

SUBSTITUTE NARRATIVE AND PLANS

1.A. Narrative:

The Applicant seeks approval of a Type 1 rezoning to change the underlying zoning from C1-2 Neighborhood Commercial District and RT-4 Residential Two-Flat Townhouse and Multi-Unit District to a C1-3 Neighborhood Commercial District on behalf of 1215-25 W. 18th (Chicago), LLC ("Applicant") for the property located at 1805-11 South Allport in Chicago, Illinois ("Property").

The Applicant is seeking approval of a Type 1 Rezoning Application to consolidate the zoning lots located on the Property into one zoning lot with a C1-3 zoning designation. They propose to build a small 2,405 sq. ft. two-story addition on the vacant 3,125 sq. ft. lot adjacent to the existing Thalia Hall building. This two-story addition will provide (i) an additional elevator to serve Thalia Hall, (ii) additional storage to serve Thalia Hall, and (iii) an outdoor seating area measuring 1,290 sq. ft. in total to serve the existing restaurant located on the first floor. There will be no change to Thalia Hall or the existing entertainment, retail, and residential uses. There are eight (8) residential rental units located at the north side of the existing building accessible from the 18th Street entrance only.

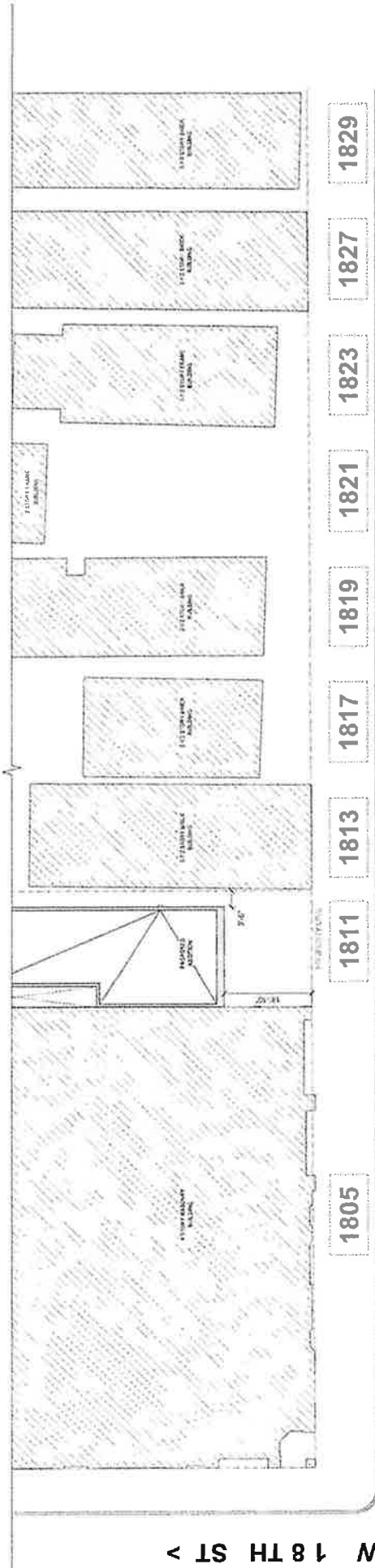
The property currently does not contain any on-site parking or loading and no new parking or loading spaces are required to be provided as a result of the new construction.

1.B. Bulk Requirements:

Lot Area:	15,646.25 sq. ft.
Floor Area Ratio:	2.7
Dwelling Units/MLA:	Existing 8 dwelling units 1,956 sq. ft.
Off-Street Parking:	0 parking spaces (Existing) 0 parking spaces (Proposed)
Front Setback:	18' 11" (Proposed)
Side Setback:	N. Zero existing S. 3'6" (Proposed)
Rear Setback:	4'6" (Proposed)*
Building Height:	65'-10" (Existing Thalia Hall) 32'-0" (Proposed Addition)

*An application will be filed for a variation from the 30-foot rear yard requirement.

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> W 18TH ST <

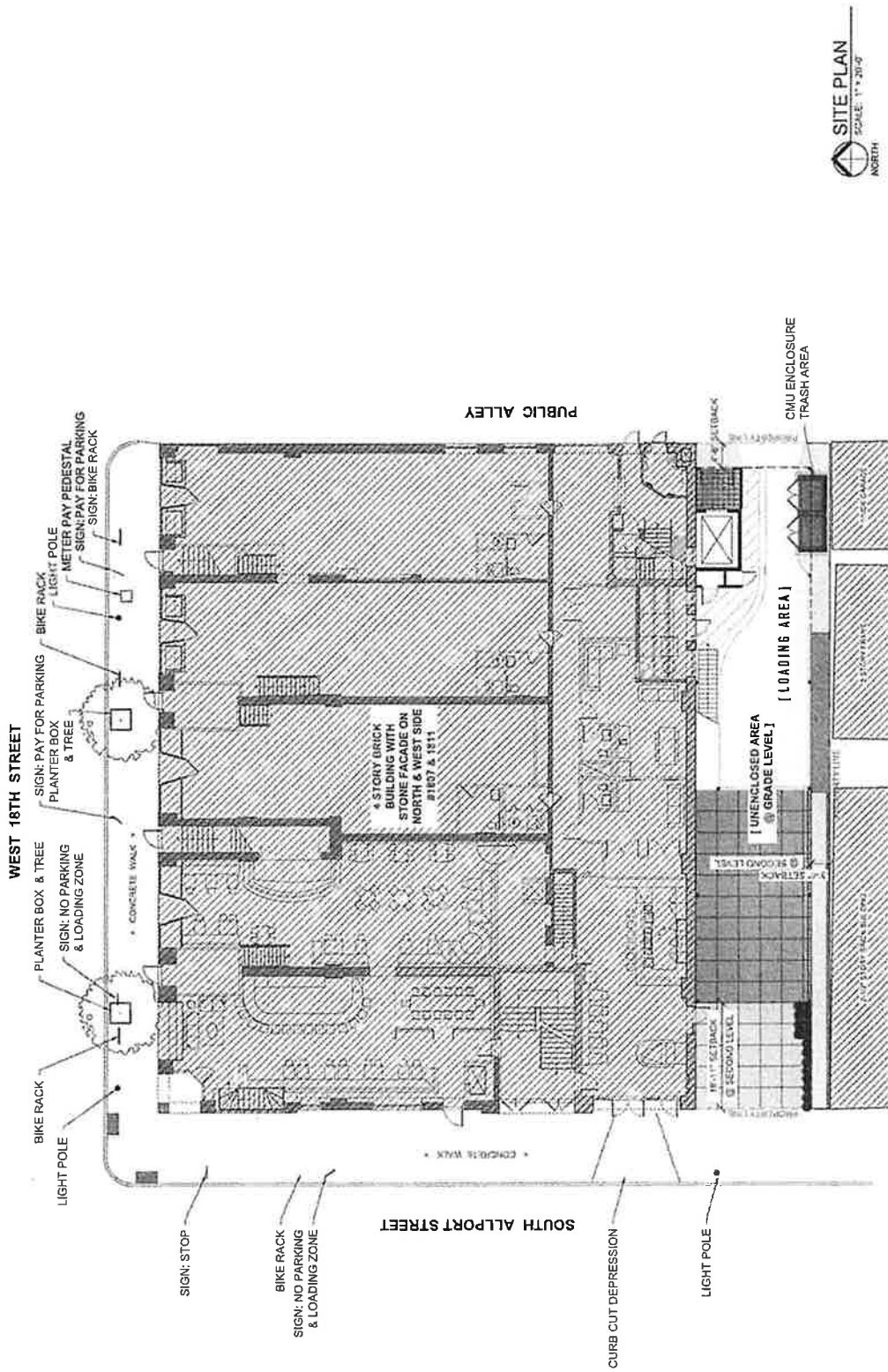
< S ALLPORT ST >



K2 STUDIO
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CONCEPT © 2011-14 K2STUDIO, INC. SPANISH 1811-1821 HALLWAY BUILDING FOOTPRINT

THALIA HALL | PROPOSED ADDITION
1811 S ALLPORT ST | CHICAGO, IL
NOVEMBER 29, 2023

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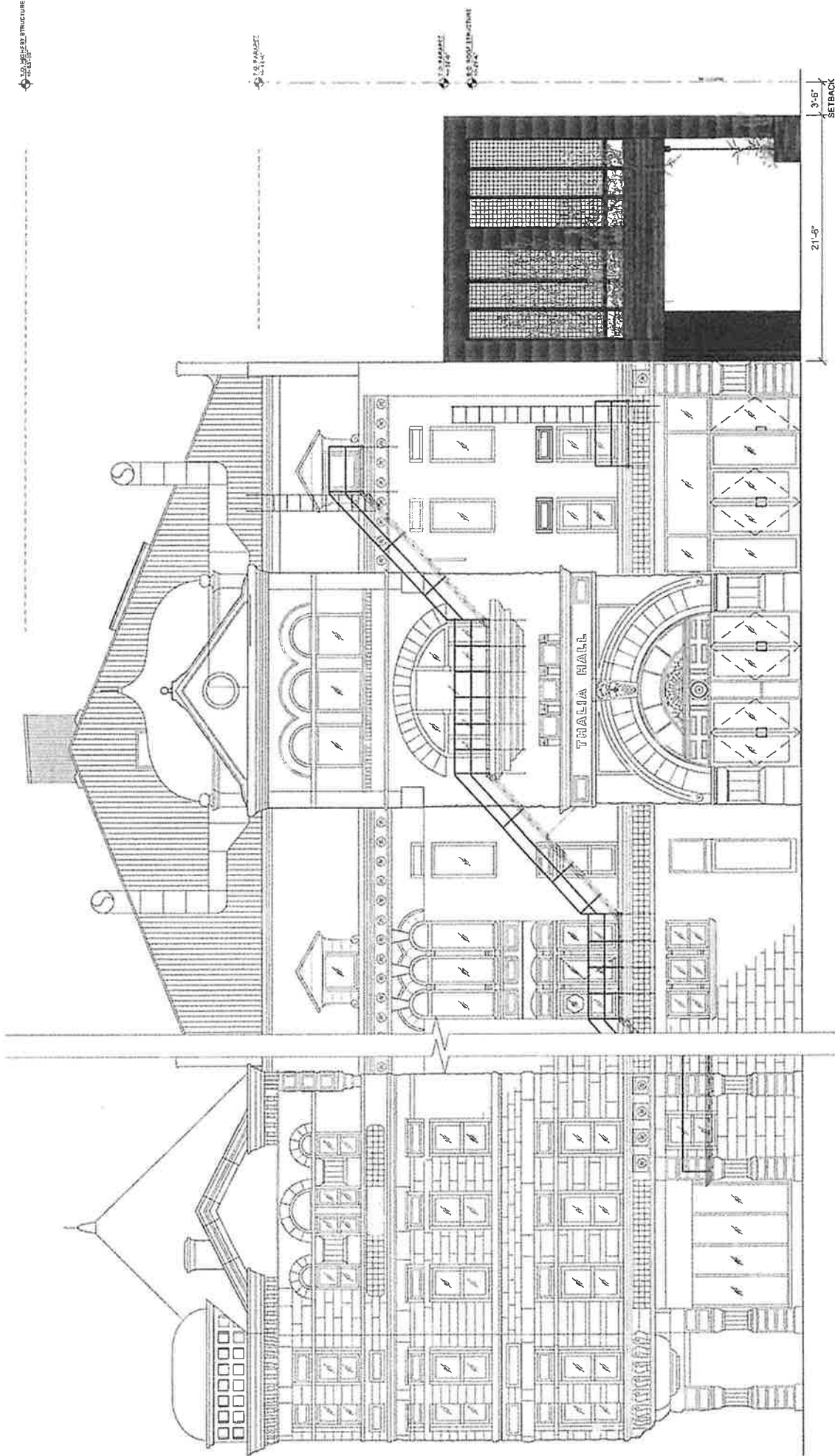
SITE PLAN
SCALE: 1" = 20'-0"
NORTH



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WEST ELEVATION

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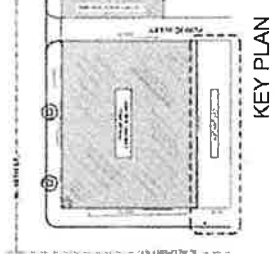
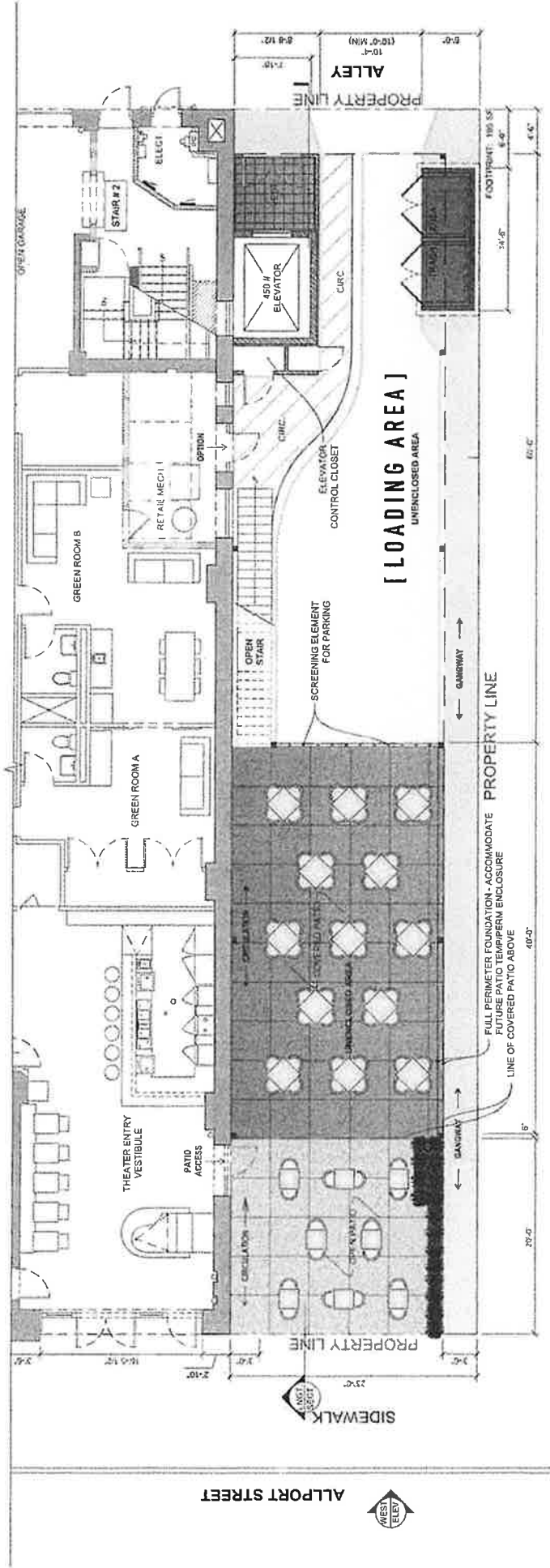
LOAD BEARING STRUCTURE

GLASS CURTAIN WALL

GLASS CURTAIN WALL

GLASS CURTAIN WALL

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FIRST FLOOR
SCALE: 1" = 10'-0"
NORTH

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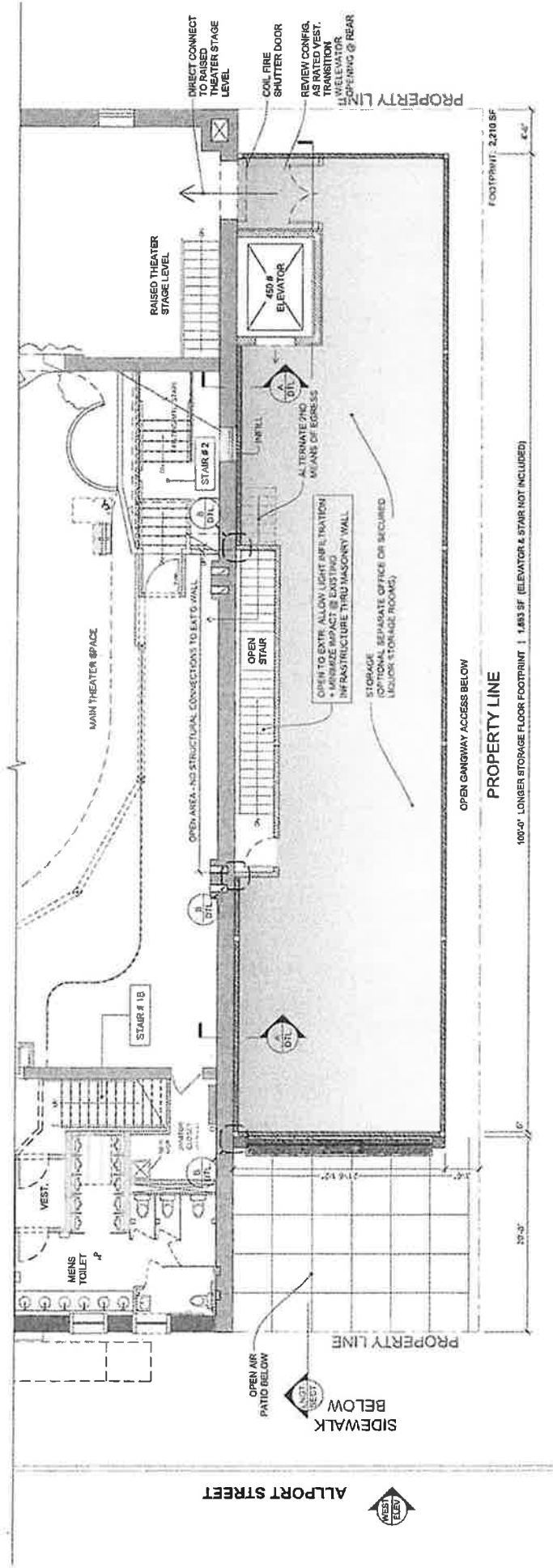
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ALLPORT STREET



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SECOND FLOOR
SCALE: 1" = 16'-0"
NORTH

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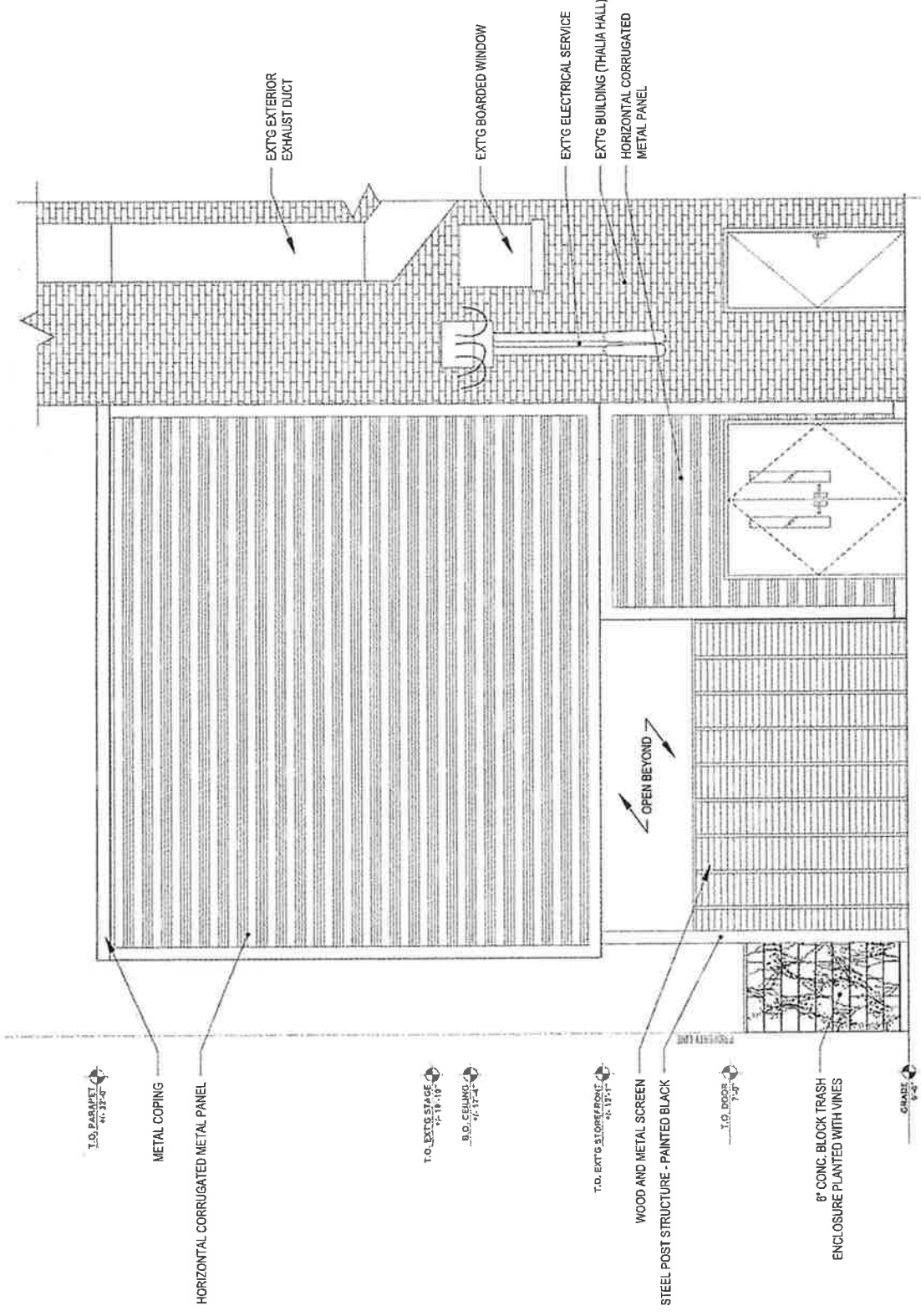
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ALLPORT STREET



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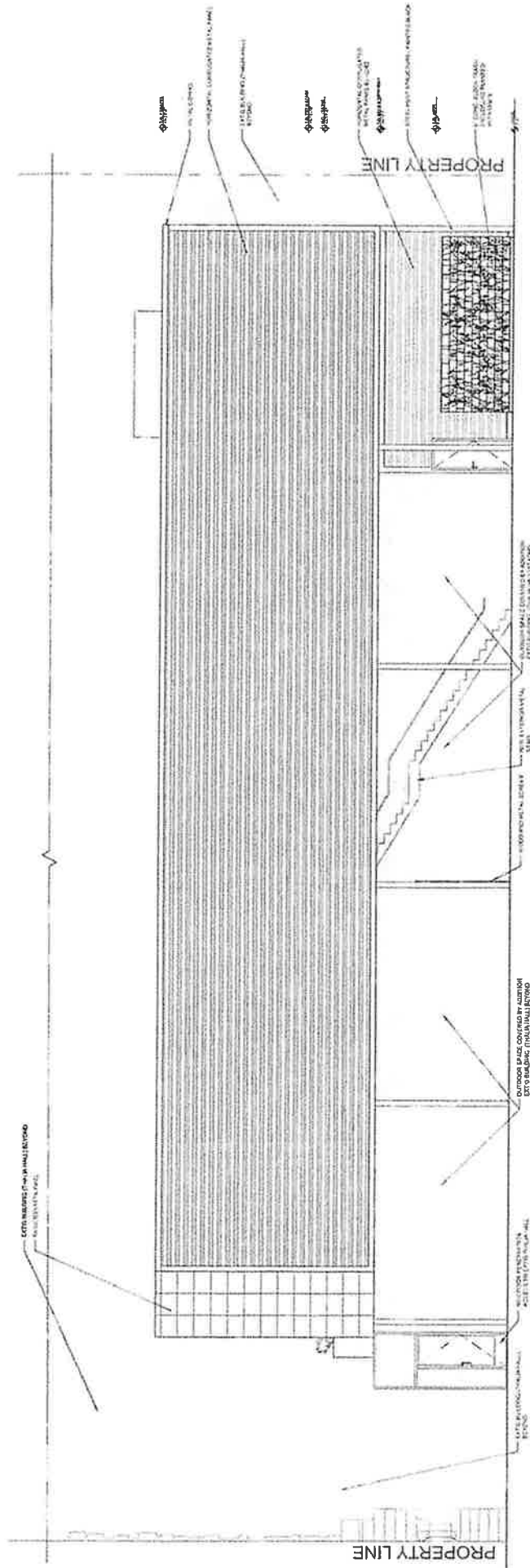


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EAST ELEVATION

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SOUTH ELEVATION

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