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SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2129 West 18th Place
From RT-4 to RM-4.5

The Property
The subject property located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. It is located in an Equitable Transit Served Location approximately 780.0 feet from the Damen Pink Line CTA station entrance.

The subject property is improved with a two-story residential building with attic that includes three dwelling units and a detached two car garage.

The Project
Kurt Erdmann (the "Applicant") seeks to add a fourth unit to the building for a total of four units on the property. The attic will be expanded to a third floor to include the new proposed fourth unit. The proposed height of the building will be 37.21'. The existing garage will remain and no additional parking will be added.

The Applicant seeks to rezone the property to allow the proposed improvements and also is filing a Type 1 rezoning application pursuant to Section 17-13-0300(D) to 1) seek a variation to reduce parking from two new required parking spaces to zero under section 17-13-1101-C for properties for which the variation is requested has been in lawful existence for 50 or more years; 2) to seek a variation to reduce the front yard setback from 14.89' to 1.78' (existing) under section 17-2-0305 and 17-13-1101; 3) to obtain a variation to reduce the west side yard setback from 2.0' to 0.32 feet (existing) (east side setback has existing setback of 2.67'); and 4) reduce the combined side yard setback from 4.8' to 2.99' (existing) under section 17-2-0309 and 17-13-1101.

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 a RM4.5 Residential Multi-Unit District.

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

Lot Area:	2,977.68 square feet	
FAR:	1.22	
Floor Area:	3,626.70 square feet	
Residential Dwelling Units:	4	
MLA Density:	744.42 square feet	
Height:	37.21'	
Automobile Parking:	2*	
Rear Yard Open Space:	320 square feet	
Setbacks (existing):	Front (North/ 18th Place):	1.78'*
	East:	2.67'
	West:	0.32'*
	Rear (South/alley):	55.41'

A set of plans is attached.
* As mentioned above, the Applicant seeks relief under section 17-13-0300(D) for variations to reduce new parking from two to zero spaces and Variation to reduce the front yard, west side, and combined side yard setbacks.

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SPR 2019 CBRC - INTERIOR RENOVATION, CONVERSION OF THE BASEMENT INTO A 3RD DWELLING UNIT, ATTIC INTO A 4TH DWELLING UNIT AND A NEW OPEN METAL REAR PORCH AT AN EXISTING 2 UNIT 3 STORY BRICK AND FRAME BUILDING W/ BASEMENT @ 2129 W. 18TH PL., CHICAGO, IL 60608

GENERAL NOTES

DEMOLITION NOTES

FINISH NOTES

PRICING NOTES

GRAPHIC SYMBOLS:

2018 ELECTRICAL CODE

LOCATION MAP

PROJECT LOCATION

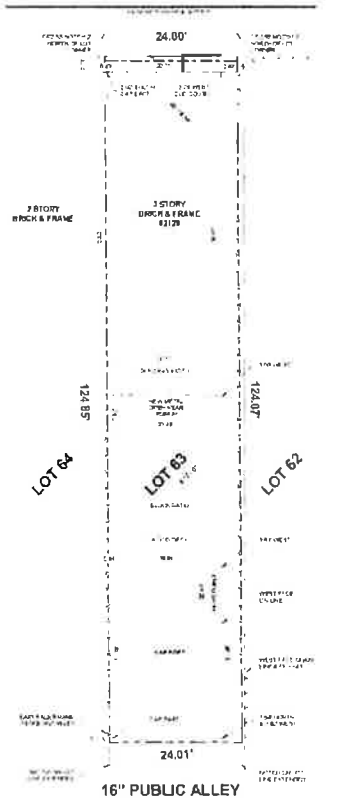
ABBREVIATIONS

ZONING ORDINANCE INFORMATION

SURVEY INFORMATION

CENTERLINE WEST 18TH PLACE

ASPHALT PAVEMENT



16" PUBLIC ALLEY

CONCRETE PAVEMENT

1 SITE PLAN

SCALE: 1/16" = 1'-0"

ENG/ARCHITECTS

SUITE #XX, IL 60654

Tel 312 [illegible]

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consultants

Project 2129 W. 18TH PL. CHICAGO, IL 60608

Project number SPR 2019

Drawn by CAH

Checked by FSP

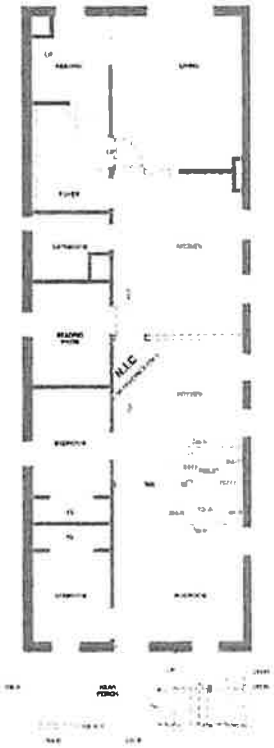
Description COVER SHEET

T1

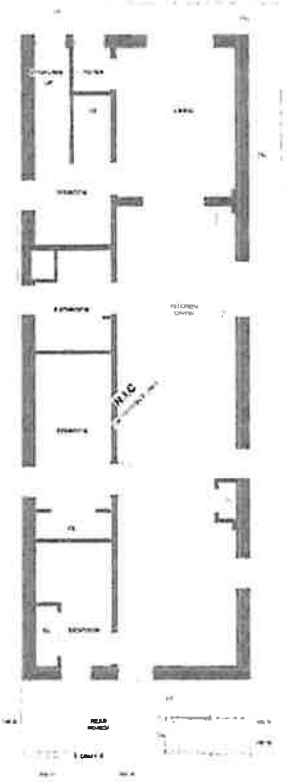
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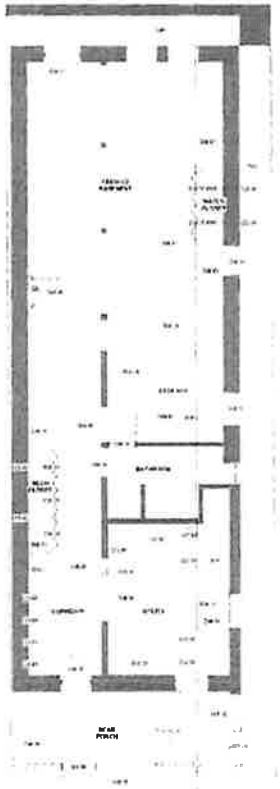
4 THIRD FLOOR (#UNIT 2 ATTIC) - DEMOLITION PLAN



3 SECOND FLOOR (#UNIT 2) - DEMOLITION PLAN



2 FIRST FLOOR (#UNIT 1) - DEMOLITION PLAN



1 FINISHED BASEMENT - DEMOLITION PLAN

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general notes

Project Number
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Checked by

Description
DEMOLITION PLANS

A1

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5 NEW ROOF PLAN

4 THIRD FLOOR - PLAN

3 SECOND FLOOR - PLAN

2 FIRST FLOOR - PLAN

1 BASEMENT - PLAN

TYP. 1HR WALL ASSEMBLY

WALL TYPE LEGEND

SENGAARCHITECTS

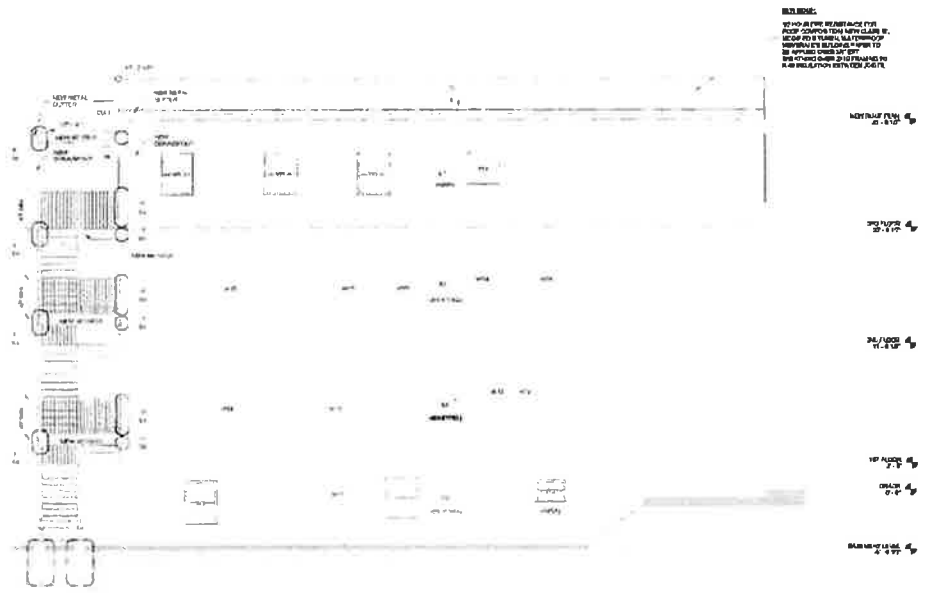
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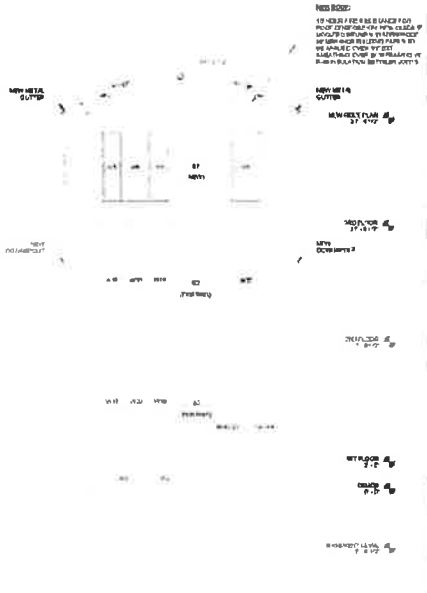
PROPOSED PLANS

A2

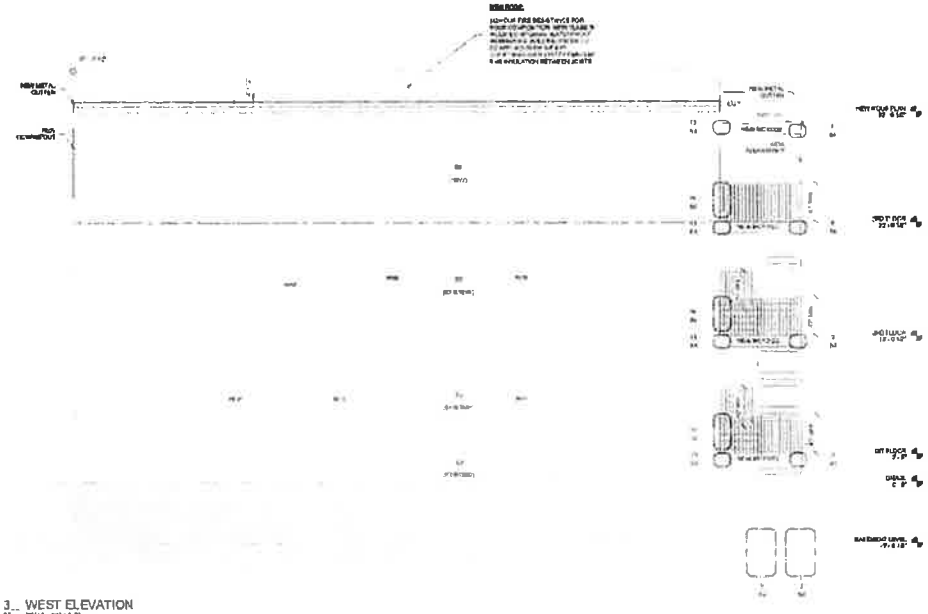
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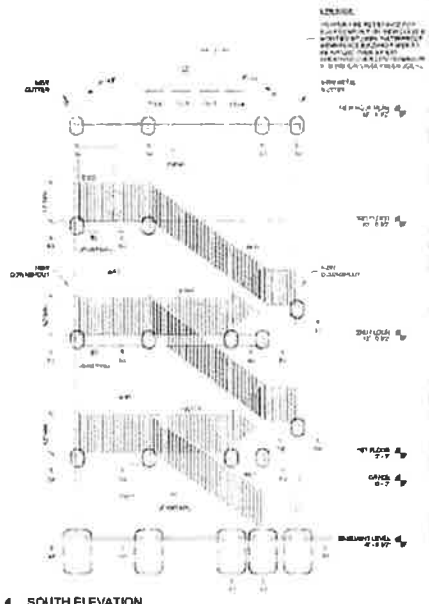
1_ EAST ELEVATION



2_ NORTH ELEVATION



3_ WEST ELEVATION



4_ SOUTH ELEVATION

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Drawing Item

EXTERIOR ELEVATIONS

A3