

**ZONING AMENDMENT TYPE 1**  
**PROJECT NARRATIVE AND PLANS**

5034-5048 West Chicago Avenue, Chicago, IL 60651

Stone CDC (the “Applicant”) is seeking to rezone from RS-3 Residential Single-Unit (detached house) and B3-1 Community Shopping District to a B3-3 Community Shopping District. This zoning classification is being sought through the Type 1 zoning map amendment process pursuant to section 17-13-0303-C of the City of Chicago Zoning Ordinance.

- A. Proposed Land Use: The property is currently vacant land. The Applicant proposes to build a 3-story commercial building, that is 24,775 square feet, and 40 feet tall with fifteen (15) off street parking spaces, for a medical service clinic and treatment facility for Lurie’s Children’s Hospital and a mixed-use space with a café restaurant, offices, and community meeting and event space for Stone CDC. The projects’ goal is to create community connections, that protect and heal not only the area youth but the boarder community.
- B. Project’s Floor Area Ratio: 1.13 FAR
- C. Project’s Density: proposed building size: 24,775 square feet, 3-story commercial building, building has no dwelling units.
- D. **\*\*Off Street Parking**: 15 spaces
- E. Rear Setback: 67’ - 0” provided, none required.  
Side Setback (East): 0’ - 0”  
Side Setback (West): 0’ - 0”  
Front Setback: 0’ - 0”
- F. Building Height: 40 feet

\*\* This project is within a Transit-Serviced Location (“TSL”) Bus boundary. 50% parking reduction is allowed. The Applicant will seek relief of the required parking spaces as per section 17-10-0102-B Transit-Serviced Locations\*\*



SITE PLAN LEGEND	
	GRASS AREA
	SIDEWALKS
	PAVING
	ASPHALT / DRIVEWAY
	PROPOSED BLDG. (FOOTPRINT)
	EXISTING STRUCTURE

### SITE NOTES

- OVERALL SITE DIMENSIONS VERIFIED W/ LEGAL BOUNDARY SURVEY PROVIDED BY CLIENT ON 10/24.
- REFER TO THE ZONING ANALYSIS REPORT FOR DETAILS RELATED TO THE PROPOSED STRUCTURE.

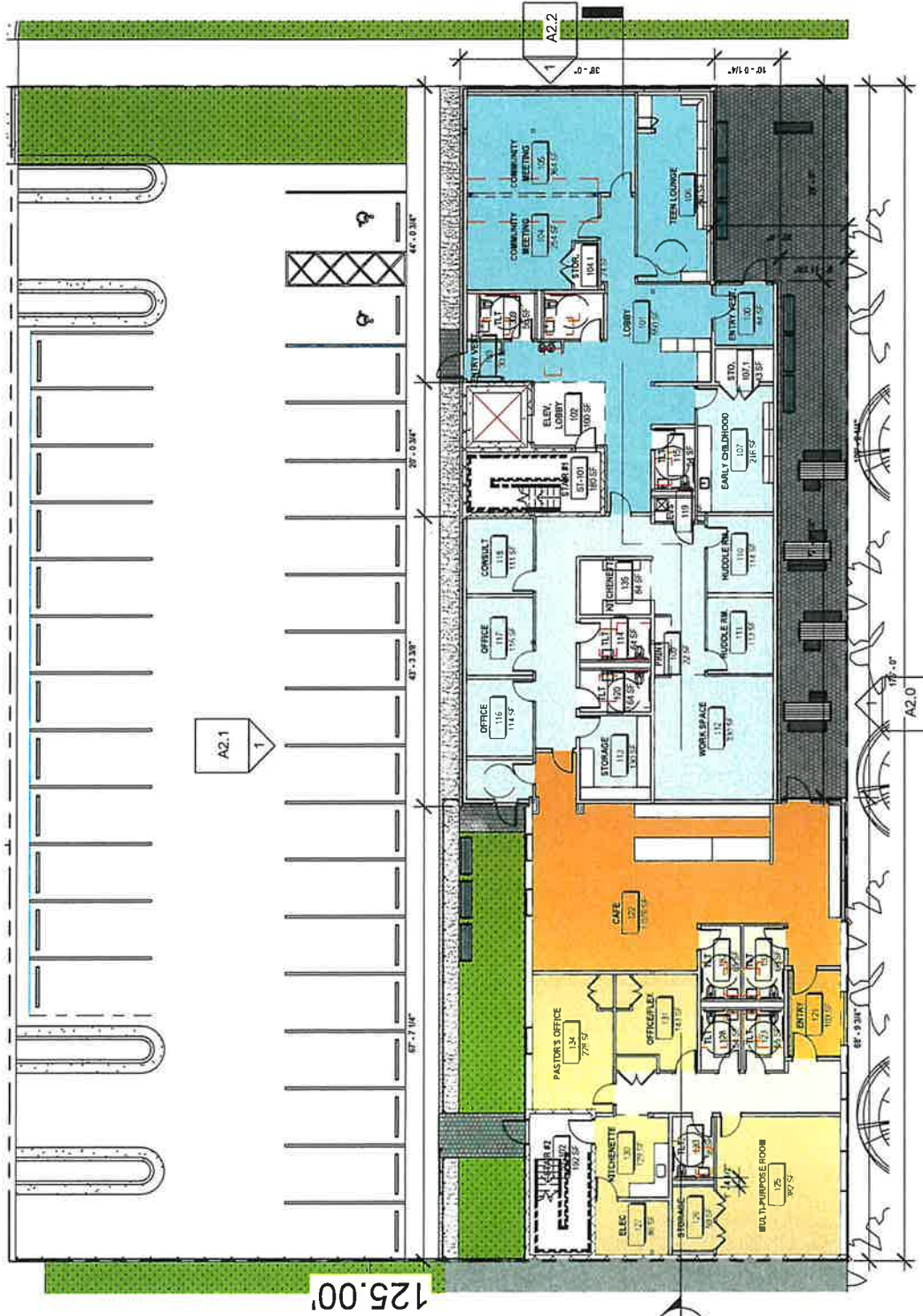


### 1 CONCEPTUAL SITE PLAN

1" = 30'-0"



175.00'



**Department Legend**

- LURIE PRIVATE
- LURIE PUBLIC
- LURIE SUPPORT
- STONE PRIVATE
- STONE PUBLIC
- STONE SUPPORT

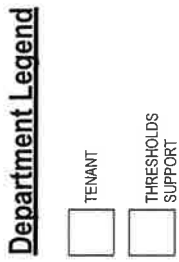
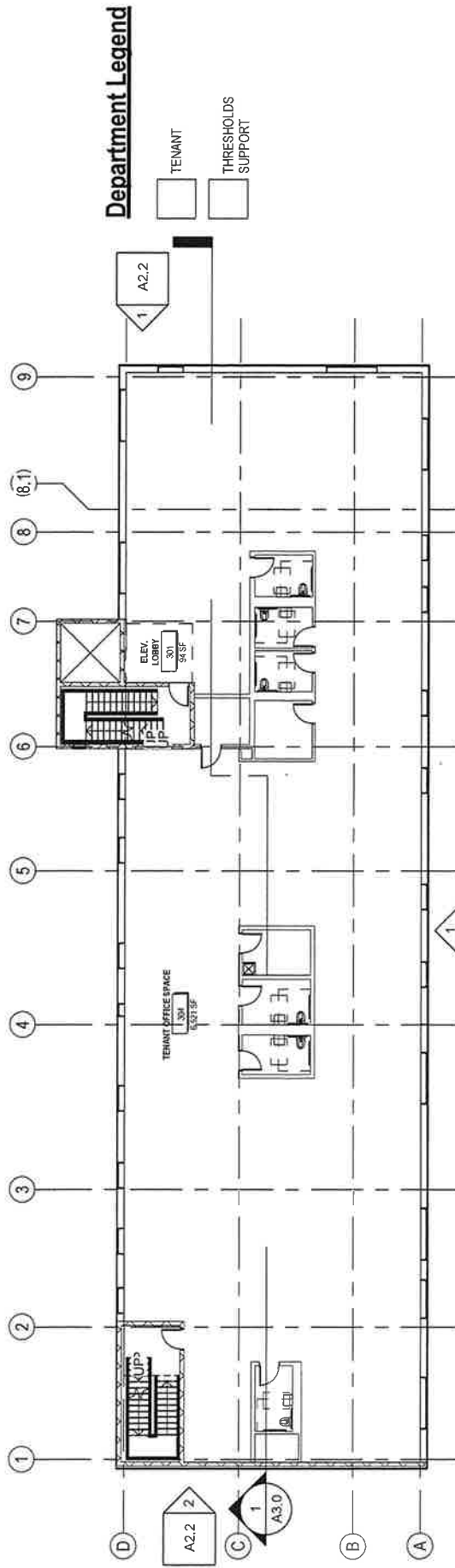
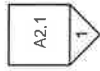


**1ST FLOOR - NEW WORK PLAN**

1/16" = 1'-0"



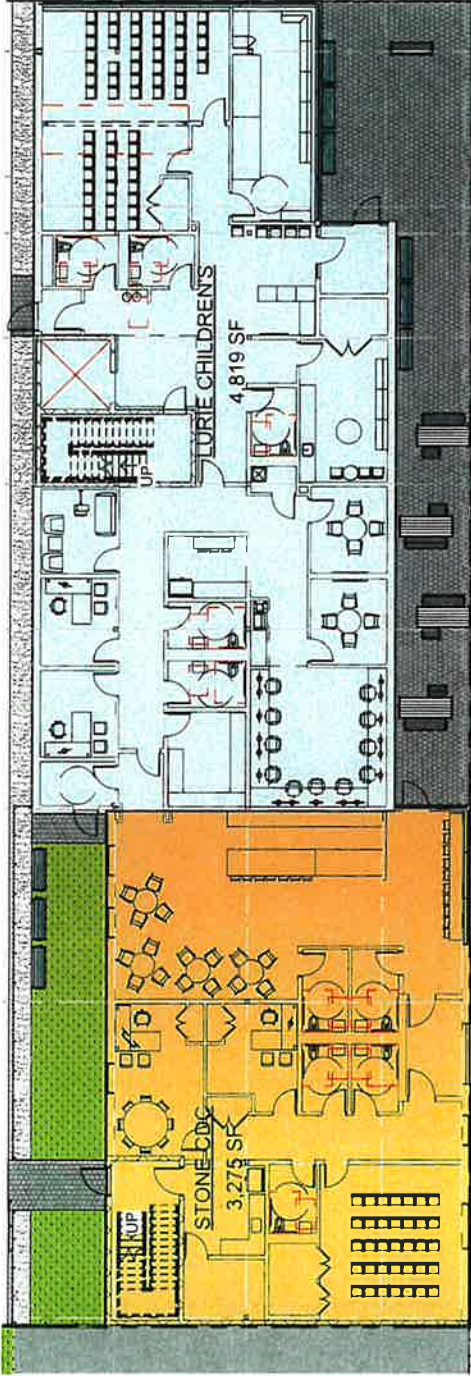




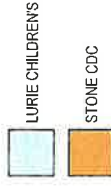
**1** THIRD FLOOR PLAN  
1/16" = 1'-0"



GROSS BLDG. AREA	
LEVEL	TENANT AREA
LURIE CHILDRENS	
1ST FLOOR	4,819 SF
STONE CDC	
1ST FLOOR	3,275 SF
	8,094 SF



**Building Area Legend**

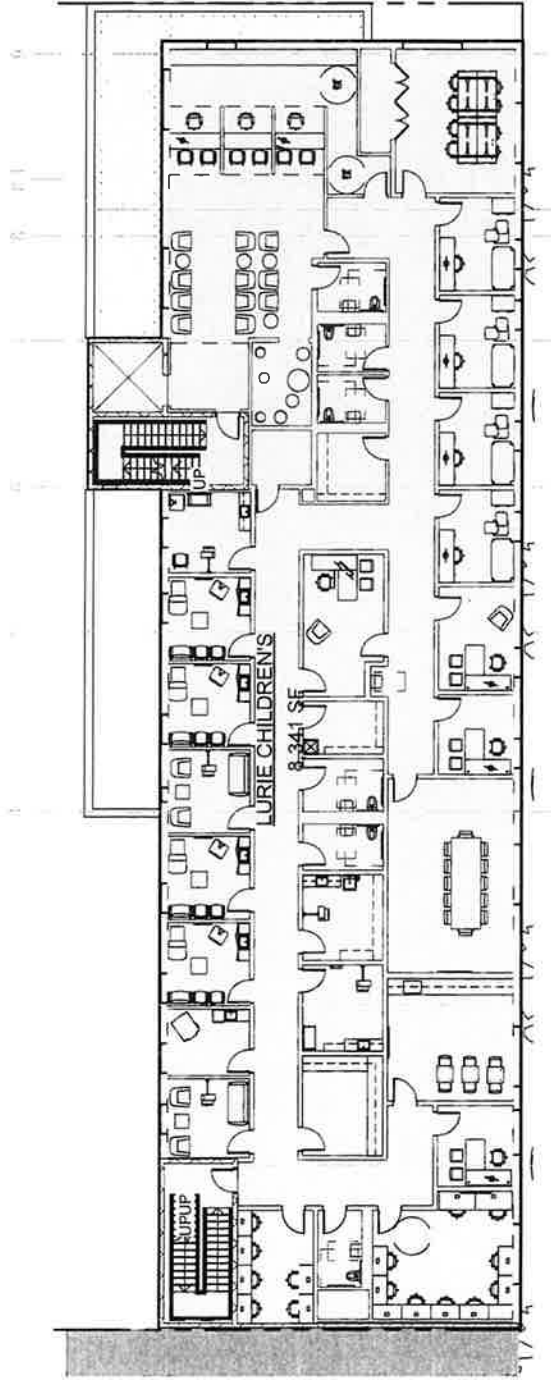


1 1ST FLOOR GROSS AREA PLAN

1/16" = 1'-0"



GROSS BLDG. AREA		
LEVEL	TENANT	AREA
LURIE CHILDRENS		
2ND FLOOR	LURIE CHILDRENS	8,341 SF
		8,341 SF
		8,341 SF



**Building Area Legend**

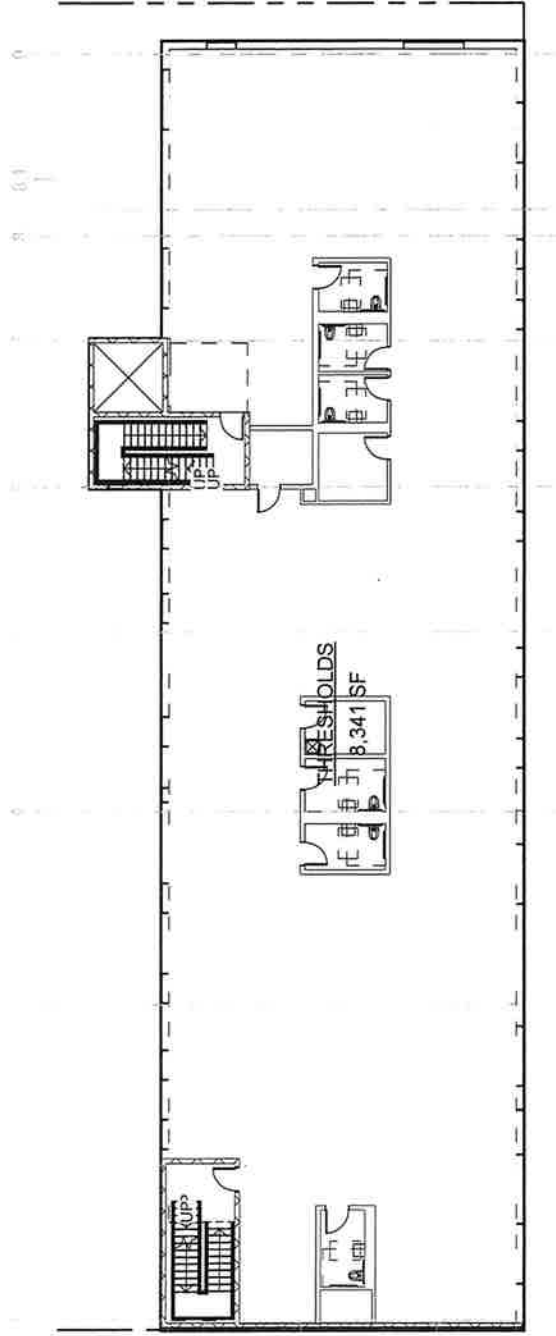


1 2ND FLOOR GROSS AREA PLAN

1/16" = 1'-0"



GROSS BLDG. AREA		
LEVEL	TENANT	AREA
THRESHOLDS		
3RD FLOOR	THRESHOLDS	8,341 SF
		8,341 SF
		8,341 SF



**Building Area Legend**



① 3RD FLOOR GROSS AREA PLAN

1/16" = 1'-0"





# LCAS Community Hub

5046 W. CHICAGO AVE.  
CHICAGO, IL 60651

Client: Stone CDC | Lurie Children's

CONCEPT PACKAGE

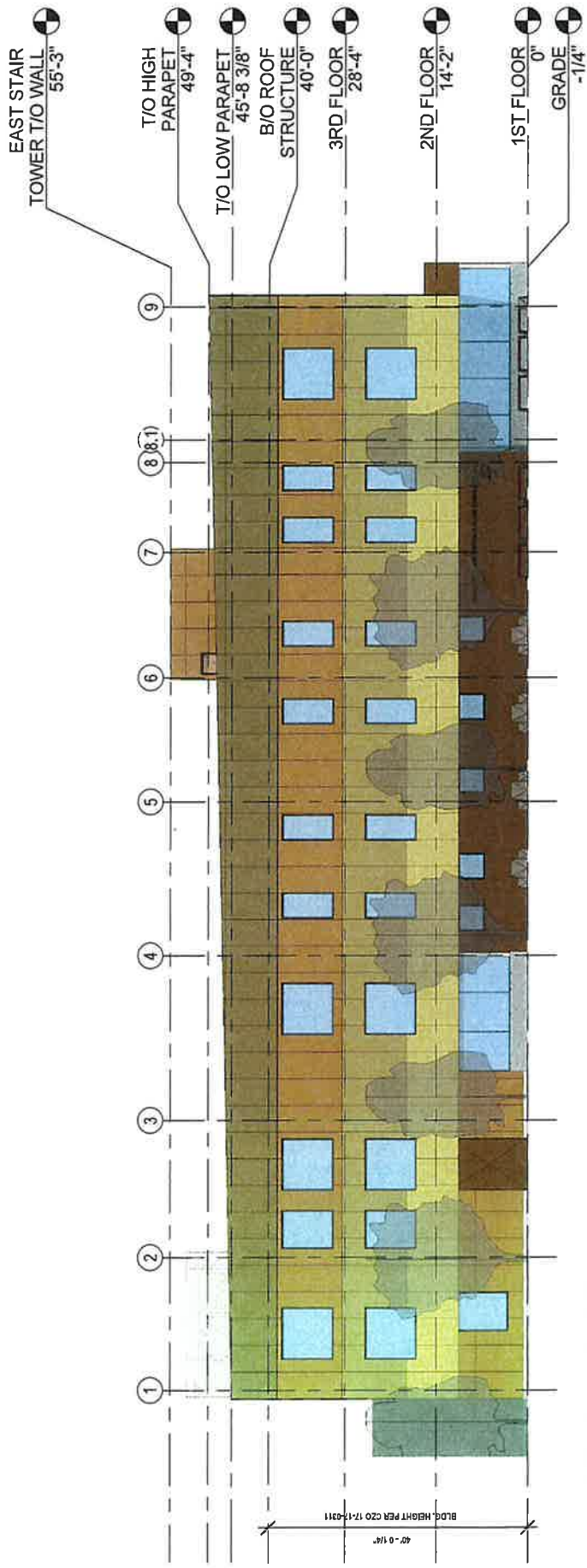
10.02.2023



Architect:  
**Gregory Ramon** Design Studio, Inc.  
[www.gregoryramon.com](http://www.gregoryramon.com)

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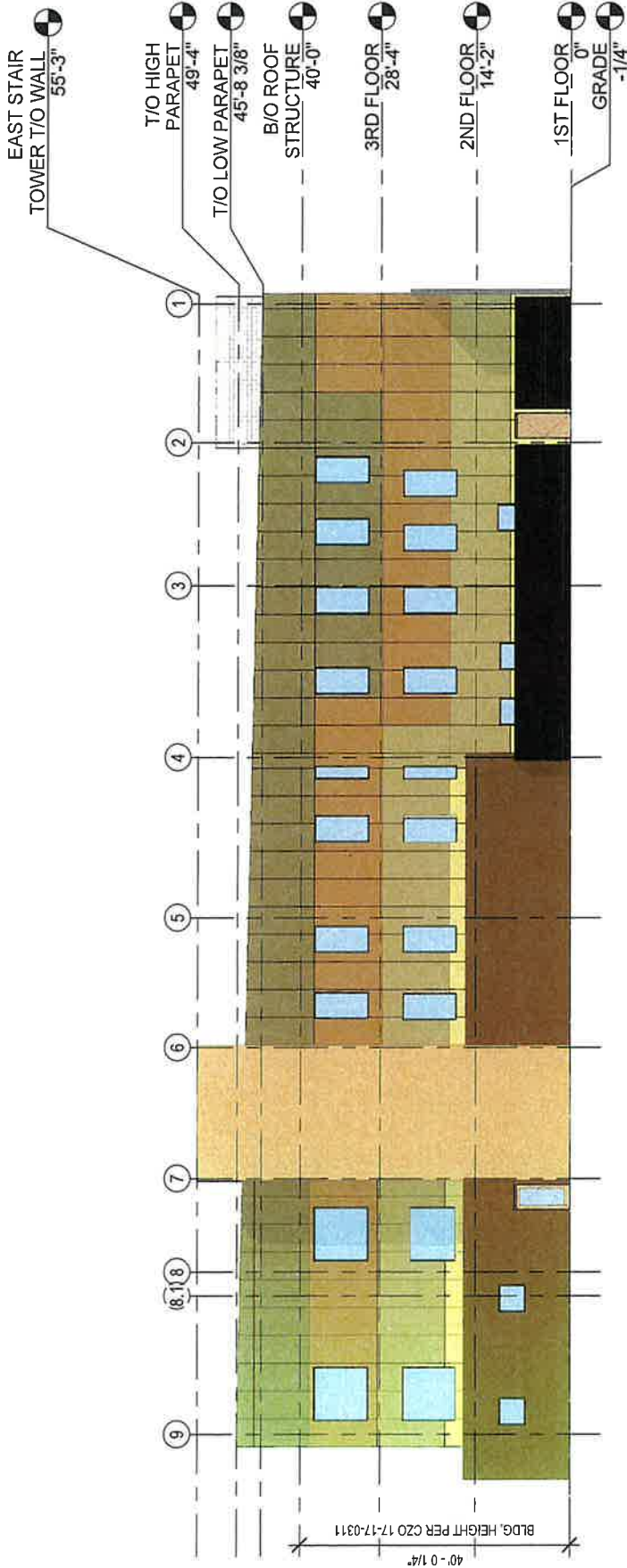
**1 SOUTH ELEVATION**

1/16" = 1'-0"

**ELEVATIONS MATERIALS LEGEND**

GRAPHIC	MATERIAL NAME
[Light Green Swatch]	FIBER CEMENT PANEL - FCP-1
[Light Yellow Swatch]	FIBER CEMENT PANEL - FCP-2
[Light Blue Swatch]	FIBER CEMENT PANEL - FCP-3
[Light Orange Swatch]	FIBER CEMENT PANEL - FCP-4
[Brick Pattern]	BRICK MASONRY
[Stippled Pattern]	CONCRETE
[Grid Pattern]	CONCRETE MASONRY UNITS





**1 NORTH ELEVATION**

1/16" = 1'-0"

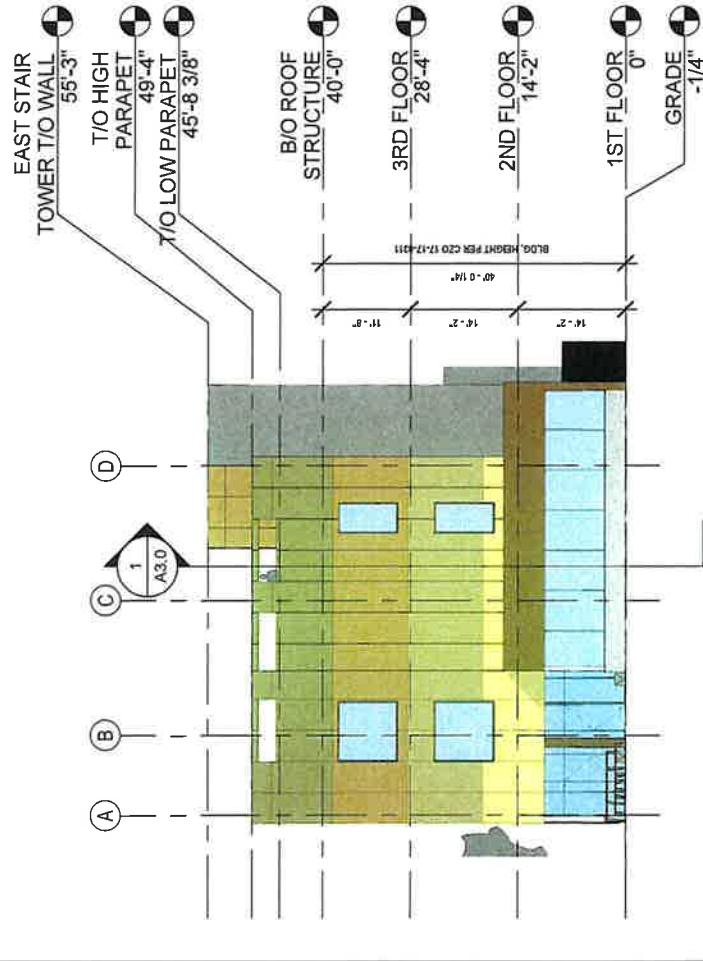
**ELEVATIONS MATERIALS LEGEND**

GRAPHIC	MATERIAL NAME
	FIBER CEMENT PANEL - FCP-1
	FIBER CEMENT PANEL - FCP-2
	FIBER CEMENT PANEL - FCP-3
	FIBER CEMENT PANEL - FCP-4
	BRICK MASONRY
	CONCRETE
	CONCRETE MASONRY UNITS

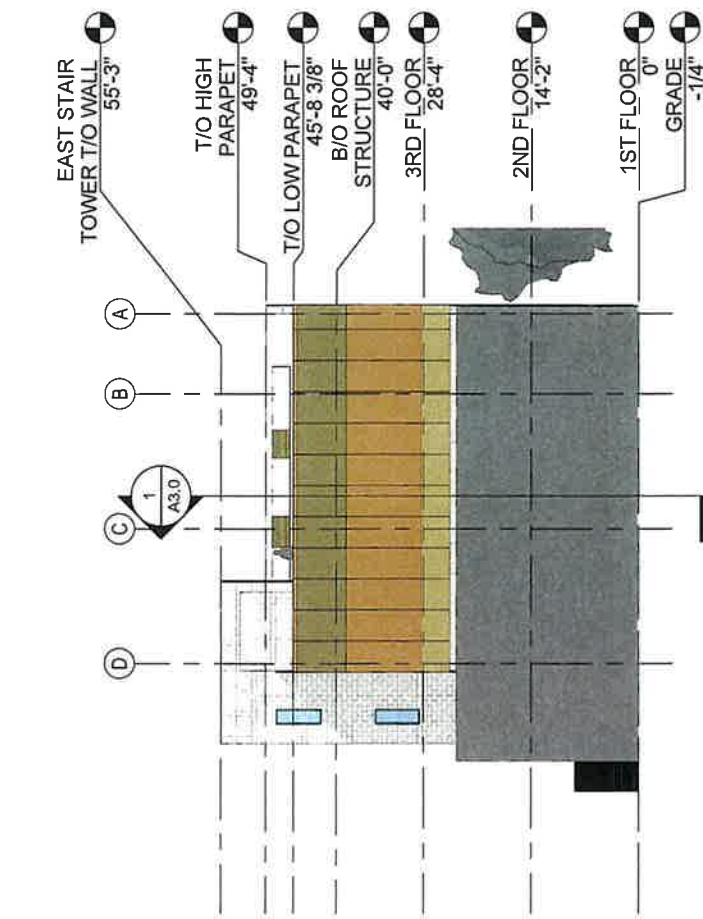


# ELEVATIONS MATERIALS LEGEND

GRAPHIC	MATERIAL NAME
	FIBER CEMENT PANEL - FCP-1
	FIBER CEMENT PANEL - FCP-2
	FIBER CEMENT PANEL - FCP-3
	FIBER CEMENT PANEL - FCP-4
	BRICK MASONRY
	CONCRETE
	CONCRETE MASONRY UNITS



1 EAST ELEVATION  
1/16" = 1'-0"



2 WEST ELEVATION  
1/16" = 1'-0"





1 EAST / WEST LONGITUDINAL SECTION

1/16" = 1'-0"