

**17-13-0303-C(1) Type 1 Narrative & Plans – 3348-3358 W. Foster Ave., Chicago, IL**

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 15,625 square feet

Proposed Land Use: The Applicant is proposing develop the subject property with a new five-story mixed-use building containing retail space at grade and forty-seven (47) residential units above. The proposed retail space (divisible) will occupy approximately 5,145 sq. ft. of floor area on the building's first floor. The forty-seven (47) residential units will be located on the four floors above grade. The proposed building will be masonry in construction. It will measure 57 feet and 9¼ inches in height. The subject property is a transit served location based on its proximity to the CTA Station at Kimball. The building will be supported by twenty-two (22) off-street parking spaces.

- (A) The Project's Floor Area Ratio: 59,094 square feet (3.78 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 332.45 square feet per D.U.  
(47 dwelling unit proposed)
- (C) The amount of off-street parking: \*22 vehicle parking spaces
- (D) Setbacks:
  - a. Front Setback: 0
  - b. Rear Setback: 2 feet at the first floor;  
30 feet for the residential floors
  - c. Side Setbacks:
    - West Side: 0 feet
    - East Side: 0 feet
- (E) Building Height: 57 feet – 9¼ inches

\*The Applicant will seek an Administrative Adjustment to allow the proposed parking ratio consistent with the eTOD Ordinance.

Subject Property: 3348-3358 W. Foster Ave., Chicago, IL

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

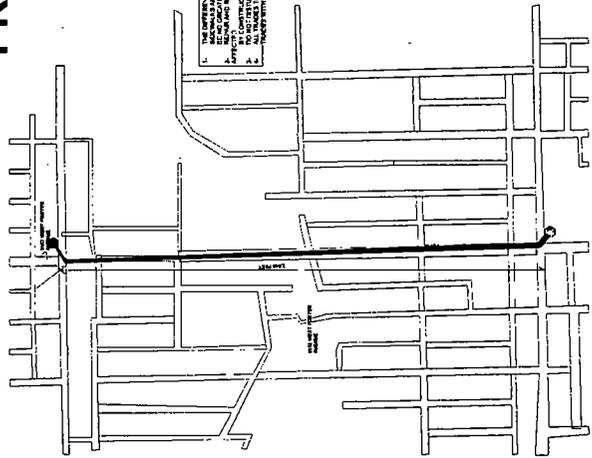
1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 2,640 linear feet of the Kimball Brown Line CTA Station. The proposed mixed-use building will be supported by at least eight forty-seven (47) off-street bicycle parking spaces. The Applicant intends on seeking an Administrative Adjustment to permit the parking ratio.
2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, the front doors to the retail space are located along W. Foster Ave. While the future retail tenants have not yet been identified, the future retail uses will comply with the permitted uses in the B3 Zoning District.
3. The Transit Friendly Development Guide defines ‘transit friendly development’ as [d]evelopment which is oriented towards and integrated with adjacent transit. The proposed five-story mixed-use building incorporates accessibility and connectivity to the Kimball Brown Line CTA Station, which is located south of the subject property. The project also offers onsite bicycle parking and storage. The Applicant believes the project will help improve the pedestrian way along both W. Foster Ave. and N. Kimball Ave. for residents and other commuters traveling in the subject area.
4. The proposed mixed-use development contemplates forty-seven (47) residential units. Twenty-two (22) off-street parking will be provided. The Applicant intends on seeking an Administrative Adjustment to permit the parking reduction consistent with the eTOD Ordinance.
5. The Applicant believes the proposed mixed-use building will provide appropriate density in a north side neighborhood within which the subject property is located. Further, and based on the subject property’s proximity to mass transit, the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

# PROPOSED MIXED USE 47 UNIT APARTMENTS

3352-3358 WEST FOSTER AVE

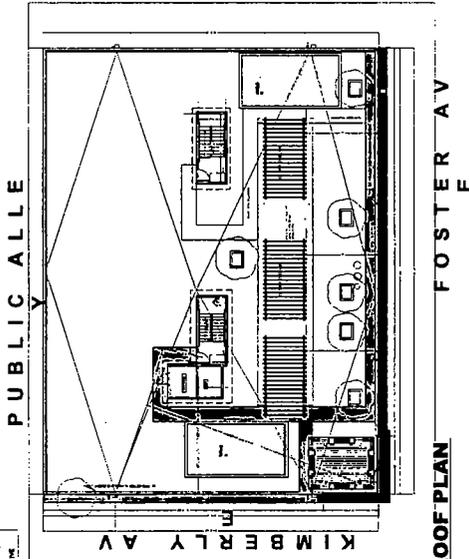
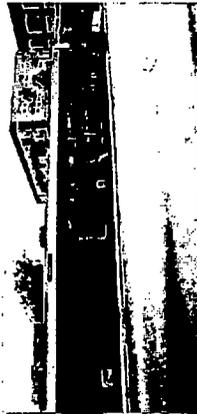
CHICAGO, ILLINOIS 60625

ERECT A NEW 5 STORY, MIXED-USE BUILDING COMPLETE WITH 47 APARTMENTS AND 2 COMMERCIAL UNITS AND AN ENCLOSED PARKING GARAGE FOR 22 VEHICLES/3 EV CHARGING STATIONS TYPE 1B CONSTRUCTION-R2 AND B MIXED OCCUPANCIES BUILDING WILL BE FULLY FIRE PROTECTED AND MONITORED WITH A FIRE ALARM SYSTEMS



PARKING REDUCTION DISTANCE

0 200 400



ROOF PLAN

NOTE: THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO'S ORDINANCES AND THE ILLINOIS BUILDING CODE. THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO'S ORDINANCES AND THE ILLINOIS BUILDING CODE. THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO'S ORDINANCES AND THE ILLINOIS BUILDING CODE. THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO'S ORDINANCES AND THE ILLINOIS BUILDING CODE.

DATE: 02-05-2023-01

PROJECT: 3352 WEST FOSTER AVE CHICAGO, IL 60625

TITLE: TITLE SHEET

SCALE: T-2

PROJECT: 3352 WEST FOSTER AVE CHICAGO, IL 60625

TITLE: TITLE SHEET

SCALE: T-2

MEASUREMENTS OF INSIDE WALLS OF UNITS

UNITS SQUARE FOOTAGE

UNIT 1 - 2ND THRU 5TH - 2 BR - 457 SQFT

UNIT 2 - 2ND THRU 5TH - 1 BR - 449 SQFT

UNIT 3 - 2ND THRU 5TH - 1 BR - 450 SQFT

UNIT 4 - 2ND THRU 5TH - 1 BR - 450 SQFT

UNIT 5 - 2ND THRU 5TH - STUDIO 435 SQFT

UNIT 6 - 2ND THRU 5TH - 2 BR - 495 SQFT

UNIT 7 - 2ND THRU 5TH - 2 BR - 495 SQFT

UNIT 8 - 2ND THRU 5TH - 1 BR - 441 SQFT

UNIT 9 - 2ND THRU 5TH - 1 BR - 441 SQFT

UNIT 10 - 2ND THRU 5TH - 1 BR - 428 SQFT

UNIT 11 - 2ND THRU 5TH - 1 BR - 428 SQFT

UNIT 12 - 2ND THRU 5TH - 1 BR - 428 SQFT

TOTAL - 58,984 SQFT

BUILDING AREA-SQUARE FOOTAGE

FIRST FLOOR - 5,136 SQFT

2ND FLOOR - 11,080 SQFT

3RD FLOOR - 11,080 SQFT

4TH FLOOR - 11,080 SQFT

5TH FLOOR - 11,080 SQFT

CORRIDOR - 5,136 SQFT

COMMERCIAL SPACES - 5,136 SF

TOTAL - 58,984 SQFT

STATEMENT OF COMPLIANCE

MAKE PRESERVE, OR CAUSE TO BE PRESERVED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE AND BELIEF IN THE EXECUTION OF THE CONTRACT, THEY ARE IN FULL COMPLIANCE WITH THE CITY OF CHICAGO'S ORDINANCES, THE ENVIRONMENTAL BARRETT ACT, (418 B, CS 23) AND ILLINOIS ACCESSIBILITY CODE (PIL ADM CODE 400)

SIGNED: MAJID DARIWISH 001 0113594 EXP. DATE 11/2024

ENERGY CONSERVATION CODE COMPLIANCE

TYPE 'A' UNITS PROVIDE CONDUIT LINES AT TIME OF CONSTRUCTION IN 20% OF TYPE 'A' UNITS AND 20% OF THE REMAINING UNITS, TO ALLOW FOR INSTALLATION ON AS NEEDED BASIS SPACES FOR THE ABOVE UNITS EXCEPT UTILITY ROOMS AND CLOSETS 20% OF TYPE 'A' 9 UNITS = 2 UNITS 20% OF TYPE 'B' 38 UNITS = 8

FLOOR	TYPE 'A' UNITS	CONDUIT LINES TYPE 'A'	RESIDENTIAL UNIT	
			TYPE 'A'	TYPE 'B'
2ND	UNITS 6,9,12	UNIT 6	UNITS 1,2,3,4,5,7,8,10,11	UNIT 2,10
3RD	UNITS 2,8	UNIT 2	UNITS 1,3,4,5,6,9,12,11,12	UNIT 3,11
4TH	UNITS 5,6	UNIT 1,12	UNITS 1,2,3,4,7,8,9,10,11,12	UNIT 1,12
5TH	UNITS 4,10	UNITS 5,7	UNITS 1,2,3,5,6,7,8,9	UNITS 5,7
TOTALS	20% OF TYPE 'A' UNITS	20% OF TYPE 'A' UNITS	20% OF TYPE 'A' UNITS	20% OF TYPE 'B' UNITS

MAJID DARIWISH ARCHITECT

18400 GREENLEAF CT • TIMNEY PARK, IL 708 932 3294

ARCHITECTURE, INTERIOR DESIGN - CONSTRUCTION DOCUMENTS

MAJID.DARIWISH@YAHOO.COM

02-05-2023-01

PROFESSIONAL SEAL

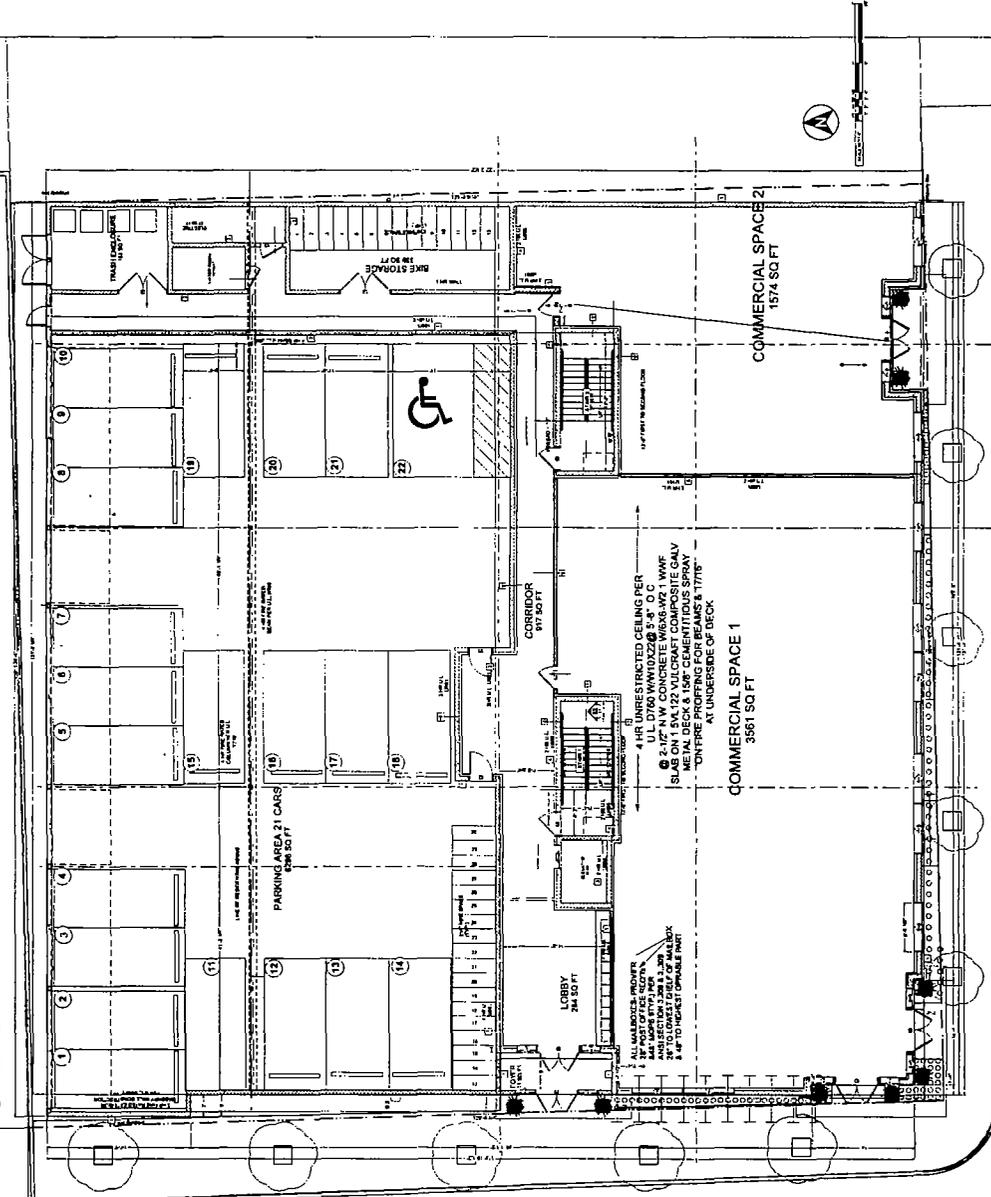
MAJID DARIWISH

001 0113594 EXP. DATE 11/2024

PUBLIC ALLEY

KIMBELL AVE

GROUND FLOOR PLAN FOSTER AVE



NOTE: ACCESSIBLE WINDOWS IN RESIDENTIAL TYPE 'A' PER CHAPTER 121.10(1)(3.1) SHALL BE 20% OF THE WINDOW AREA. FOR EACH ROOM WITH RECEPTOR OF KITCHENS AND BATH PER CBC, THERE SHALL BE ONE ACCESSIBLE WINDOW WITH THE FOLLOWING: 1. ACCESSIBLE ROUTE TO ACCESSIBLE WINDOW 2. CONTROL AND OPERATION MECHANISM 12" x 14" PROVIDE THIS NOTE TO ALL RESULT SETS TO THE WINDOW SCHEDULE 3. ALL ACCESSIBLE WINDOWS SHALL BE COMPARTMENTED WITH ONE ACCESSIBLE WINDOW (AS PER CBC) 4. PROVIDE THIS NOTE TO ALL RESULT SETS TO THE WINDOW TYPE 'B' UNITS ARE NOT

▽ AUDIOPHONIAL ALARM SYSTEM CONNECTED TO STANDARD RECEPTACLE

1. ALL HARDWARE TO BE LEVITY TYPE

2. ALL ELECTRICAL OUTLETS TO BE NO 40" OR LESS A.F.F.

3. COORDINATE HOOD CONTROLS AND SWITCHES TO INSULATE ALL EXPOSED PLUMBING PIPES

4. MIRROR ABOVE LAVATORY TO HAVE BOTTOM EDGE OF REFLECTING SURFACE 40" A.F.F. MAX

TYPE 'A' UNITS: UNITS AT TIME OF CONSTRUCTION IN 20% OF TYPE 'A' UNITS AND 20% OF THE REMAINING UNITS. TO ALLOW FOR INSTALLATION ON AS NEEDED BASIS VISUAL ALARMS MUST BE VISIBLE IN ALL ROOMS AND SPACES FOR THE ABOVE UNITS EXCEPT UTILITY ROOMS AND CLOSETS

20% OF TYPE 'B' UNITS = 2 UNITS

20% OF TYPE 'C' UNITS = 8 UNITS

MEANS OF EGRESS OCCUPANT LOADS

-2ND-4 FLOOR = 12 APARTMENTS / APARTMENT = 1 PERSONS/BEDROOM

(3) 2BR, 1 STUDIO AND 8 1BR = 15 BED ROOMS = 12X1.5 = 18 PERSONS/FLOOR

5TH FLOOR = 12 APARTMENTS / APARTMENT = 1 PERSONS/BEDROOM

(2) 2BR + 1 BR = 3 BED ROOMS = 3X1.5 = 4.5 PERSONS/FLOOR

5TH FLOOR = (2) 2BR + 1 BR + 1 STUDIO = 11X1.5 = 16.5 PERSONS

PERSONS TOTAL OCCUPANT LOAD FOR ALL RESIDENTIAL APARTMENTS FLOORS 2-5 = 178 PERSONS

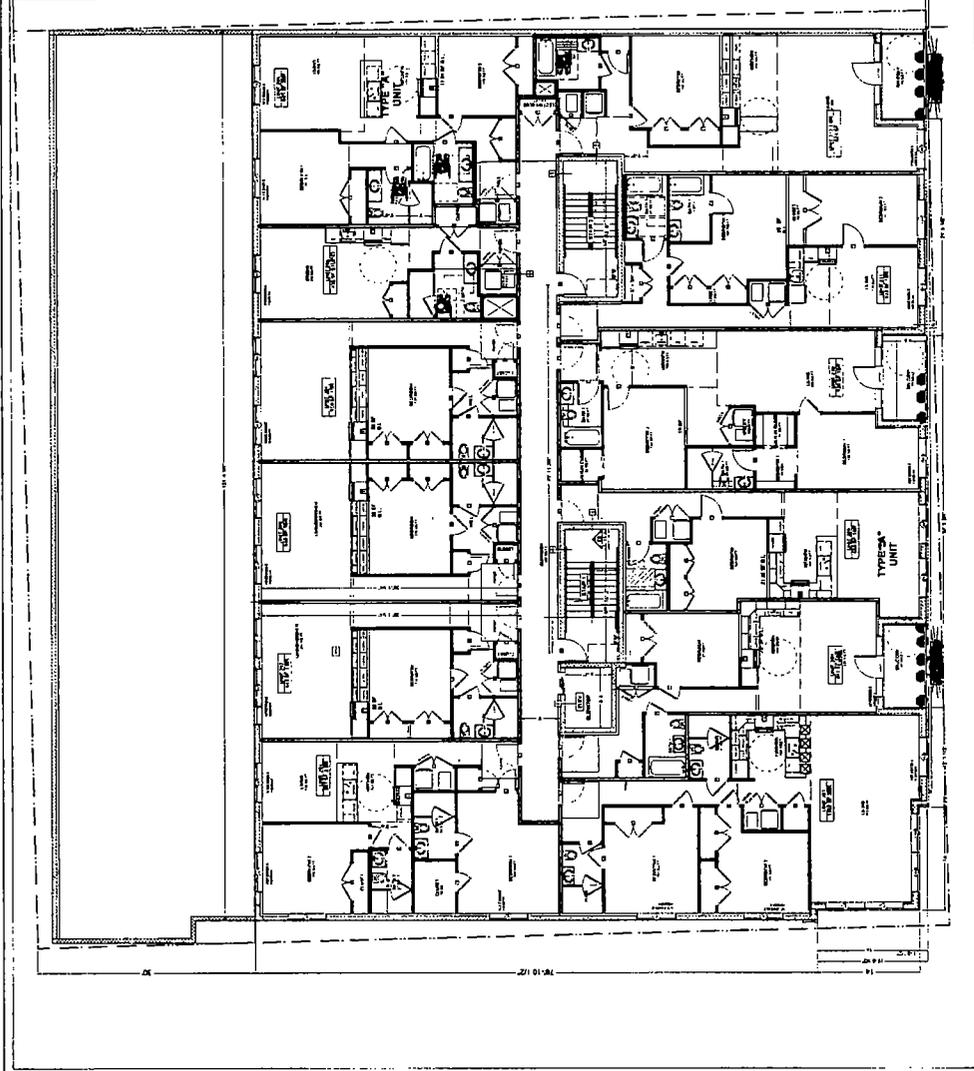
APARTMENT - 18.8 INCHES, 100" TOTAL PROVIDED WITH ONE GROUND FLOOR 60" DOUBLE DOOR EXIT AND ONE 32" REAR EXIT

FLOOR	Type 'A' UNITS	Type 'B' UNITS	Type 'C' UNITS	RESIDENTIAL UNIT	
				CONDUIT LINES TYPE 'M'	CONDUIT LINES TYPE 'B'
2ND	UNITS 1,2,3,4,5,7,8,10,11	UNIT 6	UNIT 2,10		
3RD	UNITS 2,8	UNITS 1,3,4,5,6,8,12,11,12	UNIT 3,11		
4TH	UNITS 5,6	UNITS 1,2,3,4,7,8,9,10,11,12	UNIT 1,12		
5TH	UNITS 4,10	UNITS 1,2,3,5,5,5,7,8,9	UNITS 5,7		
TOTALS	20% OF TYPE 'A' UNITS	20% OF TYPE 'B' UNITS	20% OF TYPE 'C' UNITS		

PROJECT: 3352 WEST FOSTER AVE CHICAGO, IL 60625  
 SCALE:   
 DATE:   
 DRAWN BY:   
 CHECKED BY:   
 APPROVED BY: **A-1**

M I DARWISH ARCHITECT  
 ARCHITECTURE • INTERIOR DESIGN • CONSTRUCTION DOCUMENTS  
 18400 GREENLEAF CT • 7TH FLOOR PARK LN • CHICAGO, IL 60648  
 MAILED 02-05-2025-01  
 PROJECT NO:   
 ISSUED FOR PERMIT:

PROFESSIONAL SEAL  
 REGISTERED PROFESSIONAL ARCHITECT  
 STATE OF ILLINOIS  
 NO. 021-00000000  
 EXPIRES 12/31/2025



**SECOND FLOOR PLAN**

- SQUARE FOOTAGE OF
- UNIT 1 2 BR - 837 SQFT
  - UNIT 2 1 BR - 849 SQFT
  - UNIT 3 1 BR - 849 SQFT
  - UNIT 4 1 BR - 849 SQFT
  - UNIT 5 STUDIO 435 SQFT
  - UNIT 6 - 2 BR - 895 SQFT
  - UNIT 7 - 2 BR - 1,102 SQFT
  - UNIT 8 1 BR - 855 SQFT
  - UNIT 9 1 BR - 855 SQFT
  - UNIT 10 1 BR - 828 SQFT
  - UNIT 11 1 BR - 828 SQFT
  - UNIT 12 1 BR - 828 SQFT



ELEVATOR PIT  
DETAIL

3/8"=1'-0"



TYPICAL STAIR



SECTION AT STAIR



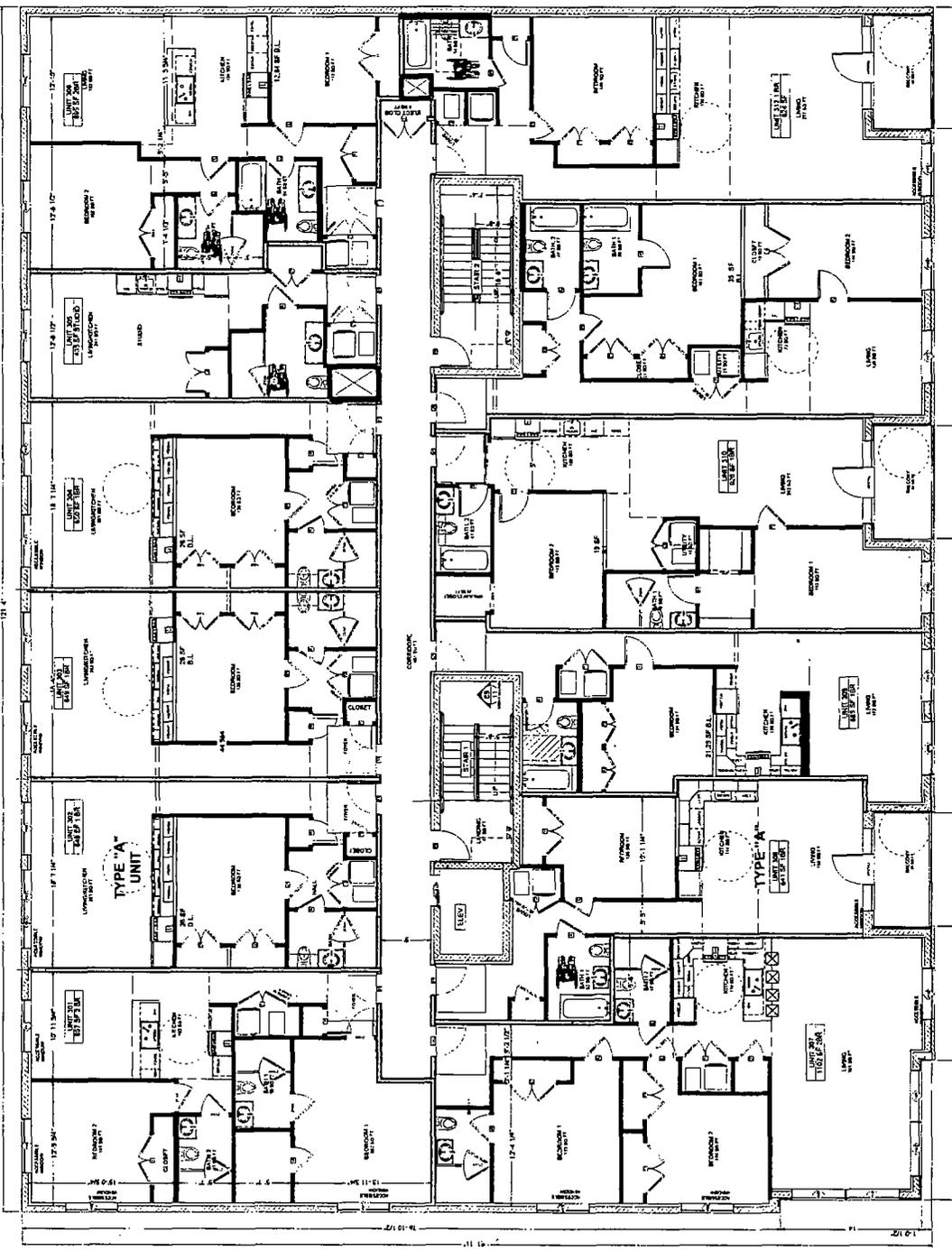
SECTION AT TREAD

NTS

NTS

NTS

NTS



4.564

**THIRD FLOOR PLAN**

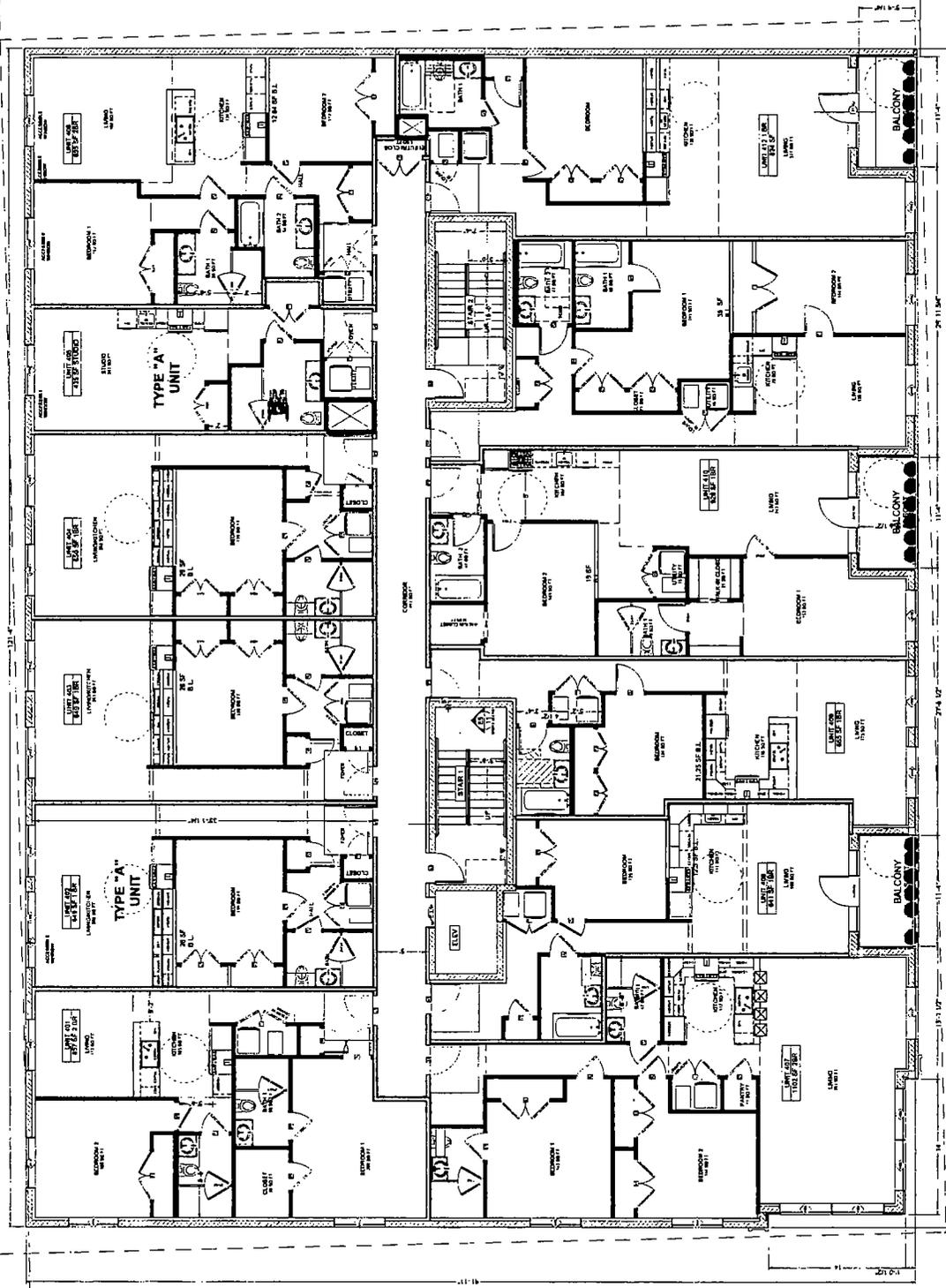
PROJECT: 3352 WEST FOSTER AVE  
 CHICAGO, IL 60625  
**FOURTH FLOOR PLAN**  
 DATE: 3/15/17  
 SCALE: 1/8" = 1'-0"

**M I DARWISH ARCHITECT**  
 ARCHITECTURE · INTERIOR DESIGN · CONSTRUCTION DOCUMENTS  
 18400 GREENLEAF CT · TINLEY PARK, IL · 708 932 3294 ·  
 MJD.DARWISH@YAHOO.COM

JOB NUMBER: 02-05-2023-01  
 SUBJECT: 401  
 PREPARED FOR: [Redacted]

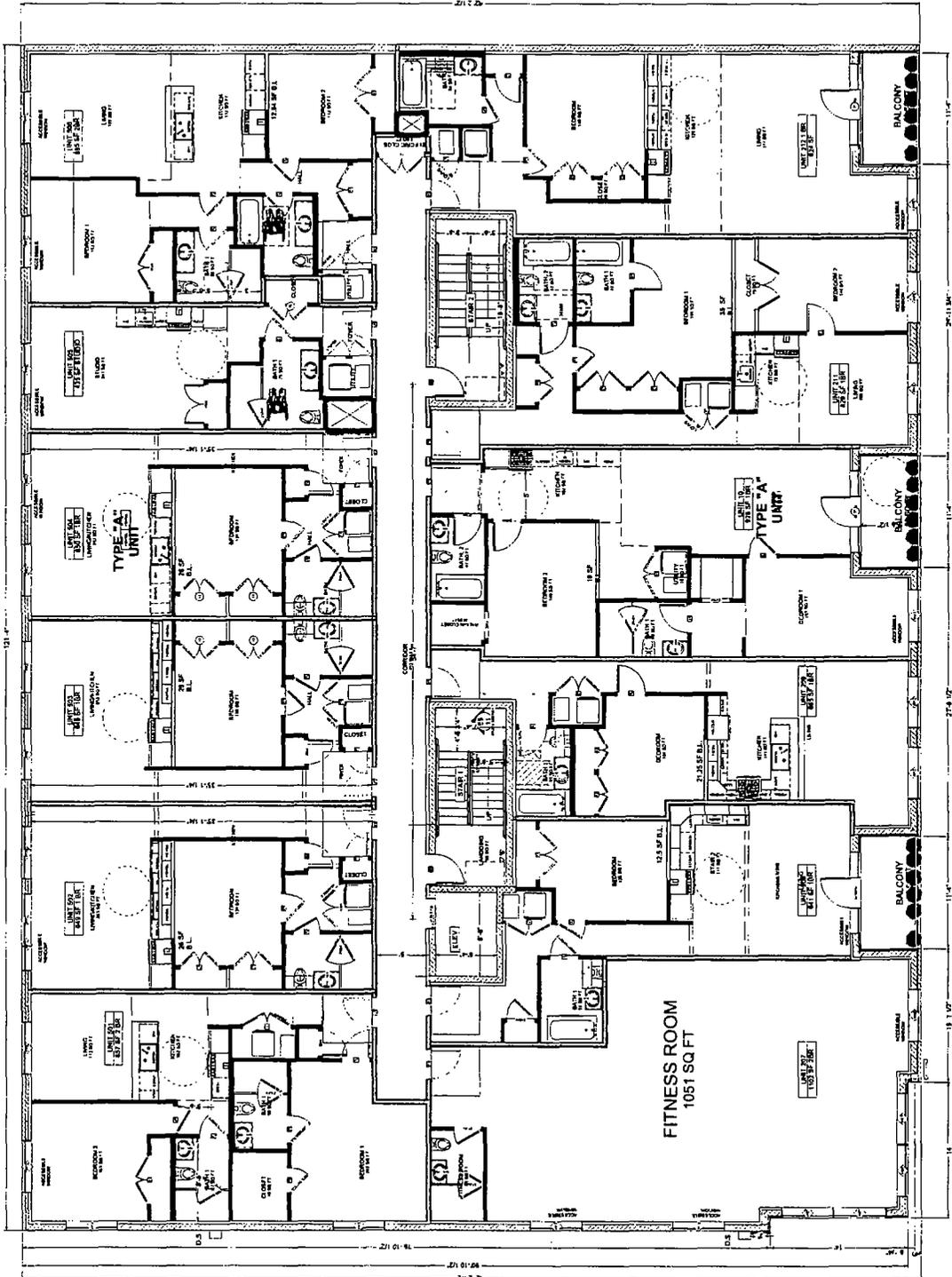


ISSUED FOR REVISION  
 PERMIT & CONSTRUCTION  
 PRODUCTION



**FOURTH FLOOR PLAN**

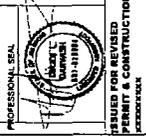


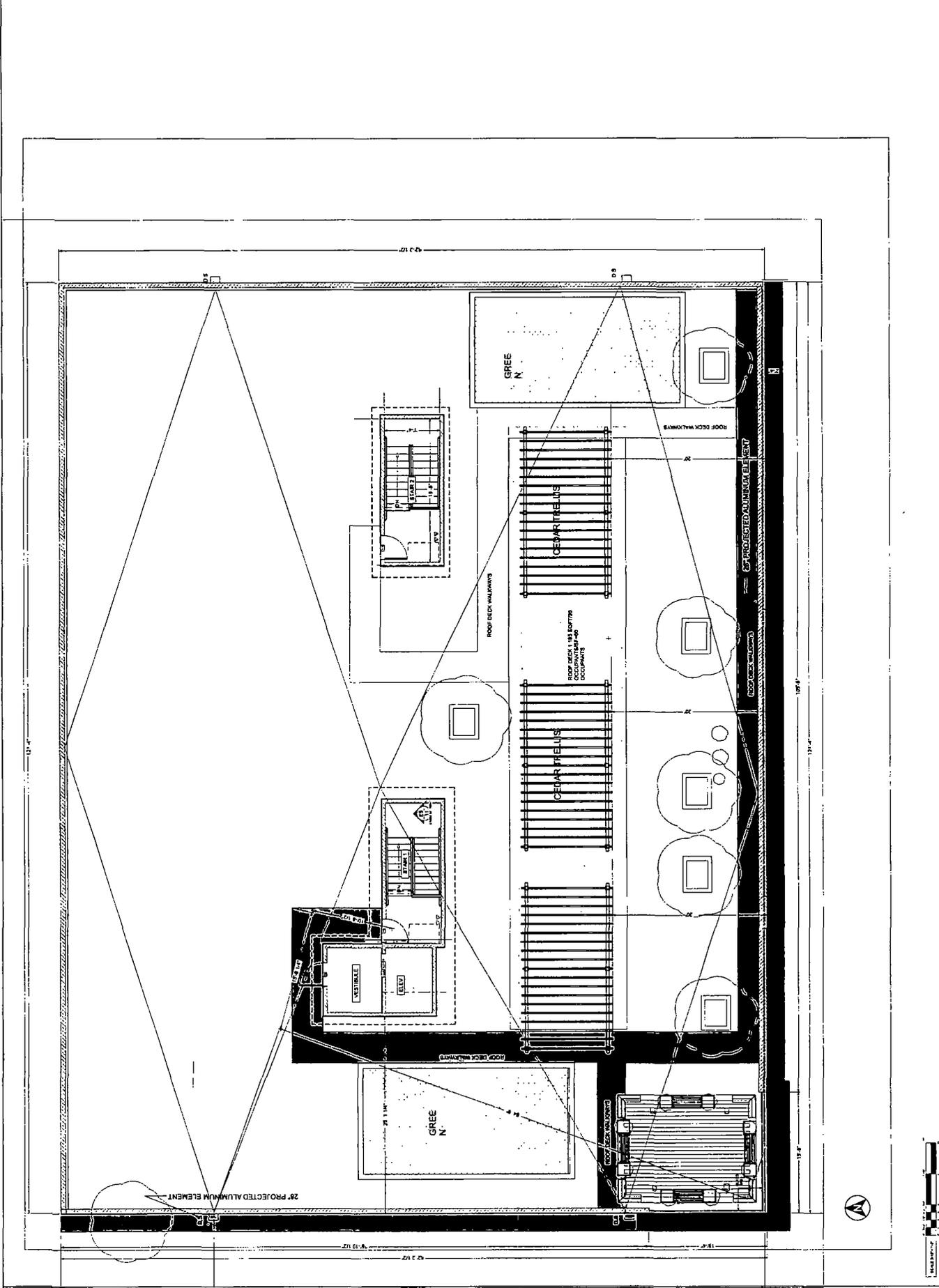


**FIFTH FLOOR PLAN**

PROJECT: 3952 WEST FOSTER AVE  
 CHICAGO, IL 60625  
 ARCHITECTURE - INTERIOR DESIGN - CONSTRUCTION DOCUMENTS  
 M I DARWISH ARCHITECT  
 18400 GREENLEAF CT • TRILEY PARK, IL • 708 932 3294 •  
 MAIL: DARWISH@YAHOO.COM  
 DATE: 3/16/10  
 SCALE: 1/8" = 1'-0"  
 SHEET NO: A-5  
 H. Darwish  
 ARCHITECT

PROFESSIONAL SEAL  
 ISSUED FOR REVISION  
 CONSTRUCTION DOCUMENTS  
 02-05-2025-01  
 02-05-2025-01  
 ISSUED DATE  
 Issued for permit







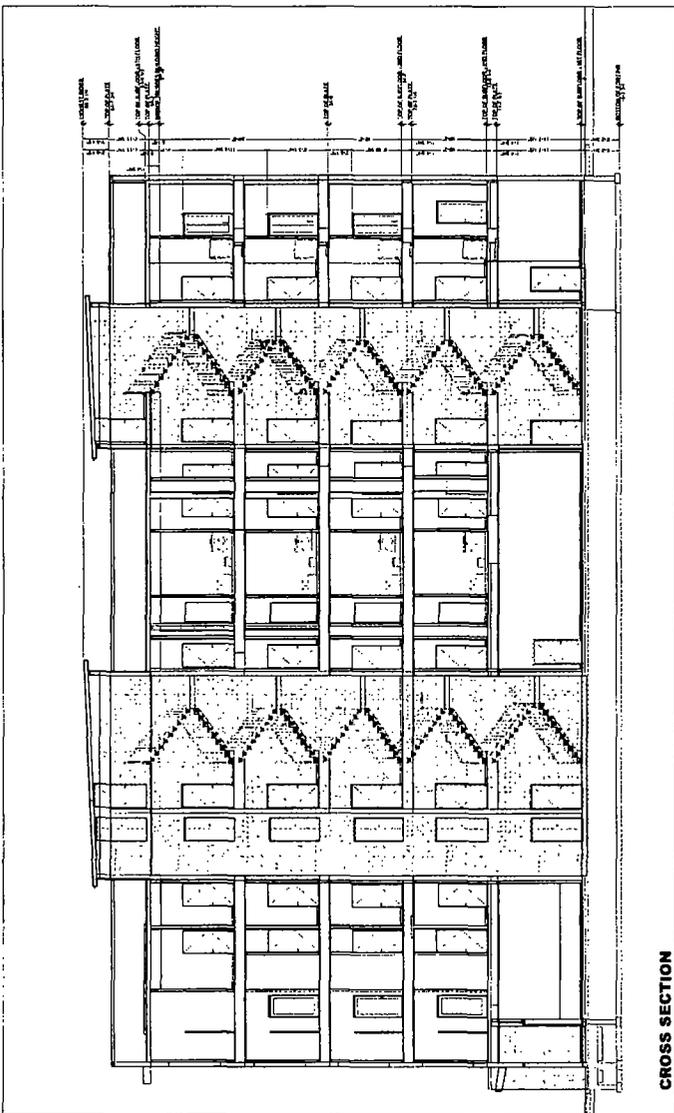
PROJECT:	3352 WEST FOSTER AVE CHICAGO, IL 60625
DATE:	
SCALE:	
SIGNATURE:	<i>H. Darwish</i>

**M I DARWISH ARCHITECT**  
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 MAIL@DARWISHARCHITECT.COM

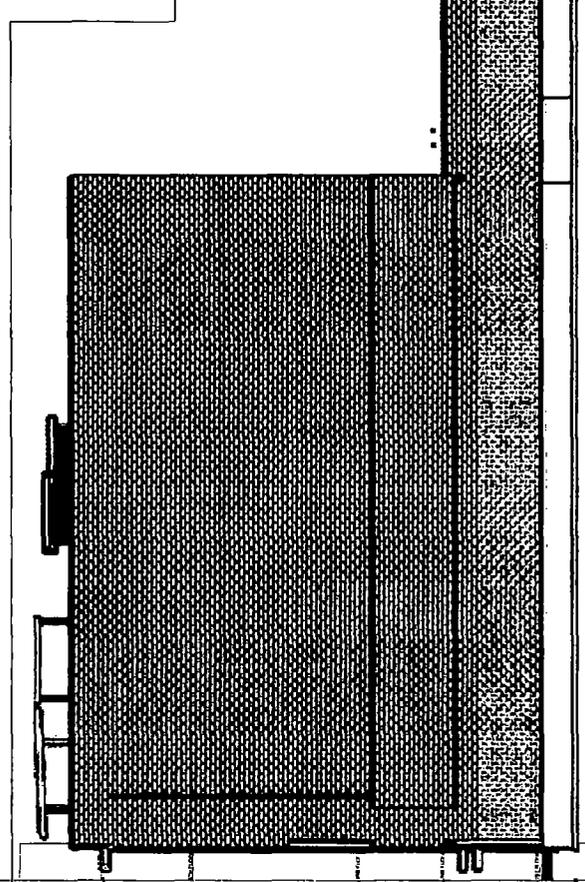
PRO NUMBER:  
 02-03-2023-01  
 PROJECT DATE:  
 Issued for permit



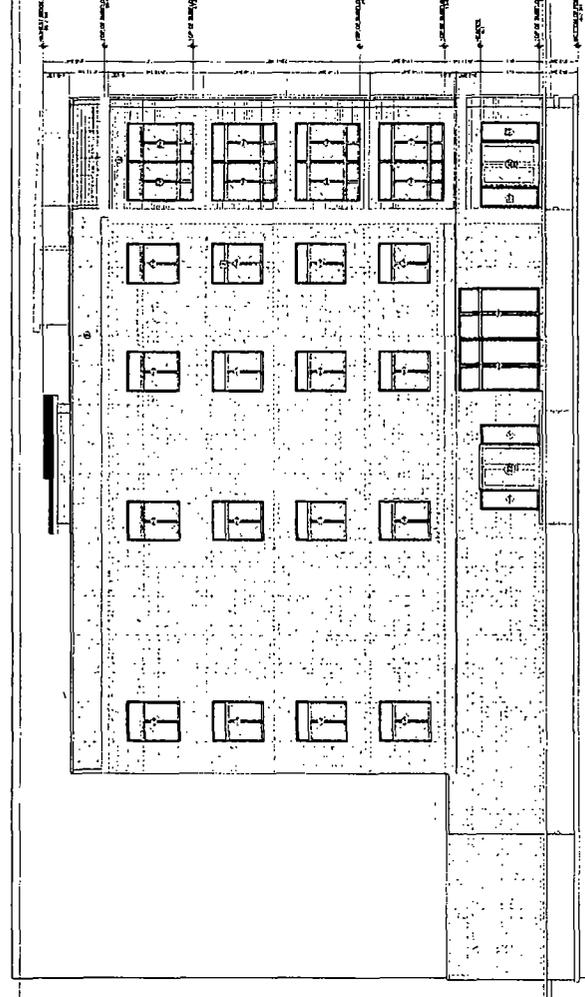
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 ARCHITECTURE & CONSTRUCTION  
 PROFESSIONAL SEAL



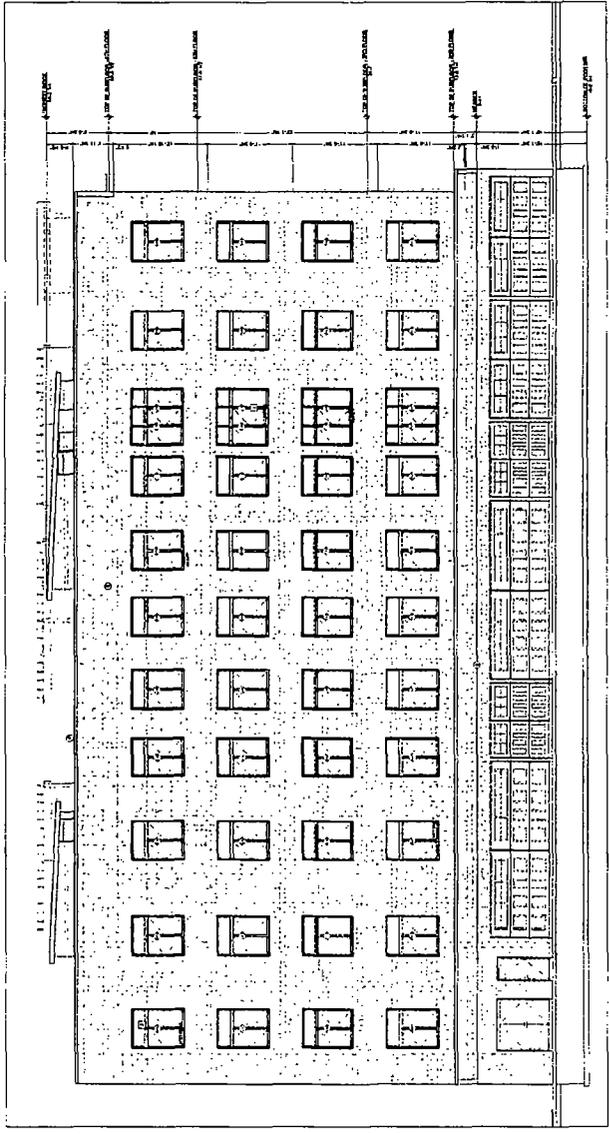
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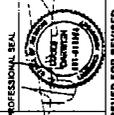
LEFT/EAST ELEVATION



RIGHT/WEST ELEVATION



BACK/NORTH ELEVATION



ISSUED FOR REVIEW OF CONSTRUCTION DOCUMENTS

PROFESSIONAL SEAL  
M I DARWISH ARCHITECT  
No. 02-09-2023-01  
State of Illinois  
02/09/2023  
Issued for review

M I DARWISH ARCHITECT  
ARCHITECTURE · INTERIOR DESIGN · CONSTRUCTION DOCUMENTS  
18400 GREENLEAF CT · TINLEY PARK, IL · 708 932 3294 ·  
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PROJECT: 3352 WEST FOSTER AVE  
CHICAGO, IL 60625  
TITLE:  
SCALE:  
DATE:  
SIGNATURE: M I Darwish

