

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.*

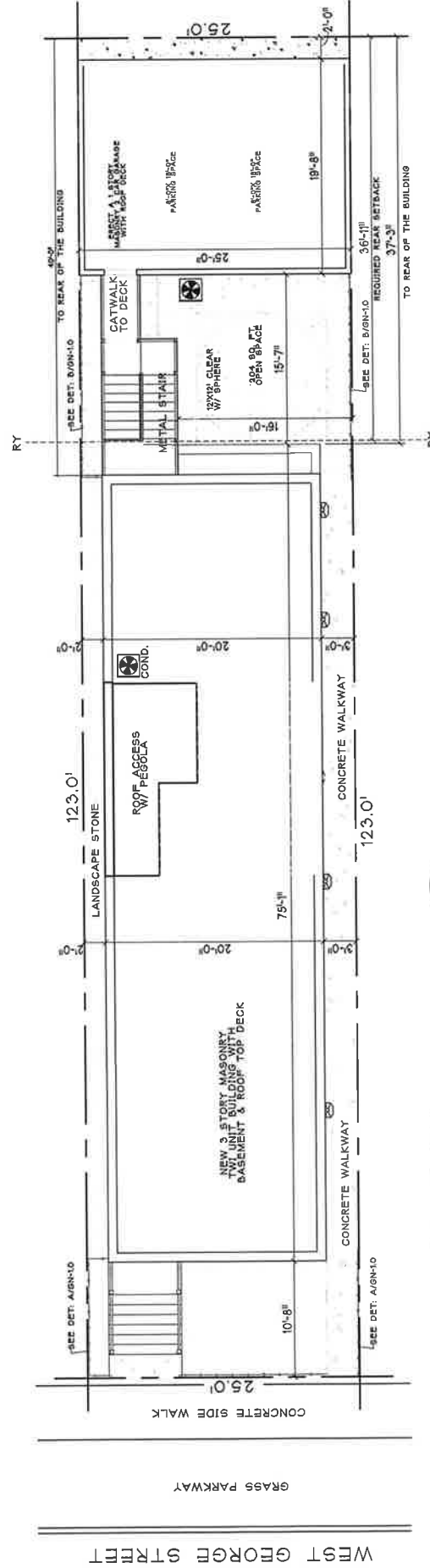
*** In order to accommodate connected access to the roof deck above the detached garage from the principal building and units that comprise the same, the Applicant is seeking a reduction in the required rear setback from 36 feet-11 inches to 2 feet-0 inches [Section 17-13-1101-B]. The design for the 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. MADISON AVE.
SUITE 401 CHICAGO, IL 60602
312-795-0772
MICHAEL MARESSO



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

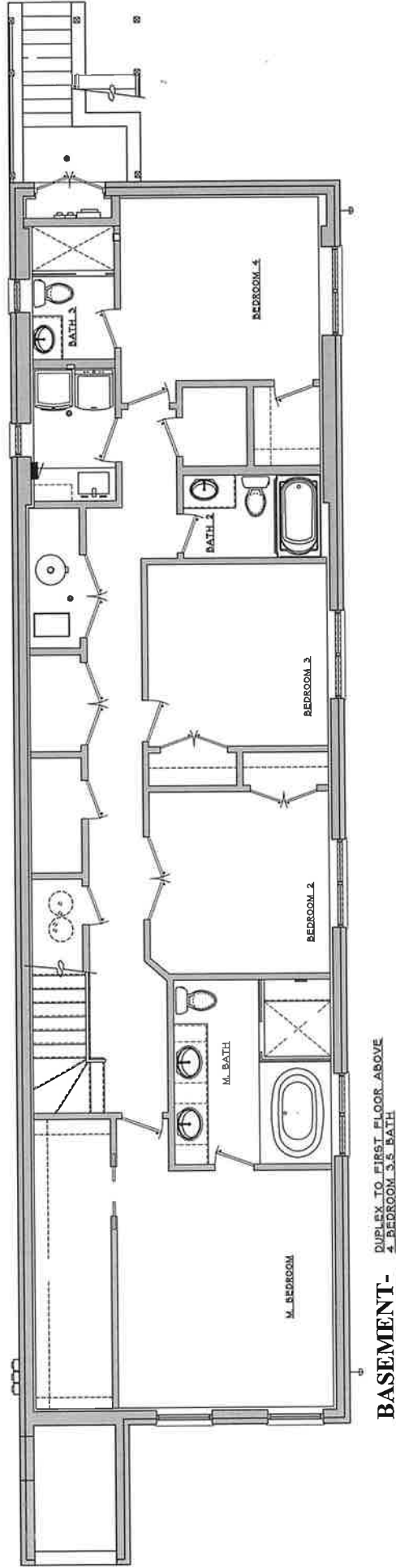
PROPOSED ZONING SET BACK INFORMATION			
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT:	AVERAGE/12x	TBD	10'-8"
SIDE YARD SETBACK REQUIREMENT:	NONE REQUIRED	2'-0"	2'-0"
REAR YARD SETBACK REQUIREMENT:	30.0' FROM REAR PROP.	30'-0"	30'-0"
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF FLAT ROOF OR TO MID POINT OF RAFTERS	36'-1"	2'-0"
REAR YARD OPEN SPACE REQUIREMENT			
OPEN SPACE	CODE DESCRIPTION	REQUIRED	ACTUAL
OPEN SPACE REQUIREMENT:	6.5 x OF LOT AREA	203	204

PROPOSED ZONING INFORMATION			
ZONING CLASSIFICATION	RT-4	1999 SBC-77 UNIT	MAXIMUM # OF UNITS REQUESTED PER PLANE 2.0
LOT DIMENSIONS:	25.0' X 123.0'		
LOT AREA:	3,075 SQ. FT.	X 1.2-MAXIMUM BUILDALE SQUARE FOOTAGE*	3,690
		ACTUAL SQUARE FOOTAGE PER PLANS:	3,690

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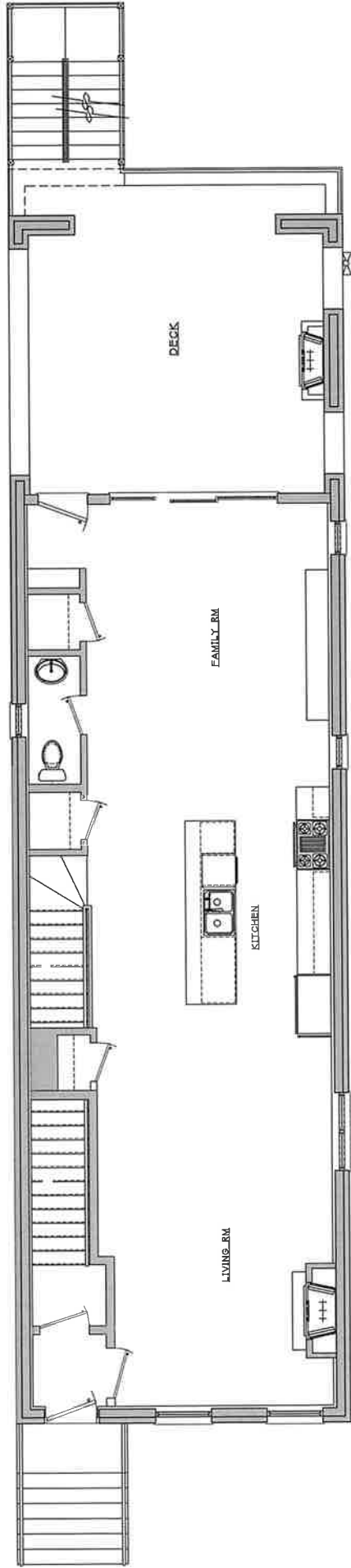


BASEMENT- DUPLEX TO FIRST FLOOR ABOVE
4. BEDROOM 3 & BATH

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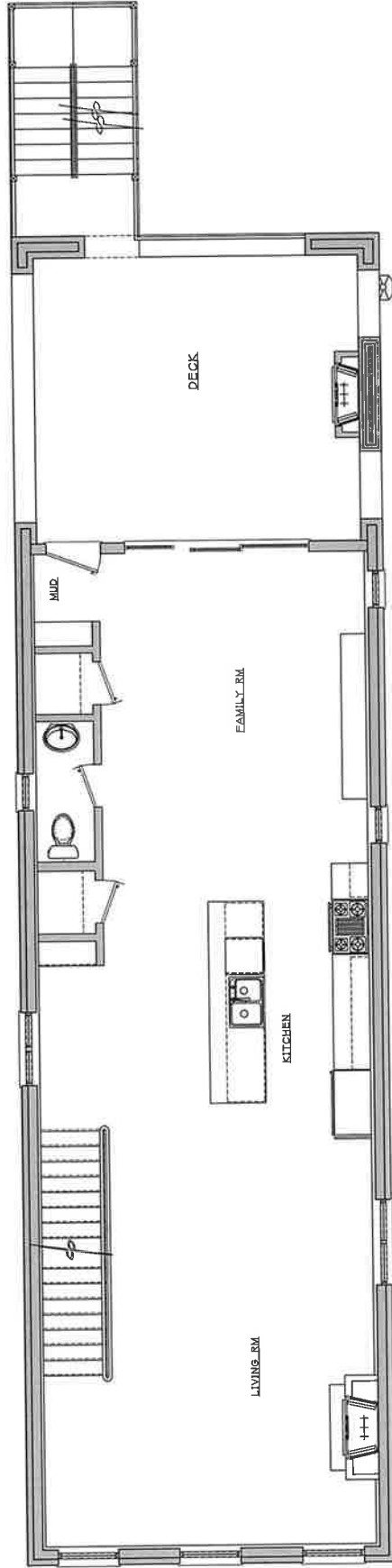


FIRST FLOOR- DUPLEX TO BASEMENT BELOW
4 BEDROOM 3.5 BATH

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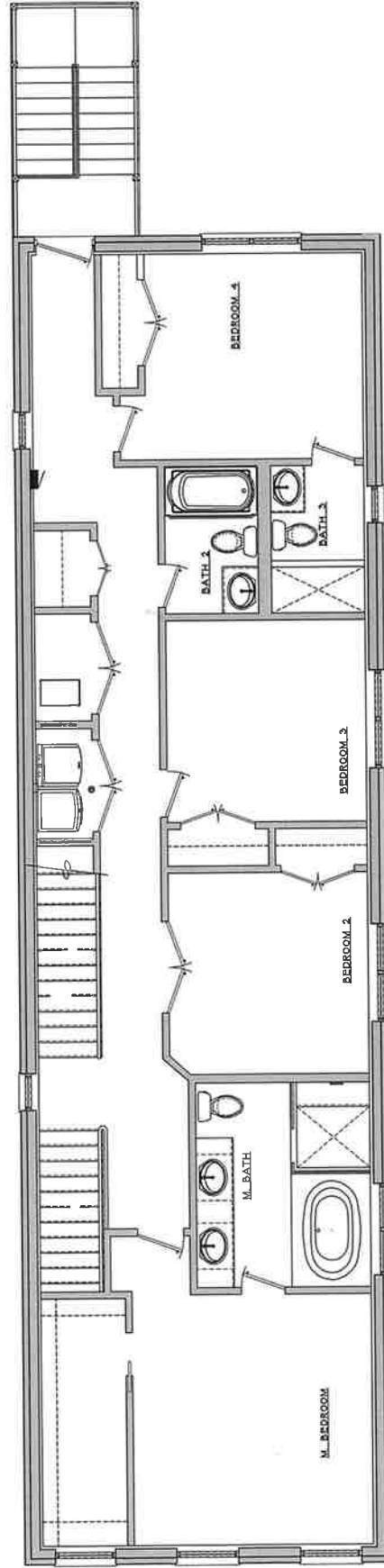


SECOND FLOOR-
DUPLEX TO THIRD FLOOR ABOVE
4 BEDROOM 3.5 BATH

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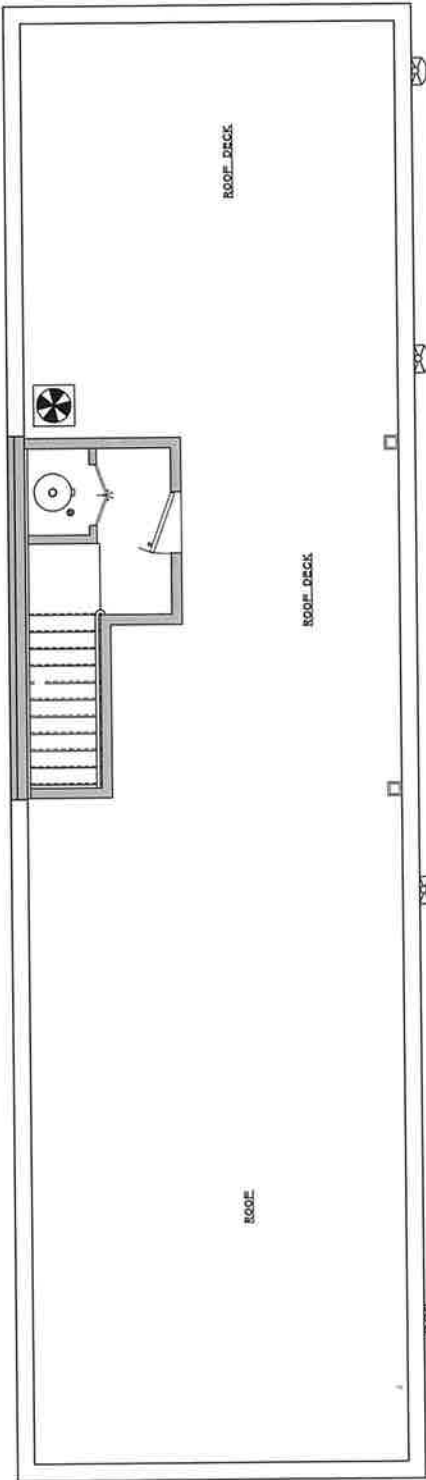
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THIRD FLOOR-

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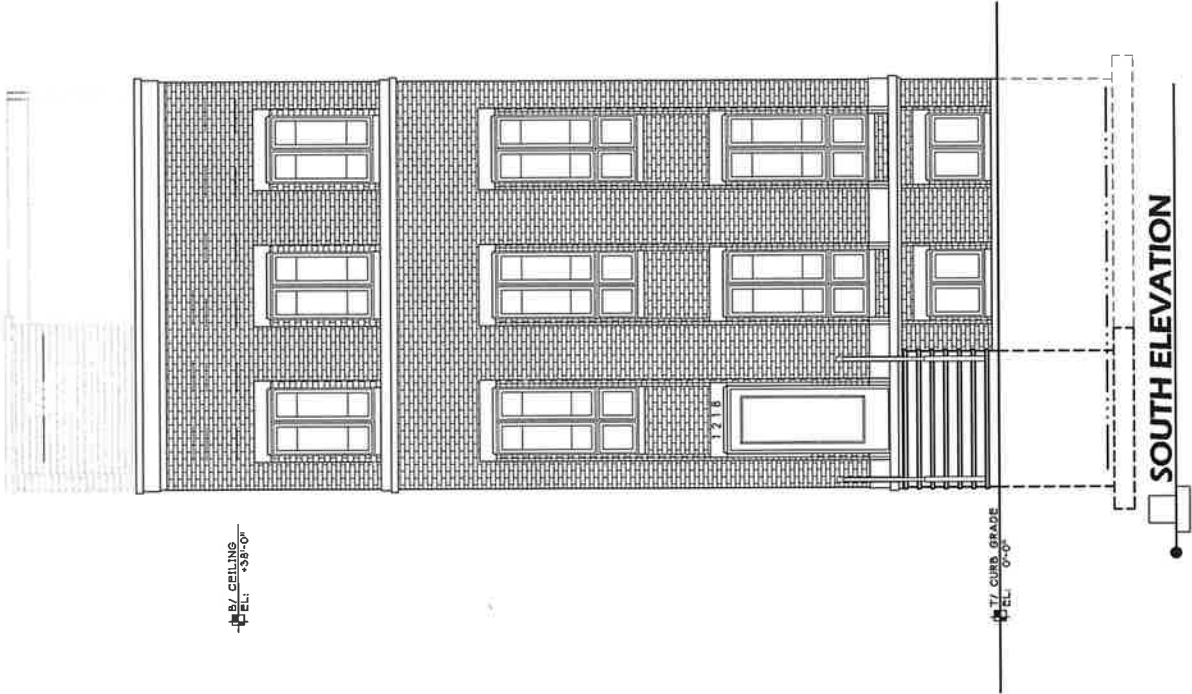


ROOF LEVEL- DECK ACCESS FOR DUPLEX

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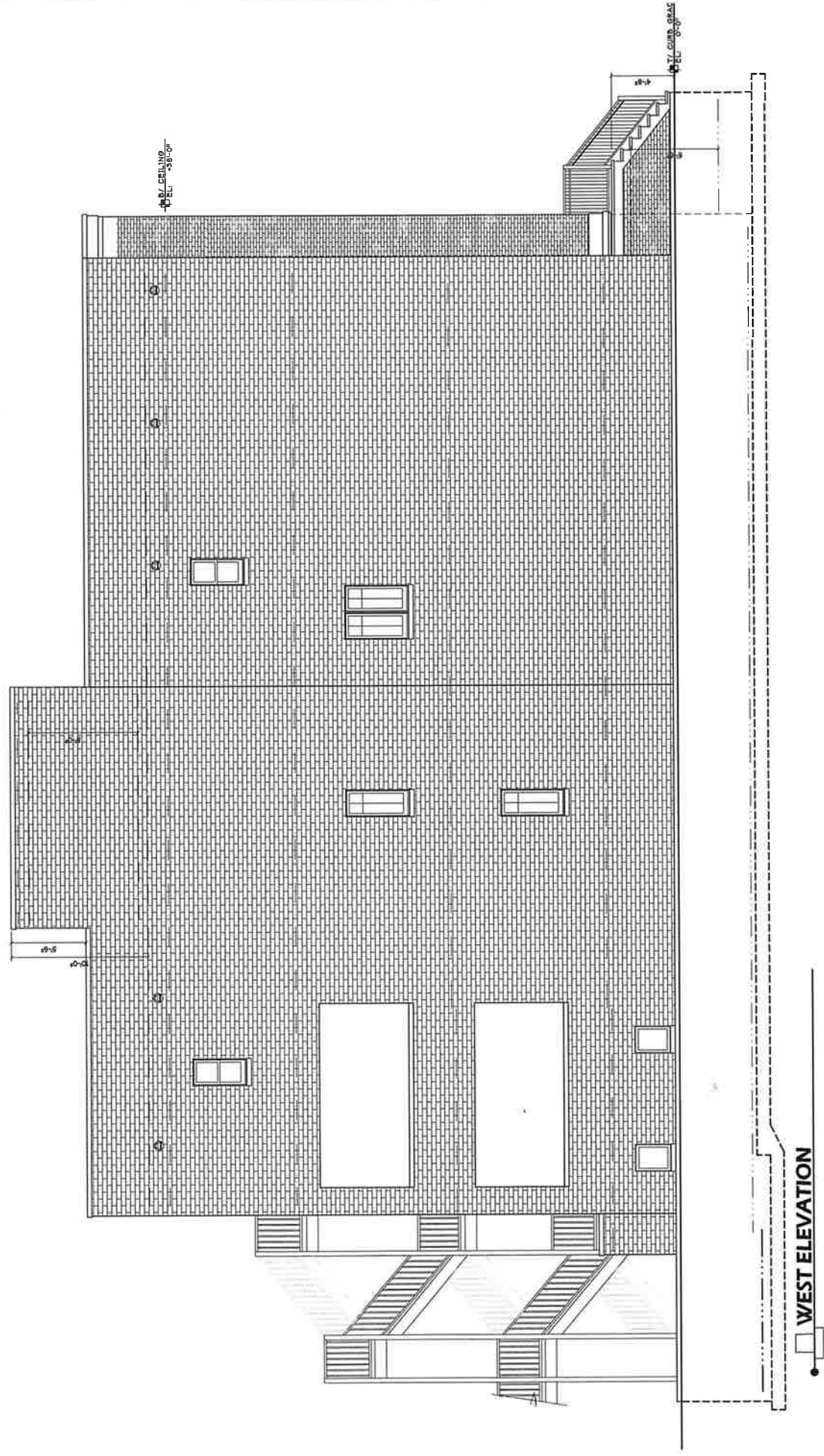


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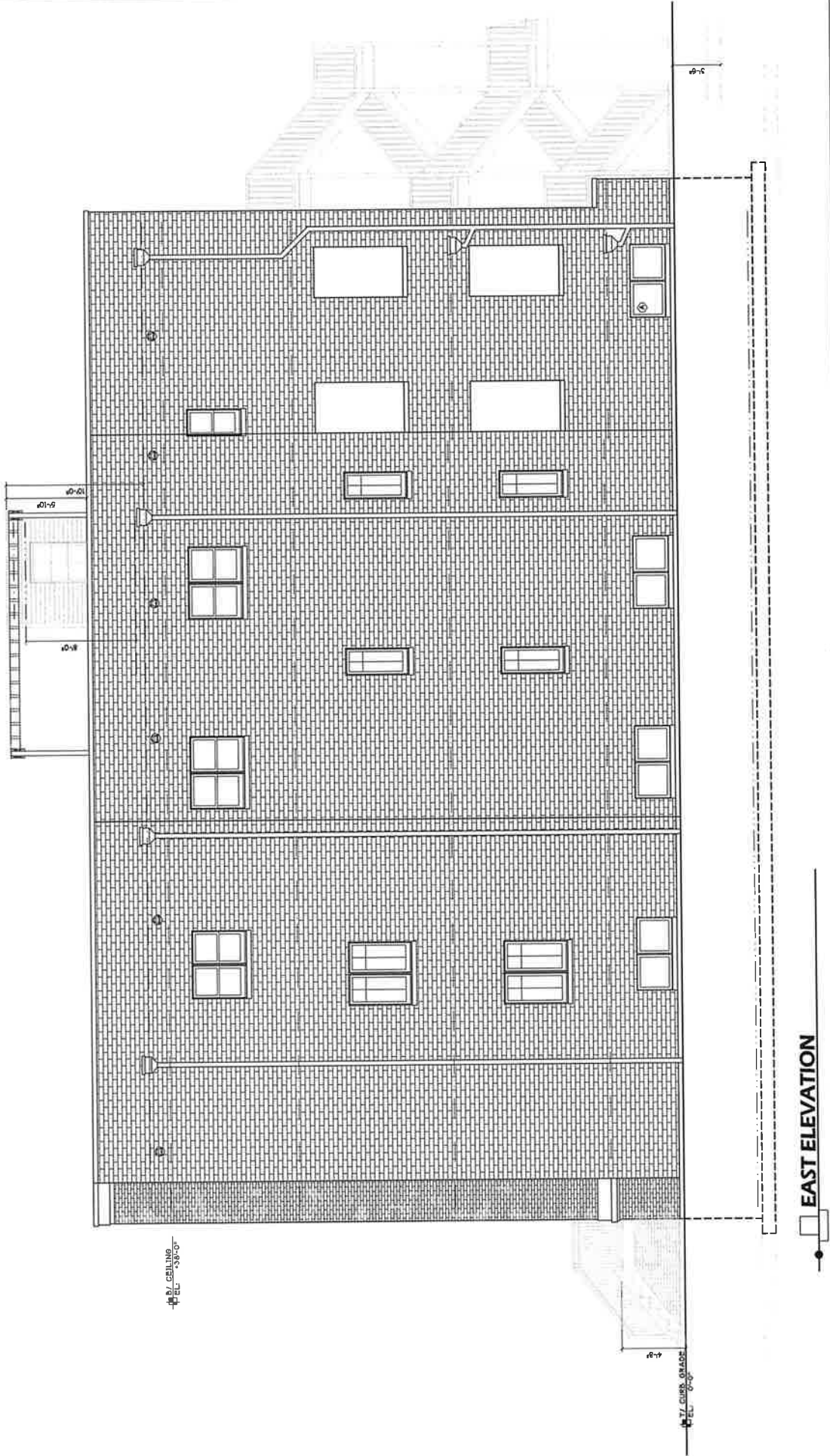
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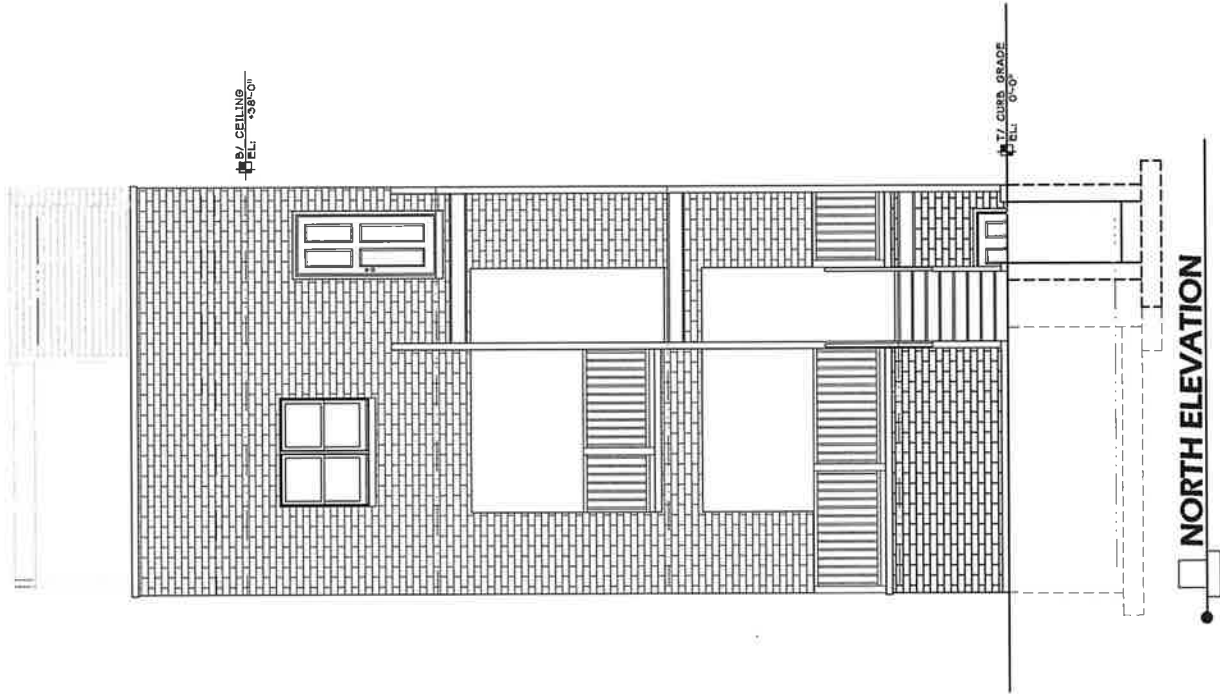
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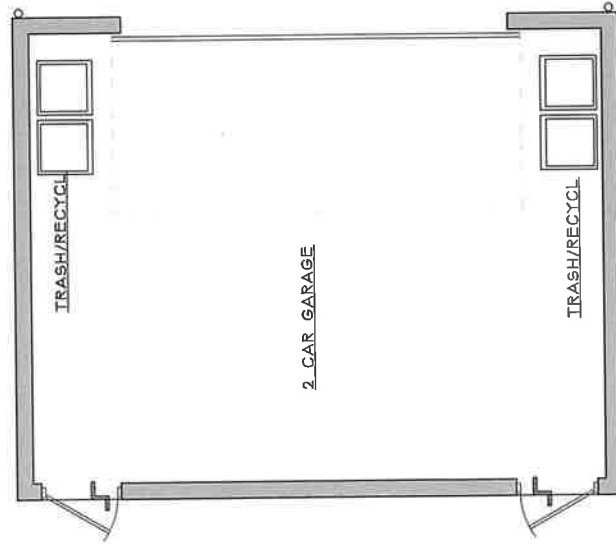
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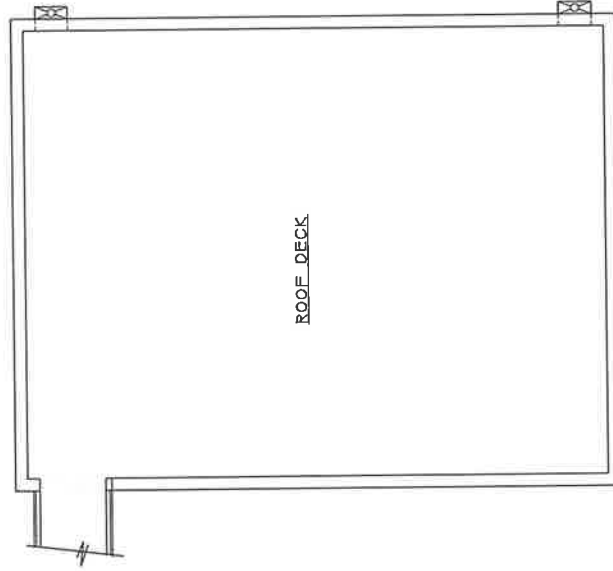
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GARAGE

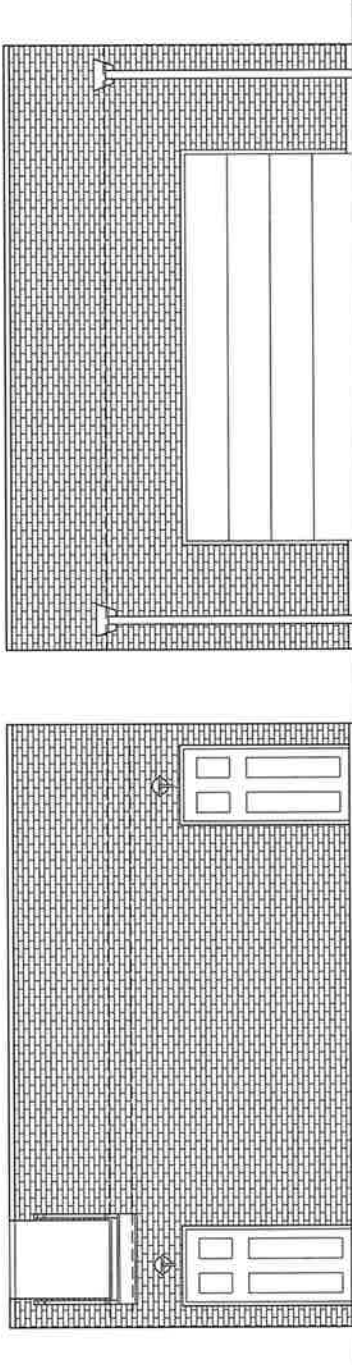


GARAGE ROOF

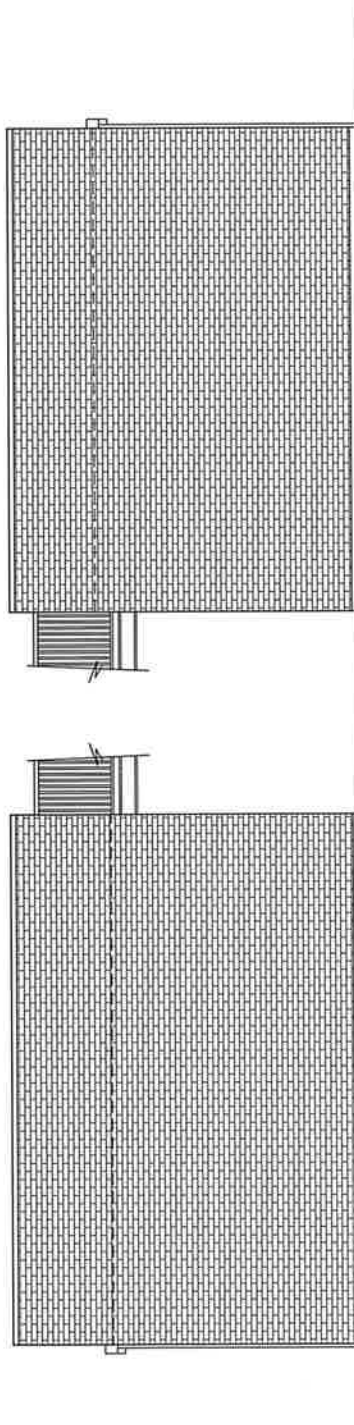
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GARAGE ELEVATIONS



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