

17-13-0303-C(1) Type 1 Narrative & Plans – 1806 North Monticello Avenue., Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 3,137.5 square feet

Proposed Land Use: The existing building will remain. Applicant is seeking a zoning change to convert the existing 4 dwelling unit building to a 5 dwelling unit building. The proposed 5th dwelling unit will be located in the basement of the existing building and the footprint and height of the building will remain.

- (A) The Project's Floor Area Ratio: 4,417 square feet (1.41 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 627.50 square feet per D.U.
(5 dwelling units)
- (C) The amount of off-street parking: 0

*The subject property is around 135 years of age with a residential building containing four (4) dwelling units. Since the Applicant is adding only one (1) dwelling unit to the existing building, parking is not required for the additional dwelling unit pursuant to Section 17-10-0101-B(2)(a) of the Zoning Code of the City of Chicago.

- (D) Setbacks:
 - a. Front Setback: 20 feet and 3 inches (existing)
 - b. Rear Setback: 19 feet and 7 inches (existing)
 - c. Side Setbacks:
 - North Side: 1.05 feet (existing)
 - South Side: 2.43 feet (existing)
- (E) Building Height: 27 feet and 4 inches

CONVERT 4 D.U. TO 5 D.U. AS PER PLANS

1806 N. MONTICELLO AVE.
CHICAGO, ILLINOIS



134 N. LASALLE ST.
SUITE No. 2146
CHICAGO, IL 60602

COMMENTS:
I AM NOT PROVIDING CONTRACT DOCUMENTS TO THE CITY OF CHICAGO. I AM PROVIDING CONTRACT DOCUMENTS TO THE ARCHITECT. I AM PROVIDING CONTRACT DOCUMENTS TO THE ARCHITECT. I AM PROVIDING CONTRACT DOCUMENTS TO THE ARCHITECT. I AM PROVIDING CONTRACT DOCUMENTS TO THE ARCHITECT.

NO.	DATE	DESCRIPTION
1	2-23-17	FOR ZONING REVIEW



CONVERT 4 D.U. TO
5 D.U. AS PER PLANS

1806
N. MONTICELLO AVE.
CHICAGO
ILLINOIS

DATE: 01/24/2024
DRAWN BY: [Signature]

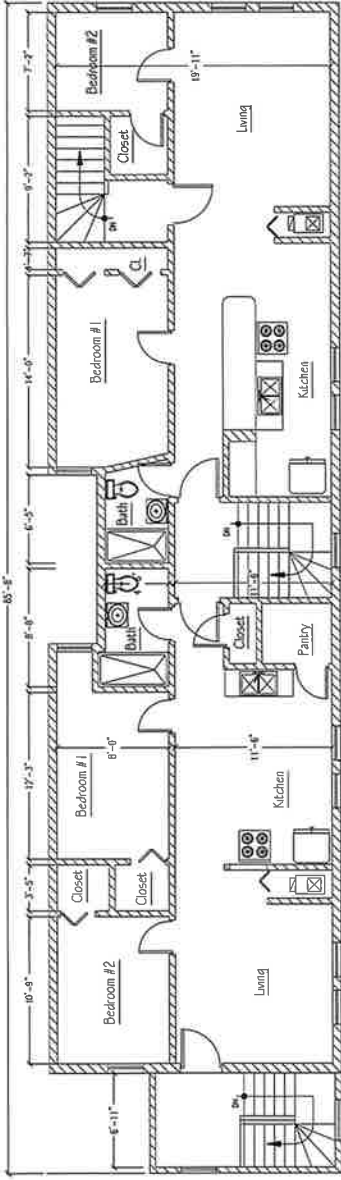
SITE PLAN

T-1

CERTIFICATION STATEMENTS	ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
<p>THIS IS TO CERTIFY THAT THESE PLANS AND SPECIFICATIONS TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE STANDARD SPECIFICATION FOR FACILITIES FOR THE HANDICAPPED, AUTHORIZED AND ENFORCEABLE UNDER H.B. 2416, ILLINOIS 75TH GENERAL ASSEMBLY, AS PUBLISHED AND DISTRIBUTED BY THE OFFICE OF SUPERVISING ARCHITECT STATE OF ILLINOIS.</p> <p>THIS IS TO CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE IN COMPLIANCE WITH ALL CODES AND BUILDING ORDINANCES OF THE CITY OF CHICAGO, STATE OF ILLINOIS.</p> <p>SIGNED: <u>[Signature]</u> DATE: <u>01/24/2024</u></p> <p>LUIS A. MARTINEZ</p>	<p>I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR: 1806 N. MONTICELLO AVE. CHICAGO, ILLINOIS COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE IECC 2012.</p> <p>SIGNED: <u>[Signature]</u> DATE: <u>01/24/2024</u></p> <p>LUIS A. MARTINEZ</p>

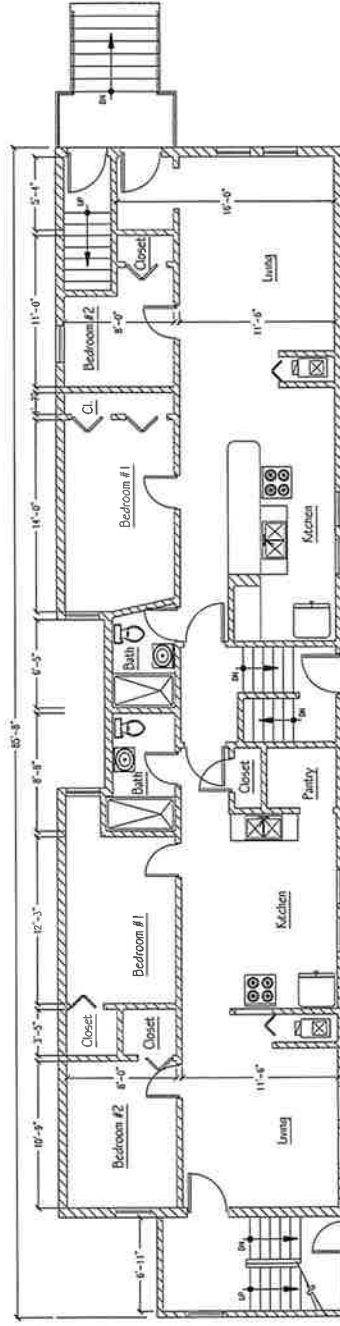
MANDATORY NOTE:
THIS DRAWINGS, DESIGNS, SPECIFICATIONS, IDEAS, AND ARRANGEMENTS REPRESENTED HERE ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND OR THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN THE CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER AND OR THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.



Existing Second Floor Plan

For Reference Only



Existing First Floor Plan

For Reference Only

WALL LEGEND

	PARTIAL EXISTING EXTERIOR & INTERIOR WALLS TO REMAIN, INTERIOR WALLS TO BE REMOVED
	EXISTING PARTITIONS TO BE REMOVED

LAM ARCHITECTS
 LUIS A. MARTINEZ
 134 N. LASALLE ST.
 SUITE No. 2145
 CHICAGO, IL 60602

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 CHICAGO
 ILLINOIS

DATE: 2/23/17
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FIRST SECOND FLOOR PLANS

A-1

LAM
ARCHITECTS

131 N. LASALLE ST.
SUITE NO 2145
CHICAGO, IL 60602

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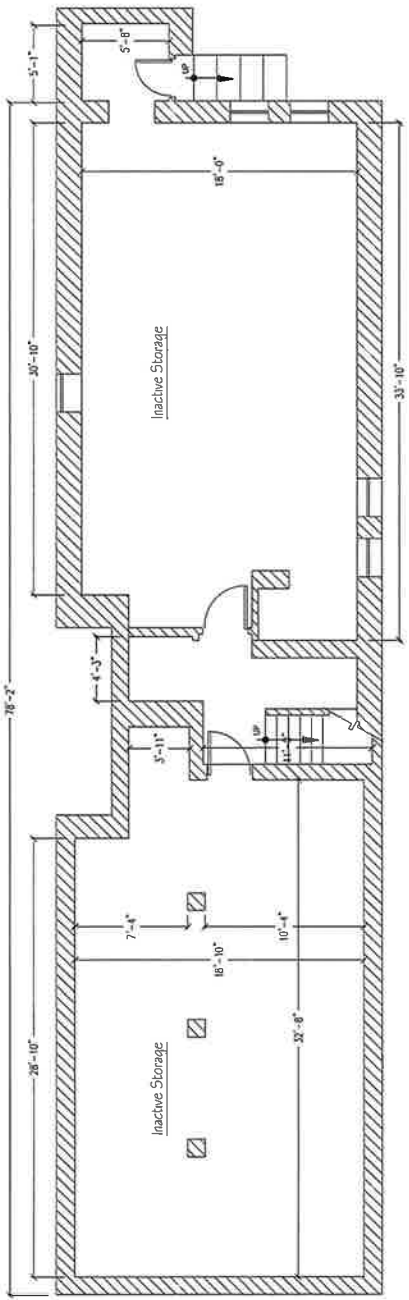
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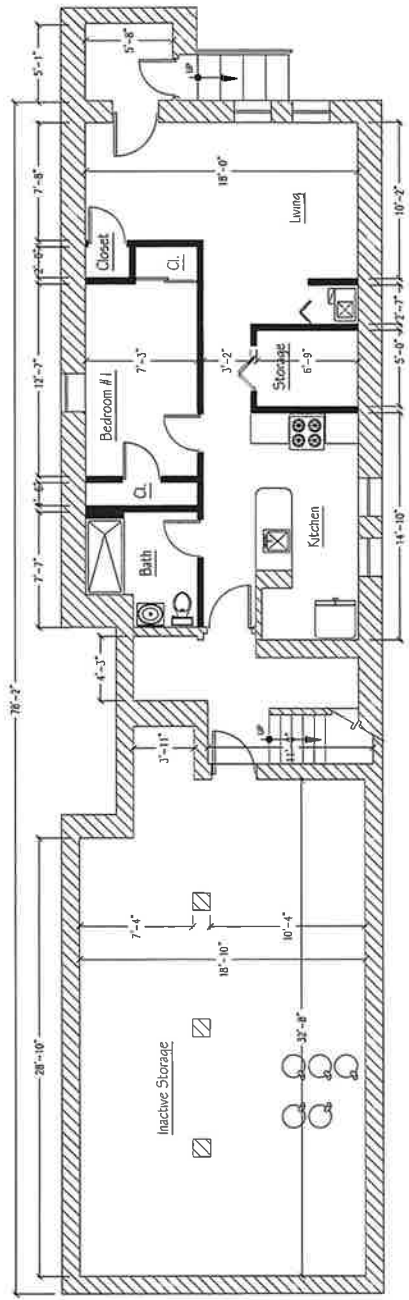
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BASEMENT PLANS

A-2



Existing Basement Floor Plan
1/8" = 1'-0"



Proposed Basement Floor Plan
1/8" = 1'-0"

WALL LEGEND

- DENOTES EXISTING EXTERIOR, INTERIOR WALLS, DOWNHILL, INTERIOR WALLS TO REMAIN. INTERIOR WALLS REPLACE EXISTING WALL.
- DENOTES PARTITIONS WILL BE REMOVED.
- DENOTES NEW EXTERIOR, INTERIOR WALLS.

