

FINAL FOR PUBLICATION

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

LAM
ARCHITECTURAL
1318 N. LA SALLE ST.
SUITE 110, 2145
CHICAGO, IL 60602

CONTRACT NO. 1806 N. MONTICELLO AVE. CHICAGO, ILLINOIS 60602
DATE: 01/24/2024
PROJECT: CONVERT 4 D.U. TO 5 D.U. AS PER PLANS
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/24/2024
SCALE: AS SHOWN
SHEET NO. T-1

NO.	DATE	DESCRIPTION
1	01/24/24	FOR ZONING REVIEW



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

1806
N. MONTICELLO AVE.
CHICAGO, ILLINOIS

SHEET NO.
T-1

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ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

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.

SIGNED: [Signature] DATE: 01/24/2024
LUIS A. MARTINEZ

CERTIFICATION STATEMENTS

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, ALL THORIZED AND ENFORCEABLE UNDER H.B. 2416, ILLINOIS 75TH GENERAL ASSEMBLY, AS PUBLISHED AND DISTRIBUTED BY THE OFFICE OF SUPERVISING ARCHITECT STATE OF ILLINOIS.

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.

SIGNED: [Signature] DATE: 01/24/2024
LUIS A. MARTINEZ

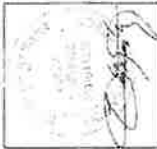
DRAW FOR REVISION



LAM ARCHITECTS
 155 N. LA SALLE ST.
 SUITE N1L 2145
 CHICAGO, IL 60602

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



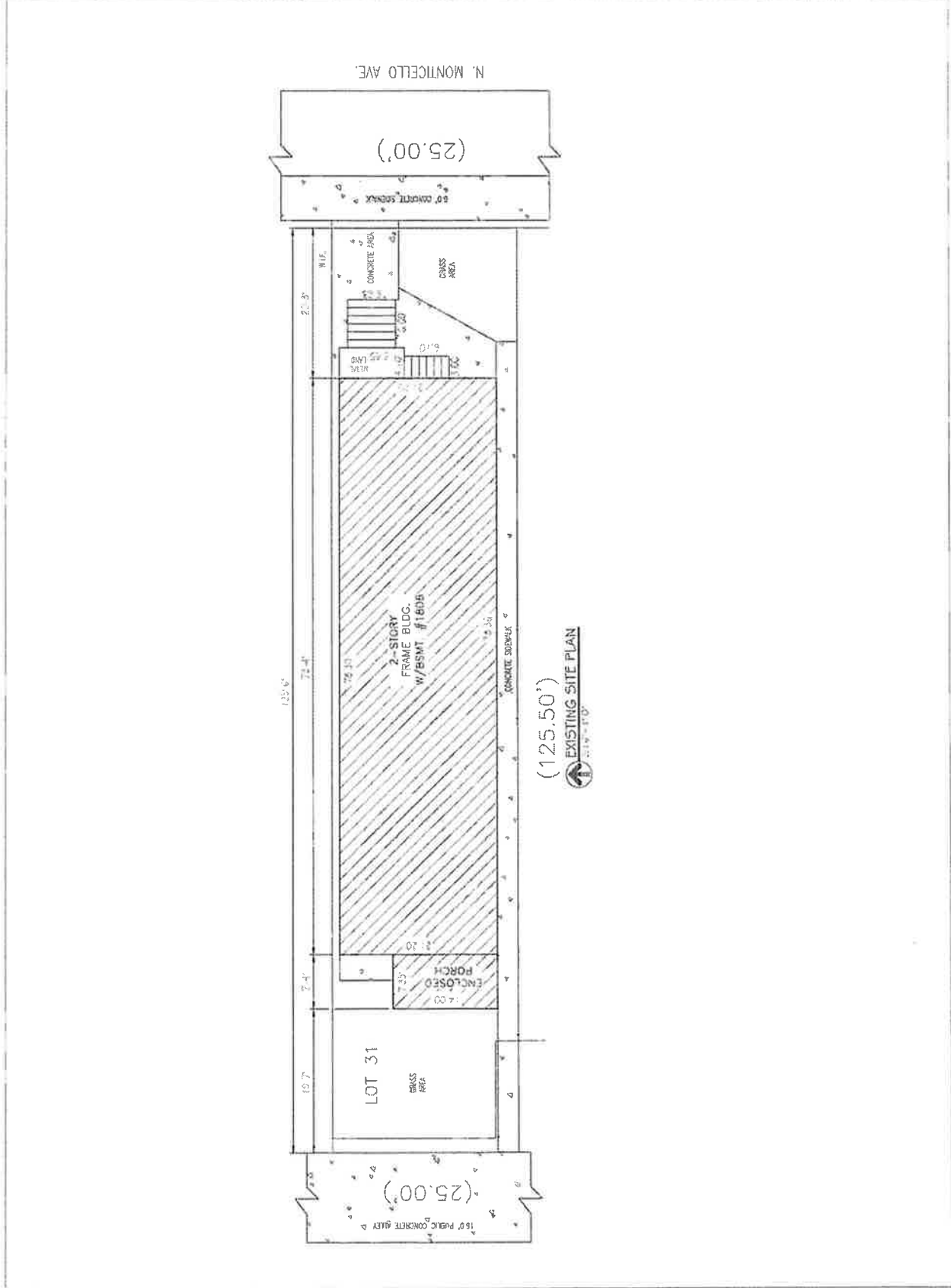
CONVERT 4 D.U. TO
 5 D.U. AS PER PLANS

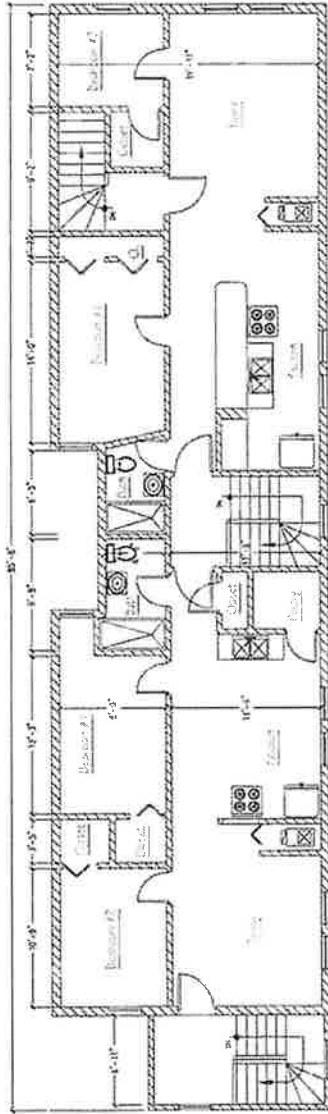
1806
 N. MONTICELLO AVE
 CHICAGO, ILLINOIS

SCALE
 AS SHOWN
 1/8" = 1'-0"

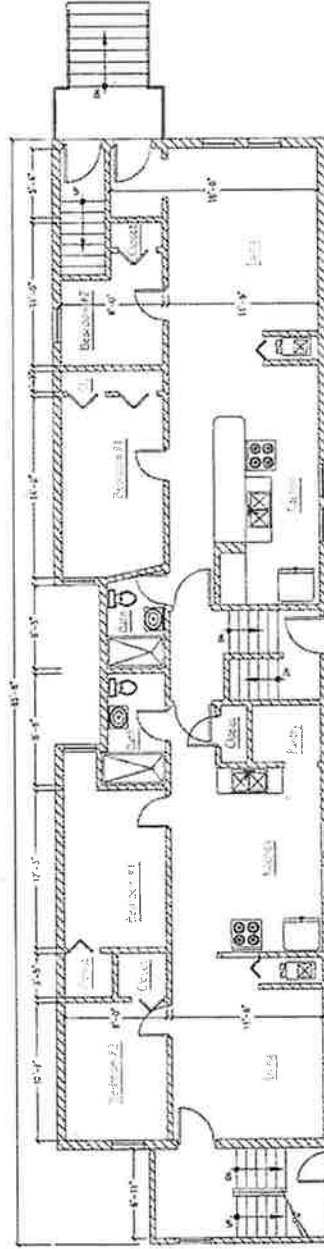
SITE PLAN

T-2





Existing Second Floor Plan
For Reference Only



Existing First Floor Plan
For Reference Only



LAM ARCHITECTURE 134 N. LASSALLE ST. SUITE No. 2143 CHICAGO, IL 60602	NO. DATE DESCRIPTION FOR ZONING REVIEW 1 8/23/17		CONVERT 4 DU TO S.D.U. AS PER PLANS	1806 N. MONTICELLO AVE. CHICAGO, ILLINOIS	SY. _____
					PROP. P. _____
FIRST SECOND FLOOR PLANS					
A-1					

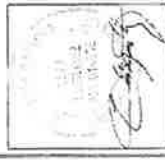
DRAWN FOR REPLICATION



LAM ARCHITECTURE
134 N. LASALLE ST.
SUITE No. 2145
CHICAGO, IL 60602

EXPIRES:
ARCHITECT'S LICENSE (Illinois)
4-1-2018
REGISTERED PROFESSIONAL ARCHITECT
STATE OF ILLINOIS
No. 161,000
ISSUED 11-1-2011
EXPIRES 11-1-2018

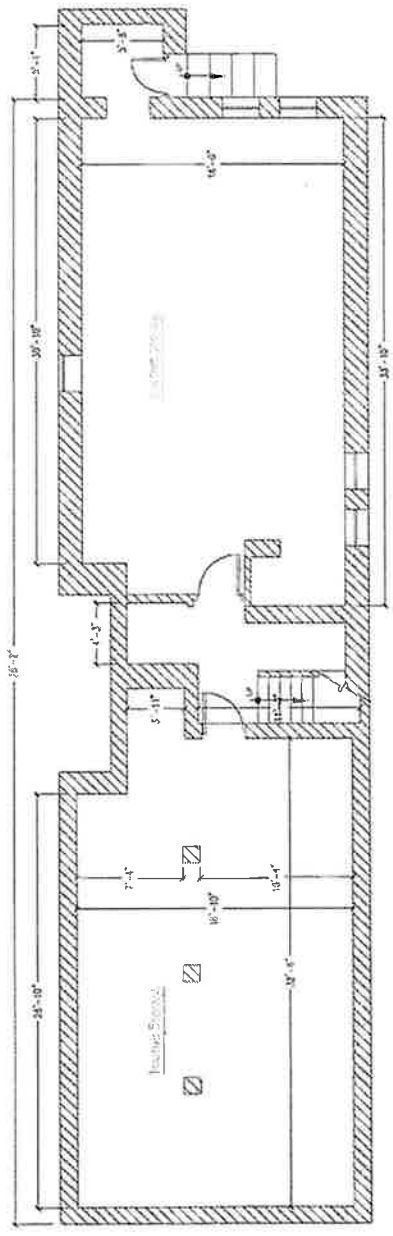
NO.	DATE	DESCRIPTION
1	2-21-17	FOR ZONING REVIEW



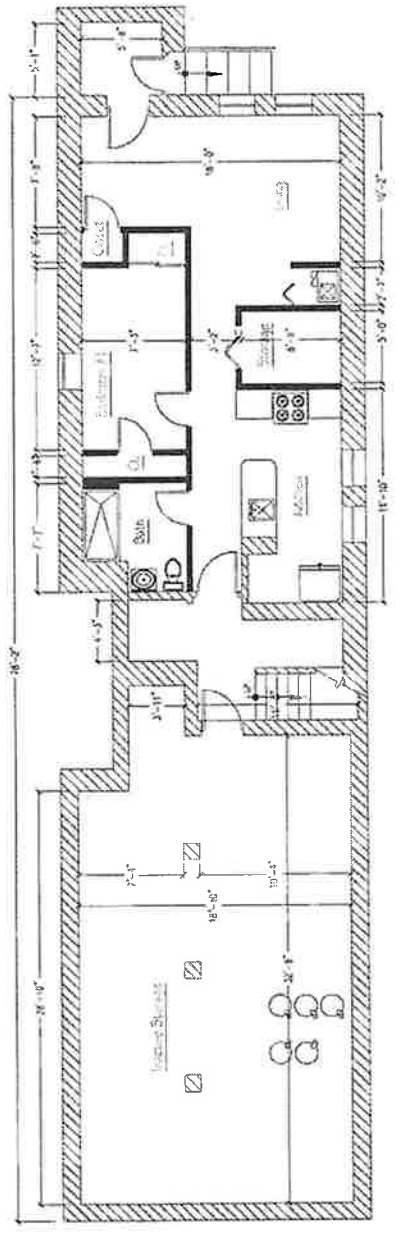
CONVERT 3 D.U. TO
S.D.U. AS PER PLANS

1806
N. MONTICELLO AVE
CHICAGO
ILLINOIS

BASEMENT PLANS
A-2



Existing Basement Floor Plan



Proposed Basement Floor Plan



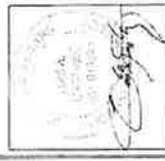
PLAN FOR ELEVATION



134 N. LA SALLE ST.
SUITE No. 2145
CHICAGO, IL 60602

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



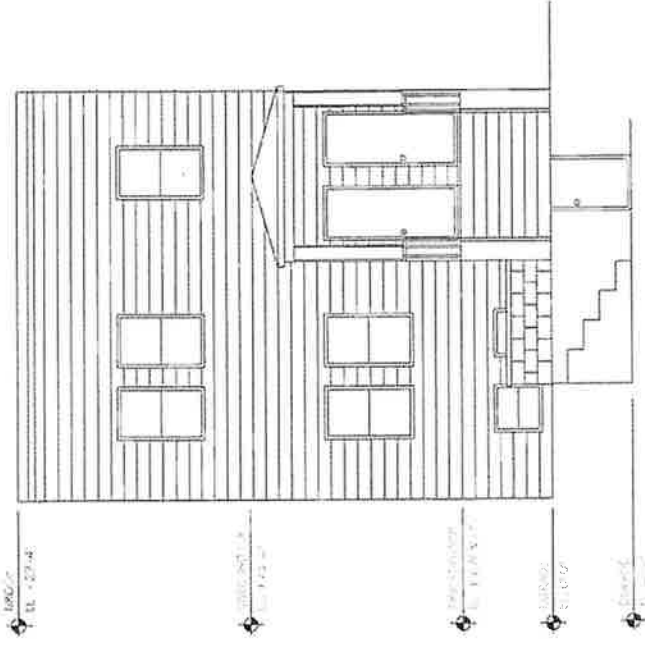
CONVERT & D.U. TO
S.D.U. AS PER PLANS

1806
N. MONTICELLO AVE.
CHICAGO ILLINOIS

SCALE
AS SHOWN

ELEVATION

A-3



EXISTING FRONT ELEVATION
1/8" = 1' - 0"