Final for Publication

# SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment
1355 West 16th Street
From RT-4 to RM-4.5

**The Property**
The subject property is a 2,750 square foot vacant lot located in an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District.

The property previously included a two-story building with three units and a detached two car garage.

The improvements burnt down in a fire in 2023.

The Applicant would like to rebuild a similar structure on the lot, however, the lot is just under the 3,000 square feet needed to allow for three units in an RT-4 zoning district.

**The Project**
Hafeez Shaka (the "Applicant") seeks to rezone the property to allow the construction of a two-story residential building with three units and a detached two car garage. The building will be 29.60' in height.

The proposed building will follow much of the same exterior design as the previous building to fit in with the characteristic of the area.

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 an RM-4.5, Residential Multi-Unit District.

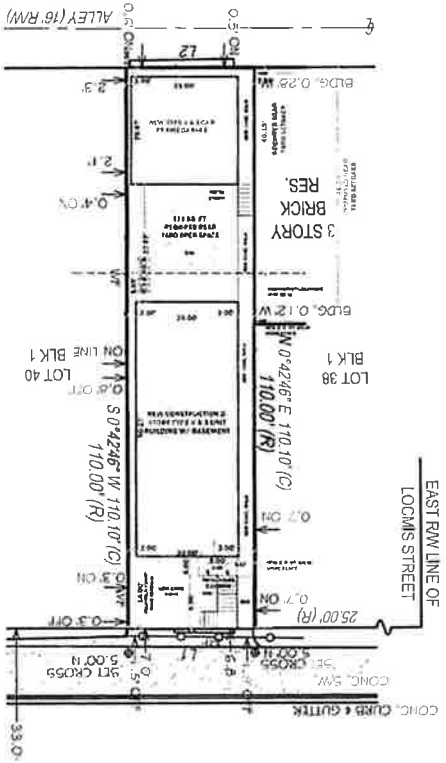
The following are the relevant zoning parameters for the proposed project:

| | | |
|---|---|---|
| Lot Area: | 2,750 square feet | |
| FAR: | 0.72 | |
| Floor Area: | 1,968 square feet | |
| Residential Dwelling Units: | 3 | |
| MLA Density: | 916.66 square feet | |
| Height: | 29.60' | |
| Bicycle Parking: | 0 | |
| Automobile Parking: | 2 | |
| Rear Yard Open Space: | 178 square feet | |
| Setbacks: | Front (north/16th): | 14.0' |
| | East: | 2.0' |
| | West: | 3.0' |
| | Rear (south/alley): | 45.93' |

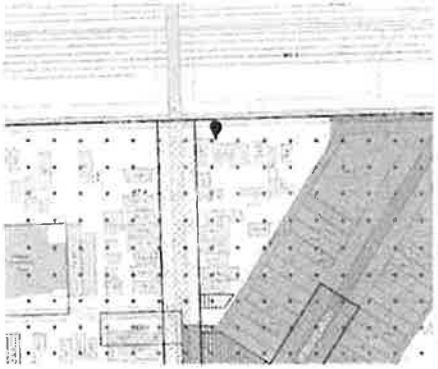
A set of plans is attached.

Final Submission

# 1355 W. 16TH ST. - NEW CONSTRUCTION 2-STORY TYPE V-A 3-UNIT RESIDENTIAL BLDG. W/ BSMT. & NEW 2-CAR FRAME GARAGE




1 SITE PLAN 1" = 10'



2 ZONING MAP N.T.S.



3 PROPOSED RESIDENCE N.T.S.

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

PAVLOWICK ARCHITECTURE INC

NEW CONSTRUCTION 3 UNIT RESIDENTIAL BUILDING & 2- CAR GARAGE

HAFEEZ SHAKA

1355 W. 16TH ST. CHICAGO, IL 60608

PLAN APPROVAL

PRE-PERMIT SET

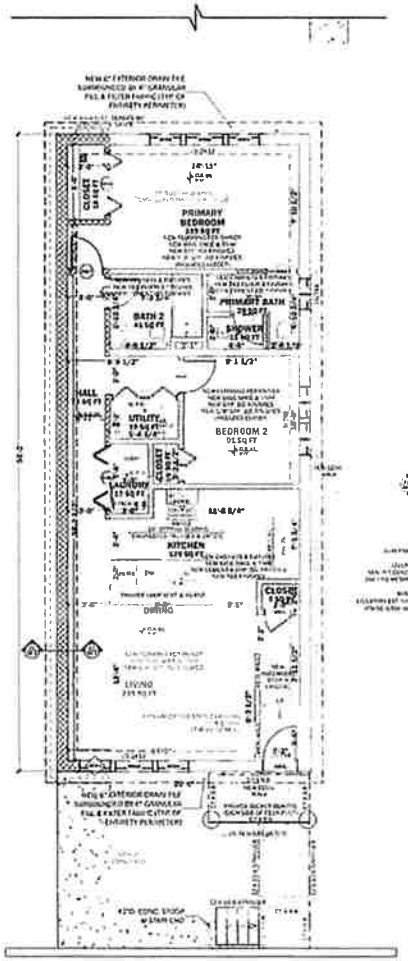
NOTES

| TAG | # | TITLE |
|---|---|---|
| G-1 | 1 | SITE PLAN & ZONING |
| G-2 | 2 | GENERAL NOTES & LEGENDS |
| A-1.1 | 3 | PROPOSED BASEMENT PLAN |
| A-1.2 | 4 | PROPOSED FIRST FLOOR & ELEVATIONS |
| A-1.3 | 5 | PROPOSED FRAMING & ROOF PLAN |
| A-2.1 | 6 | DOOR SCHEDULES & SPECIFICATIONS |
| E-1 | 7 | PROPOSED ELEC. PLANS |
| A-1.1 | 8 | DEMOLITION PLANS |
| A-2.2 | 9 | ELEVATIONS |
| A-2.3 | 10 | ELEVATIONS |

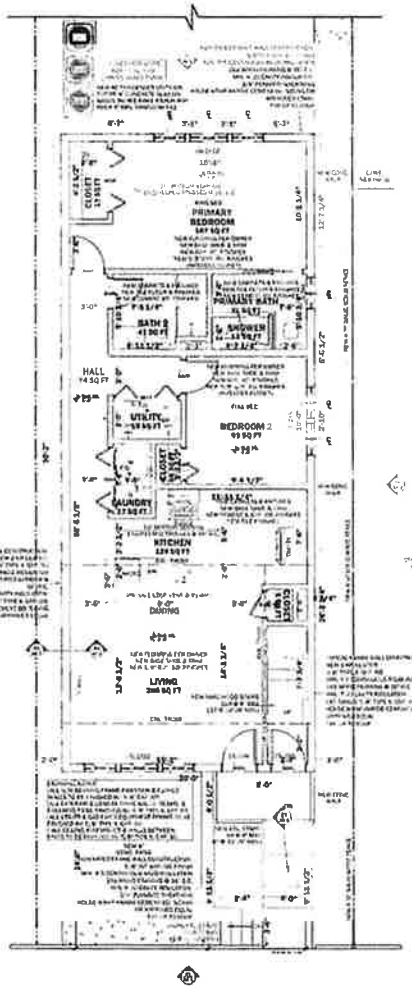
G-1 1 10

SITE PLAN & ZONING

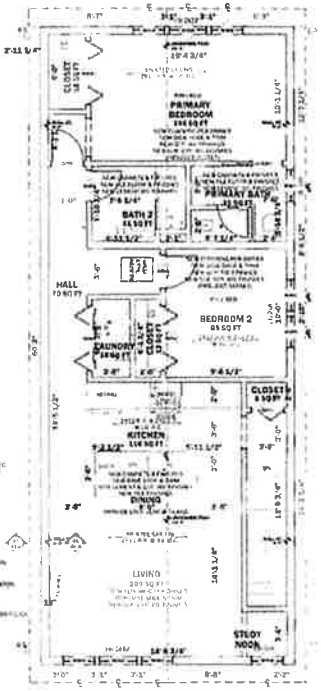
Final Publication



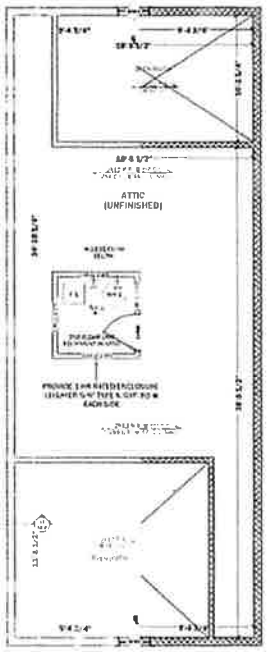
1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



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



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



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


PAVLOVCIK ARCHITECTURE INC
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CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931


NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

**HAFEEZ SHAKA**

1355 W. 18TH ST
CHICAGO, IL 60608

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

PLAN APPROVAL

DRAWN BY: KEVIN HOURY

DRAWN BY: SAMUEL PAVLOVCIK

**PRE-PERMIT SET**

| | |
|---|---|
| DESIGN & CONSTRUCTION DOCUMENTS | 6/25/2020 |
| PLANNING & ZONING | |
| PERMIT SET | |
| BIDDING & NEGOTIATION | |

**NOTES**

SHEET LEGEND

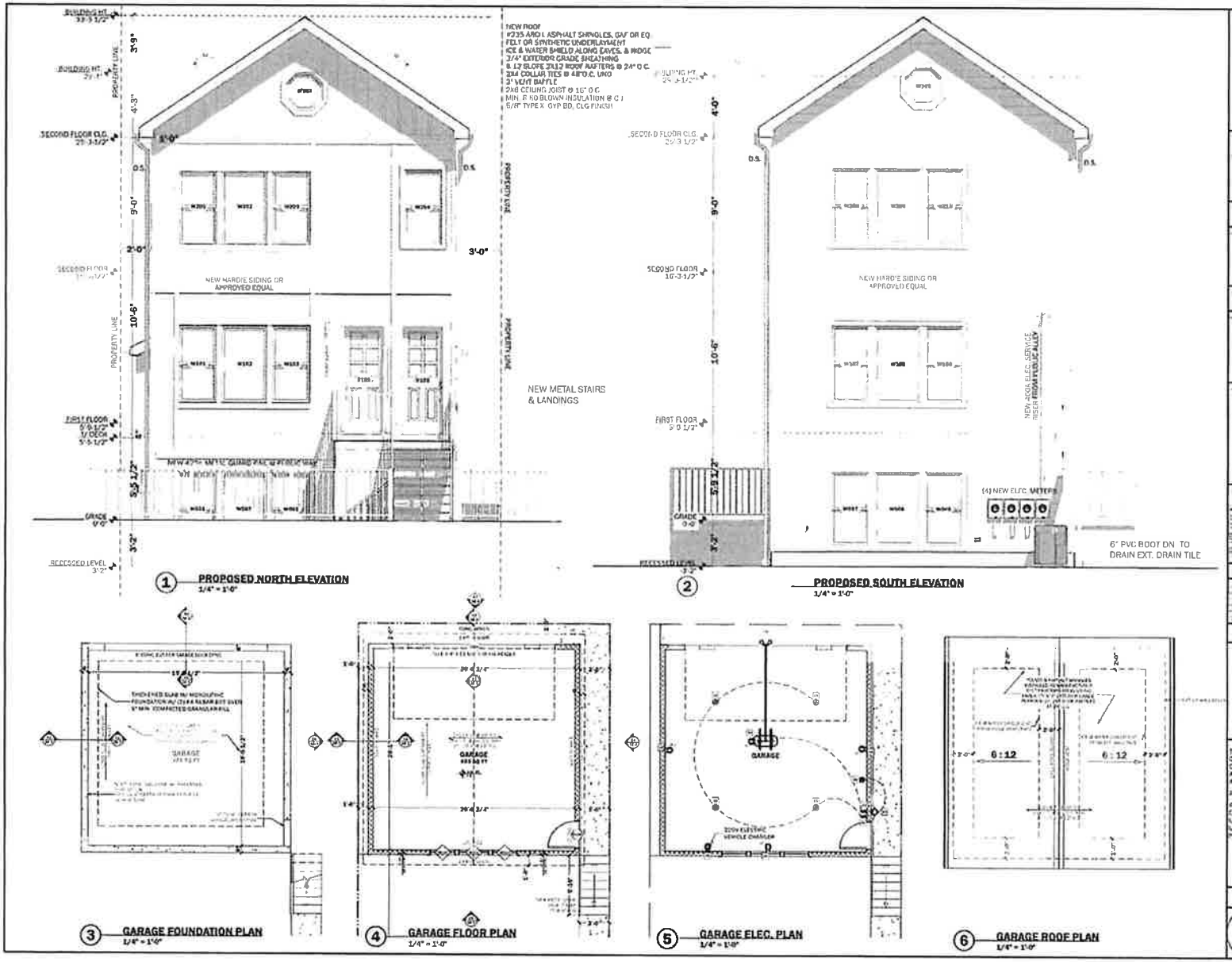
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| AP-1 | 3 | PROPOSED ARCH. PLANS |
| AE-1 | 4 | PROPOSED GARAGE & ELEVATIONS |
| AE-2 | 5 | PROPOSED ELEVATIONS & ROOF PLAN |
| AE-3 | 6 | GARAGE ELEVATIONS & SECTIONS |
| E-1 | 7 | PROPOSED ELEC. PLANS |
| M-1 | 8 | MECHANICAL PLANS |
| M-2 | 9 | DETAILS |
| P-1 | 10 | PLUMBING DIAGRAMS |

FIRST DATE: 6/25/2020
LAST REVISION:

AP-1 3 10

**PROPOSED ARCH. PLANS**

Final Application




PAVLOVCIK ARCHITECTURE INC

NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

**HAFEEZ**

**SHAKA**

1355 W. 16TH ST.
CHICAGO, IL 60608

PLAN APPROVAL

DRAWN BY: MARCEL PAVLOVCIK

**PRE-PERMIT SET**

| | |
|---|---|
| DESIGN SET | 07/29/24 |
| DESIGN SET REVISED | 09/09/24 |
| PERMIT SUBMISSION | 09/30/24 |
| PERMIT REVISION | |
| PERMIT SET | |

**NOTES**

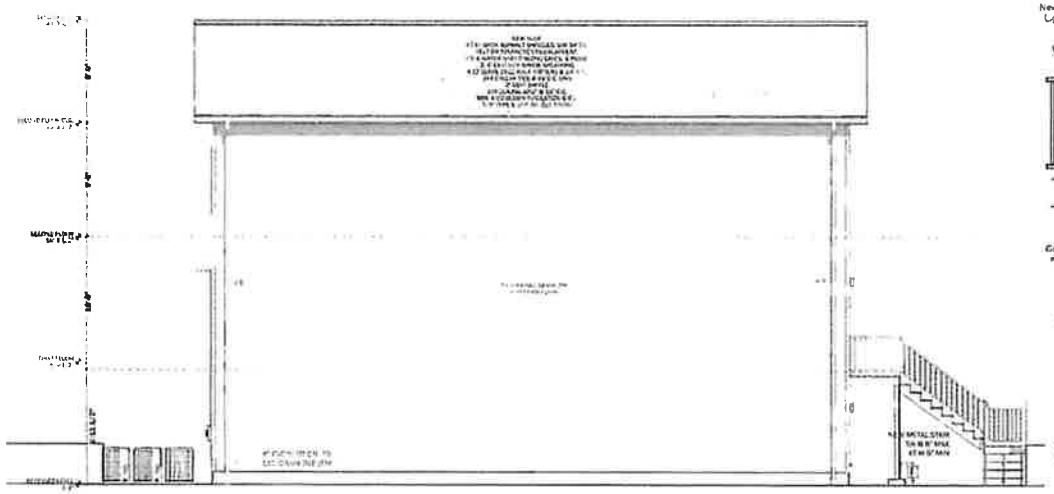
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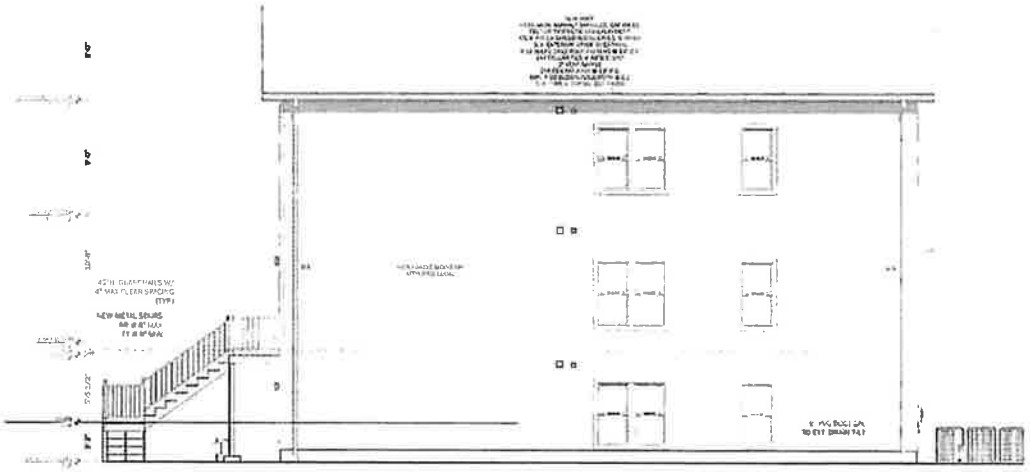
PRINT DATE: 9/30/2024

**AE-1** 4 10

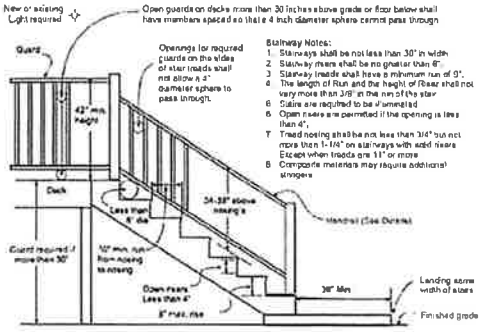
**PROPOSED GARAGE & ELEVATIONS**



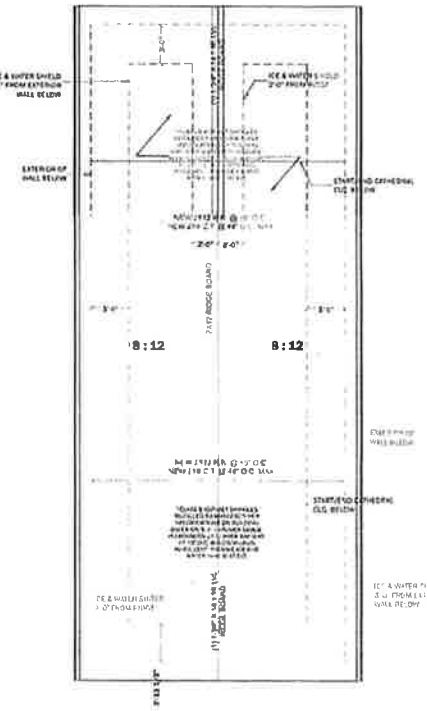
1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"




TYP. STAIR DETAILS
N.T.S




3 PROPOSED ROOF PLAN
3/4" = 1'-0"


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NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 3- CAR GARAGE

**HAFEEZ**
**SHAKA**

3355 W. 16TH ST.
CHICAGO, IL 60608

PLAN APPROVAL

PRE-PERMIT SET

| DESCRIPTION | DATE |
|---|---|
| PERMIT SET | 6/21/2024 |
| PERMIT COMMENTS | 8/27/2024 |
| PERMIT RESPONSE | 9/27/2024 |
| PERMIT RESPONSE | 10/25/2024 |
| PERMIT RESPONSE | 11/25/2024 |
| PERMIT RESPONSE | 12/20/2024 |

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| PLAN | DATE |
|---|---|
| 6/21/2024 | |

AE-2 5 10

PROPOSED ELEVATIONS & ROOF PLAN


Final Application