17-13-0303-C(1) Type 1 Narrative & Plans – 918-920 West Eastwood Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 6,696 sq. ft.

Proposed Land Use: The Applicant is proposing to permit two (2) dwelling units within the basement of the existing three-story six (6) dwelling unit residential building. When complete, the building will contain a total of eight (8) dwelling units. The height and footprint of the existing building will remain without change. The subject property is a Transit Served Location and will be supported by eight (8) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1003-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 100% (eight (8) parking spaces for eight (8) residential units), reduce the combined side setback from the required 10.8 ft to 3.7 ft., with the west and east side setback to remain at 1.4 ft. and 2.3 ft., respectively, and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

(A) The Project's Floor Area Ratio: 9,330 square feet (1.39 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 837 square feet per D.U. (8 residential units)

(C) The amount of off-street parking: 8 parking spaces

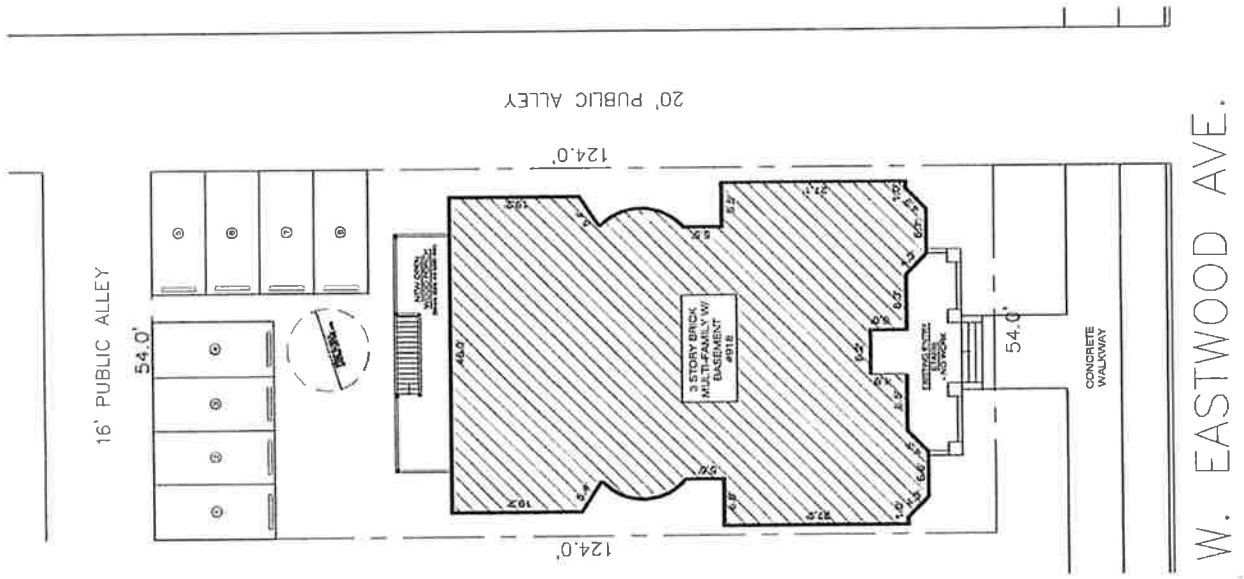
*The subject property is a designated Transit Served Location (Sheridan Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from four (4) parking spaces (50%) to eight (8) parking spaces (100%).

(D) Setbacks:

a. Front Setback: 9.8 feet (existing to remain)
b. Side Setbacks:
East Side: 2.3 feet (existing to remain)
West Side: 1.4 feet (existing to remain)
c. Rear Setback: 44.1 feet (existing to remain)

(E) Building Height: 33 feet-4 inches

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PROPOSED SITE PLAN

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

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918 W. EASTWOOD AVE.
CHICAGO IL 60640

JOB NAME: 2511

DATE: 01-27-2026

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

DRAWING TITLE: SITE PLAN

SHEET NUMBER: T1

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	ALLOWED/REQUIRED	PROPOSED BUILDING
ZONING	RT-4	RT-4
LOT AREA	6,696 S.F.	6,696 S.F.
F.A.R.	6,696 x 1.2 = 8,035 S.F.	BASEMENT = 3,110 S.F. (NOT COUNTED TOWARDS F.A.R. - OVER 50% BELOW GRADE) FIRST FLOOR = 3,110 S.F. SECOND FLOOR = 3,110 S.F. THIRD FLOOR = 3,110 S.F. TOTAL (EXISTING) = 9,330 S.F.
LOT AREA PER UNIT	6,696 x 1,000 = 6 UNITS ALLOWED	EXISTING UNITS = 6 UNITS PROPOSED UNITS = 2 UNITS TOTAL PROPOSED = 8 UNITS
PARKING	8 EXISTING SPACES	8 EXISTING SPACES
BUILDING HEIGHT	38'-0"	33'-4"
SETBACKS	FRONT: AVERAGE REAR: 37.2' SIDE: 4.32' MIN. FOR TOTAL OF 10.8'	FRONT: 9.8' REAR: 44.1' SIDE: 2.3' (EAST) 1.4' (WEST) FOR TOTAL OF 3.7'
REAR YARD OPEN SPACE	520 S.F. - 12 FOOT DIA. MIN.	1,961 S.F.

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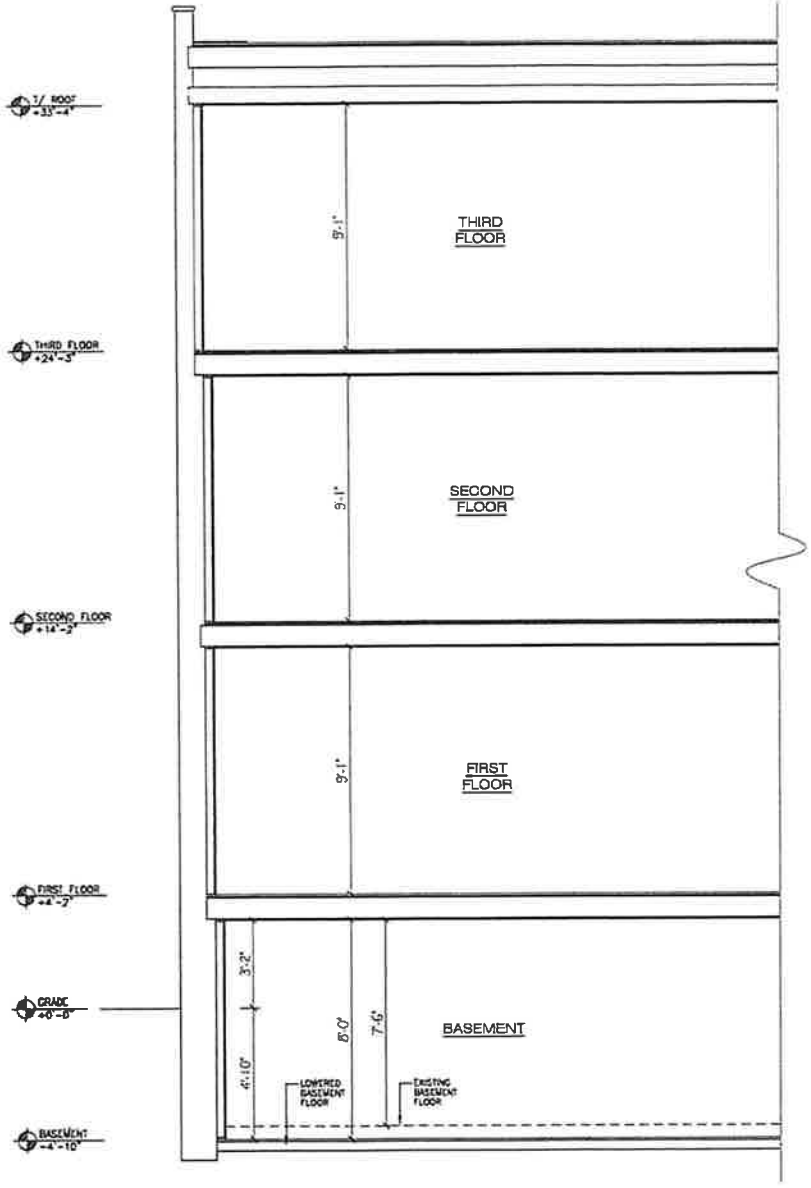
REVISIONS:

918 W. EASTWOOD AVE.
CHICAGO IL 60640

JOB NAME: 2571
DATE: 01-07-2020
SCALE: NONE

DRAWING TITLE:
ZONING ANALYSIS

SHEET NUMBER:
T2



BUILDING SECTION

SCALE: 1/4" = 1'-0"

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SHEET NUMBER: T3

DRAWING TITLE: EXISTING BUILDING SECTION

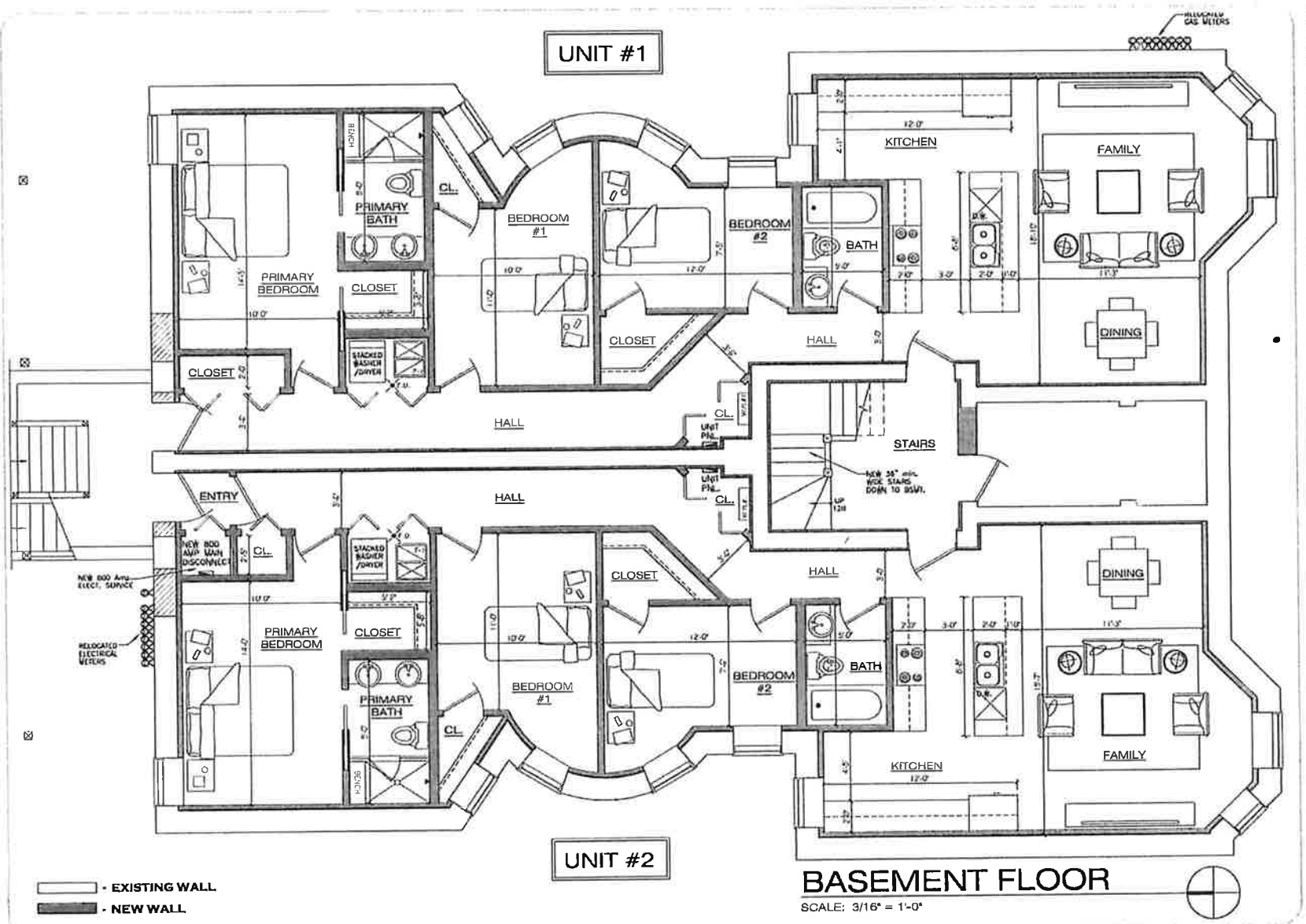
918 W. EASTWOOD AVE.
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JOB NAME:	DATE:	SCALE:
2571	01-27-2026	1/4" = 1'-0"

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REVISIONS

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BASEMENT FLOOR

SCALE: 3/16" = 1'-0"

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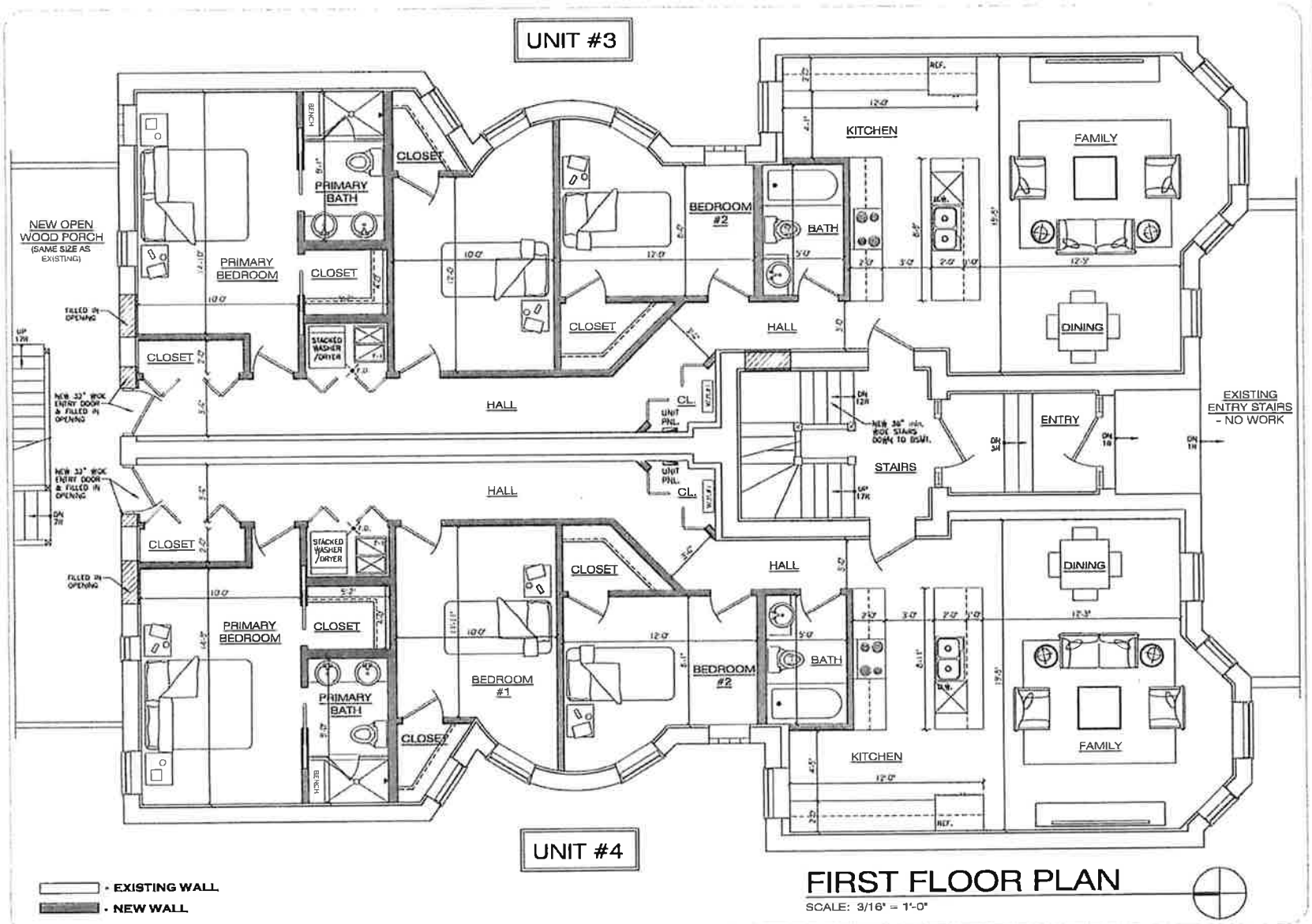
918 W. EASTWOOD AVE.
CHICAGO IL 60640

JOB NAME: 1571
DATE: 01.27.2026
SCALE: 3/16" = 1'-0"

DRAWING TITLE: PROPOSED PLAN

SHEET NUMBER: A1

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FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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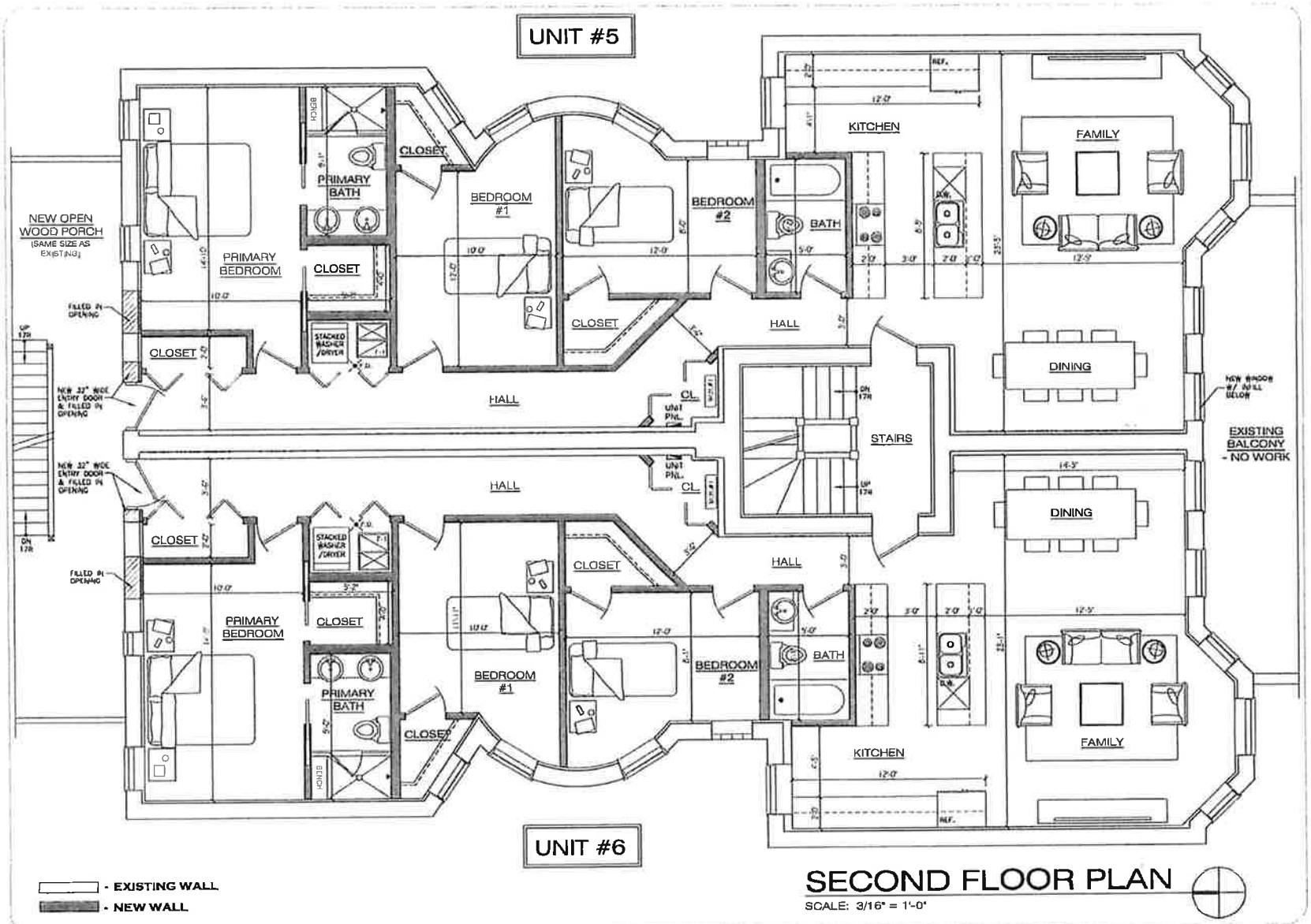
918 W. EASTWOOD AVE.
CHICAGO IL 60640

JOB NAME: 1511
DATE: 01-23-2025
SCALE: 3/16" = 1'-0"

DRAWING TITLE: PROPOSED PLAN

SHEET NUMBER: A2

Final for Publication



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISIONS:

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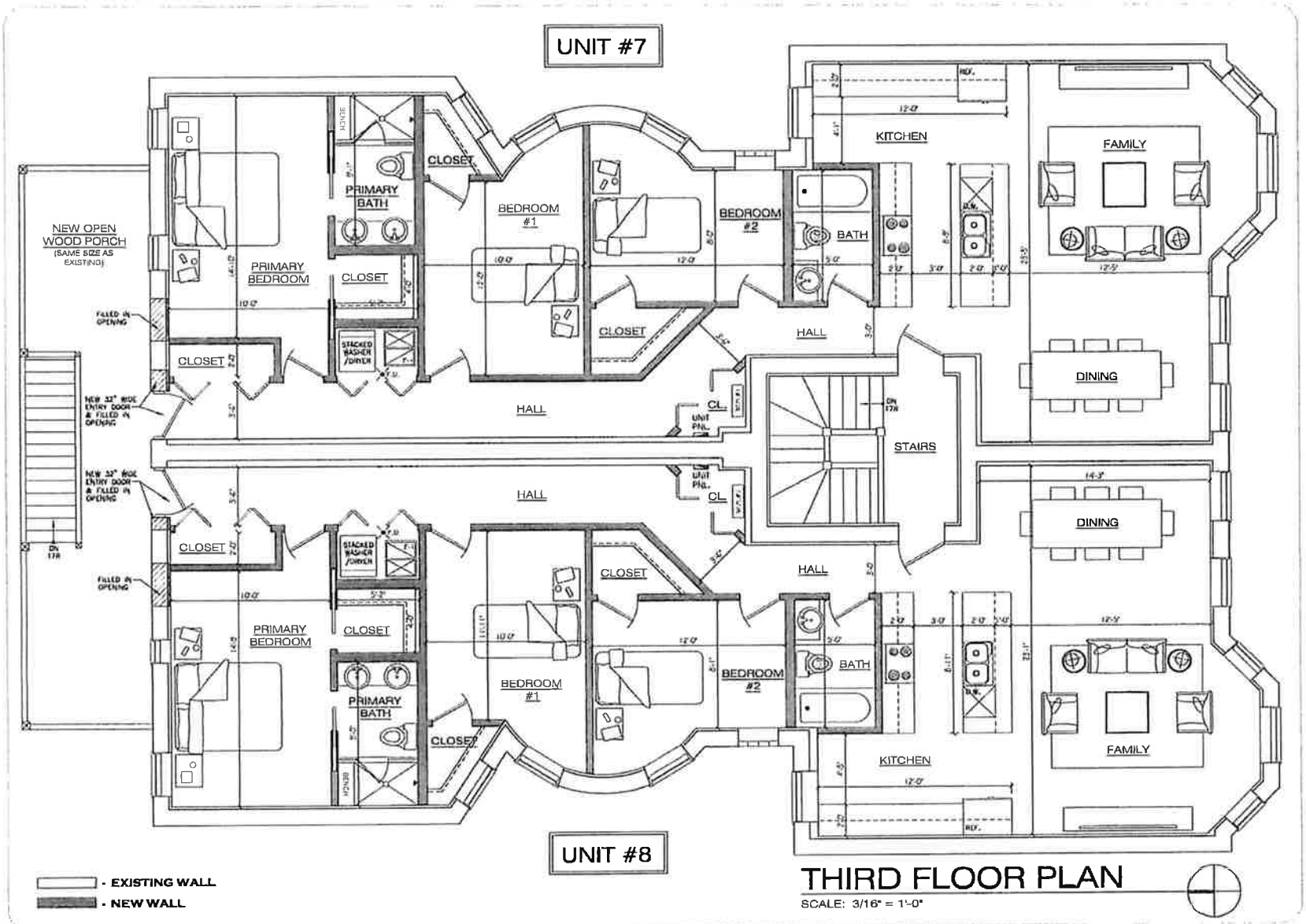
918 W. EASTWOOD AVE.
CHICAGO IL 60640

JOB NAME: 2511
DATE: 01-27-2026
SCALE: 3/16" = 1'-0"

DRAWING TITLE: PROPOSED PLAN

SHEET NUMBER: A3

Final for Publication



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISIONS:

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122 E. Lake St. #700 Bloomingdale IL 60108
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918 W. EASTWOOD AVE.
CHICAGO IL 60640

JOB NAME: 3571

DATE: 01-27-2022

SCALE: 3/16" = 1'-0"

DRAWING TITLE: PROPOSED PLAN

SHEET NUMBER: A4

Final for Publication



SOUTH (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS:

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ph: 773.677.4653

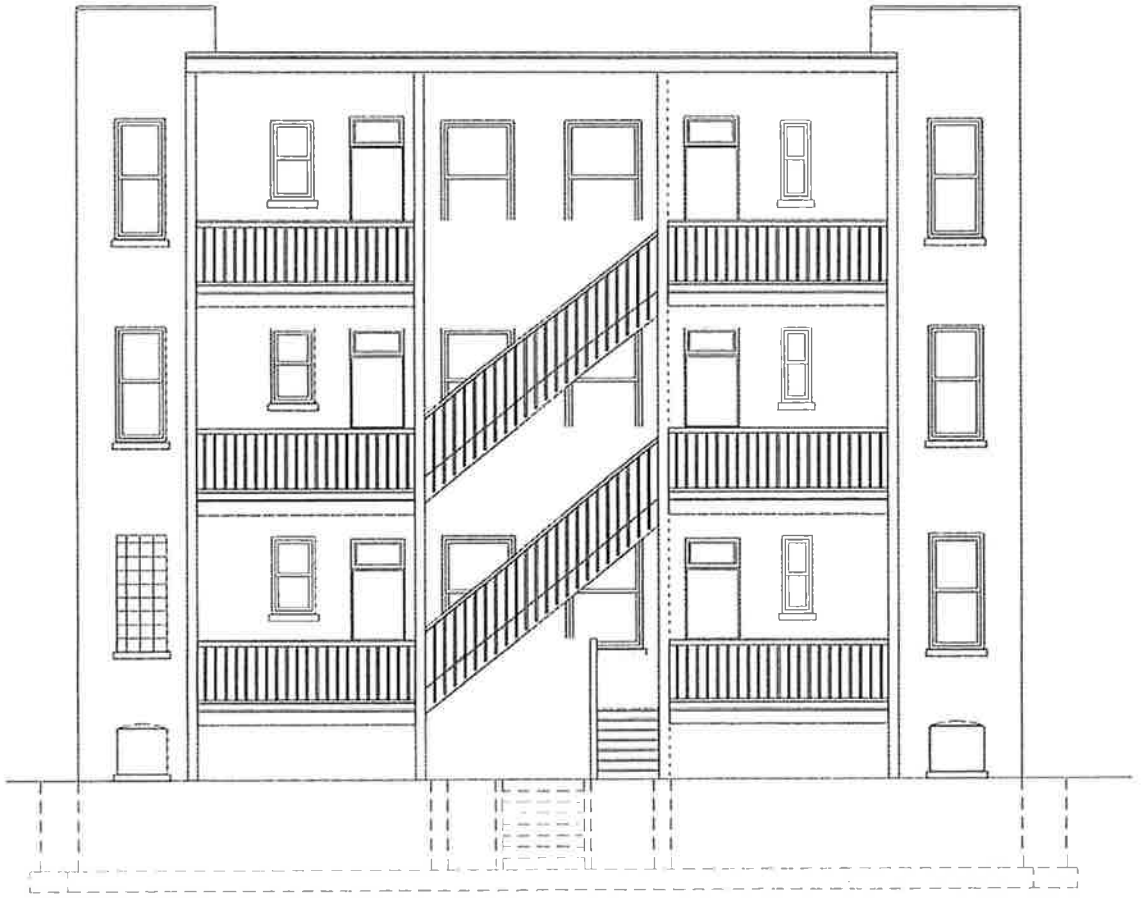
918 W. EASTWOOD AVE.
CHICAGO IL 60640

JOB NAME: 2371
DATE: 01-27-2025
SCALE: 3/16" = 1'-0"

DRAWING TITLE: EXISTING ELEVATION

SHEET NUMBER: A5

Final for Publication



NORTH (REAR) ELEVATION

SCALE: 3/16" = 1'-0"

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JOB NAME: 2371

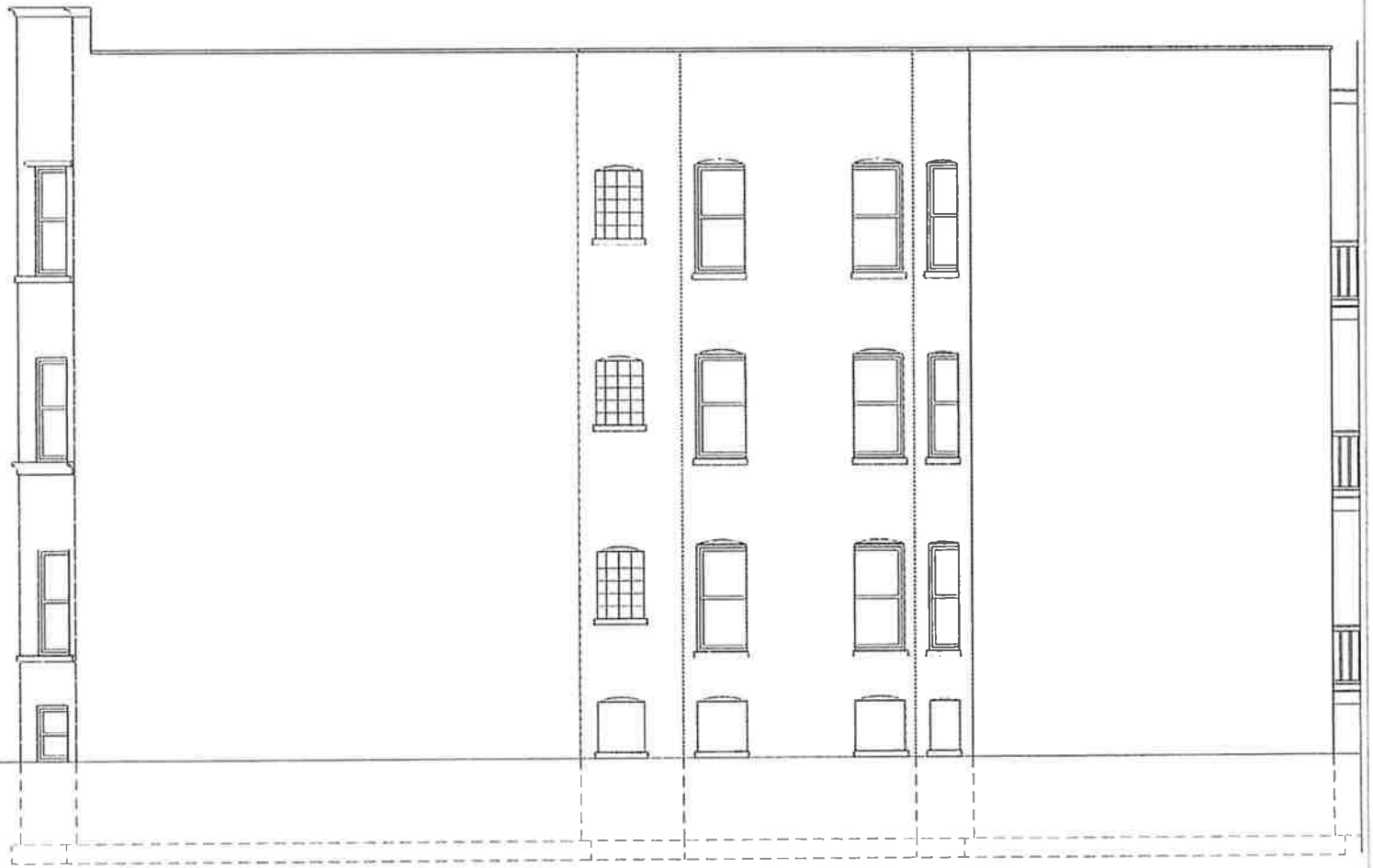
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SCALE: 3/16" = 1'-0"

DRAWING TITLE:
EXISTING ELEVATION

SHEET NUMBER:
A6

Final for Publication



EAST ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS:

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CHICAGO IL 60640

JOB NAME: 2571

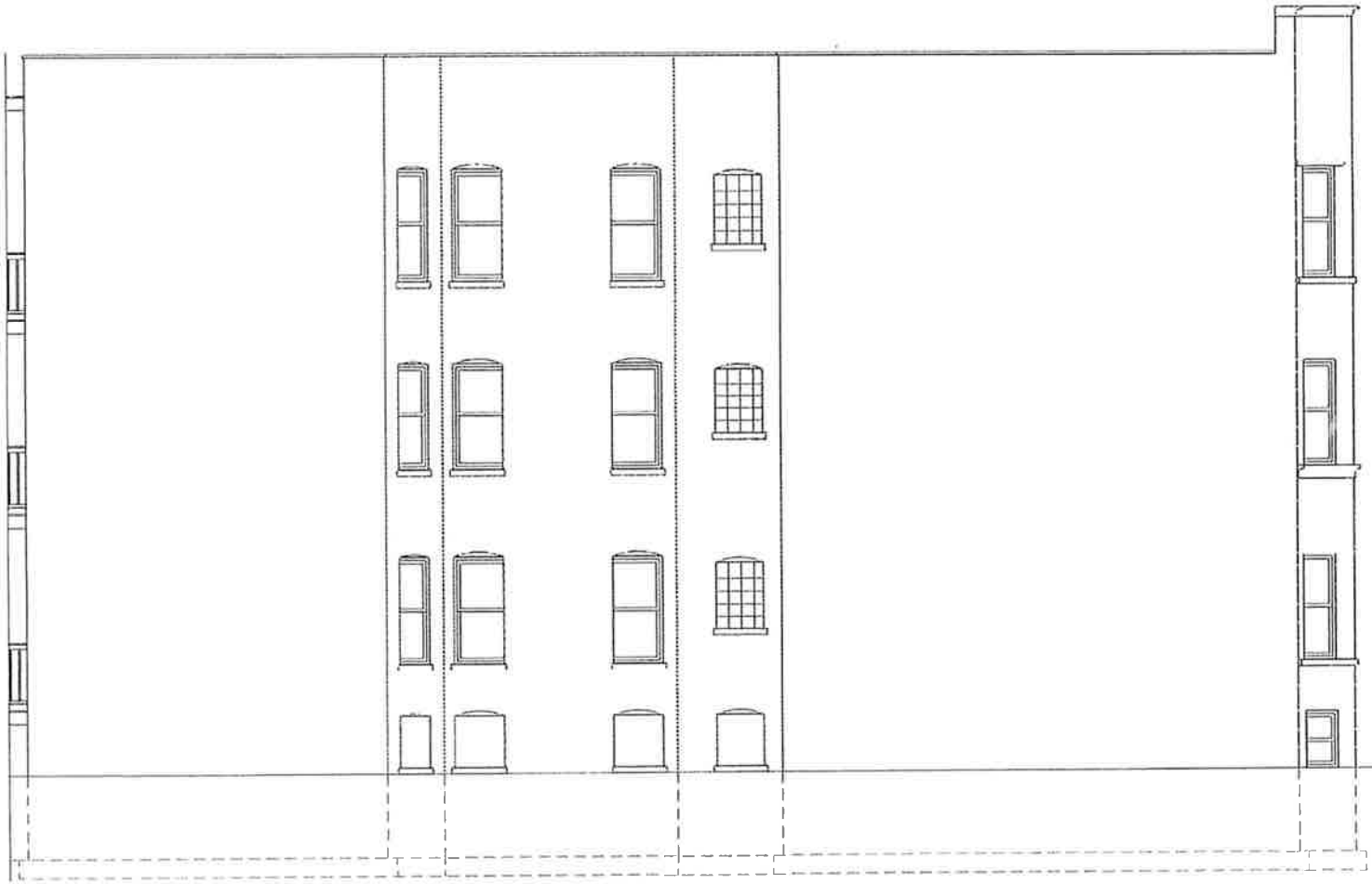
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SCALE: 3/16" = 1'-0"

DRAWING TITLE: EXISTING ELEVATION

SHEET NUMBER: A7

Final for Publication



WEST ELEVATION

SCALE: 3/16" = 1'-0"

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JOB NAME: 2311

DATE: 01-27-2026

SCALE: 3/16" = 1'-0"

DRAWING TITLE: EXISTING ELEVATION

SHEET NUMBER: A8