

17-13-0303-C (1) Project Narrative and Plans – Type 1 Zoning Map Amendment
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

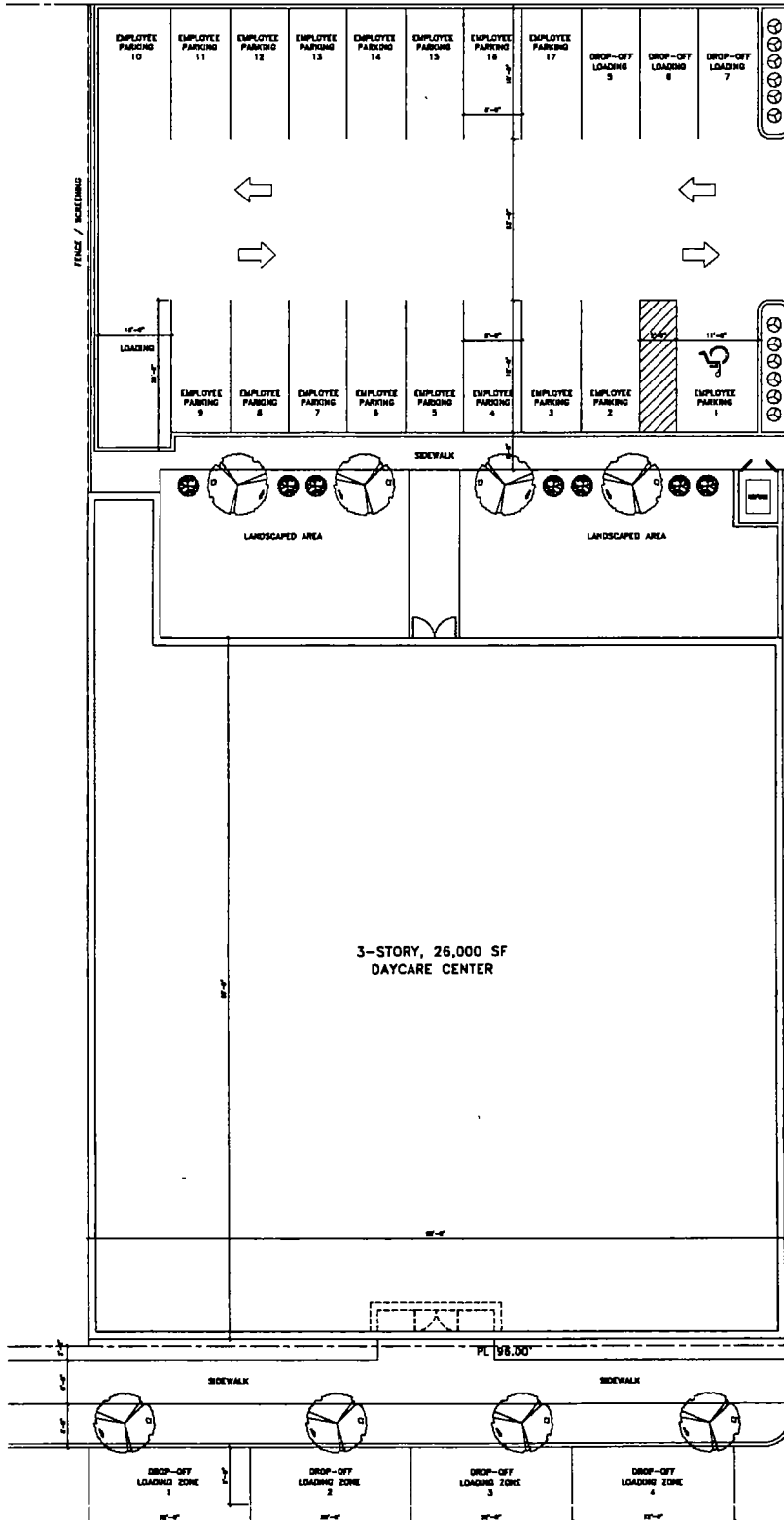
**The Applicant has submitted a request for a Parking Determination, to the Department of Planning and Development (DPD), pursuant to Section 17-10-0207-E of the Zoning Ordinance. The Applicant will make any necessary adjustments to the programming for this proposal and/or seek any additional relief, 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.*

30' PUBLIC ALLEY

PL 98.00'



20' PUBLIC ALLEY

3-STORY, 26,000 SF
DAYCARE CENTER

W. ADAMS STREET

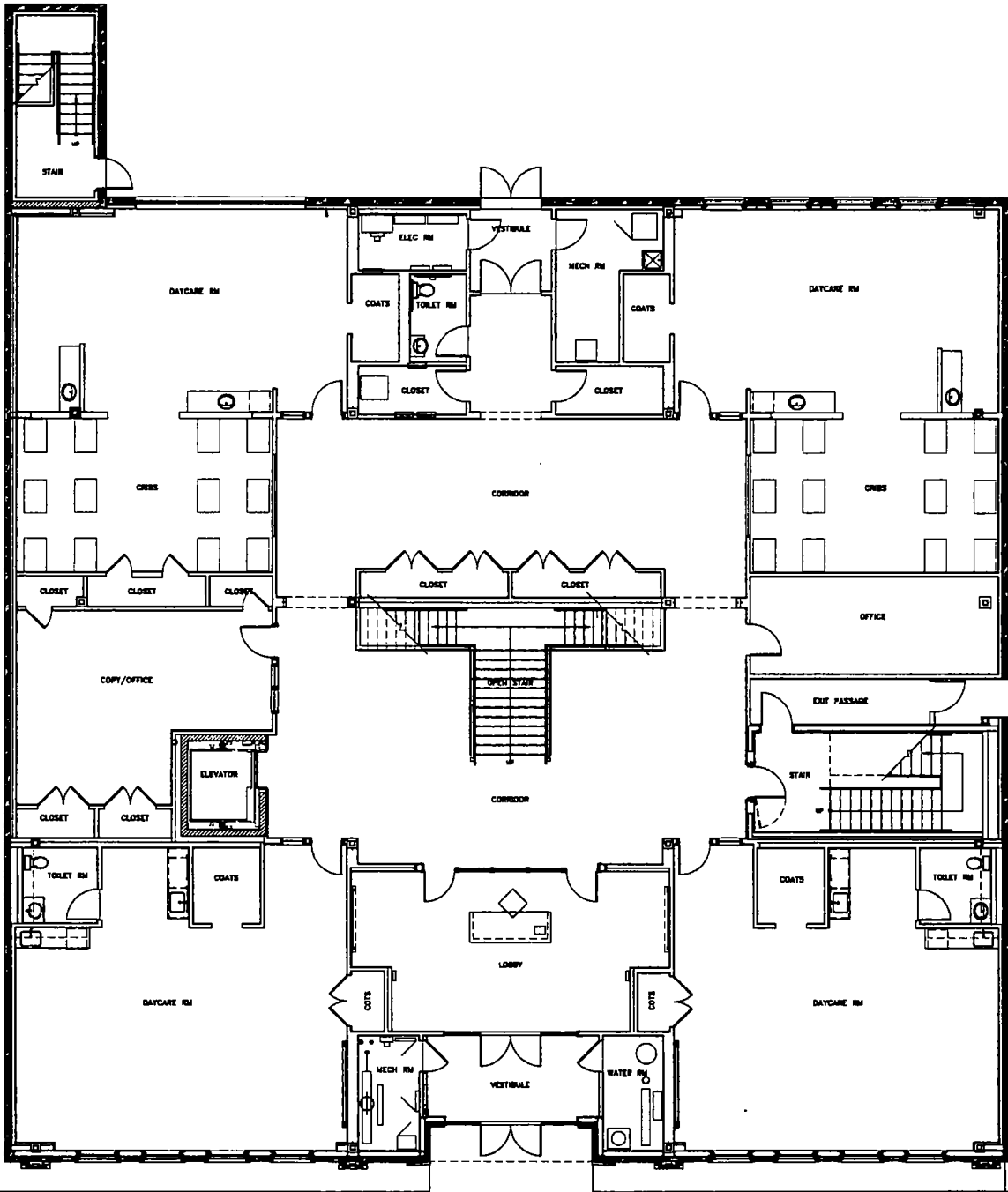
1218 W. ADAMS STREET

ONE-WAY TRAFFIC

SITE PLAN - PARKING DETERMINATION

SCALE: NTS
06-09-13





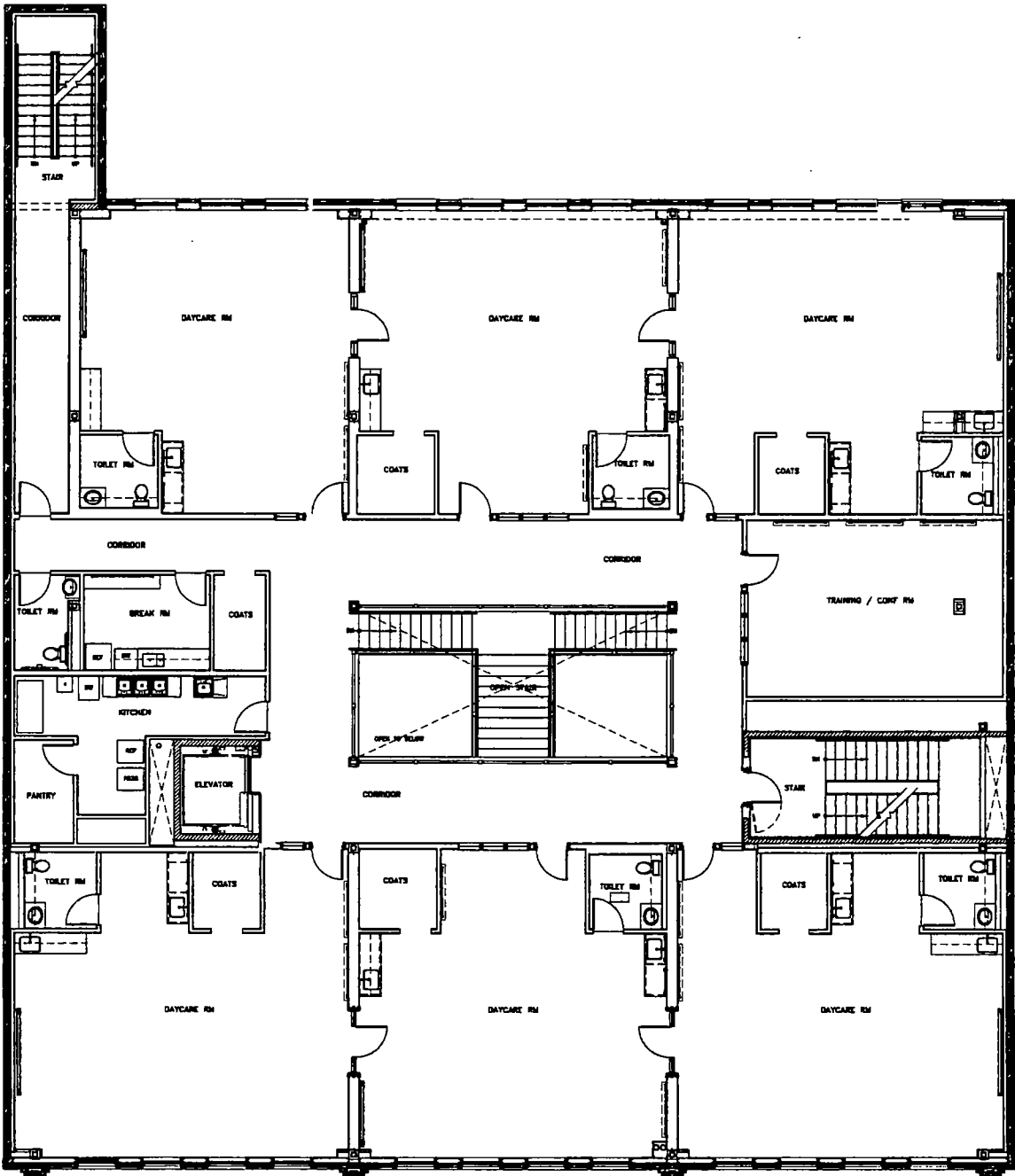
FIRST FLOOR PLAN

SCALE: NTS
04-24-23



1218 W. ADAMS STREET





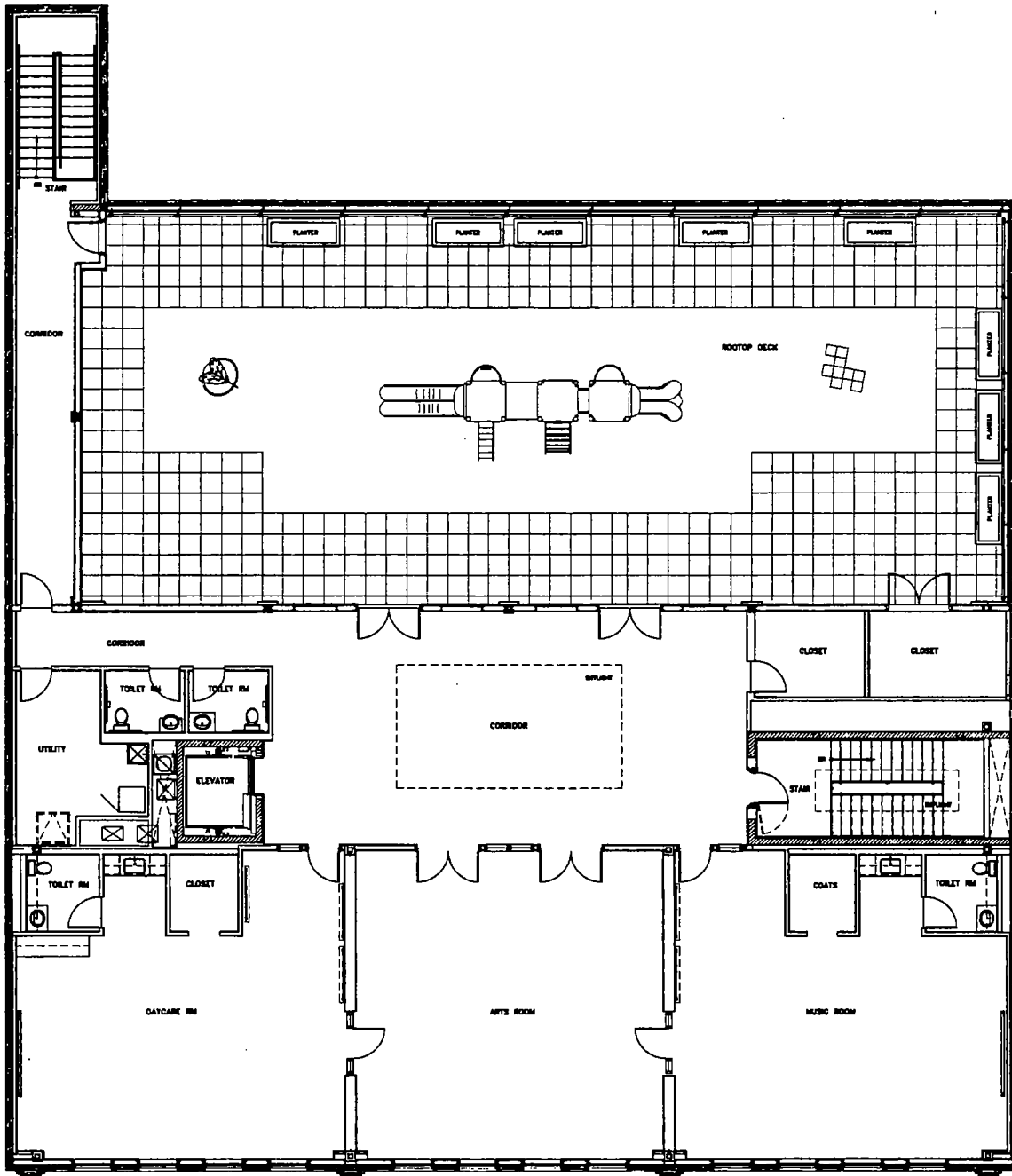
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
04-24-25



1218 W. ADAMS STREET



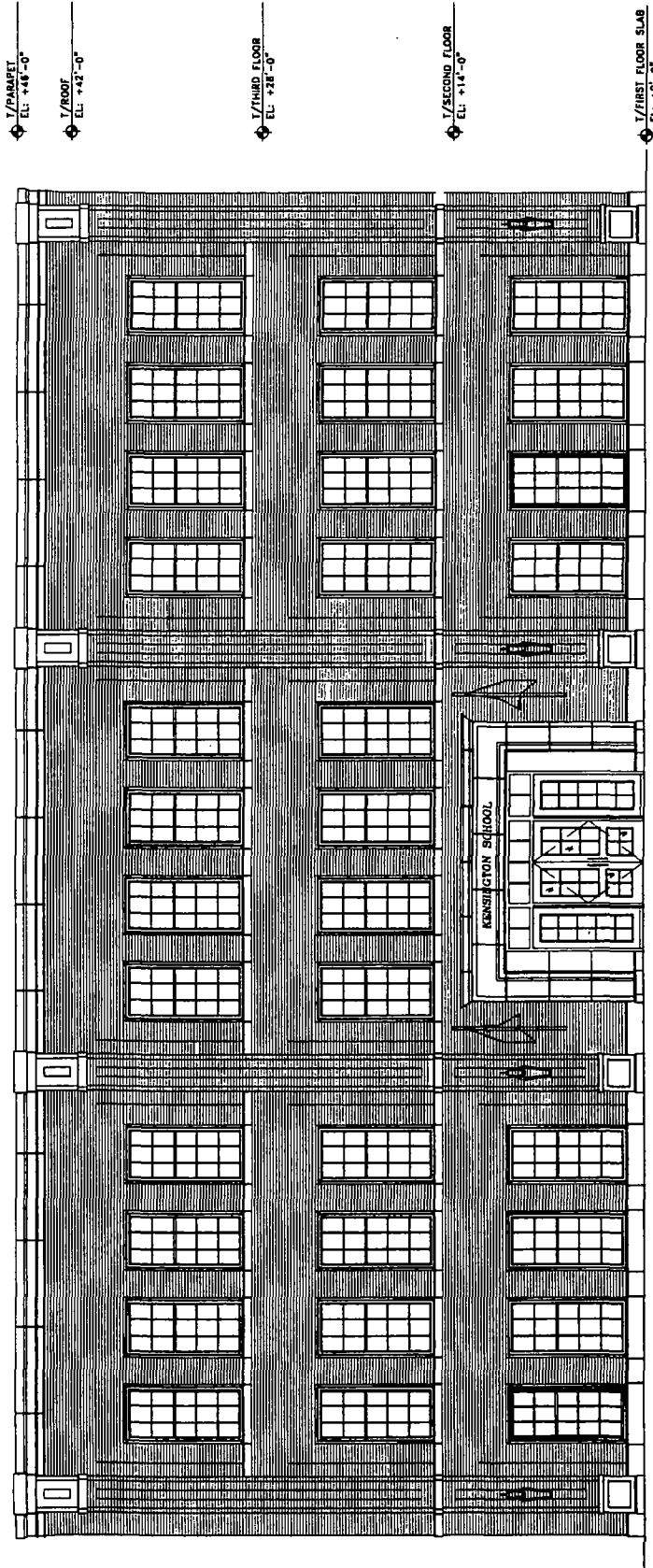


THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 04-24-23



1218 W. ADAMS STREET

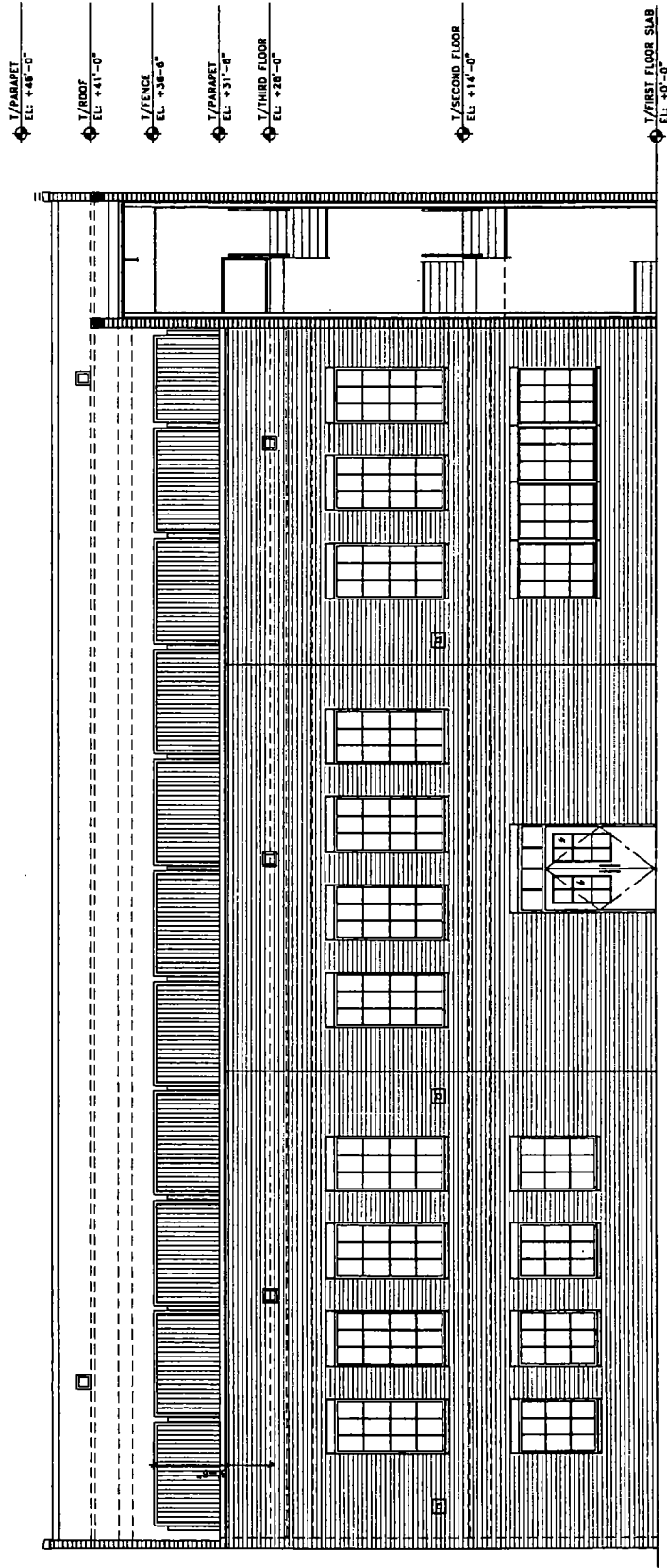




SOUTH ELEVATION (FRONT)

SCALE: NTS
04-24-23

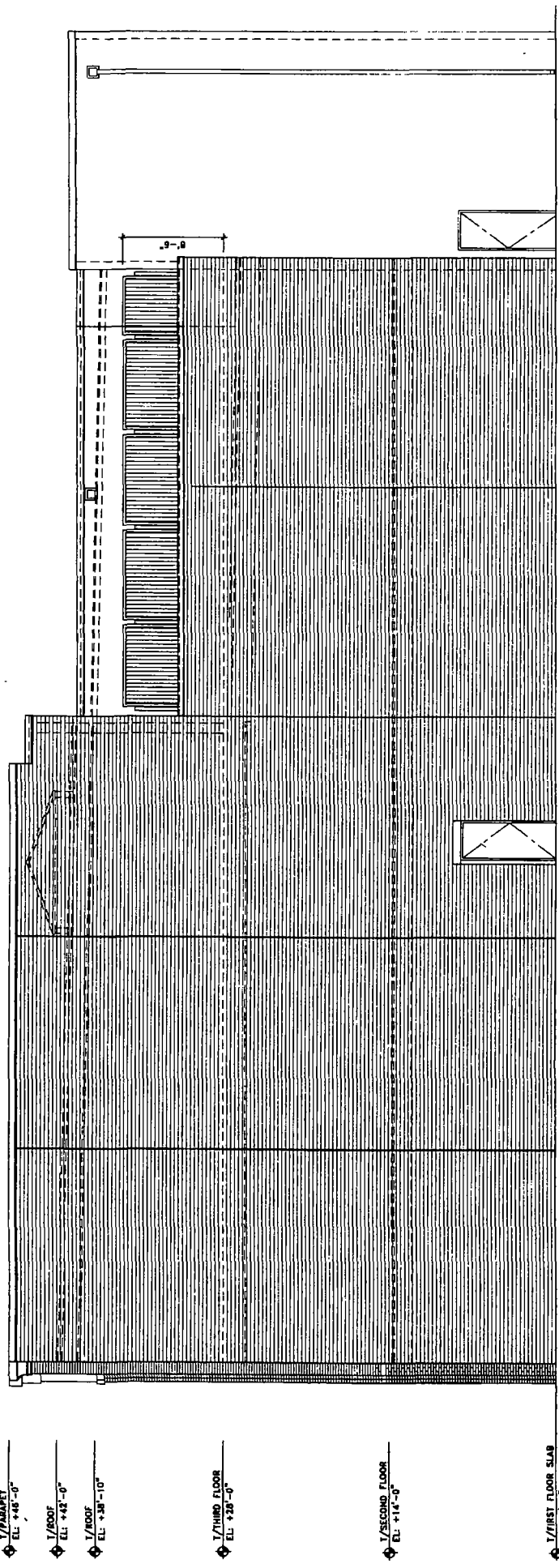
1218 W. ADAMS STREET



NORTH ELEVATION (REAR)

SCALE: NTS
04-24-23

1218 W. ADAMS STREET



◆ 1/ PARAPET
EL. +48'-0"

◆ 1/ ROOF
EL. +45'-0"

◆ 1/ ROOF
EL. +38'-10"

◆ 1/ THIRD FLOOR
EL. +38'-0"

◆ 1/ SECOND FLOOR
EL. +14'-0"

◆ 1/ FIRST FLOOR SLAB
EL. +0'-0"

EAST ELEVATION (SIDE)

SCALE: NTS
04-24-23

1218 W. ADAMS STREET

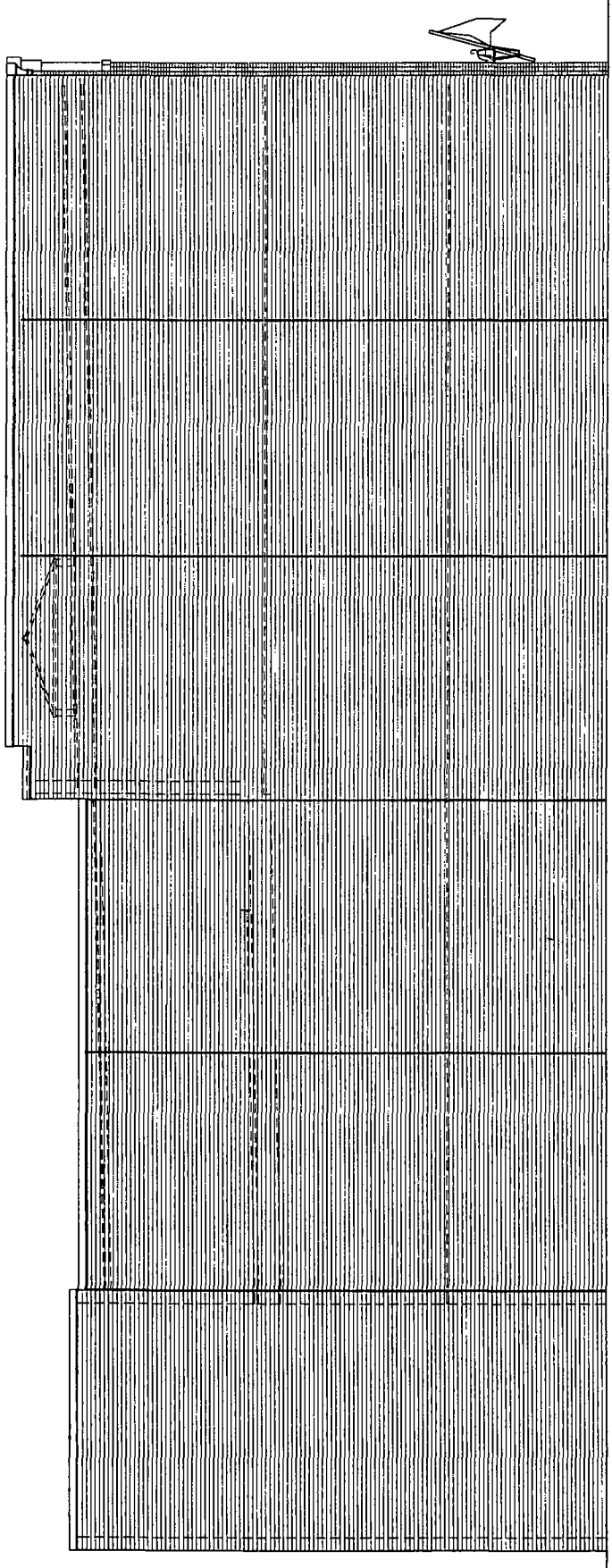
1/PARAPET
EL: +48'-0"

1/ROOF (STAIR)
EL: +35'-10"

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

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

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



WEST ELEVATION (SIDE)

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

1218 W. ADAMS STREET

04-24-23