

NARRATIVE AND PLANS  
TYPE I Rezoning Attachment  
2158 West 18th Street

The Project

The property is comprised of one lot that is improved with a three story residential building with basement (42'-6" tall) containing 10 dwelling units an attached three car garage. The property is located in an Equitable Transit Served Location.

3527 S DAMEN LLC (the "Applicant") seeks to rezone the property to convert the existing building from 10 to 11 dwelling units. The Applicant will convert the existing garage to include one dwelling unit and will subsequently seek parking relief to reduce parking to zero pursuant to the Equitable Transit Served Location section 17-10-0102-B of the Chicago Zoning Ordinance. The third floor will include four duplex units that will extend up to the fourth floor (dormers). The proposed height of the building will be 45'-0".

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 B2-5 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of section 17-10-0102-B(1) of the Zoning Ordinance. In addition, the property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance section 17-10-0102-B and is approximately 1,394.0' from the CTA Damen Pink Line train entrance, 1,772.0' from the CTA Western Pink Line train entrance, and approximately 1,245.0' from the Western METRA station stop.

---

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

---

Lot Area:	3,007.5 square feet
FAR:	3.65
Floor Area:	10,976.60 square feet
Residential Dwelling Units:	11
MLA Density:	273.4 square feet
Height:	45'-0"
Automobile Parking:	0*
Setbacks (existing):	Front (18th Street): 0.08' North (alley/rear): 0.07' East: 0.34' West: 0.01'

A set of plans is attached.

\* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 1,394.0' from the CTA Damen Pink Line train entrance, 1,772.0' from the CTA Western Pink Line train entrance, and approximately 1,245.0' from the Western METRA station stop.

## GUT REHAB TO EXISTING 10 DWELLING UNITS IN EXISTING 3-STORY BRICK AND FRAME BUILDING W/ BASEMENT & 1 NEW DWELLING UNIT (11 TOTAL UNITS)

### CODE MATRIX

Code	Description	Code	Description	Code	Description
101	General Building	102	Structural Steel	103	Structural Concrete
104	Structural Masonry	105	Structural Wood	106	Structural Aluminum
107	Structural Glass	108	Structural Plastic	109	Structural Composites
110	Structural Fabric	111	Structural Rubber	112	Structural Adhesives
113	Structural Sealants	114	Structural Fasteners	115	Structural Welding
116	Structural Connections	117	Structural Joints	118	Structural Details
119	Structural Repairs	120	Structural Maintenance	121	Structural Inspection
122	Structural Testing	123	Structural Monitoring	124	Structural Research
125	Structural Innovation	126	Structural Education	127	Structural Safety
128	Structural Standards	129	Structural Codes	130	Structural Regulations
131	Structural Enforcement	132	Structural Compliance	133	Structural Liability
134	Structural Insurance	135	Structural Risk Management	136	Structural Claims
137	Structural Disputes	138	Structural Arbitration	139	Structural Litigation
140	Structural Settlement	141	Structural Mediation	142	Structural Conciliation
143	Structural Negotiation	144	Structural Dispute Resolution	145	Structural Conflict Resolution
146	Structural Dispute Resolution	147	Structural Dispute Resolution	148	Structural Dispute Resolution
149	Structural Dispute Resolution	150	Structural Dispute Resolution	151	Structural Dispute Resolution
152	Structural Dispute Resolution	153	Structural Dispute Resolution	154	Structural Dispute Resolution
155	Structural Dispute Resolution	156	Structural Dispute Resolution	157	Structural Dispute Resolution
158	Structural Dispute Resolution	159	Structural Dispute Resolution	160	Structural Dispute Resolution
161	Structural Dispute Resolution	162	Structural Dispute Resolution	163	Structural Dispute Resolution
164	Structural Dispute Resolution	165	Structural Dispute Resolution	166	Structural Dispute Resolution
167	Structural Dispute Resolution	168	Structural Dispute Resolution	169	Structural Dispute Resolution
170	Structural Dispute Resolution	171	Structural Dispute Resolution	172	Structural Dispute Resolution
173	Structural Dispute Resolution	174	Structural Dispute Resolution	175	Structural Dispute Resolution
176	Structural Dispute Resolution	177	Structural Dispute Resolution	178	Structural Dispute Resolution
179	Structural Dispute Resolution	180	Structural Dispute Resolution	181	Structural Dispute Resolution
182	Structural Dispute Resolution	183	Structural Dispute Resolution	184	Structural Dispute Resolution
185	Structural Dispute Resolution	186	Structural Dispute Resolution	187	Structural Dispute Resolution
188	Structural Dispute Resolution	189	Structural Dispute Resolution	190	Structural Dispute Resolution
191	Structural Dispute Resolution	192	Structural Dispute Resolution	193	Structural Dispute Resolution
194	Structural Dispute Resolution	195	Structural Dispute Resolution	196	Structural Dispute Resolution
197	Structural Dispute Resolution	198	Structural Dispute Resolution	199	Structural Dispute Resolution
200	Structural Dispute Resolution	201	Structural Dispute Resolution	202	Structural Dispute Resolution

**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE (CBC) AND THE IBC 2018 EDITION.
2. THE EXISTING STRUCTURE SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
3. THE NEW DWELLING UNIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CBC AND IBC REQUIREMENTS.
4. THE EXISTING FOUNDATION SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
5. THE EXISTING ROOF SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
6. THE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
7. THE EXISTING INTERIORS SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
8. THE EXISTING EXTERIORS SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
9. THE EXISTING ACCESSIBLE ROUTE SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
10. THE EXISTING SIGNAGE SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
11. THE EXISTING UTILITIES SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
12. THE EXISTING LANDSCAPE SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
13. THE EXISTING TRAFFIC SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
14. THE EXISTING ENVIRONMENT SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
15. THE EXISTING HISTORIC CHARACTER SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
16. THE EXISTING ARCHITECTURAL QUALITY SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
17. THE EXISTING CULTURAL SIGNIFICANCE SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
18. THE EXISTING SCIENTIFIC INTEREST SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
19. THE EXISTING HISTORIC ARCHITECTURE SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.
20. THE EXISTING HISTORIC DISTRICT SHALL BE REHABILITATED TO MEET THE CBC AND IBC REQUIREMENTS.

Code	Description	Code	Description
101	General Building	102	Structural Steel
103	Structural Concrete	104	Structural Masonry
105	Structural Wood	106	Structural Aluminum
107	Structural Glass	108	Structural Plastic
109	Structural Composites	110	Structural Fabric
111	Structural Rubber	112	Structural Adhesives
113	Structural Sealants	114	Structural Fasteners
115	Structural Welding	116	Structural Connections
117	Structural Joints	118	Structural Details
119	Structural Repairs	120	Structural Maintenance
121	Structural Inspection	122	Structural Testing
123	Structural Monitoring	124	Structural Research
125	Structural Innovation	126	Structural Education
127	Structural Safety	128	Structural Standards
129	Structural Codes	130	Structural Regulations
131	Structural Enforcement	132	Structural Compliance
133	Structural Liability	134	Structural Insurance
135	Structural Risk Management	136	Structural Claims
137	Structural Disputes	138	Structural Arbitration
139	Structural Litigation	140	Structural Settlement
141	Structural Mediation	142	Structural Conciliation
143	Structural Negotiation	144	Structural Dispute Resolution
145	Structural Dispute Resolution	146	Structural Dispute Resolution
147	Structural Dispute Resolution	148	Structural Dispute Resolution
149	Structural Dispute Resolution	150	Structural Dispute Resolution
151	Structural Dispute Resolution	152	Structural Dispute Resolution
153	Structural Dispute Resolution	154	Structural Dispute Resolution
155	Structural Dispute Resolution	156	Structural Dispute Resolution
157	Structural Dispute Resolution	158	Structural Dispute Resolution
159	Structural Dispute Resolution	160	Structural Dispute Resolution
161	Structural Dispute Resolution	162	Structural Dispute Resolution
163	Structural Dispute Resolution	164	Structural Dispute Resolution
165	Structural Dispute Resolution	166	Structural Dispute Resolution
167	Structural Dispute Resolution	168	Structural Dispute Resolution
169	Structural Dispute Resolution	170	Structural Dispute Resolution
171	Structural Dispute Resolution	172	Structural Dispute Resolution
173	Structural Dispute Resolution	174	Structural Dispute Resolution
175	Structural Dispute Resolution	176	Structural Dispute Resolution
177	Structural Dispute Resolution	178	Structural Dispute Resolution
179	Structural Dispute Resolution	180	Structural Dispute Resolution
181	Structural Dispute Resolution	182	Structural Dispute Resolution
183	Structural Dispute Resolution	184	Structural Dispute Resolution
185	Structural Dispute Resolution	186	Structural Dispute Resolution
187	Structural Dispute Resolution	188	Structural Dispute Resolution
189	Structural Dispute Resolution	190	Structural Dispute Resolution
191	Structural Dispute Resolution	192	Structural Dispute Resolution
193	Structural Dispute Resolution	194	Structural Dispute Resolution
195	Structural Dispute Resolution	196	Structural Dispute Resolution
197	Structural Dispute Resolution	198	Structural Dispute Resolution
199	Structural Dispute Resolution	200	Structural Dispute Resolution



CODE MATRIX, NOTES, & SITE PLAN

2158 W. 18TH ST. CHICAGO, IL

INDEX OF DRAWINGS

CERTIFICATION STATEMENT

DATE: 04-11-24

DATE: 04-11-24

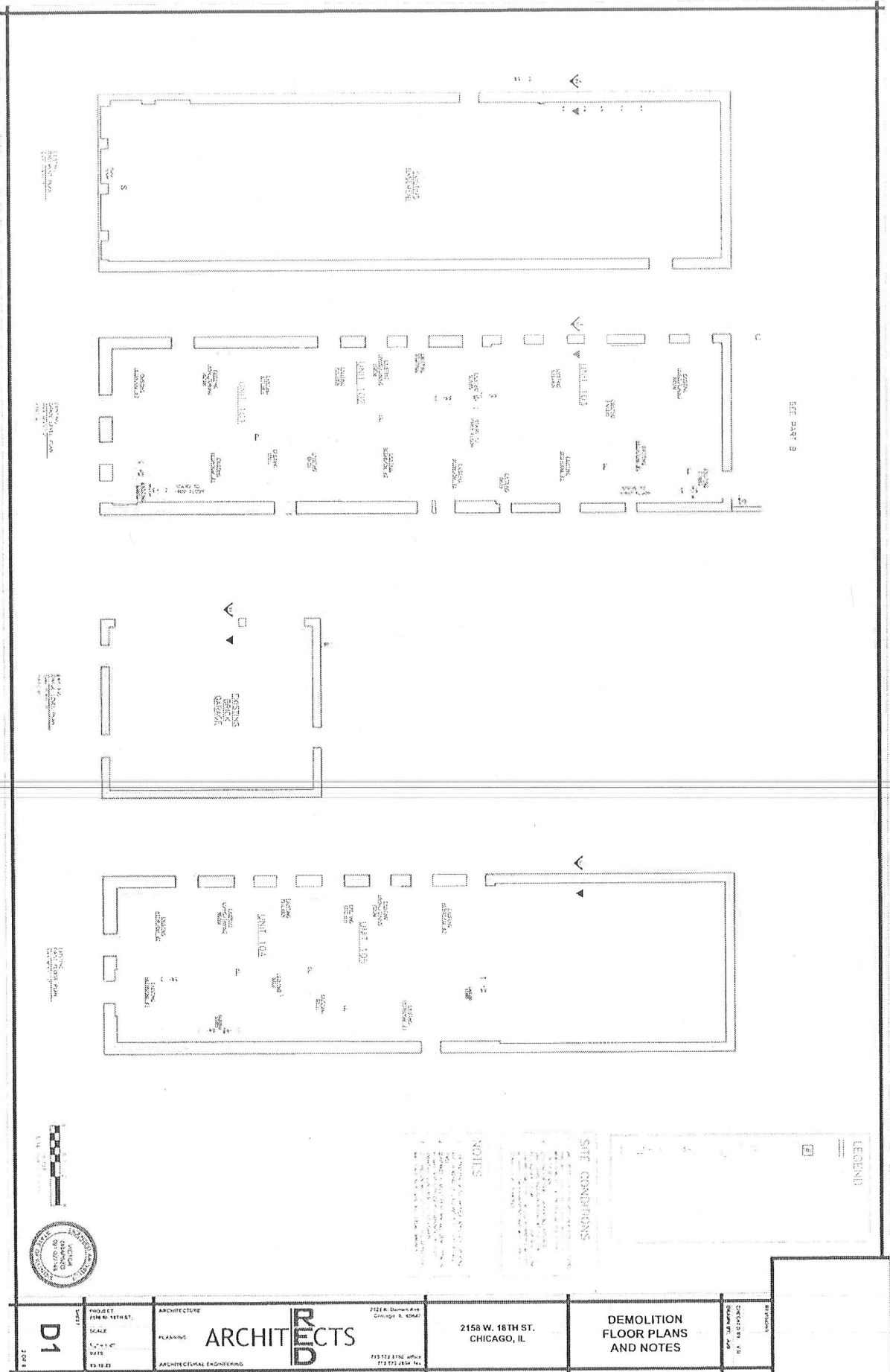
1122 N. Dearborn Ave. Chicago, IL 60610 773.772.1514 vdam 773.773.2544 vda

ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

REVISIONS	DATE	SHEET
1	04-11-24	T1

# Final for Publication



EXISTING DEMOLITION CONDITIONS

EXISTING DEMOLITION CONDITIONS

EXISTING DEMOLITION CONDITIONS

EXISTING DEMOLITION CONDITIONS

EXISTING DEMOLITION CONDITIONS



**D1**

PROJECT  
2158 W. 18TH ST.  
SCALE  
1/4" = 1'-0"  
DATE  
03.10.21

ARCHITECTURE  
PLANNING  
ARCHITECTURAL ENGINEERING

**ARCHITECTS**

2126 Dearborn Ave  
Chicago, IL 60641  
312.752.8762 office  
312.752.8844 fax

2158 W. 18TH ST.  
CHICAGO, IL

DEMOLITION  
FLOOR PLANS  
AND NOTES

CHICAGO, ILL  
2158 W. 18TH ST.

LEGEND

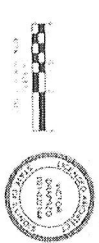
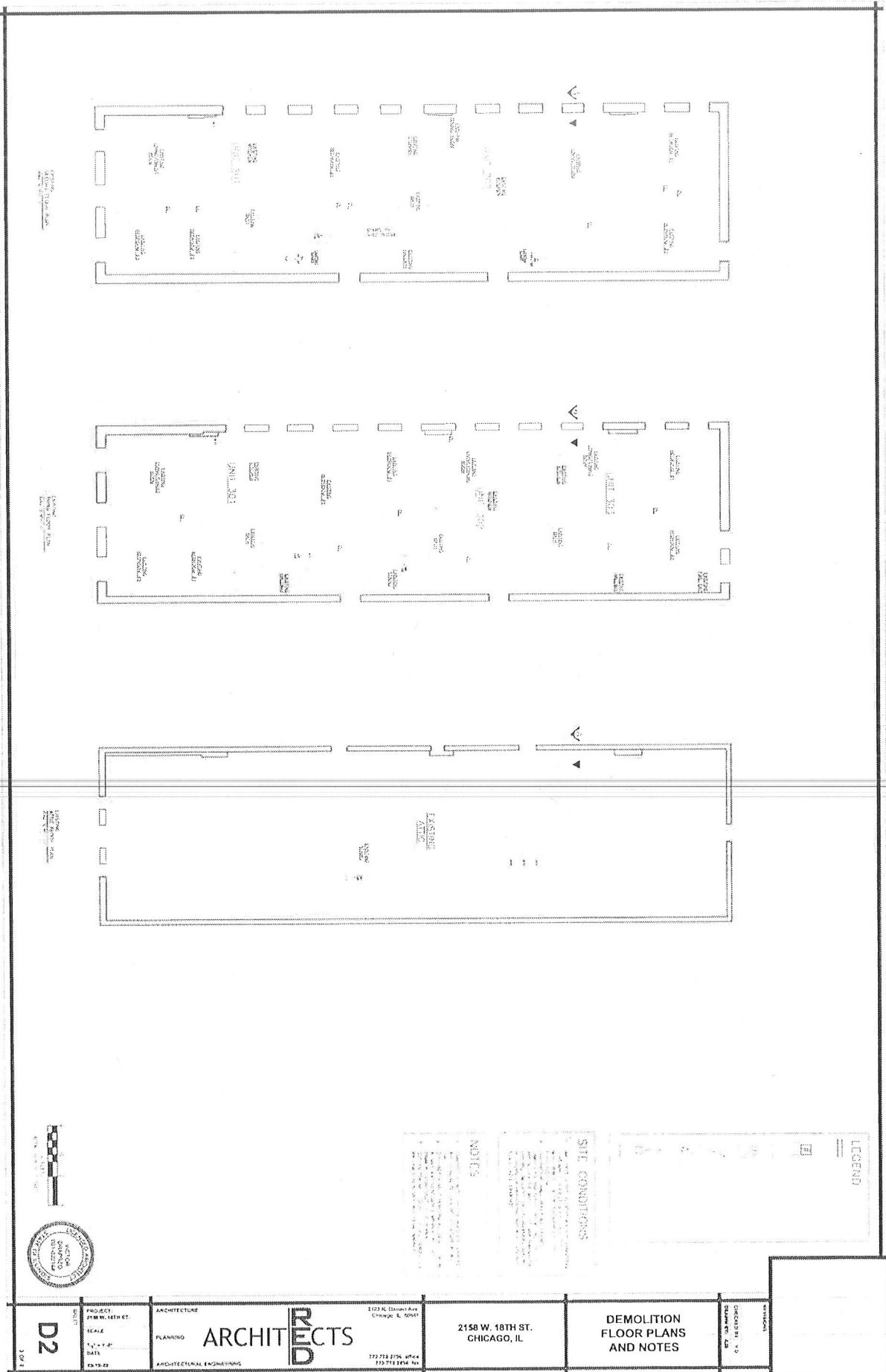
NOTES

NOTES

NOTES

SEE PART 9

# Final for Publication



**D2**  
1 OF 1

PROJECT: 2158 W. 18TH ST.  
SCALE: 1/8" = 1'-0"  
DATE: 03-19-23

ARCHITECTURE  
PLANNING  
ARCHITECTURAL ENGINEERING

**ARCHITECTS**

2223 K. EDWARDS AVE  
CHICAGO, IL 60640

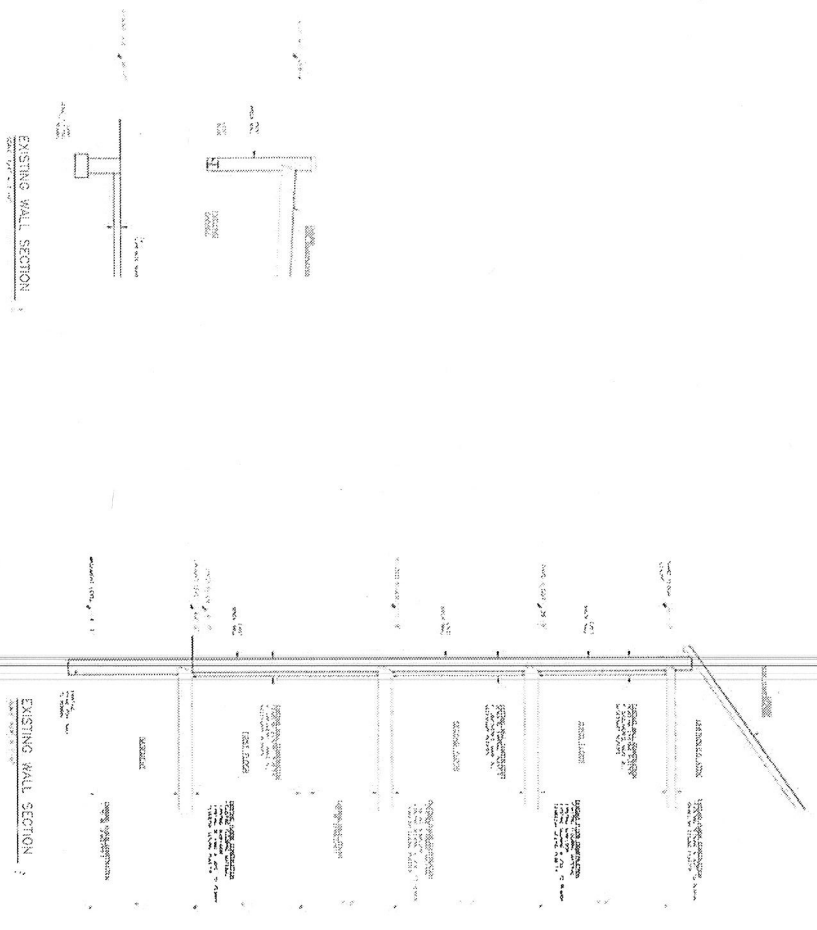
773.723.2176 ext. 44  
773.723.2174 ext. 44

2158 W. 18TH ST.  
CHICAGO, IL

DEMOLITION  
FLOOR PLANS  
AND NOTES

PROJECT NO. 2158  
DATE: 03-19-23

# Final for Publication



LEGEND



SITE CONDITIONS

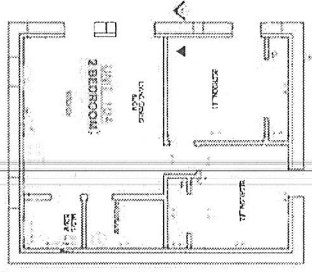
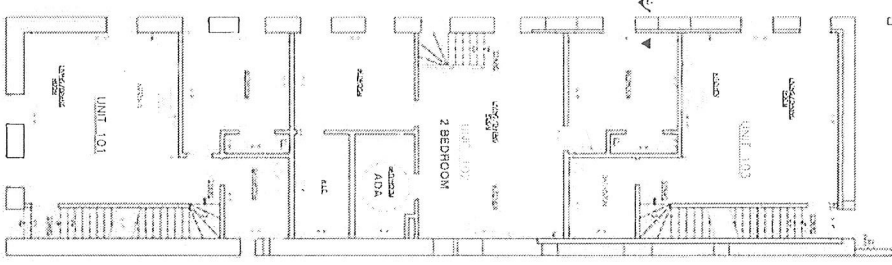
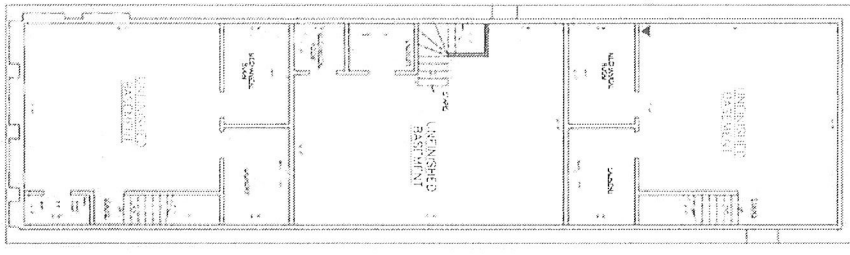
NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE AND THE ILLINOIS STATE BUILDING CODE.



<p>PROJECT 2158 W. 10TH ST.</p> <p>SCALE 1/4" = 1'-0"</p> <p>DATE 12-15-12</p>	<p>ARCHITECTURE PLANNING</p> <p><b>ARCHITECTS</b></p> <p>ARCHITECTURAL ENGINEERING</p>	<p>2158 W. 10TH ST. CHICAGO, IL 60641</p> <p>773.772.2156, 773.772.2157 773.772.2158, 773.772.2159</p>	<p>2158 W. 10TH ST. CHICAGO, IL</p>	<p>EXISTING WALL SECTIONS</p>	<p>CONTRACT NO. 12345678</p> <p>DRAWING NO. 101</p>	<p>DATE 12-15-12</p>	<p>SCALE 1/4" = 1'-0"</p>	<p>PROJECT 2158 W. 10TH ST.</p>	<p>NO. 1</p>
									<p>D3</p>

Final for Publication



SEE PART B

**LEGEND**

[Symbol]	WALL
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	STAIR
[Symbol]	ELEVATOR
[Symbol]	MECHANICAL
[Symbol]	PLUMBING
[Symbol]	ELECTRICAL
[Symbol]	FINISH

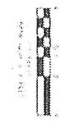
NOTES

**WINDOW NOTES**

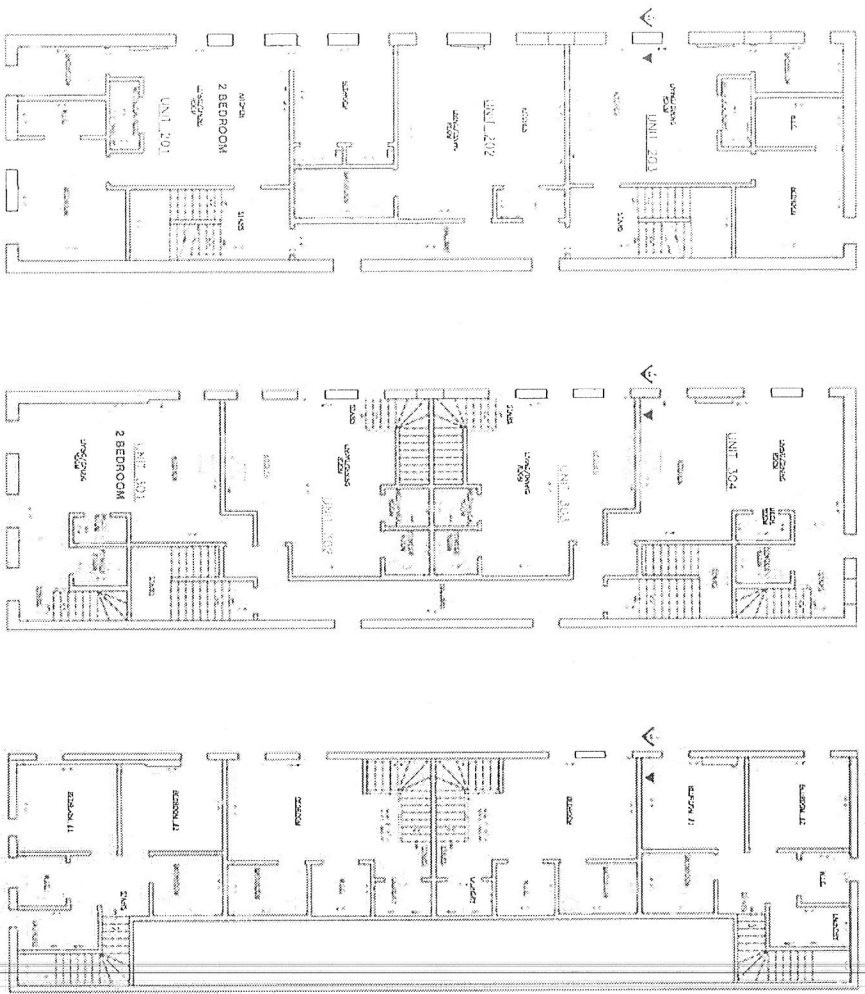
1. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 2. ALL WINDOWS TO BE INSTALLED WITH THE OPERABLE PART TO THE OUTSIDE.  
 3. ALL WINDOWS TO BE INSTALLED WITH THE OPERABLE PART TO THE OUTSIDE.  
 4. ALL WINDOWS TO BE INSTALLED WITH THE OPERABLE PART TO THE OUTSIDE.  
 5. ALL WINDOWS TO BE INSTALLED WITH THE OPERABLE PART TO THE OUTSIDE.  
 6. ALL WINDOWS TO BE INSTALLED WITH THE OPERABLE PART TO THE OUTSIDE.  
 7. ALL WINDOWS TO BE INSTALLED WITH THE OPERABLE PART TO THE OUTSIDE.  
 8. ALL WINDOWS TO BE INSTALLED WITH THE OPERABLE PART TO THE OUTSIDE.  
 9. ALL WINDOWS TO BE INSTALLED WITH THE OPERABLE PART TO THE OUTSIDE.  
 10. ALL WINDOWS TO BE INSTALLED WITH THE OPERABLE PART TO THE OUTSIDE.

**DOOR NOTES**

1. ALL DOORS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 2. ALL DOORS TO BE INSTALLED WITH THE OPERABLE PART TO THE INSIDE.  
 3. ALL DOORS TO BE INSTALLED WITH THE OPERABLE PART TO THE INSIDE.  
 4. ALL DOORS TO BE INSTALLED WITH THE OPERABLE PART TO THE INSIDE.  
 5. ALL DOORS TO BE INSTALLED WITH THE OPERABLE PART TO THE INSIDE.  
 6. ALL DOORS TO BE INSTALLED WITH THE OPERABLE PART TO THE INSIDE.  
 7. ALL DOORS TO BE INSTALLED WITH THE OPERABLE PART TO THE INSIDE.  
 8. ALL DOORS TO BE INSTALLED WITH THE OPERABLE PART TO THE INSIDE.  
 9. ALL DOORS TO BE INSTALLED WITH THE OPERABLE PART TO THE INSIDE.  
 10. ALL DOORS TO BE INSTALLED WITH THE OPERABLE PART TO THE INSIDE.



# Plans for Publication



**WINDOW NOTES**

1. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE WINDOW SCHEDULE.

2. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING PART TO THE OUTSIDE.

3. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING PART TO THE OUTSIDE.

4. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING PART TO THE OUTSIDE.

5. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING PART TO THE OUTSIDE.

6. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING PART TO THE OUTSIDE.

7. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING PART TO THE OUTSIDE.

8. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING PART TO THE OUTSIDE.

9. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING PART TO THE OUTSIDE.

10. ALL WINDOWS TO BE INSTALLED WITH THE OPERATING PART TO THE OUTSIDE.

**ENGINEER NOTES**

1. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

2. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

3. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

4. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

5. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

6. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

7. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

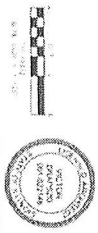
8. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

9. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

10. ALL STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SCHEDULE.

**LEGEND**

---	WALL
---	DOOR
---	WINDOW
---	STAIR
---	ELEVATOR
---	COMMON AREA
---	UNIT



<p><b>A2</b></p> <p>1 OF 3</p>	<p>PROJECT: 215 W. 18TH ST.</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 12-15-22</p>	<p>ARCHITECTURE: ARCHITECTS</p> <p>PLANNING: ARCHITECTS</p> <p>ARCHITECT/ENGINEER: ARCHITECTS</p>	<p>1111 N. Dearborn Ave Chicago, IL 60642</p> <p>773.772.2156 ext. 404 773.772.2554 fax</p>	<p>2158 W. 18TH ST. CHICAGO, IL</p>	<p>PROPOSED SECOND, THIRD AND FOURTH FLOOR PLANS AND NOTES</p>	<p>DESIGNED BY: JAC</p> <p>DRAWN BY: JAC</p> <p>CHECKED BY: JAC</p>
	<p>PROFESSIONAL ENGINEER</p>					

# Final for Publication

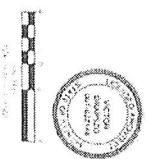
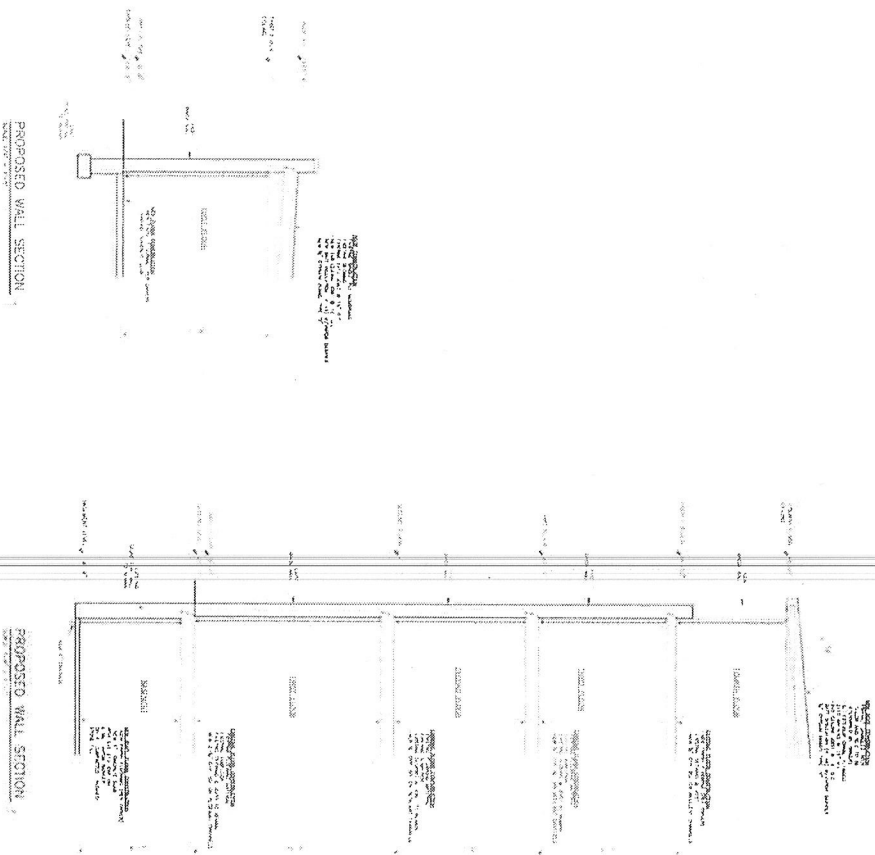
Architectural drawings showing elevations and sections of a building. The drawings include a West Elevation, East Elevation, North Elevation, and a Section. A scale bar and a professional seal are also present.



<p><b>A3</b> 1 OF 1</p>	<p>PROJECT 2158 W. 18TH ST.</p> <p>SCALE 1/4" = 1'-0"</p> <p>DATE 06.01.22</p>	<p>ARCHITECTURE ARCHITECTS</p> <p>PLANNING</p> <p>ARCHITECTURAL ENGINEERING</p>	<p>1523 N. Dearborn Ave Chicago, IL 60642</p> <p>773.772.3700 ext. 404 773.772.2454 fax</p>	<p>2158 W. 18TH ST. CHICAGO, IL</p>	<p>PROPOSED ELEVATIONS</p>	<p>CONTRACT NO. 215 SHEET NO. 012</p>
-----------------------------	--	---	---	---	--------------------------------	---



Final for Publication



PROJECT 2158 W. 18TH ST.	ARCHITECTURE FLANAGAN ARCHITECTS	2158 W. 18TH ST. CHICAGO, IL 60647	PROPOSED WALL SECTIONS	DATE 12/15/11
SCALE 1/8" = 1'-0"	ARCHITECTURAL ENGINEERING	773.257.2738		
DATE 12/15/11		773.772.2844		
12/15/11				