

Final for Publication

17-13-0303-C (1) Project Narrative and Plans – Type 1 Zoning Map Amendment
SUBSTITUTE NARRATIVE & PLANS - Application No. 22224-TI
1218 West Adams Street, Chicago, Illinois

Proposed Zoning: *DX-3 Downtown Mixed-Use District*

Lot Area: 17,616 square feet (*recorded*)

Proposed Land Use: The subject property consists of a single *zoning lot*, with 96 feet of frontage on

Adams Street and bounded by *public alleys* along each the north and east sides. The site is presently improved with a two-story masonry building and an asphalt surface parking lot, which such improvements were most recently occupied by the *Boy Scouts of America*, as their local headquarters. The Applicant is seeking a *Zoning Map Amendment* in order to permit the redevelopment and reactivation of the site, in its entirety, with a new three-story building, which such building will be occupied and operated by a *daycare* facility. To allow for the new improvements, the Applicant intends to raze the existing structure(s). The programming for the proposed new *daycare* facility includes the provision of off-street parking for at least twenty (20) vehicles, at the rear, as well as dedicated onsite bicycle parking and a designated *loading berth*. The proposal also features an outdoor (rooftop) *playground*, at the rear of the 3rd Floor, which will be for the exclusive use of the *daycare* facility. The new proposed building will measure 42 feet-0 inches in height (*to the underside ceiling of the 3rd Floor*) and will be masonry in construction.

- (A) The Project's Floor Area Ratio: 26,000 square feet square feet (1.5 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units proposed
- (C) The amount of off-street parking: 20 vehicular spaces + 1 loading berth

**The Applicant has submitted a request for a Parking Determination, to the Department of Planning and Development (DPD), pursuant to Section 17-10-0208 of the Zoning Ordinance. The Applicant will continue engaging with the 27th Ward Service Office to address any locally sensitive traffic logistics and will follow the parking guidelines and/or advisement of (DPD) and the Chicago Department of Transportation (CDOT) in making any necessary adjustments to the programming for this proposal and/or seek any additional relief, based on and upon issuance of said Parking Determination.*

- (D) Setbacks:
 - a. Front Setback: 0 foot-0 inches
 - b. Rear Setback: 58 feet-0 inches
 - c. Side Setbacks:
 - East: 0 feet-0 inches
 - West: 0 feet-0 inches
- (E) Building Height: 42 feet-0 inches (*underside-ceiling of 3rd Floor*)

**The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance, should such provision(s) be determined as applicable.*

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
 PROFESSIONAL DESIGN FIRM NO. 184-003023

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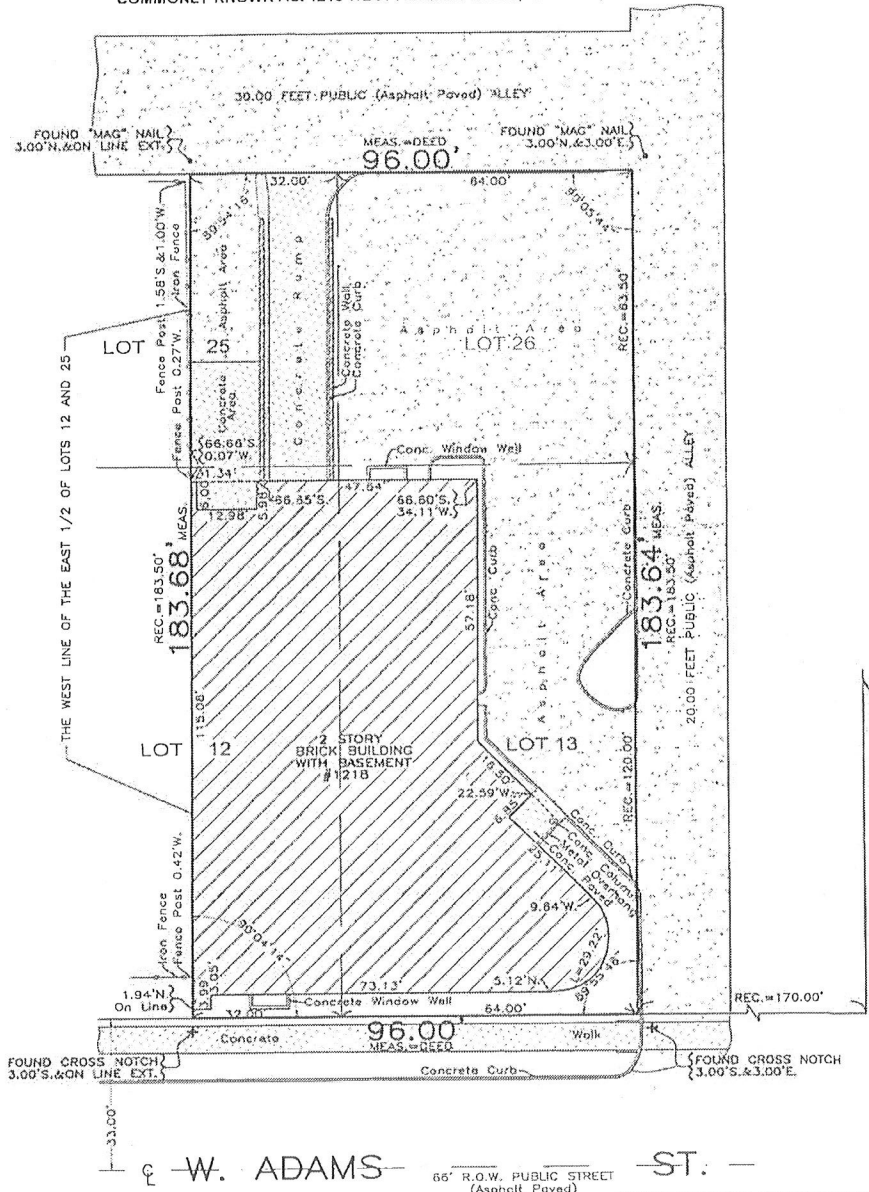
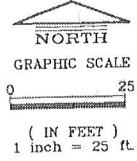
PLAT OF SURVEY

OF

LOT 13 AND THE EAST 1/2 OF LOT 12 OF CHANDLER'S SUBDIVISION OF BLOCK 11 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 AND
 LOT 26 AND THE EAST 1/2 OF LOT 23 IN PARSON'S SUBDIVISION OF THE INTERIOR PORTION OF CHANDLER'S SUBDIVISION OF BLOCK 11 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 17,631 SQ.FT. = 0.405 ACRES.

COMMONLY KNOWN AS: 1218 WEST ADAMS STREET, CHICAGO, ILLINOIS.



NOTE:
 A COPY OF THE CURRENT TITLE INSURANCE POLICY WAS NOT PROVIDED TO THE SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 22-99400
 Scale: 1 inch = 25 feet.
 Date of Field Work: June 20, 2023
 Ordered by: BARBARA MARLAS



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

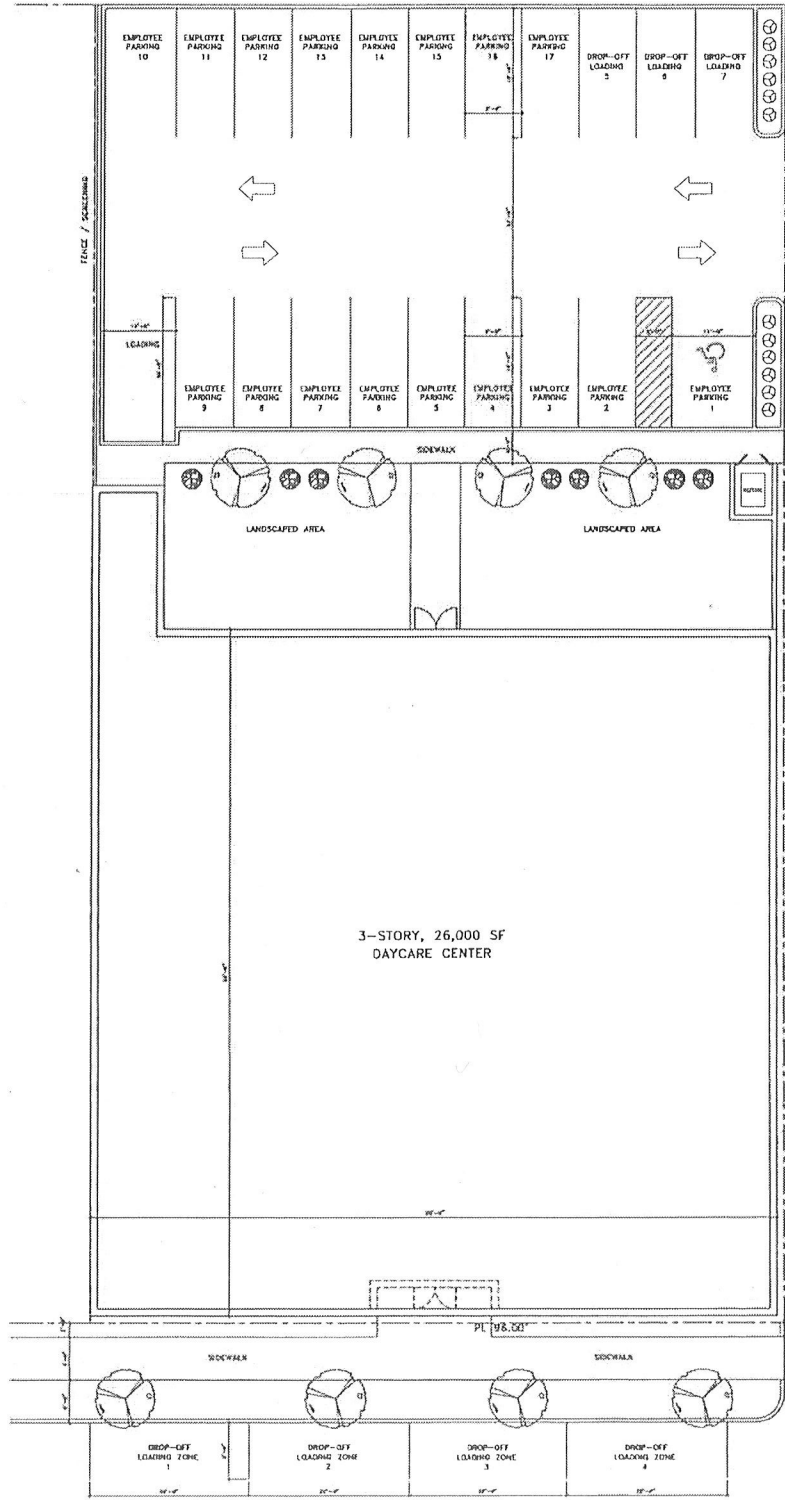
State of Illinois)
 County of Cook)
 We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: June 21, 2023
Hylton E. Donaldson
 ILL. PROF. LAND SURVEYOR LICENSE EXP. DATE NOV 30, 2024
 DRAWN BY: S.Z.

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30' PUBLIC ALLEY

PL 98.00'



20' PUBLIC ALLEY

3-STORY, 26,000 SF
DAYCARE CENTER



W. ADAMS STREET

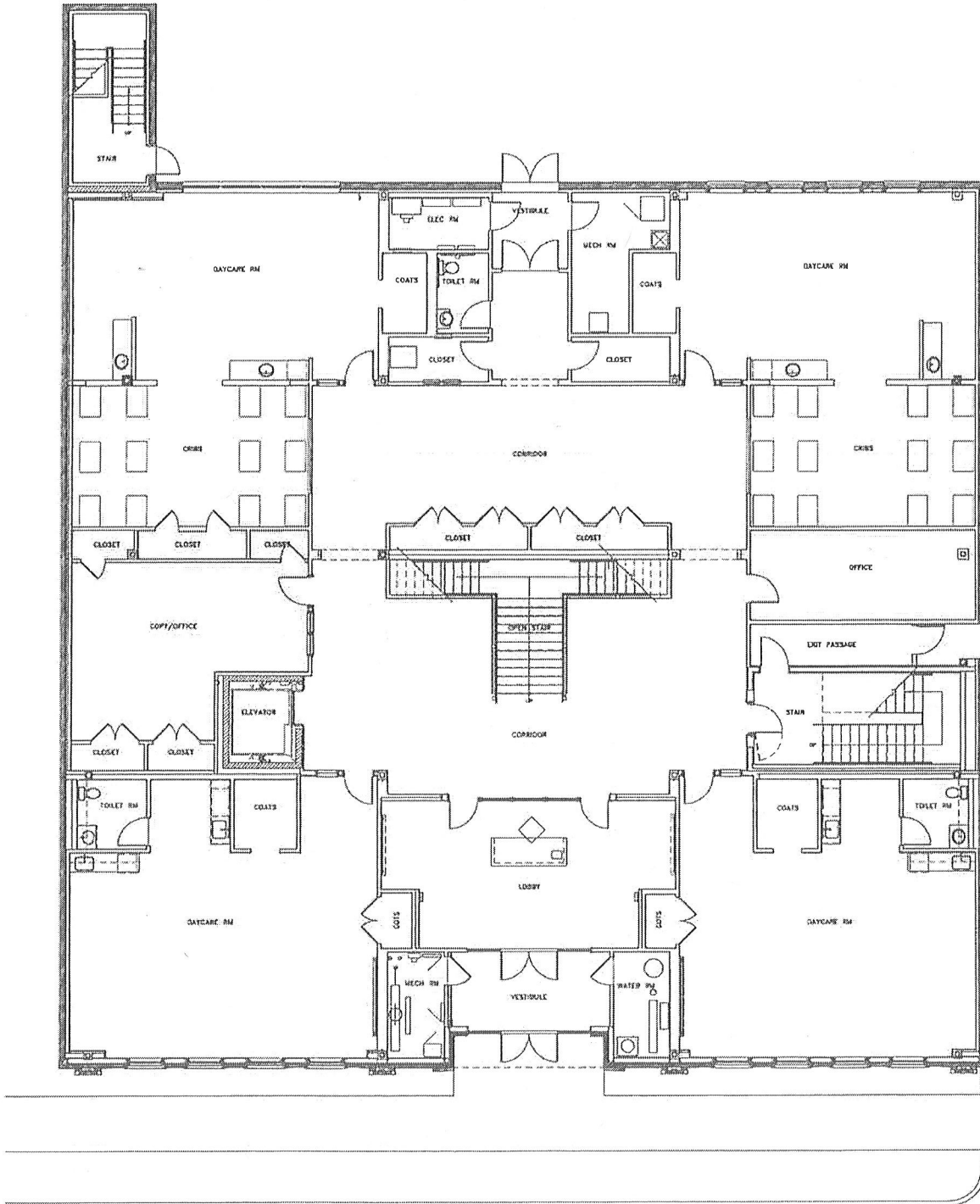
ONE-WAY TRAFFIC

1218 W. ADAMS STREET

SITE PLAN - PARKING DETERMINATION
SCALE: NTS
06-10-23



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FIRST FLOOR PLAN

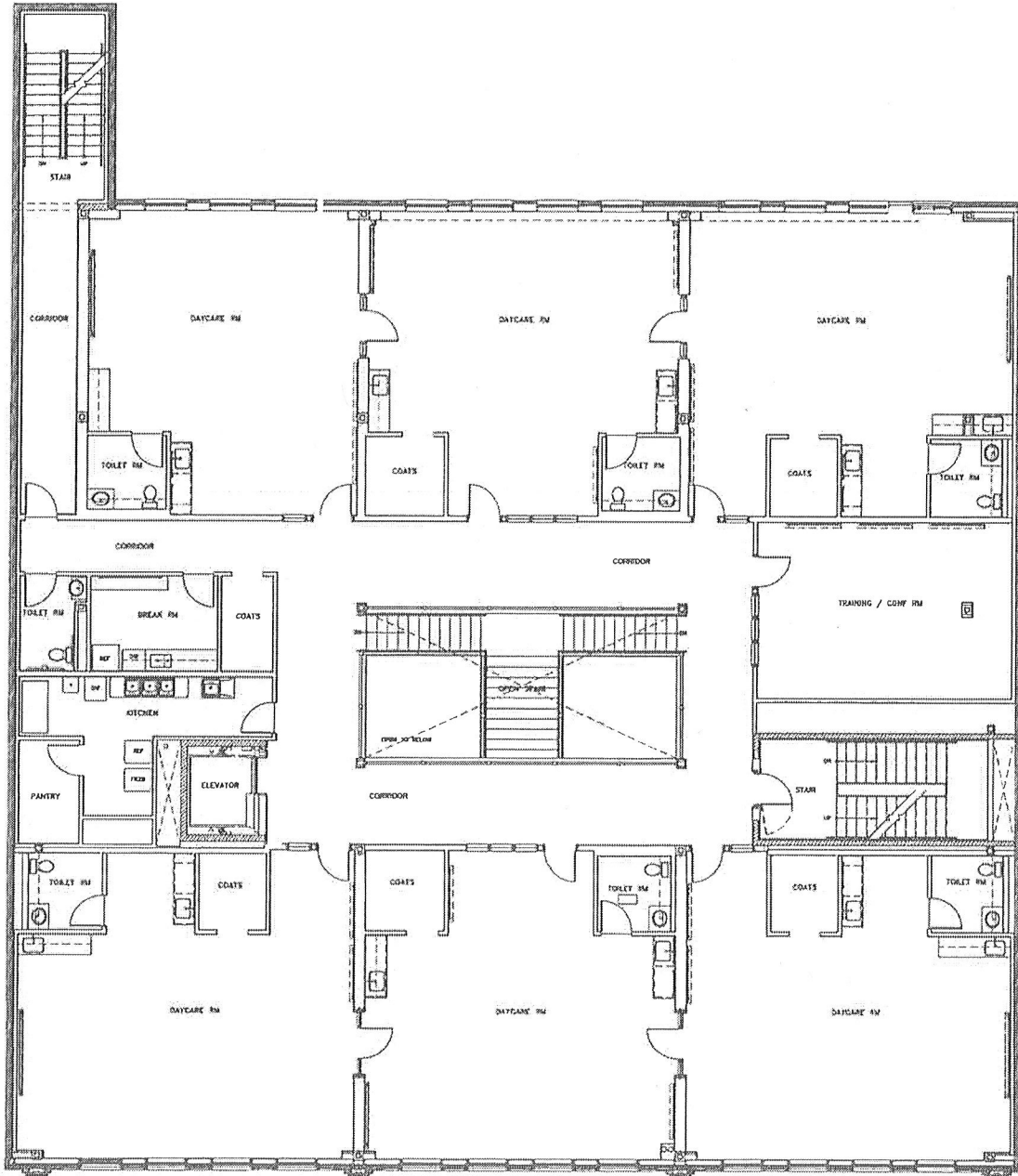
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04-24-23



1218 W. ADAMS STREET

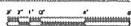


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SECOND FLOOR PLAN

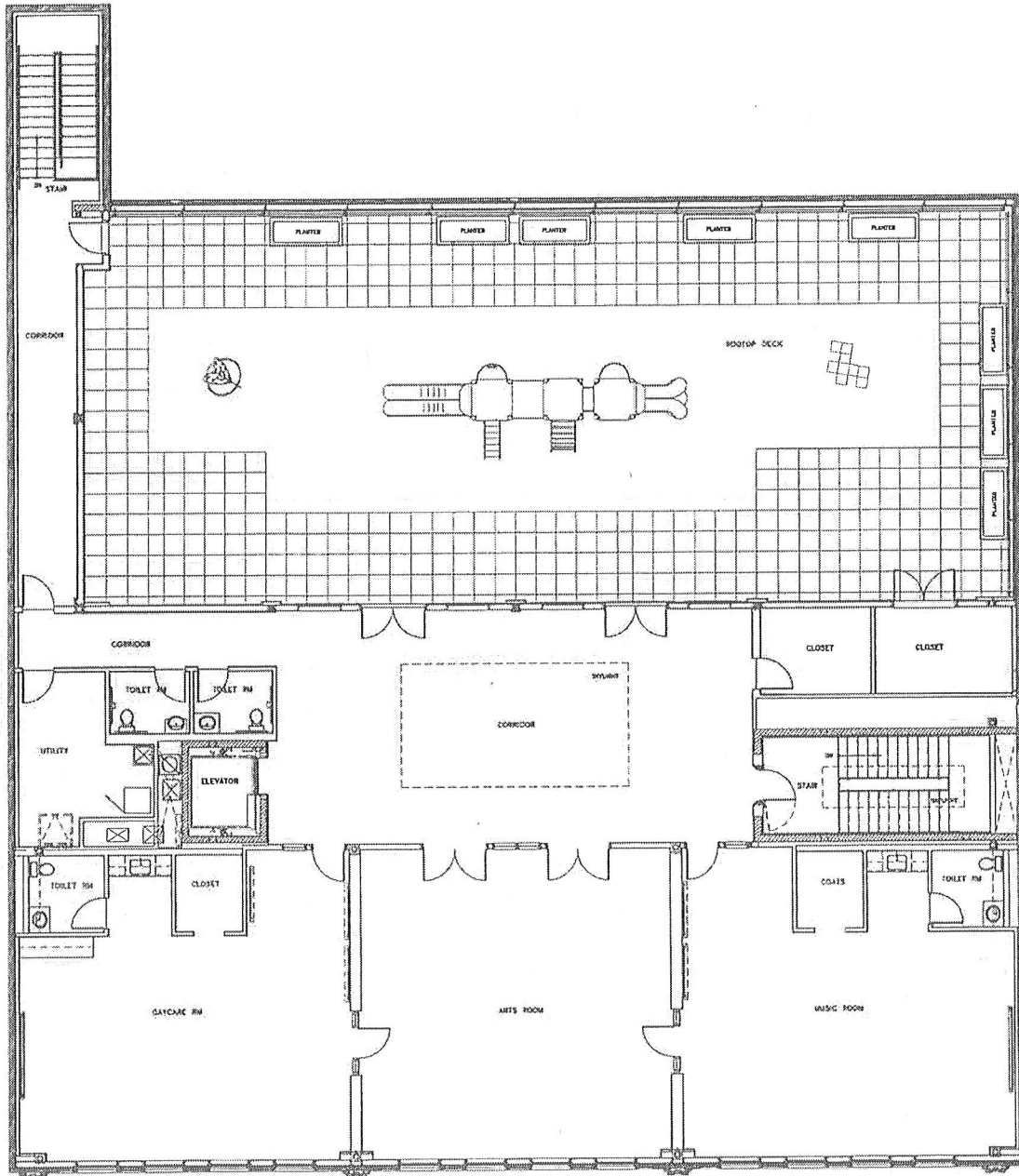
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THIRD FLOOR PLAN

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

04-24-23



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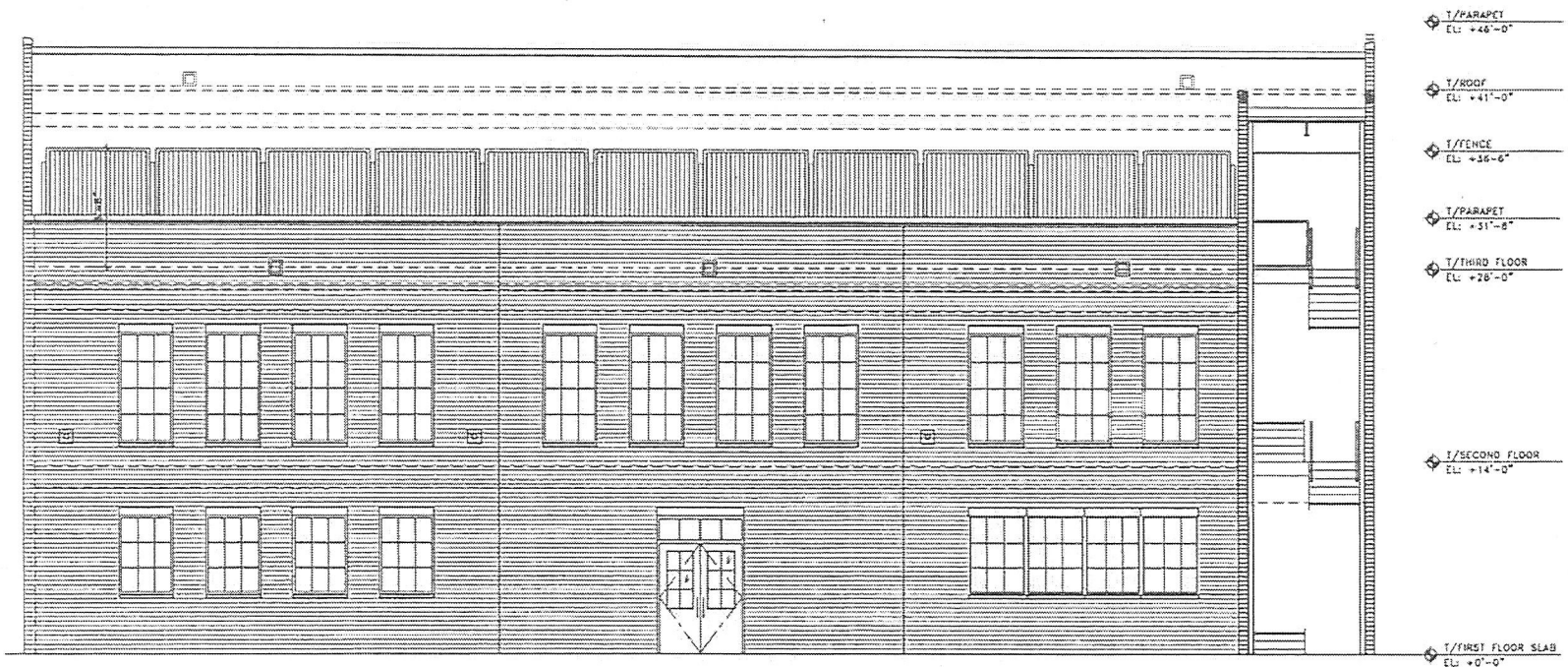


SOUTH ELEVATION (FRONT)

SCALE: NTS
04-24-23

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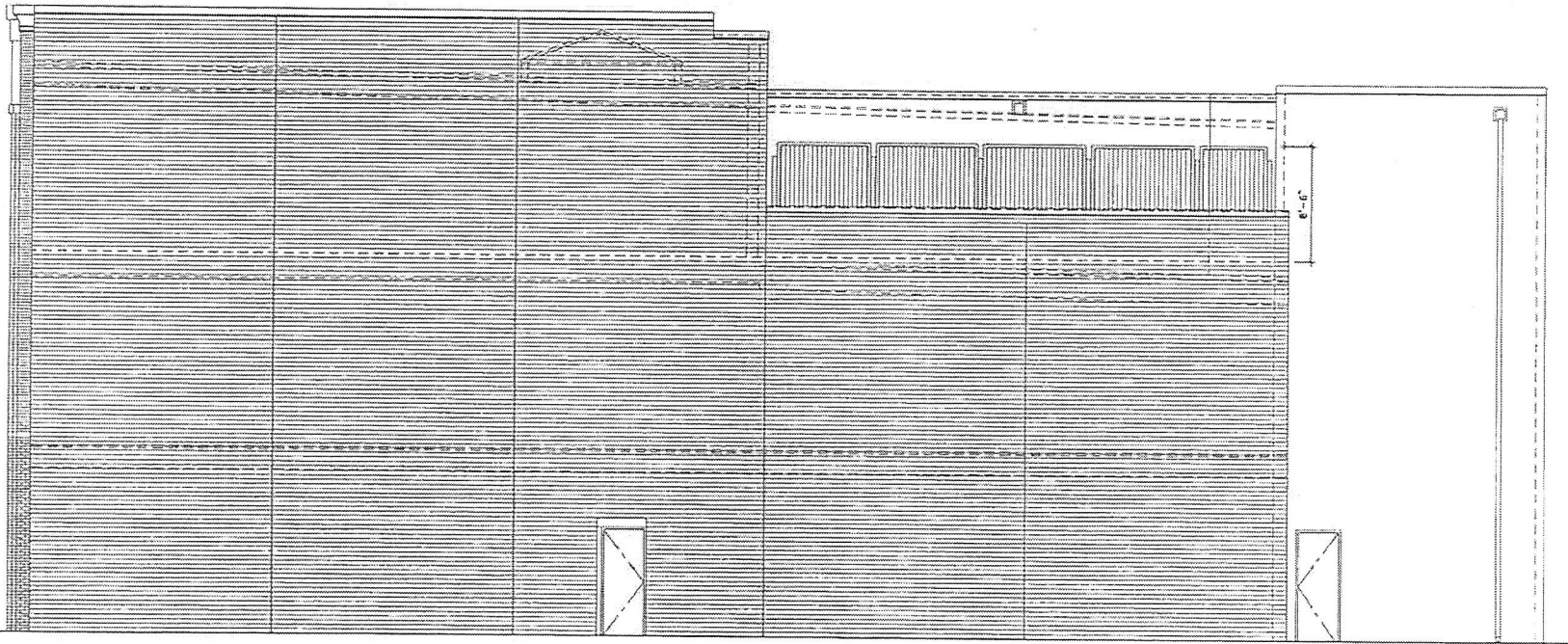
NORTH ELEVATION (REAR)

SCALE: NTS
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- ◆ 1/ PARAPET
EL: +46'-0"
- ◆ 1/ ROOF
EL: +42'-0"
- ◆ 1/ ROOF
EL: +38'-10"
- ◆ 1/ THIRD FLOOR
EL: +28'-0"
- ◆ 1/ SECOND FLOOR
EL: +14'-0"
- ◆ 1/ FIRST FLOOR SLAB
EL: +0'-0"



EAST ELEVATION (SIDE)

SCALE: NTS
04-24-23

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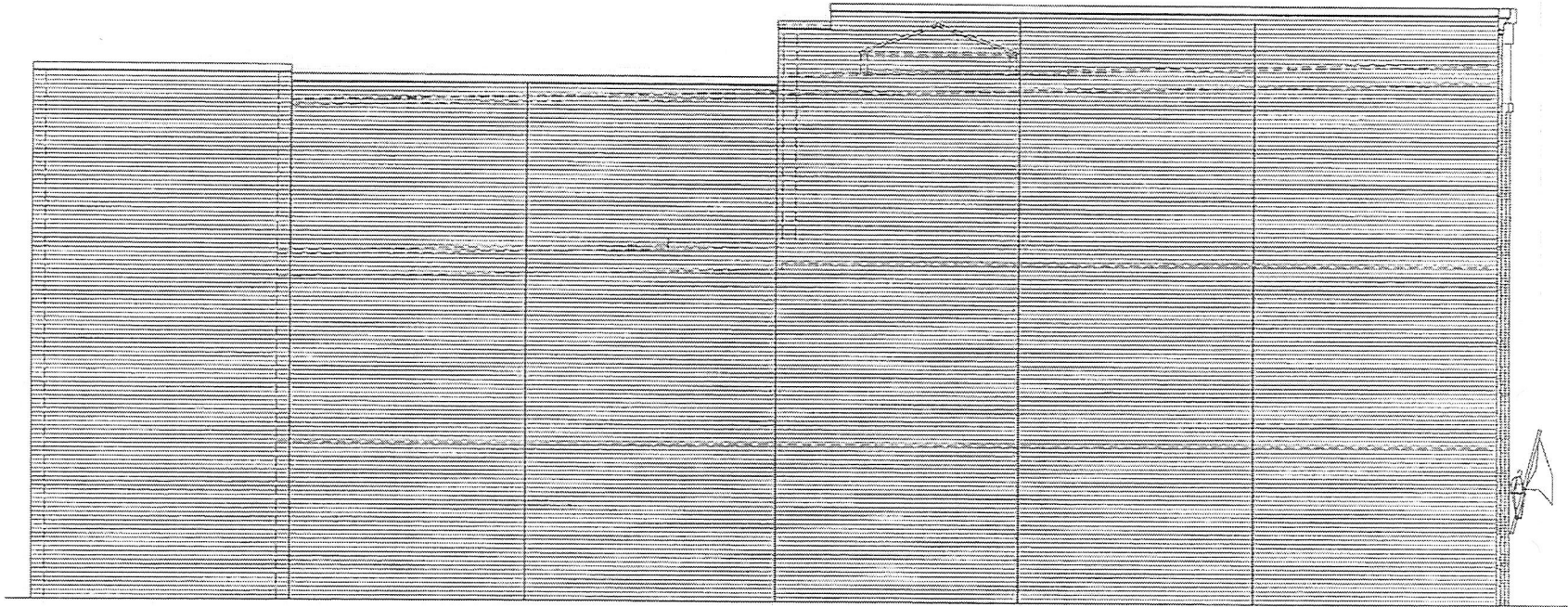
1/PARAPET
EL: +48'-0"

1/ROOF (STAIR)
EL: +38'-10"

1/THIRD FLOOR
EL: +28'-0"

1/SECOND FLOOR
EL: +14'-0"

1/FIRST FLOOR SLAB
EL: +0'-0"



WEST ELEVATION (SIDE)

SCALE: NTS
04-24-23

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