

**Type 1 Narrative and Plans
Zoning Map Amendment
at 1721 W. 18th Place
From RT-4 to RM5**

1. A. Applicant seeks a Type 1 Map Amendment of the City of Chicago Zoning Map from the present RT-4 Residential Two-flat, Townhouse and Multi-unit District to a RM5 Residential Multi-Unit District (TOD). The subject lot currently consists of a 2-story frame residential building on a 3000sf lot. Applicant seeks to improve the subject property with a 3-story, 38' tall, brick + frame building consisting of four dwelling units: one 7BR duplex down on the first level and basement; 2 – 2BR units on the second level; and one 4BR unit on the third floor.

The project provides 2 off-street parking spaces and is in compliance with all necessary qualifying standards and requirements in accordance with TOD standards including the proximity to the CTA Pink Line 18th/Paulina stop. The parking spaces will be accessible from the rear alley. There will additionally be a dedicated bicycle storage area.

The accompanying drawings set forth the additional information required in Sec. 17-13-0303-C, paragraph 2.

Bulk and Density Information for Proposed Development

| | |
|---------------------------------------|-----------------------|
| a) Lot Area: | 24'x125' = 3,000sf |
| b) Density: | Four dwelling units |
| c) Lot area per dwelling unit: | 750sf |
| d) Off-street parking: | 2 spaces* |
| e) Height: | approximately 37' |
| f) Floor Area: | approximately 4,800sf |
| g) Floor Area Ratio: | approximately 1.6 |
| h) Front setback: | 5' |
| i) Rear setback: | 30' |
| j) East side setback: | 2' |
| k) West side setback: | 3' |

* as per Section 17-13-0303-D, optional Administrative Adjustment and Variation seeking specifically to reduce required provided parking by 50% in a Transit-Served Location

** The Applicant will comply with Section 17-3-0307 exception to the Chicago Air Quality Ordinance should such provisions be determined as applicable



MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1721 W 18TH PLACE
CHICAGO IL 60608

ISSUE FOR ZONING DENIAL
10/13/2023



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1721 W 18TH PLACE
CHICAGO IL 60608

| ISSUANCE | |
|----------|-------------------------|
| REVISION | SCHEDULE |
| 1 | ISSUE FOR ZONING DENIAL |
| 2 | ISSUE FOR ZONING DENIAL |
| 3 | ISSUE FOR ZONING DENIAL |

PROJECT NO. 21-086
TITLE
COVER SHEET / INDEX SHEET
Author
Checked by: CS
G000

DRAWING INDEX:

- GENERAL
- G000 COVER SHEET / INDEX SHEET
- G101 SITE PLAN & BUILDING DATA
- ARCHITECTURE
- A100 BASEMENT & FIRST LEVEL FLOOR PLAN
- A101 SECOND & THIRD LEVEL FLOOR PLAN
- A200 BUILDING ELEVATIONS
- A201 BUILDING ELEVATIONS
- A300 BUILDING SECTION
- A301 BUILDING SECTION

SCOPE OF WORK:

TYPE OF WORK: NEW 3 STORY, 4.0 U.S. FRAME BUILDING, TYPE 5A
 TYPE OF USE: MULTI-FAMILY
 EXTERIOR WORK: N/A
 ADDITIONAL NOTES: NEW CONSTRUCTION

OWNER

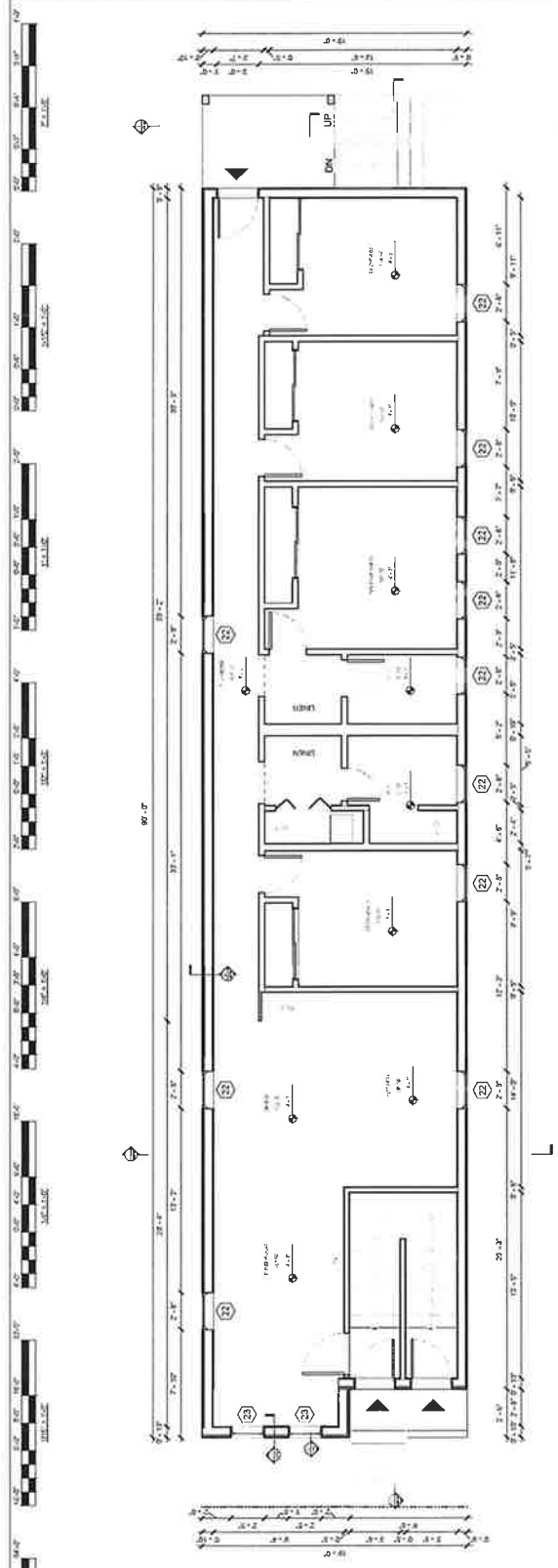
OWNER INFO

ARCHITECT OF RECORD

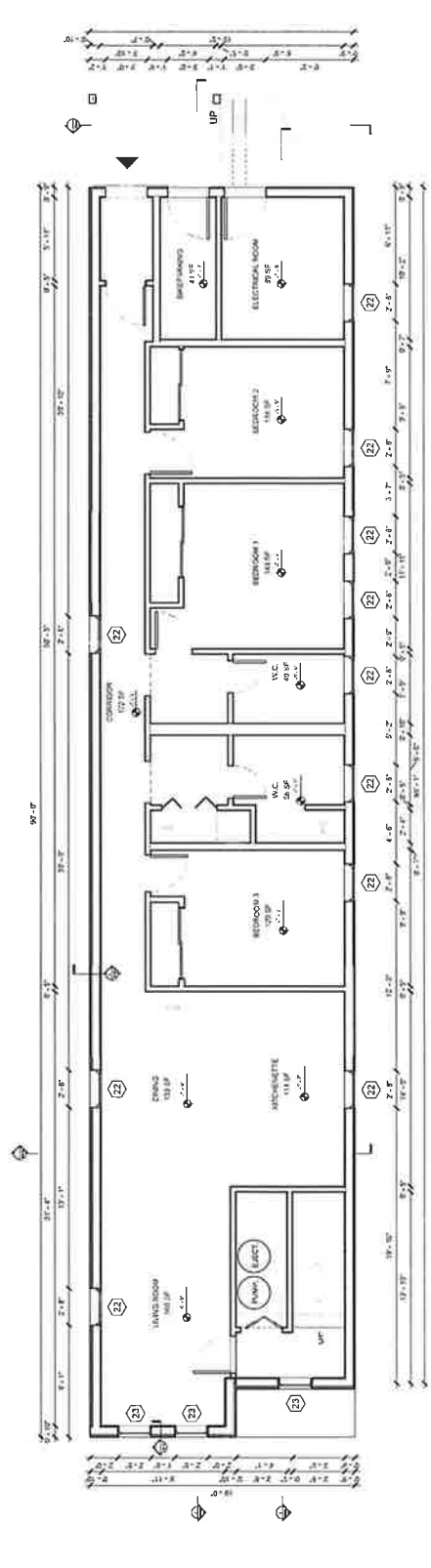
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CHICAGO, IL 60608
P. 312.266.5415



LOCATION MAP



2 | 1/8" = 1'-0" | 1ST FLOOR PLAN



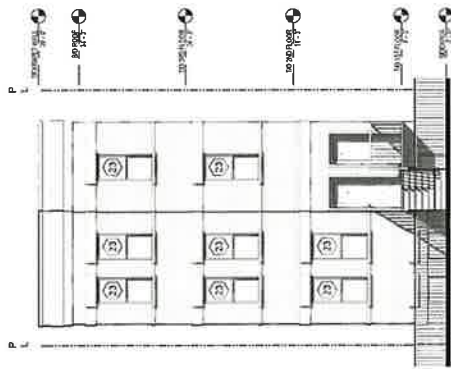
1 | 1/8" = 1'-0" | BASEMENT FLOOR PLAN

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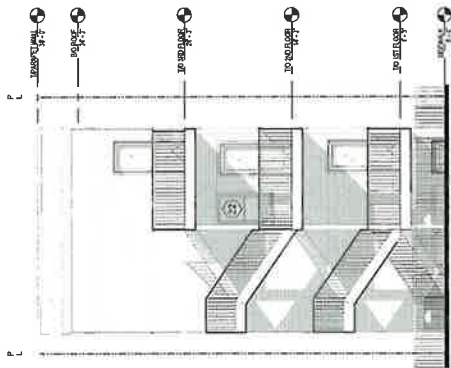
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 DEVELOPMENT
 1721 W 18TH PLACE
 CHICAGO IL 60608

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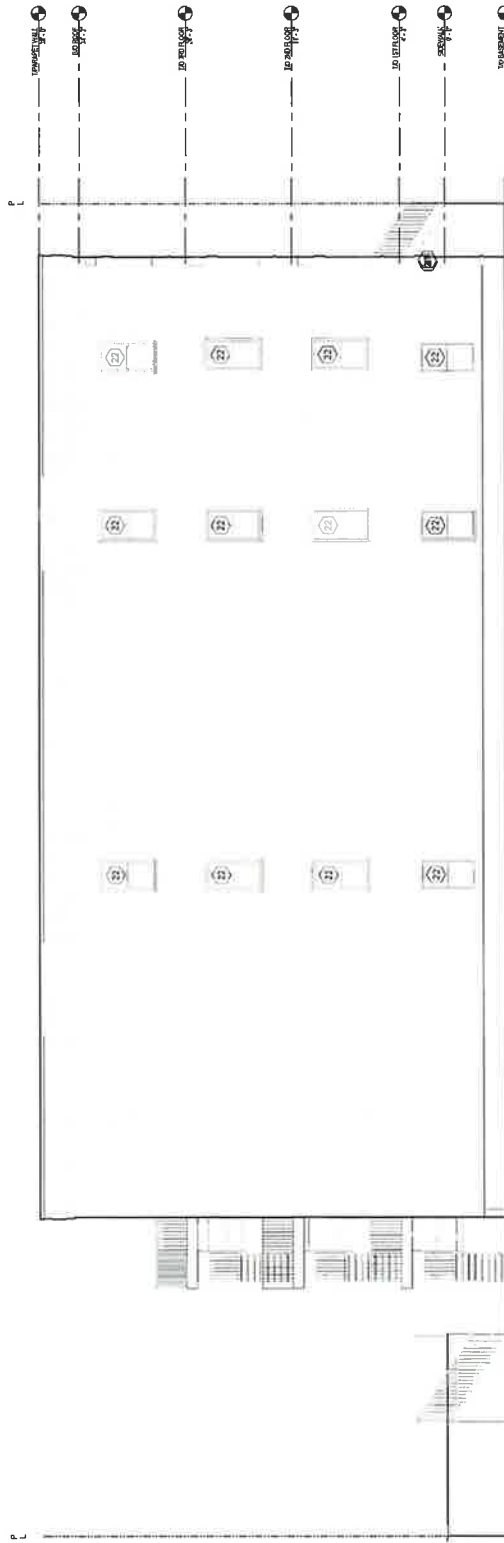
PROJECT NO. 21-062
 TITLE
 BASEMENT & FIRST
 LEVEL FLOOR PLAN
 Author
 Checked by: CS
 A100



1 NORTH BUILDING ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION Copy 1
3/16" = 1'-0"



3 EAST BUILDING ELEVATION
3/16" = 1'-0"

NOT FOR CONSTRUCTION

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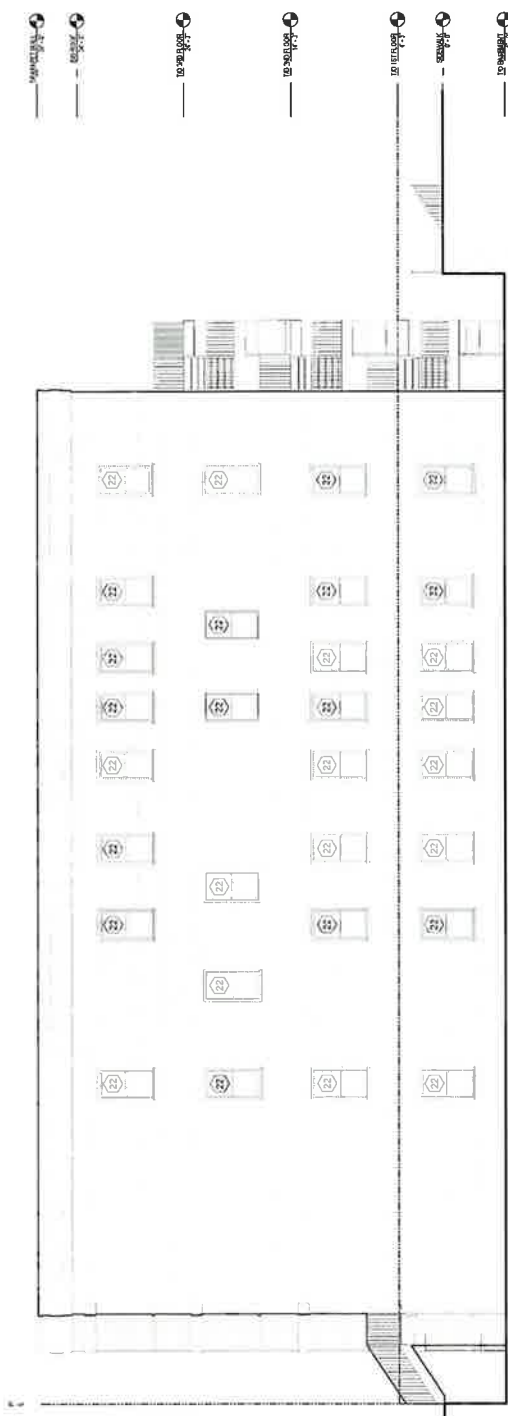
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PROJECT NO. 21-026

TITLE

BUILDING ELEVATIONS

Author
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A200



- 10'-0\"/>

1 WEST BUILDING ELEVATION
3/16" = 1'-0"

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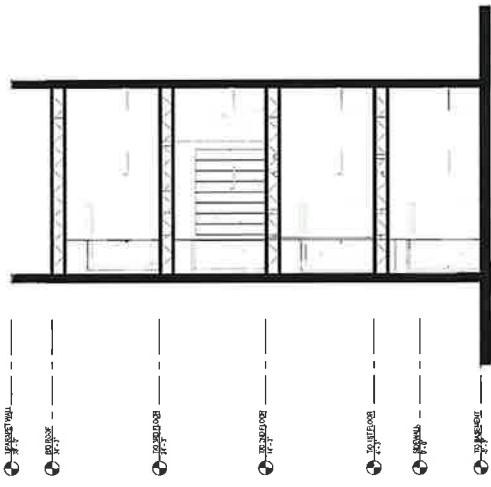
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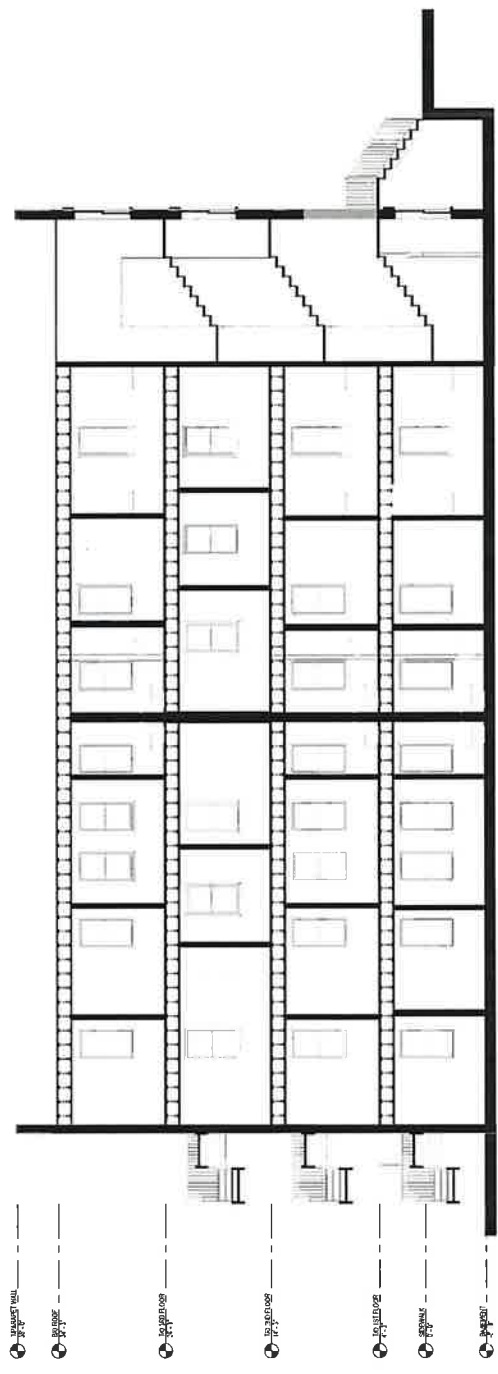
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PROJECT NO. 21-042
TITLE
BUILDING ELEVATIONS
Author:
Checked by: CS
A201



- 11'0" FLOOR
- 10'0" FLOOR
- 9'0" FLOOR
- 8'0" FLOOR
- 7'0" FLOOR
- 6'0" FLOOR
- 5'0" FLOOR
- 4'0" FLOOR
- 3'0" FLOOR
- 2'0" FLOOR
- 1'0" FLOOR
- 0'0" FLOOR

1 SECTION BUILDING 1
3/16" = 1'-0"



- 11'0" FLOOR
- 10'0" FLOOR
- 9'0" FLOOR
- 8'0" FLOOR
- 7'0" FLOOR
- 6'0" FLOOR
- 5'0" FLOOR
- 4'0" FLOOR
- 3'0" FLOOR
- 2'0" FLOOR
- 1'0" FLOOR
- 0'0" FLOOR

2 SECTION BUILDING 2
3/16" = 1'-0"

| REVISION | DATE | DESCRIPTION |
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PROJECT NO. 215402
TITLE BUILDING SECTION
Author: _____
Checked by: CS

NOT FOR CONSTRUCTION

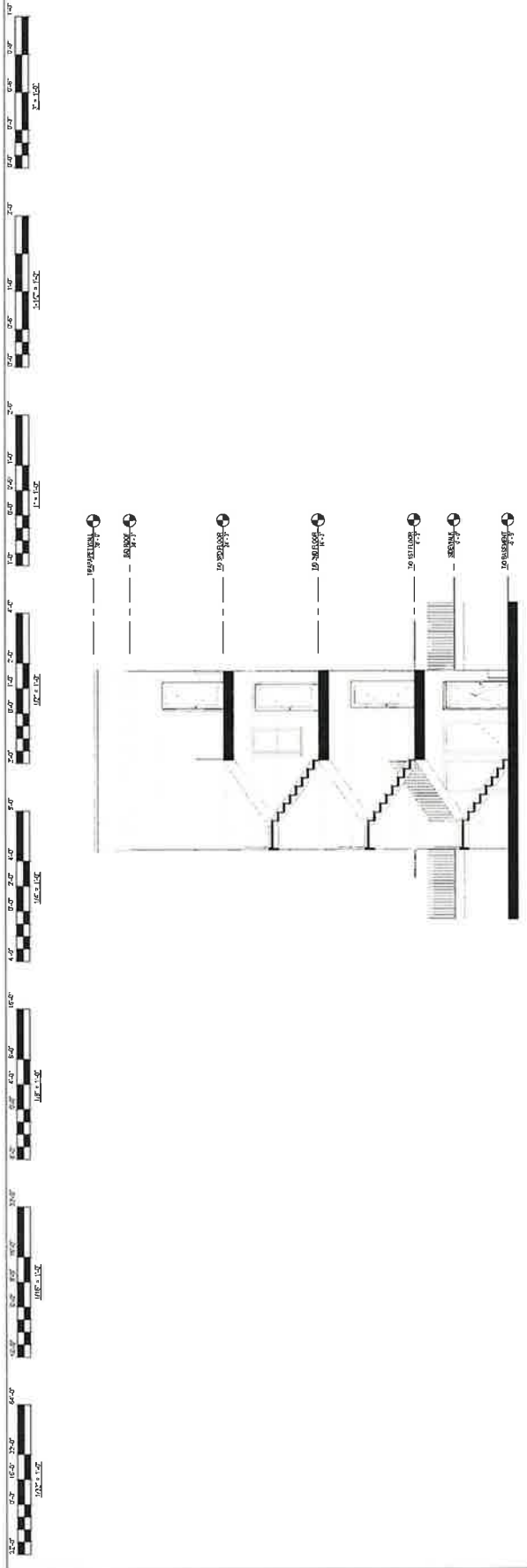
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STUDIO ARQ ARCHITECTS
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TEL: 312.555.1234

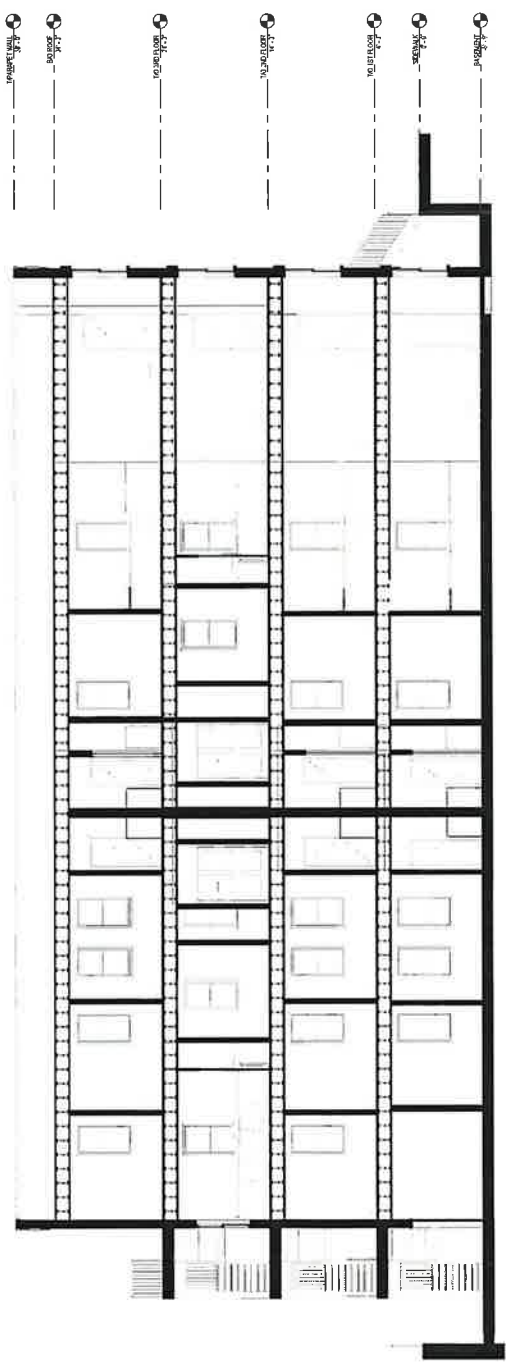
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| NO. | DATE |
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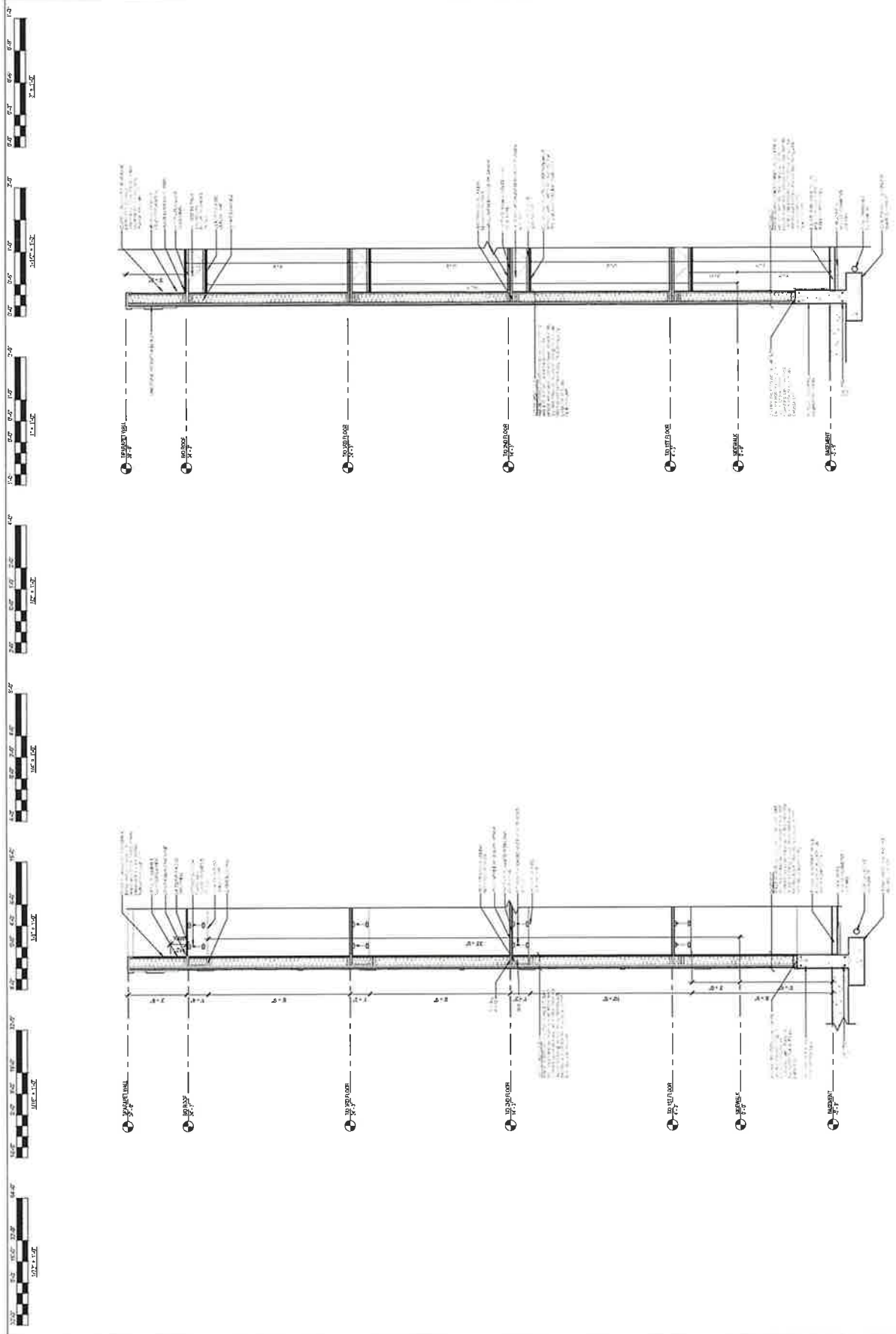
PROJECT NO. 21-046
 TITLE BUILDING SECTION
 Author Checked by: CS
 A301



1 SECTION BUILDING 3



2 SECTION BUILDING 4



2 CMU - WALL SECTION

1 4HA BRICK VENEER - WALL SECTION

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| REVISION | REVISION SCHEDULE | DATE |
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PROJECT NO. 2144E
 TITLE
 WALL SECTIONS
 Author
 Checked by: CS
A400