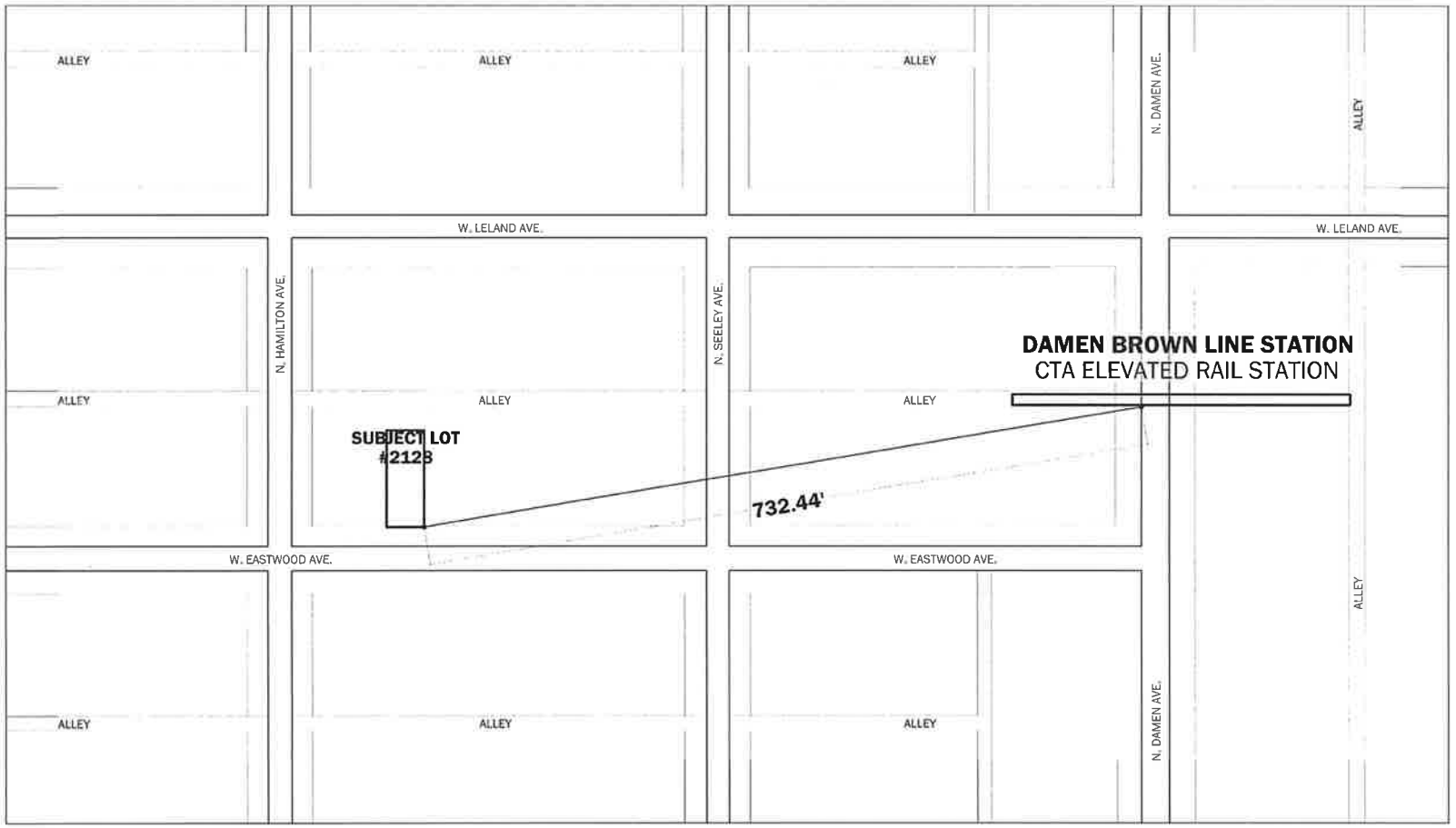
SHEET LEGEND

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AP-4	7	2ND FL. ARCH PLAN & BLDG. SECTION
AP-5	8	ROOFTOP PLAN & BLDG. SECTION
AE-1	9	PROPOSED ELEVATIONS

PRINT DATE: 5-19-2026

SHEET NO. G-2 OF 2 9

GENERAL NOTES & LEGENDS



1 TSL SITE MAP
1" = 50'-0"

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GL-888 LLC

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SCALES
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

HOMEOWNER DATE

DRAWN BY KEVIN KOURY
DATE

REVIEWED BY SAMUEL PAVLOVCIK
DATE

ZONING SET

DESIGN SET	03/06/20
ZONING ACCEPTANCE	
PERMIT SUBMITTAL	
PERMIT RESPONSE	
PERMIT APPROVAL	
PERMIT ISSUANCE	

NOTES

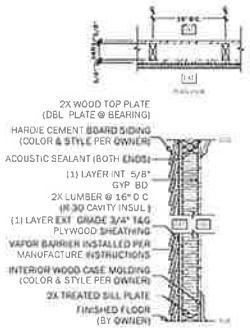
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TAG	#	TITLE
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AP-5	8	ROOFTOP PLAN & BLDG. SECTION
AE-1	9	PROPOSED ELEVATIONS

PERMIT DATE 8/27/2020

G-3 3 9

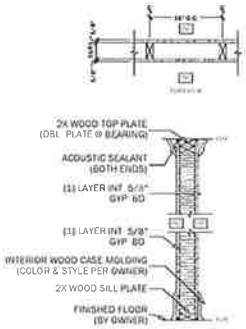
TSL SITE MAP



WT-1

NON-RATED EXT. WALL (UL-U305)

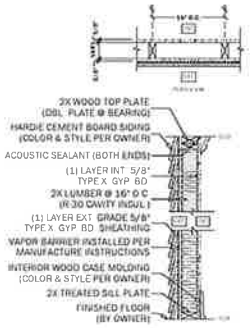
SCALE: 1" = 1'-0"



WT-4

TYPICAL NON-RATED INT. PARTITION WALL

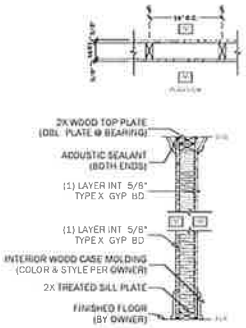
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WT-2

1HR-RATED EXT. WALL (UL-U305)

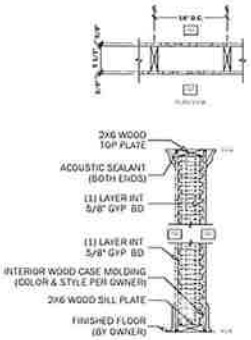
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WT-5

1HR-RATED INT. PARTITION (UL-U305)

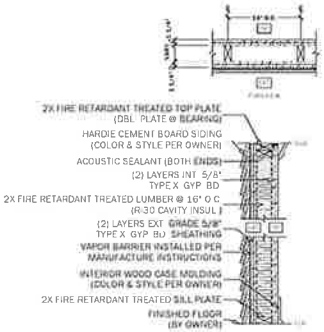
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WT-7

NON-RATED INT. PLUMBING PARTITION

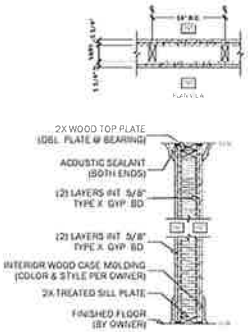
SCALE: 1" = 1'-0"



WT-3

2HR-RATED EXT. WALL (UL-U301)

SCALE: 1" = 1'-0"



WT-6

2HR-RATED INT. PARTITION (UL-U301)

SCALE: 1" = 1'-0"

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NEW CONSTRUCTION 2-UNIT
RESIDENTIAL BUILDING

GL-888 LLC

2128 W. EASTWOOD AVE.
CHICAGO, IL 60625

1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN HOUFF

REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

DESIGN SET	8/5/08/28
DESIGN ADJUSTMENT	
PERMIT SUBMITTAL	
PERMIT RE-ISSUED	
PERMIT ADDITIONAL	
PERMIT REVISIONS	

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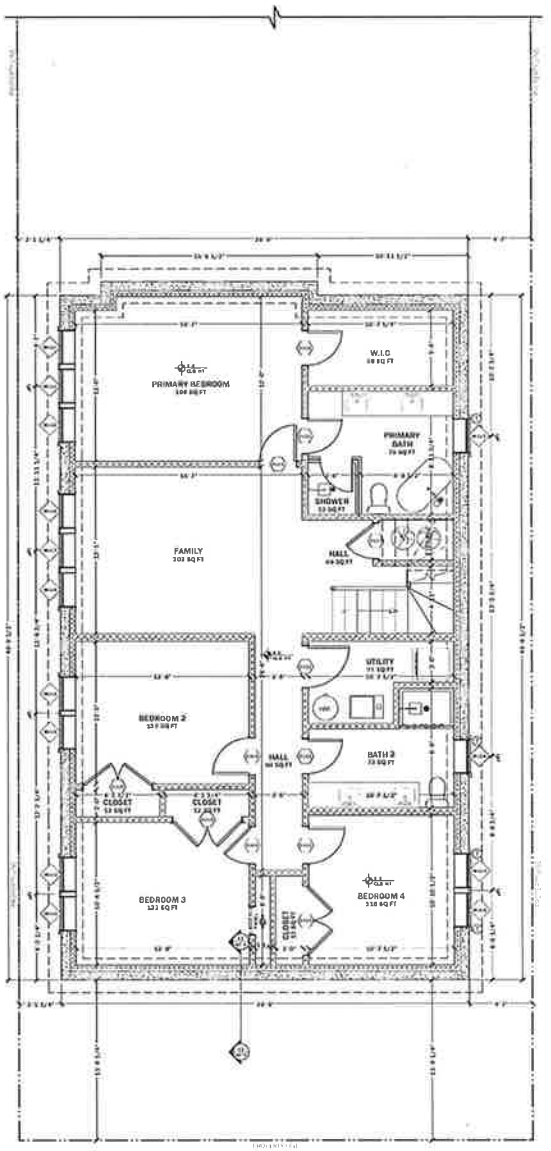
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TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSL SITE MAP
AP-1	4	WALL SECTION DETAILS
AP-2	5	PROPOSED BSMT ARCH PLAN
AP-3	6	PROPOSED 1ST FL ARCH PLAN
AP-4	7	2ND FL ARCH PLAN & BLDG SECTION
AP-5	8	ROOF TOP PLAN & BLDG SECTION
AE-1	9	PROPOSED ELEVATIONS

PERMIT DATE 6/6/2024
DRAWN BY: SAMUEL PAVLOVCIK

SHEET AP-1 OF 4 9

WALL SECTION DETAILS



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

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NEW CONSTRUCTION, 2-UNIT RESIDENTIAL BUILDING

GL-888 LLC

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CHICAGO, IL 60625

1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN HOURY
REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

ZONING SET	05/08/26

NOTES

SHEET LEGEND

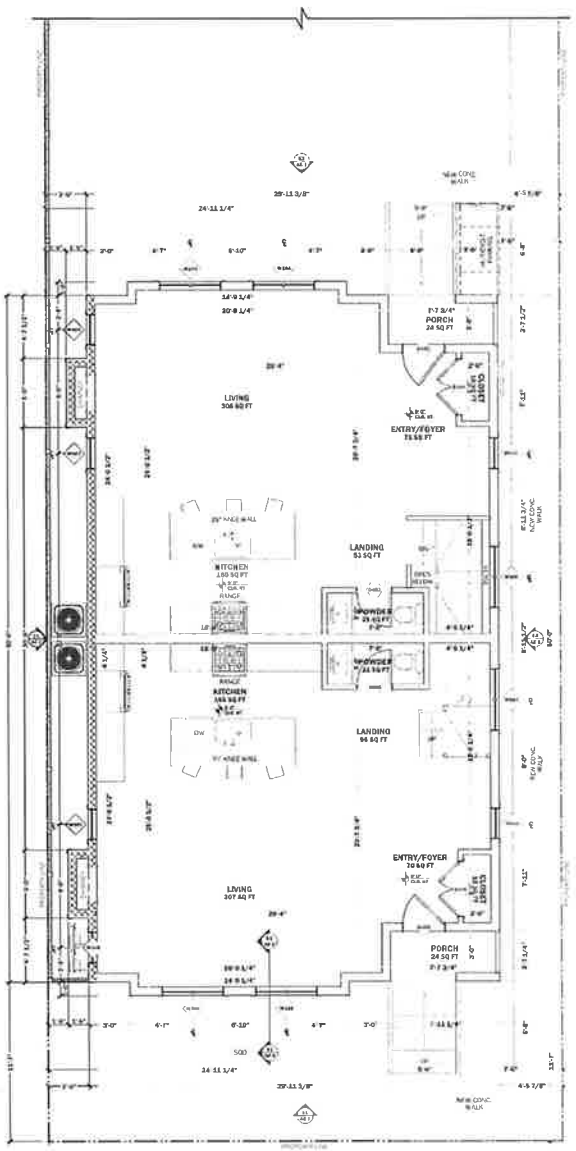
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AP-4	7	2ND FL. ARCH PLAN & BLDG SECTION
AP 5	8	ROOF TOP PLAN & BLDG SECTION
AE 1	9	PROPOSED ELEVATIONS

PRINT DATE 5/8/2026 10:14:06 AM

SHEET NO. AP-2 SHEET 5 OF 9

N

PROPOSED BSMT. ARCH. PLAN



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

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DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 2-UNIT RESIDENTIAL BUILDING

GL-888 LLC

2128 W. EASTWOOD AVE.
CHICAGO, IL 60625

1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN KOURY
REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

DESIGN SET 03/06/26

NOTES

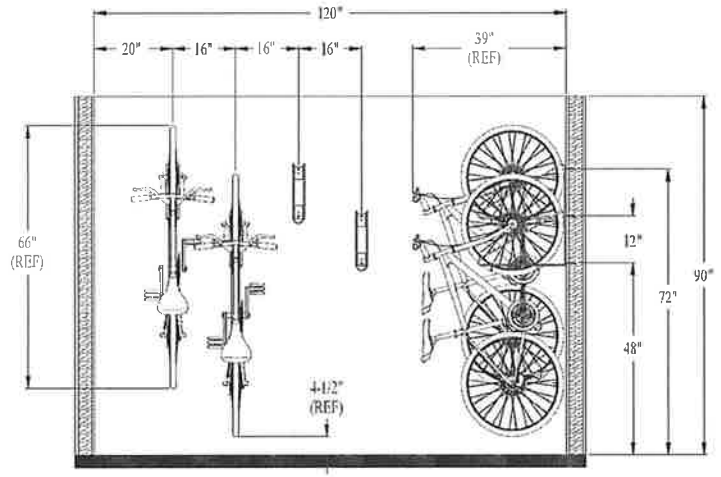
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TAG	#	TITLE
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AP-5	8	ROOFTOP PLAN & BLDG SECTION
AE-1	9	PROPOSED ELEVATIONS

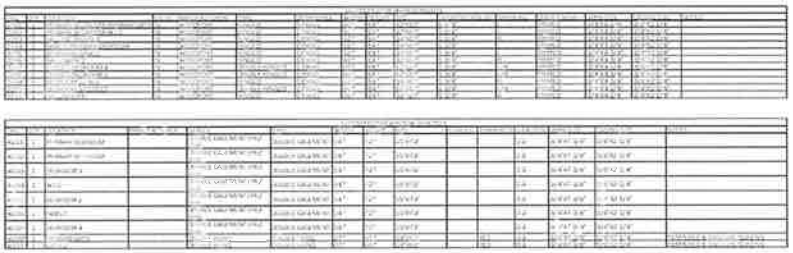
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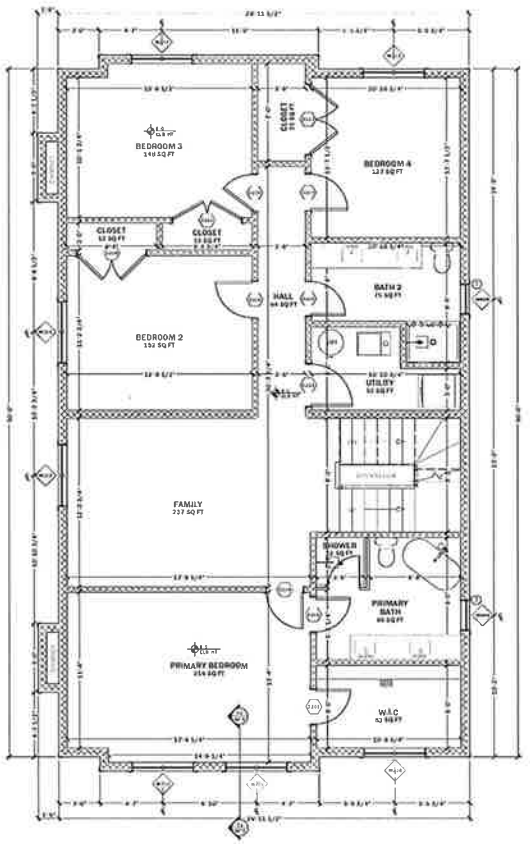
AP-3 6 9

PROPOSED 1ST. FL. ARCH. PLAN



WALL MOUNTED BICYCLE PARKING
N.T.S





1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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GL-888 LLC

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CHICAGO, IL 60625

SCALE
3" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN KOGUT
REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

DESIGN SET	05/08/24
DESIGN ALTERNANCE	
PERMIT SUBMITTAL	
PERMIT RESPONSE	
PERMIT APPROVAL	
PERMIT ISSUED	

NOTES

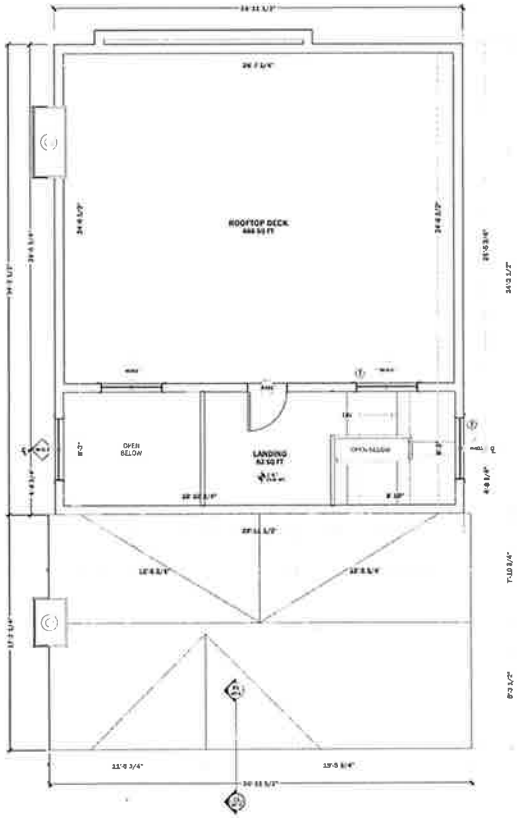
SHEET LEGEND

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AP-5	8	ROOFTOP PLAN & BLDG. SECTION
AE-1	9	PROPOSED ELEVATIONS

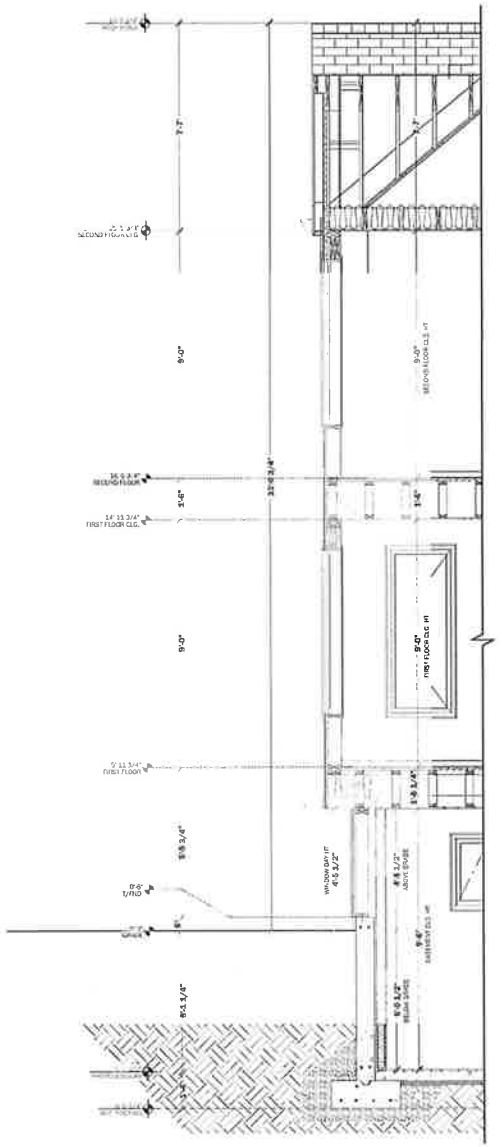
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AP-4 7 9

2ND FL. ARCH PLAN & BLDG. SECTION



1 PROPOSED ROOFTOP/ACCESS PLAN
1/4" = 1'-0"



S1 FRONT BUILDING SECTION
1/2" = 1'-0"

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PLOT

1"=1'-0"	
3/4"=1'-0"	
1/2"=1'-0"	
3/8"=1'-0"	
1/4"=1'-0"	
1"=10'-0"	

PLAN APPROVAL

HOMEOWNER DATE

DRAWN BY KEVIN KOURY

REVIEWED BY SAMUEL PAVLOVCIK

ZONING SET

DESIGN SET	9/15/2025
DESIGN ACCEPTANCE	
PERMIT SUBMITTAL	
PERMIT APPROVAL	
PERMIT ISSUED	

NOTES

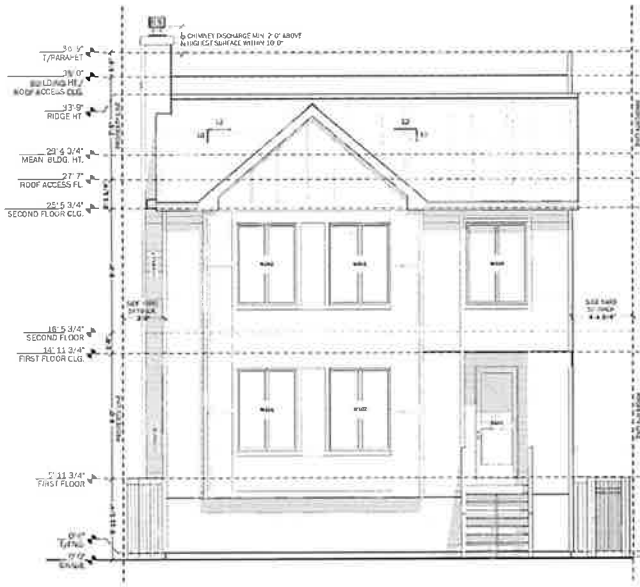
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AE-1	9	PROPOSED ELEVATIONS

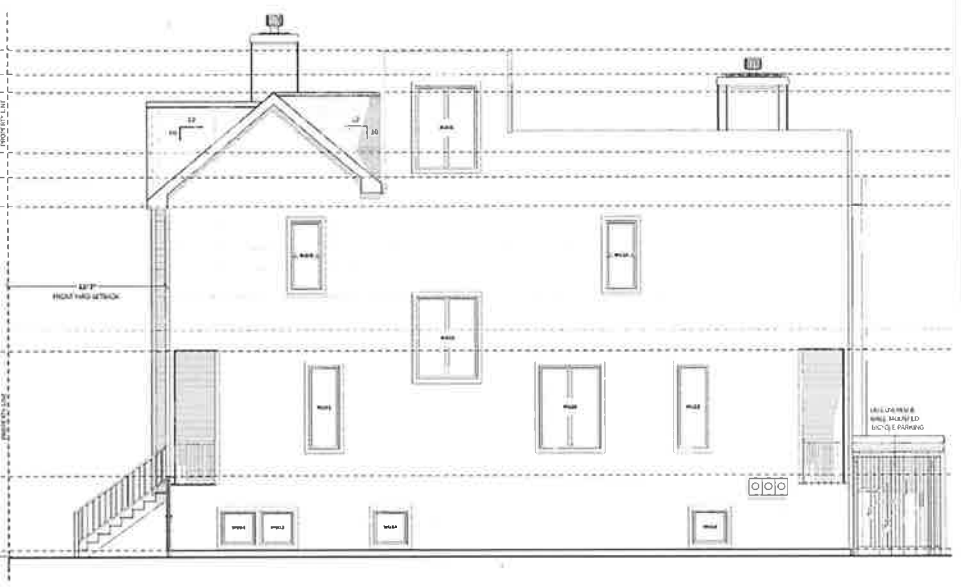
SHEET DATE 9/15/2025
SCALE AS NOTED

AP-5 8 9

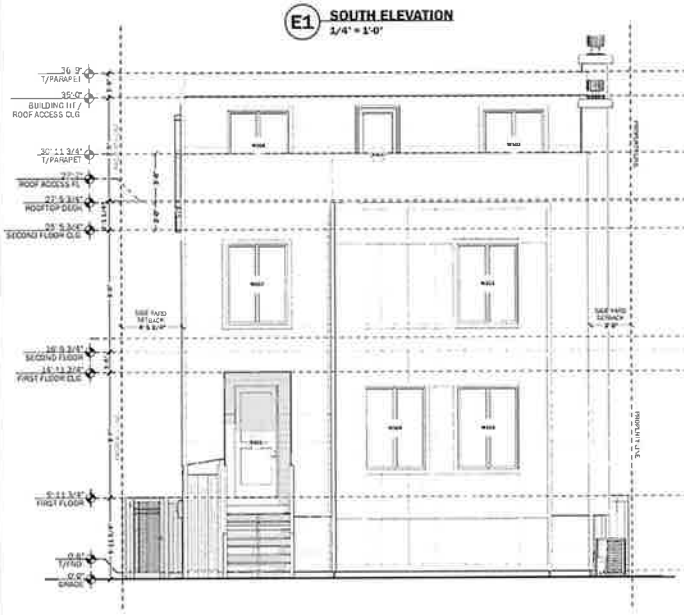
ROOFTOP PLAN & BLDG. SECTION



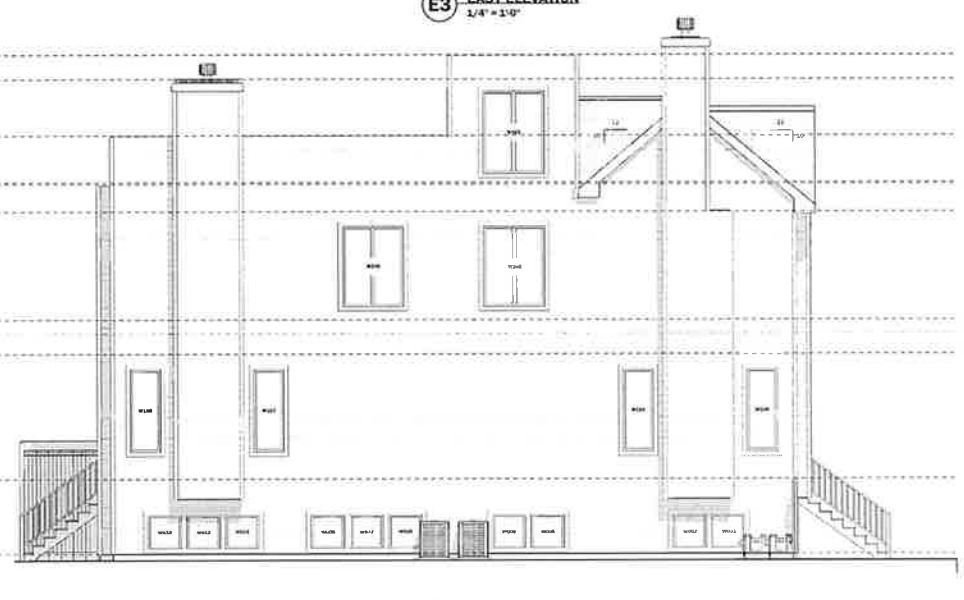
E1 SOUTH ELEVATION
1/4" = 1'-0"



E3 EAST ELEVATION
1/4" = 1'-0"



E2 NORTH ELEVATION
1/4" = 1'-0"



E4 WEST ELEVATION
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC.
T. 312-900-5757 WWW.PAV-ARCH.COM
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213 W. INSTITUTE PL. SUITE 101
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 2-UNIT RESIDENTIAL BUILDING

GL-888 LLC

2126 W. EASTWOOD AVE.
CHICAGO, IL 60625

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN ROHR
REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

03/09/26

NOTES

SHEET LEGEND

TAG	#	TITLE
G 1	1	SITE PLAN & ZONING
G 2	2	GENERAL NOTES & LEGENDS
G 3	3	TSL SITE MAP
AP 5	4	WALL SECTION DETAILS
AP 2	5	PROPOSED BSMT. ARCH. PLAN
AP 3	6	PROPOSED 1ST. FL. ARCH. PLAN
AP 4	7	2ND FL. ARCH PLAN & BLDG SECTION
AP 5	8	ROOFTOP PLAN & BLDG. SECTION
AE 1	9	PROPOSED ELEVATIONS

PRINT DATE: 3/9/2026 10:34 AM

AE-1 9 9

PROPOSED ELEVATIONS