

# TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS

## 437-439 West 28th Place and 436-438 West 29th Street

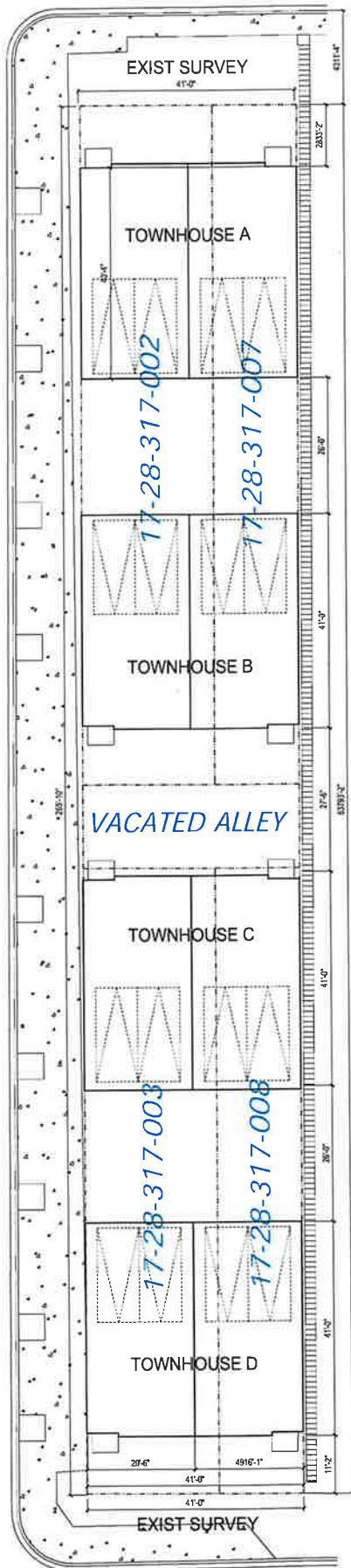
The Applicant seeks to rezone 437-439 West 28<sup>th</sup> Place and 436-438 West 29<sup>th</sup> Street from an M1-2 Limited Manufacturing/Business Park District to a RM-5 Residential Multi-Unit District to construct eight (8) townhomes with attached two-car garages. The height of the building will be 38 feet. No commercial space will be provided. The surrounding area is improved with residential uses, and this application will bring the property into conformity with the surrounding land uses.

Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the required the end wall setback from the street from 10 feet to 0 feet pursuant to 17-13-1101-B. Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to reduce the landscaping standards as per the plans pursuant to 17-13-1003-II. The Applicant further seeks all relief available under the Chicago Zoning Ordinance required for the plans subject to the zoning map amendment.

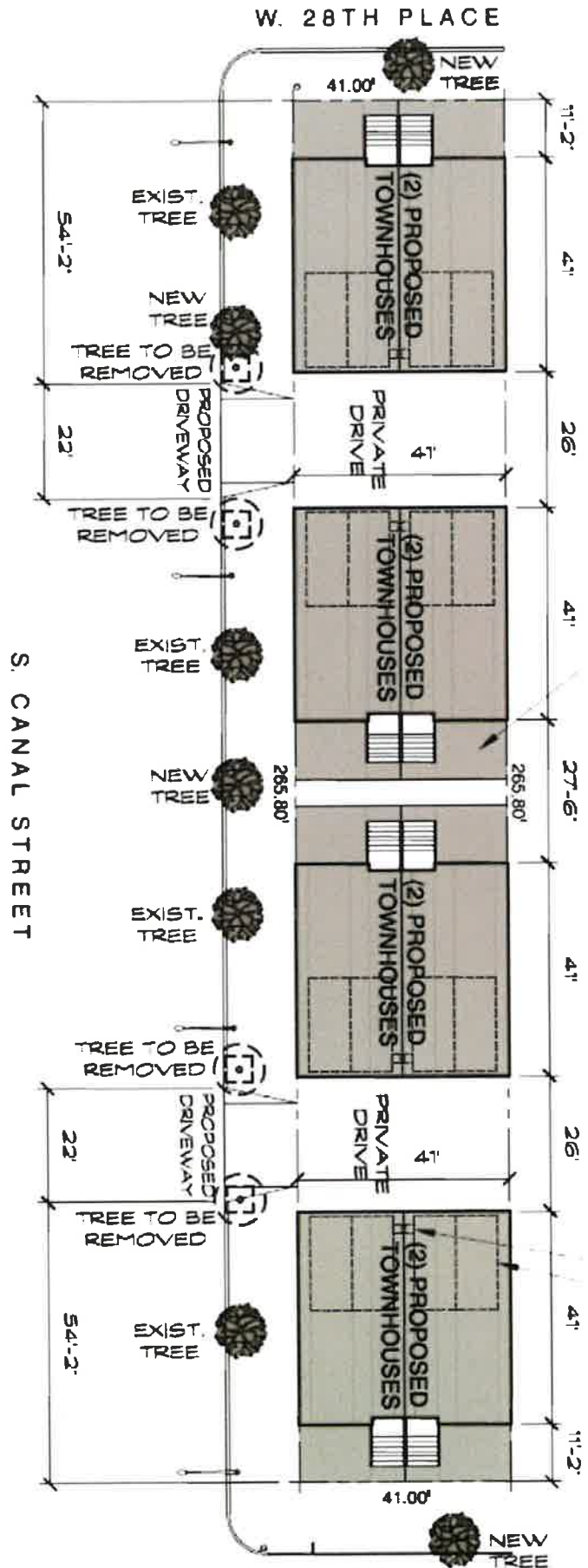
### Project Bulk and Density

|                                             |                                |
|---------------------------------------------|--------------------------------|
| Lot Area                                    | 10,865 SF                      |
| Density MLA (Lot area per unit)             | 1,358 SF/DU (8 Dwelling units) |
| Off Street Parking                          | 16 spaces                      |
| Building Setbacks for Front and Rear Walls. | 11 feet                        |
| Separation Between Front and Rear Walls.    | 26 feet                        |
| Building Setbacks for End Walls             | 0*                             |
| FAR                                         | 2.0                            |
| Building Height                             | 38 feet                        |

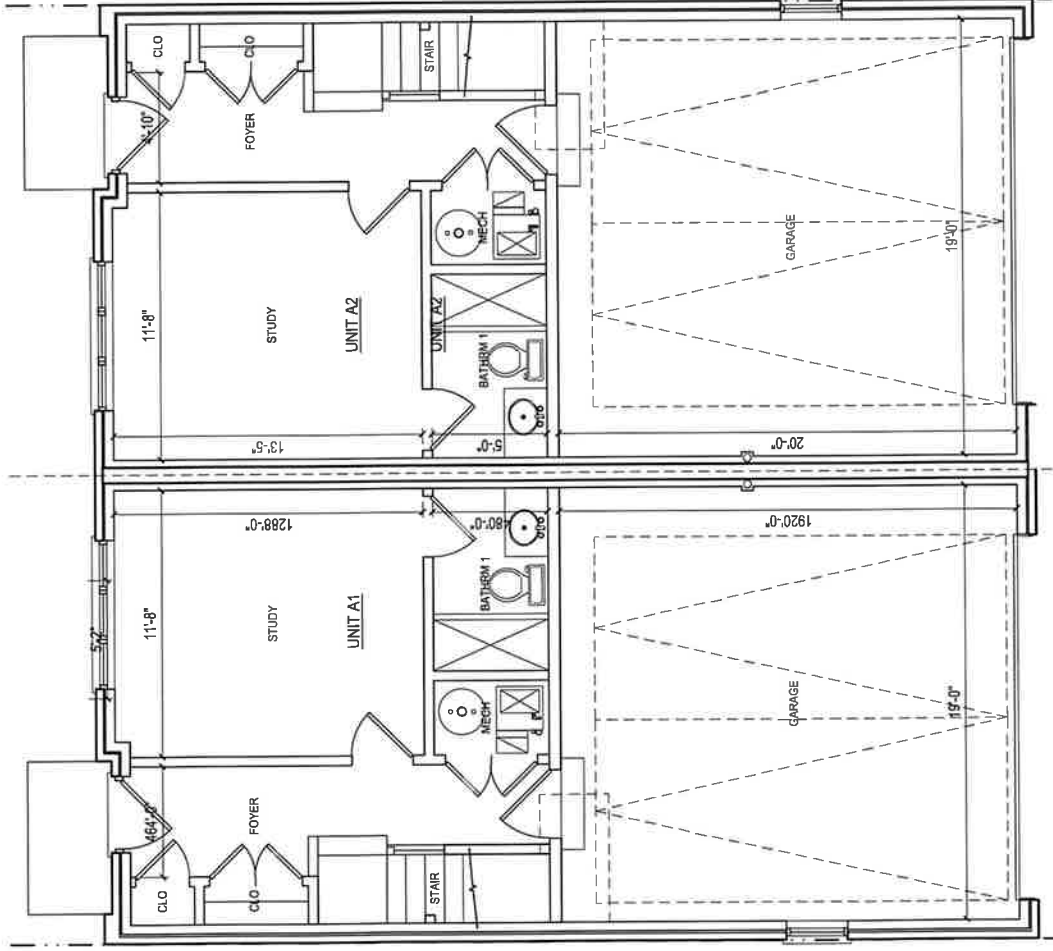
\* Pursuant to 17-13-0303-D, the Applicant seeks a variation to reduce the end wall setback from the street from 10 feet to 0 feet pursuant to 17-13-1107-B.



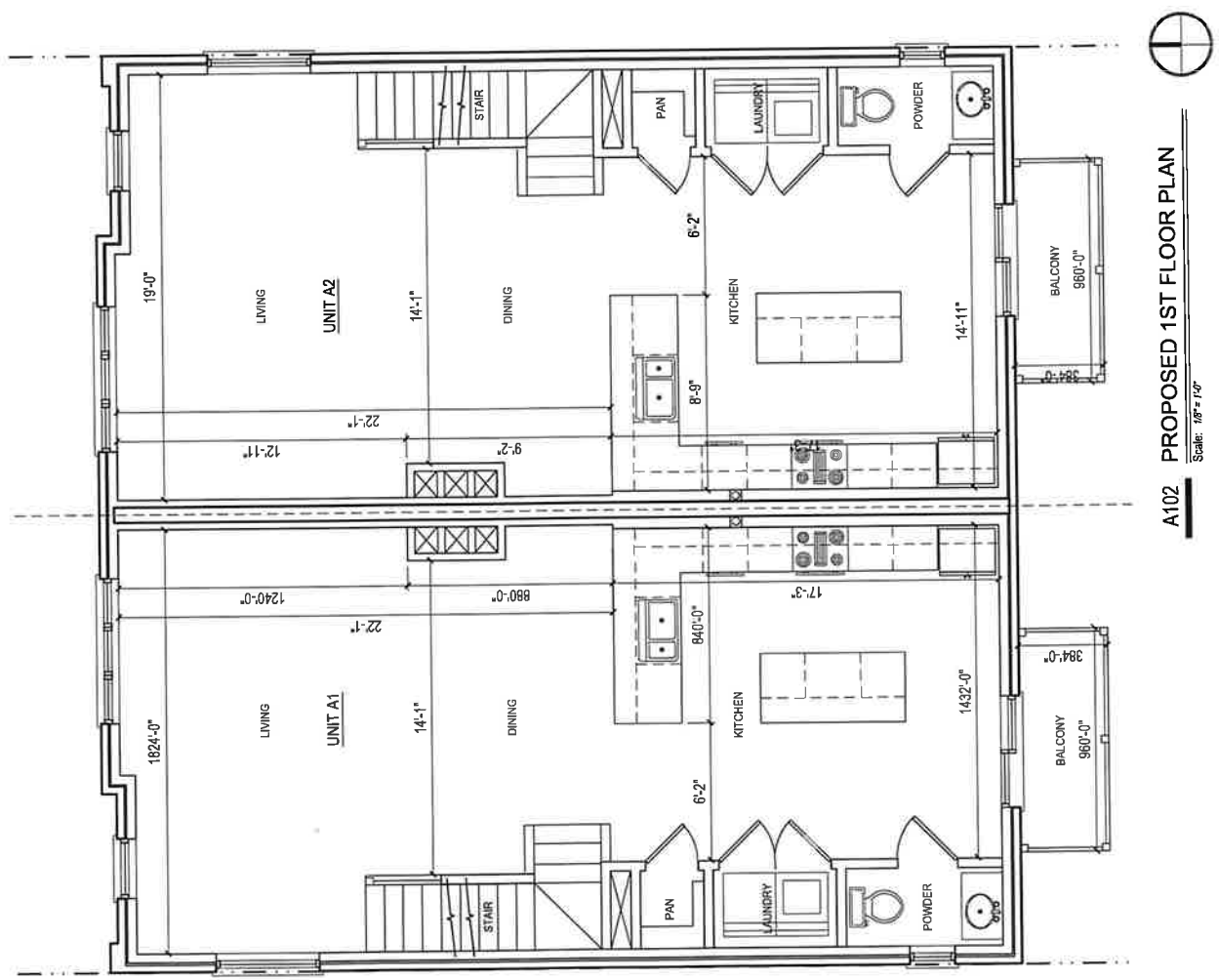
A002 PROPOSE SITE PLAN ON EXIST SURVEY  
Scale: 1/8" = 1'-0"



A001 SITE PLAN - REFERENCE  
Scale: 1/8" = 1'-0"

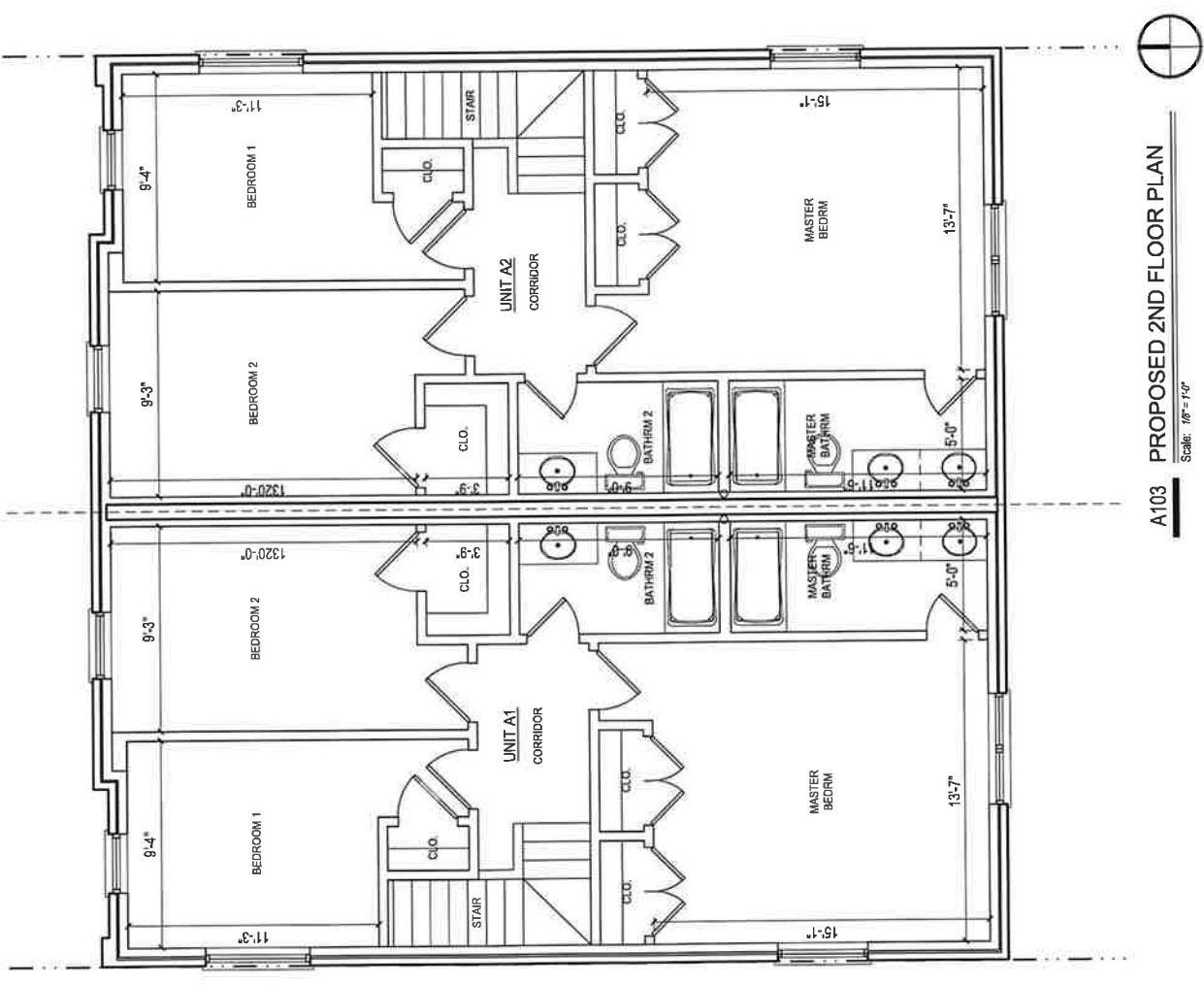


A101 PROPOSED FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

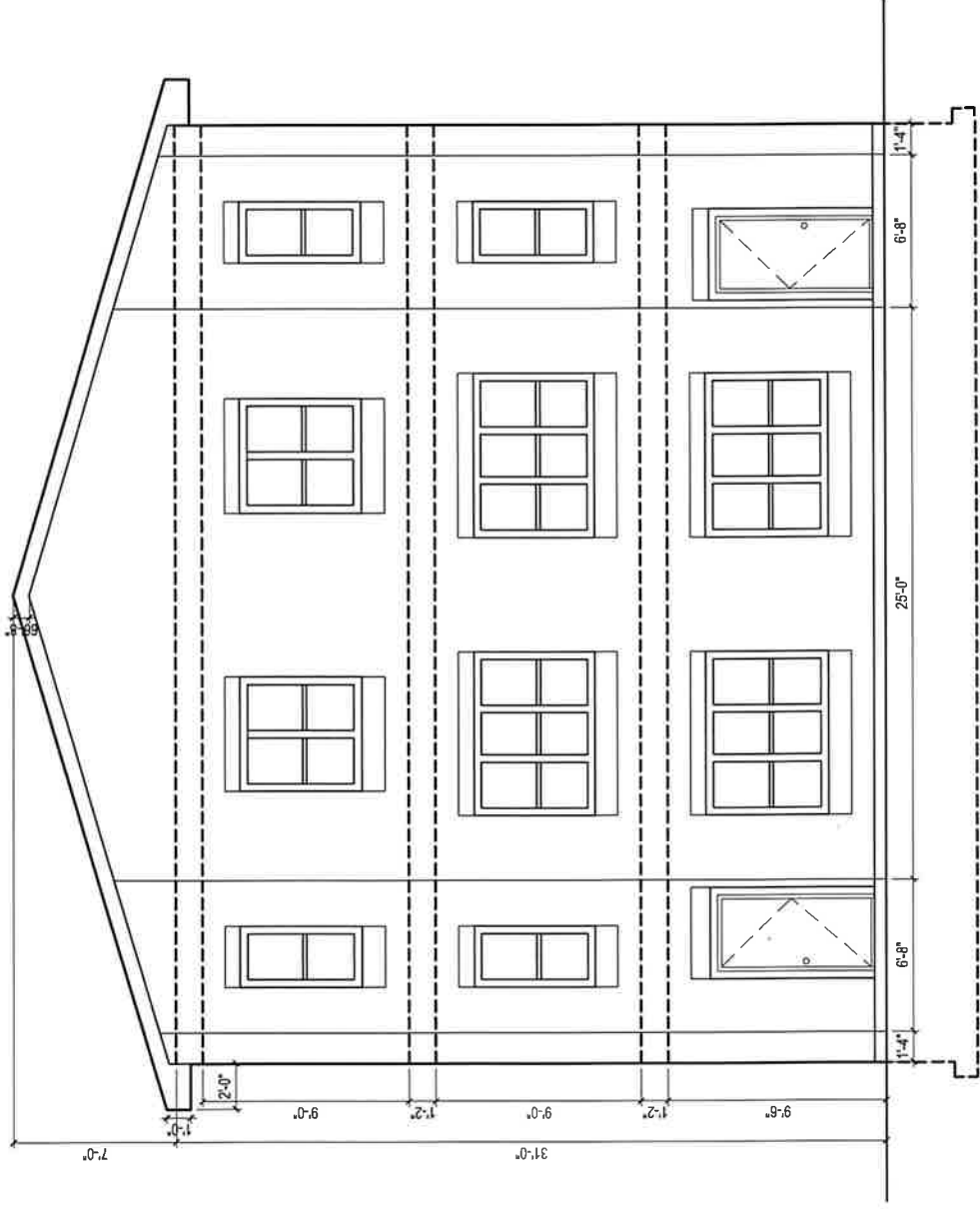


28th Place Townhouse Propose Floor Plan

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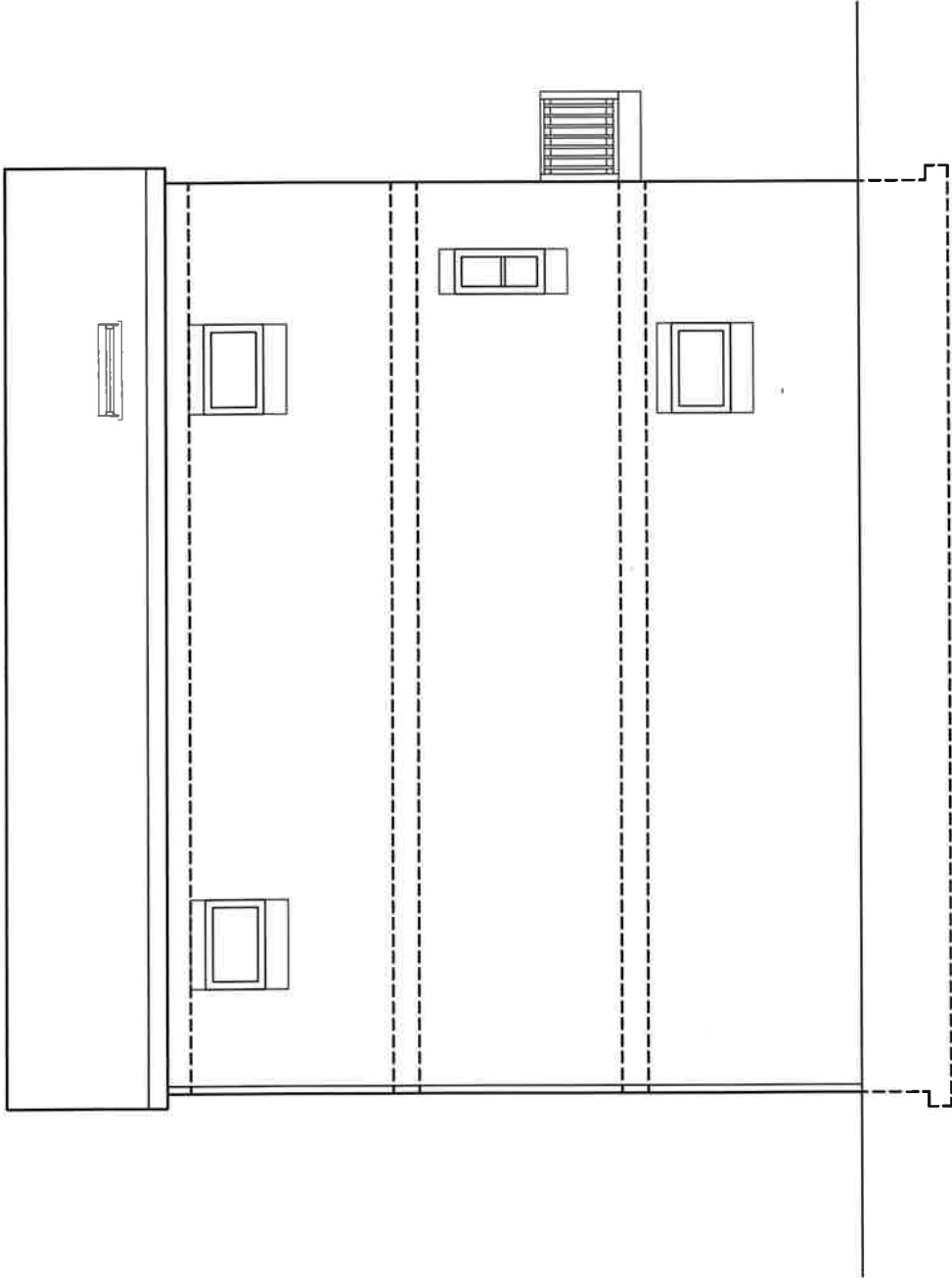


A103 PROPOSED 2ND FLOOR PLAN  
Scale: 1/8" = 1'-0"

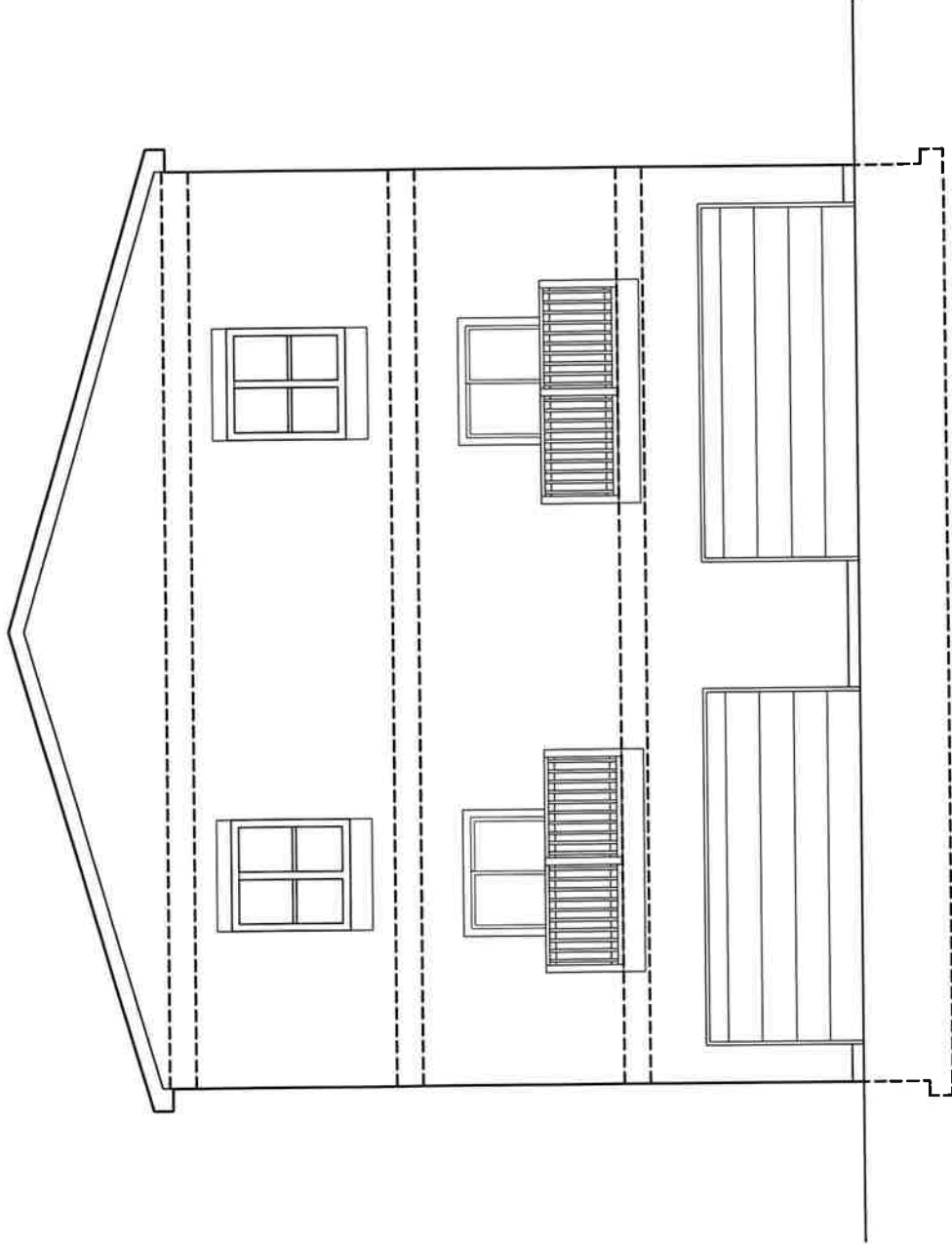


A104 PROPOSED NORTH ELEVATION

Scale: 1/8" = 1'-0"



A105 PROPOSED WEST ELEVATION (EAST SIMILAR)  
Scale: 1/8" = 1'-0"



A106 PROPOSED SOUTH ELEVATION  
Scale: 1/8" = 1'-0"