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.

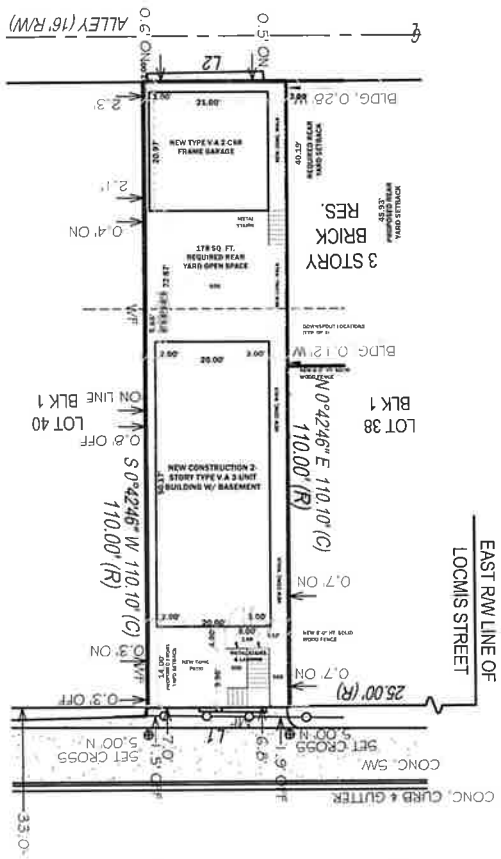
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

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:	646 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.

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

Contractor shall verify all conditions and dimensions at the job site and notify the architect of discrepancies before the start of any dimensioned work, shop drawings or processing before beginning or fabricating any work. Do not scale these drawings.

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

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

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

HAFEEZ
SHAKA

1355 W. 16TH ST.
CHICAGO, IL 60608

1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
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PLAN APPROVAL

DRAWN BY: KEVIN KOURY
DRAWN BY: SAMUEL PAVLOVCIK

PRE-PERMIT SET

DESCRIPTION	DATE
DESIGN SET	01/29/24
DESIGN ACCEPTANCE	07/30/24
PERMIT SUBMITTAL	09/21/24
PERMIT APPROVAL	
PERMIT ISSUANCE	
REVISIONS	

NOTES

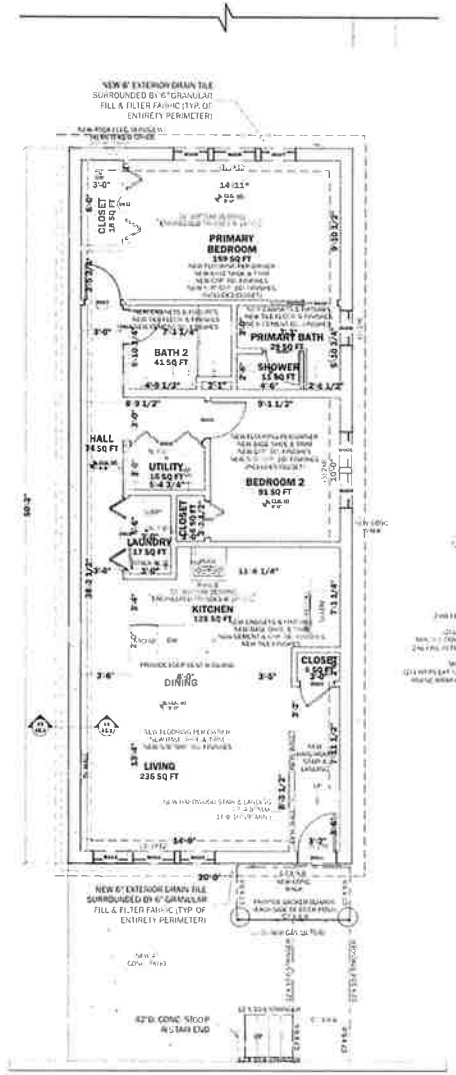
SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	PROPOSED ARCH. PLANS
AE-1	4	PROPOSED GARAGE & ELEVATIONS
AE-2	5	PROPOSED ELEVATIONS & ROOF PLAN
AE-3	6	GARAGE ELEVTIONS & SECTIONS
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M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

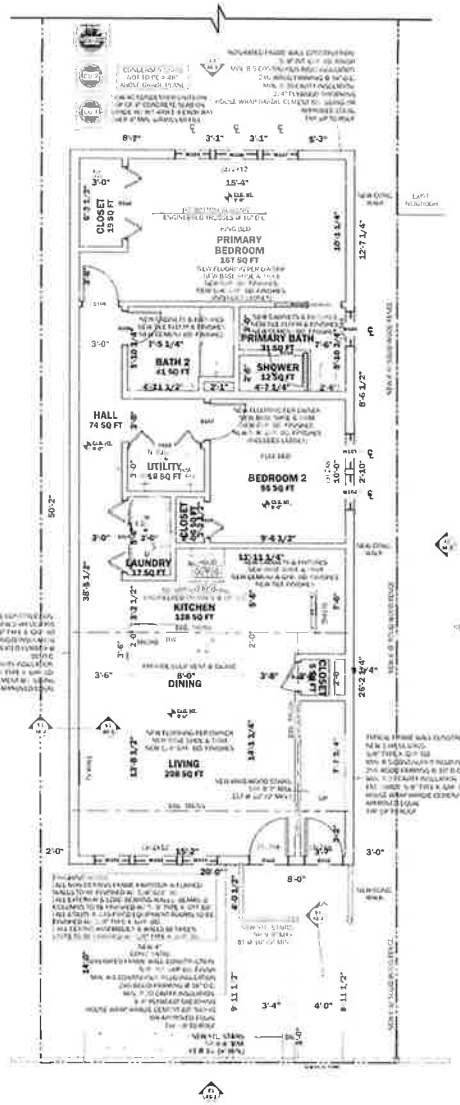
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SHEET NO. G-1 | SHEET 1 | OF 10

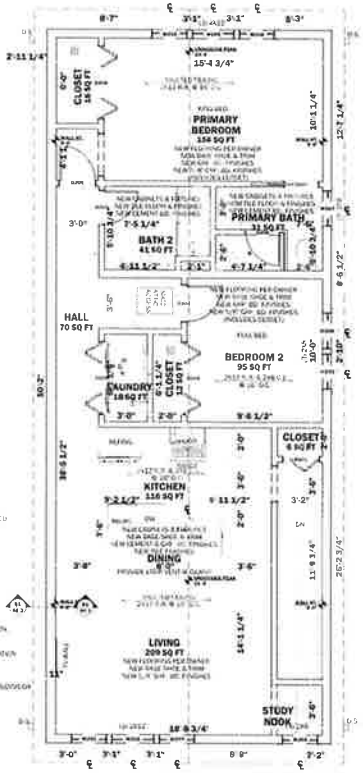
SHEET NAME: SITE PLAN & ZONING



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"

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

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1" = 10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN AGURY
DRAWN BY: SAMUEL PAVLOVCIK

PRE-PERMIT SET

DESCRIPTION	DATE
DESIGN SET	07/29/24
DESIGN ACCEPTANCE	07/30/24
PERMIT SUBMITTAL	08/22/24
PERMIT REVISIONS	
PERMIT APPROVAL	
HOLD HEARINGS	

NOTES

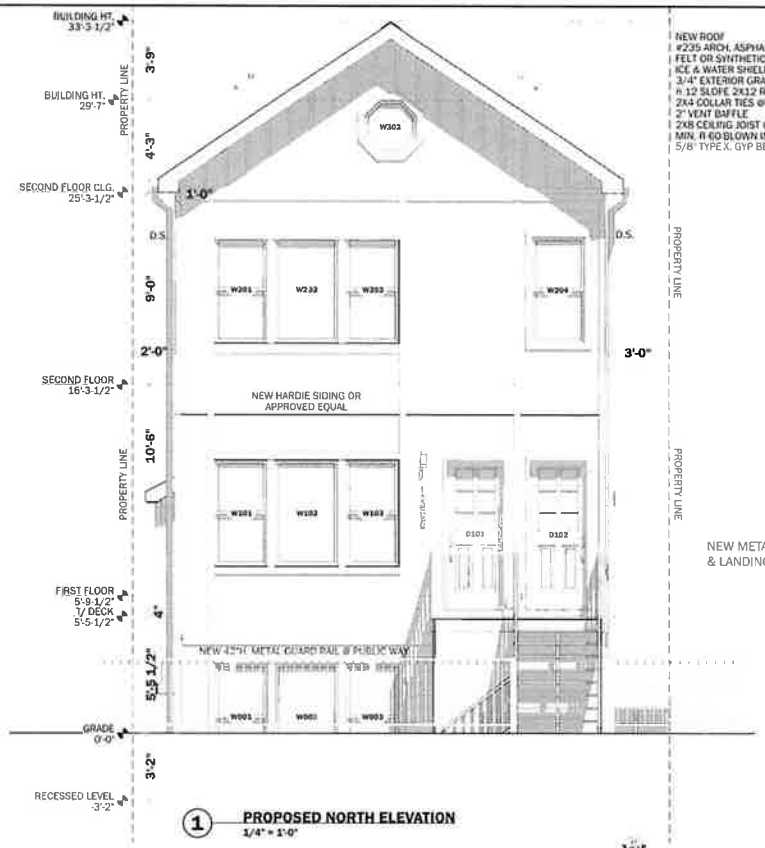
SHEET LEGEND

TAG	#	TITLE
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AE-3	6	GARAGE ELEVTIONS & SECTIONS
E-1	7	PROPOSED ELEC. PLANS
M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

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NO. AP-1 SHEET 3 OF 10

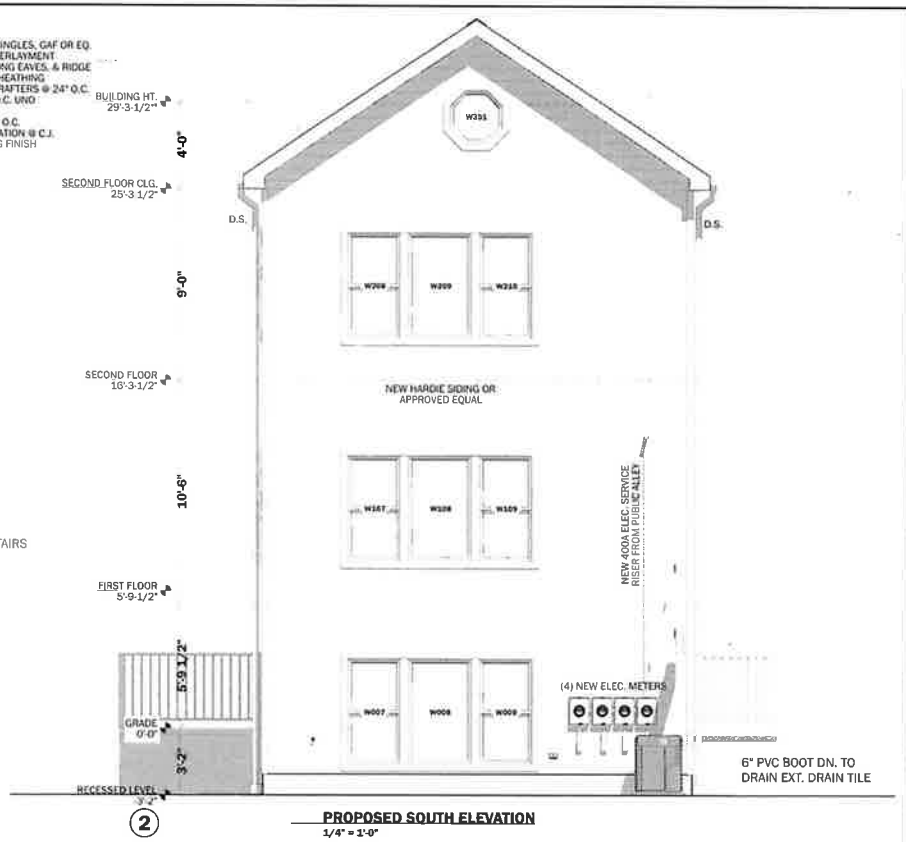
SHEET TITLE: **PROPOSED ARCH. PLANS**



1 **PROPOSED NORTH ELEVATION**
1/4" = 1'-0"

NEW ROOF
#235 ARCH. ASPHALT SHINGLES, GAF OR EQ.
FELT OR SYNTHETIC UNDERLAYMENT
ICE & WATER SHIELD ALONG EAVES, & RIDGE
3/4" EXTERIOR GRADE SHEATHING
12 SLOPE 2X12 ROOF RAFTERS @ 24" O.C.
2X4 COLLAR TIES @ 48"O.C. UNO
2" VENT BAFFLE
2X8 CEILING JOIST @ 16" O.C.
MIN. R-60 BLOWN INSULATION @ C.J.
5/8" TYPE X. GYP BD. CLG FINISH

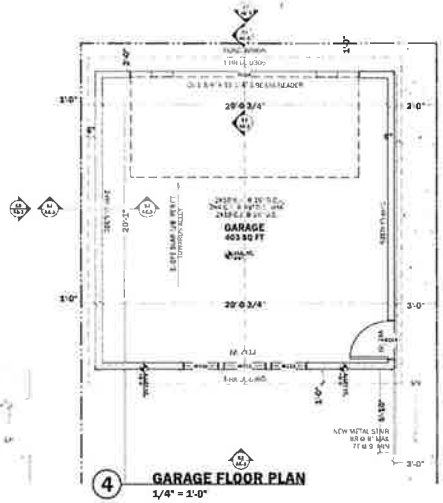
NEW METAL STAIRS & LANDINGS



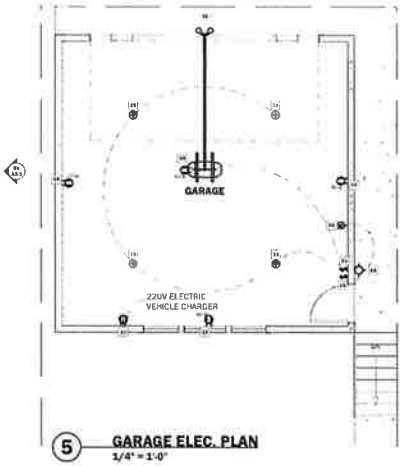
2 **PROPOSED SOUTH ELEVATION**
1/4" = 1'-0"



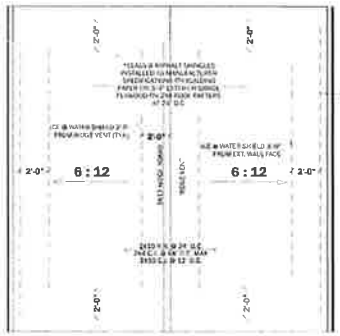
3 **GARAGE FOUNDATION PLAN**
1/4" = 1'-0"



4 **GARAGE FLOOR PLAN**
1/4" = 1'-0"



5 **GARAGE ELEC. PLAN**
1/4" = 1'-0"



6 **GARAGE ROOF PLAN**
1/4" = 1'-0"

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

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PLAN APPROVAL

DRAWN BY: KEVIN KOURY
DRAWN BY: SAMUEL PAVLOVCIK

PRE-PERMIT SET

DESCRIPTION	DATE
DESIGN SET	05/29/24
DESIGN ACCEPTANCE	07/10/24
PERMIT SUBMITTAL	08/15/24
PLANS REVISIONS	
PLANS APPROVAL	
FIELD MODIFICATIONS	

NOTES

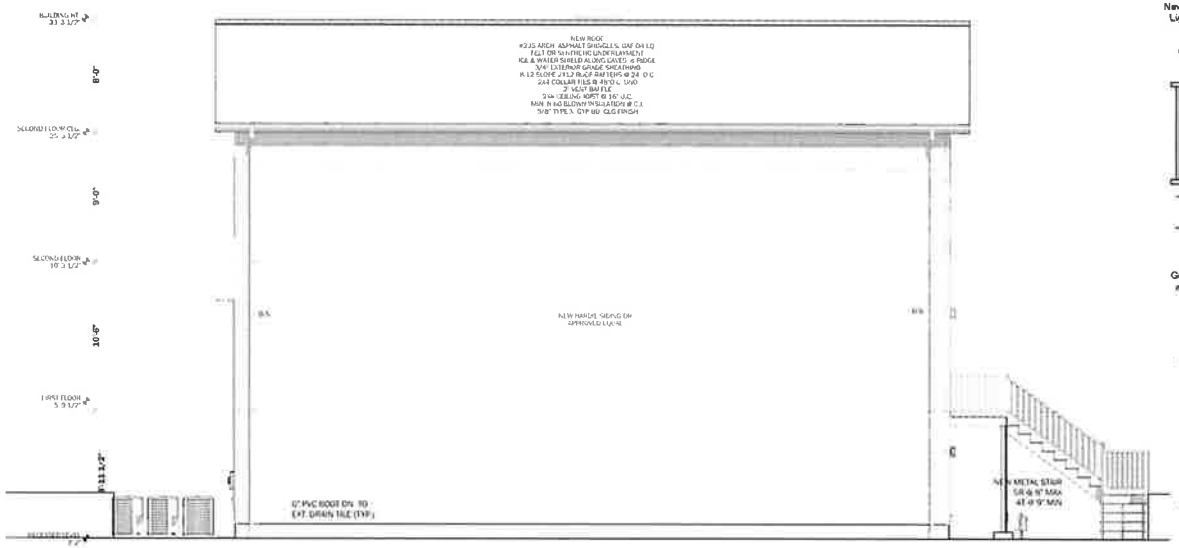
SHEET LEGEND

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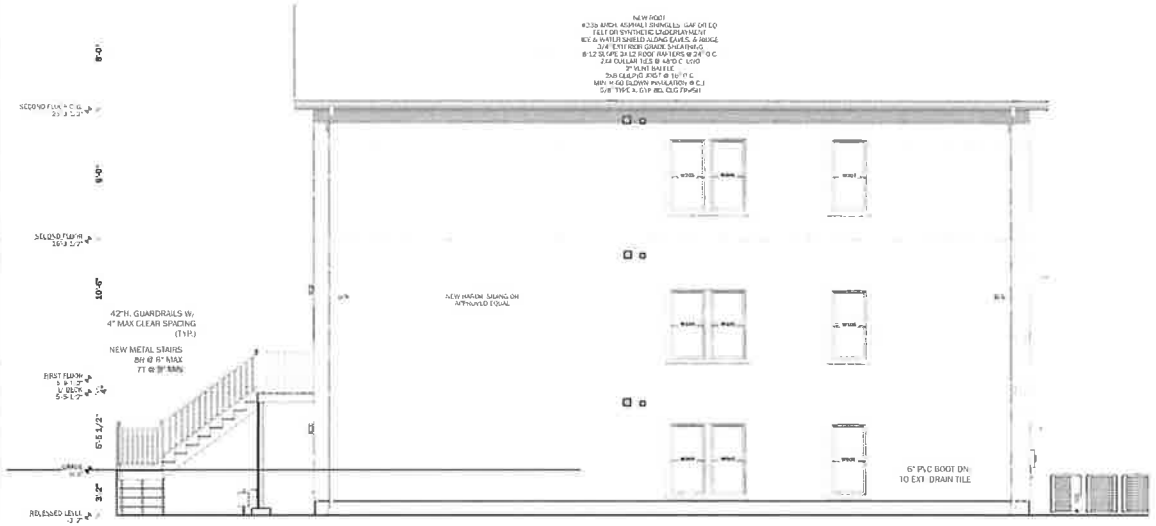
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TAG AE-1 SHEET 4 OF 10

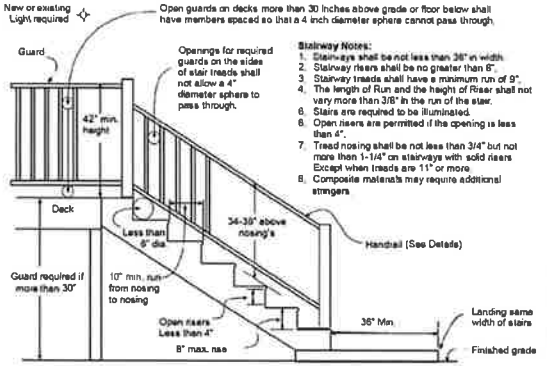
PROPOSED GARAGE & ELEVATIONS



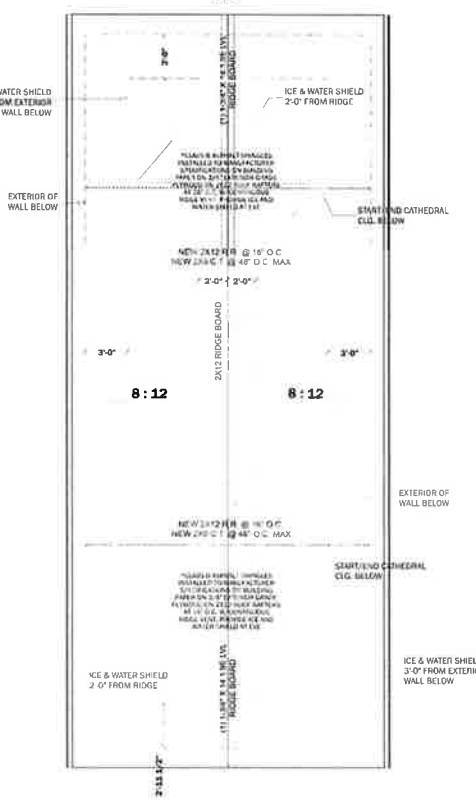
1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



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



TYP. STAIR DETAILS
N.T.S.



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

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

PLAN APPROVAL

DRAWN BY: KEVIN KOURY
DRAWN BY: SAMUEL PAVLOVCIK

PRE-PERMIT SET

DESCRIPTION	DATE
DESIGN SET	01/29/24
DESIGN A-CEPTANCE	07/30/24
PERMIT SUBMITTAL	09/23/24
PERMIT REVISION 1	
PERMIT REVISION 2	
FIELD REVISIONS	

NOTES

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M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

PRINT DATE:
9/23/2024
12:52:18

SHEET NO. AE-2 OF 10

PROPOSED ELEVATIONS & ROOF PLAN