

**17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment**  
1352 West Diversey Parkway, Chicago, Illinois

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

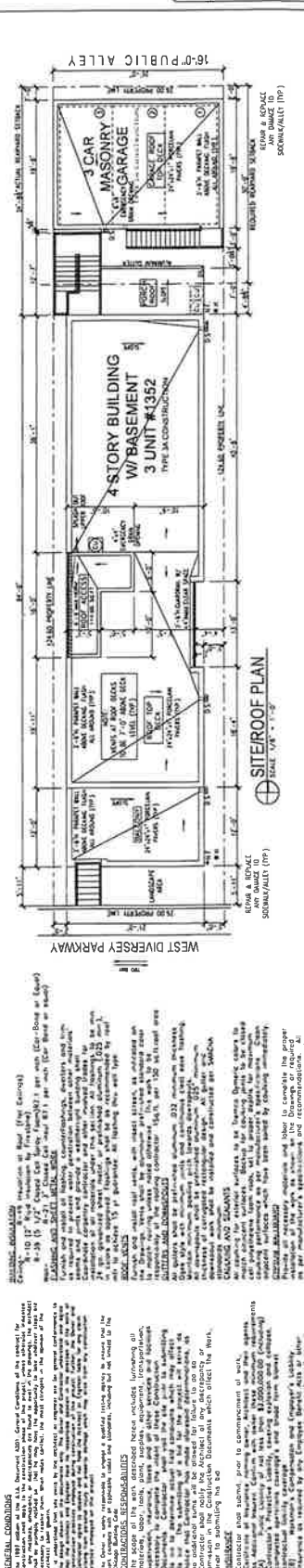
Lot Area: 3,239.60 square feet

Proposed Land Use: The Applicant is seeking an elective *Type 1 Zoning Map Amendment* with *Variation* relief, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the construction of a new four-story three-unit all *residential* building, with a detached three-car garage, at the subject property. The programming for the proposed new building calls for a *duplex* unit to be established on and between the Basement and 1<sup>st</sup> Floor, with a *simplex* unit on the 2<sup>nd</sup> Floor, and a second *duplex* unit on and between the 3<sup>rd</sup> and 4<sup>th</sup> Floors. No *commercial* space is intended or proposed. Off-street parking for three (3) automobiles will be provided in a masonry detached garage, at the rear of the site. The new proposed improvements will be masonry in construction, with the building measuring 44 feet-9 inches in height.

- (A) The Project's Floor Area Ratio (Principal Building): 6,709.90 square feet (2.07 FAR)  
(Garage): 511.42 square feet (N/A)

\*The Applicant is seeking a *Variation* [Section 17-13-1101-J] to increase the maximum allowable floor area occupied by an *accessory building* by 9.32% (43.42 square feet) – from 468 square feet to 511.42 square feet, in order to permit the construction of a detached three-car garage that will service the proposed new three-unit *residential* building, at the subject property. Based on market demand and community feedback, the proposed new large format ('family-oriented') units will be offered for-sale as "condominiums." The statistical comparative data for this neighborhood clearly shows that almost all owner-occupied units of this size (*at least two-bedrooms*) and format (*owner-occupied*) are deeded at least one (1) off-street enclosed parking space and that similar units without such accommodations are commercially unviable. Due to the unique atypical dimensions (*more than 25 feet in width, less than 125 feet in depth*) plaguing the subject property and the necessary corresponding configuration of the proposed new standard-scale improvements on such asymmetrical site, it is impossible for the Applicant to design a fully code-compliant garage to accommodate the required amount of off-street automobile parking, without necessitating this singular form of allowable relief. The Applicant designed the proposed new multi-family *residential* building and detached garage with considerable deference to the immediately adjacent improvements, and – too, drawing inspiration from the character and functionality of the other buildings that comprise the subject block, which such block includes several improved properties with similar sized or larger accessory structures within the *rear setback*. These new improvements were also supported by the other residents and property owners in the area during the underlying community review.

- (B) The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units (1,079.87 square feet per dwelling unit)
- (C) The amount of off-street parking: 3 total automobile spaces
- (D) Setbacks: a. Front Setback: 5 foot-11 inches  
b. \*Rear Setback: 34 feet-8 3/16 inches  
c. Side Setbacks:  
East: 3 feet-0 inches  
West: 2 feet-0 inches
- (E) Building Height: 44 feet-9inches (*underside of roof truss*)



**ARCHITECT SWORN STATEMENT**  
 THE UNDERSIGNED ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, HAS PREPARED THE ATTACHED PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED CONSTRUCTION PERMITS FOR THE PROJECT #1352, DIVERSITY PARKWAY, CHICAGO, ILLINOIS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TITLE 16, CHAPTER 32 OF THE CHICAGO ZONING ORDINANCE AND THE CODE OF THE CHICAGO LANDSCAPE DESIGN ACT.

**SCHEMATIC CALCULATION COMPLIANCE STATEMENT**  
 THE SCHEMATIC CALCULATION, HEREIN ATTACHED, IS A PRELIMINARY CALCULATION FOR THE PROJECT #1352, DIVERSITY PARKWAY, CHICAGO, ILLINOIS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TITLE 16, CHAPTER 32 OF THE CHICAGO ZONING ORDINANCE AND THE CODE OF THE CHICAGO LANDSCAPE DESIGN ACT.

**ZONING DATA**  
 LOT AREA - 28,000.13 SQ. FT.  
 GROSS FLOOR AREA - 13,239.80 SQ. FT.  
 NET FLOOR AREA - 11,727.12 SQ. FT.  
 3RD FLOOR - 3,200.00 SQ. FT.  
 4TH FLOOR - 1,744.80 SQ. FT.  
 5TH FLOOR - 1,835.00 SQ. FT.  
 TOTAL - 6,780.80 SQ. FT.  
 ROOF ACCESS - 8" x 8" x 48-0/00-00

**PERMIT FEE CALCULATION**  
 INCLUDING SQUARE FOOTAGE  
 BASEMENT - 1,725.40 SQ. FT.  
 3RD FLOOR - 3,200.00 SQ. FT.  
 4TH FLOOR - 1,744.80 SQ. FT.  
 5TH FLOOR - 1,835.00 SQ. FT.  
 SUBTOTAL - 8,505.20 SQ. FT.  
 TOTAL - 10,832.30 SQ. FT.  
 GARAGE - \$11.34 / SQ. FT.  
 CHARGE - \$123,272.22

**SITE PLAN NOTES:**  
 1. THE DIFFERENCE IN PAVEMENT ELEVATIONS BETWEEN SIDEWALKS AND/OR ADJACENT CONSTRUCTION SHALL BE NO GREATER THAN 1/4".  
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE CODE OF THE CHICAGO LANDSCAPE DESIGN ACT.  
 3. DO NOT DISTURB ADJACENT PROPERTIES TAKE ANY AND ALL NECESSARY PRECAUTIONS.  
 4. PROVIDE A 5'-0" H. CHAIN LINK FENCE AROUND WORK AREA BEFORE STARTING CONSTRUCTION.  
 5. PROVIDE PUMP JACK WITHIN 5'-0" OF WATER TABLE.  
 6. NO CONCENTRATED DRAINAGE OF STORM WATER TO ADJACENT PROPERTIES WILL BE ALLOWED.  
 7. DOWNSPROUTS SHALL BE DIRECTED TOWARDS THE FRONT AND REAR OF LOT, AND AWAY FROM ADJACENT PROPERTIES.

**LEADER CONSERVATION CORP. COMPLIANCE STATEMENT**  
 I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND CERTIFIED LEADER CONSERVATION CORP. (LCC) MEMBER IN ACCORDANCE WITH THE REQUIREMENTS OF THE TITLE 16, CHAPTER 32 OF THE CHICAGO ZONING ORDINANCE AND THE CODE OF THE CHICAGO LANDSCAPE DESIGN ACT.

**CHICAGO LICENSE NUMBER** 001-031137



**PROJECT NAME & ADDRESS**  
 1352 WEST DIVERSITY PARKWAY CHICAGO, ILLINOIS 3 UNIT APARTMENT BUILDING

**SHEET TITLE**  
 SITE PLAN AND NOTES

**FILE NAME**

**SHEET NUMBER**  
 A-1

**GENERAL CONDITIONS**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE POLICIES AND BONDS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND RECORDS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ADJACENT PROPERTIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO THE PROJECT SITE.  
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**CONTRACTOR'S OBLIGATIONS**  
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**2018 ELECTRICAL CODE APPLIES TO THIS PROJECT**  
 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE 2018 ILLINOIS ELECTRICAL CODE (IEC).  
 2. SWITCH GEARS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 ILLINOIS ELECTRICAL CODE (IEC).  
 3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE 2018 ILLINOIS ELECTRICAL CODE (IEC).  
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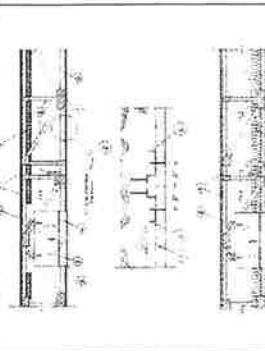
**2018 ILLINOIS ELECTRICAL CODE (IEC) TO BE COMPLIED WITH**  
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**Design No. L521**  
 Date: 05/20/2021

These drawings were prepared by the Architectural Firm of **HANNA ARCHITECTS, INC.** for the project of **3 UNIT APARTMENT BUILDING**, located at **1352 WEST DIVERSEY PARKWAY, CHICAGO, ILLINOIS 60642**. These drawings are to be used only for the project and location stated above. Any other use or reuse of these drawings without the written consent of the Architectural Firm is strictly prohibited.



**Architectural Penetration**

Architectural Penetration: This drawing shows a cross-section of a wall and ceiling assembly. It details the installation of firestopping materials around a penetration, such as a duct or pipe. The drawing includes labels for various components like 'FIRESTOPPING MATERIAL', 'CEILING', 'FLOOR', and 'WALL'. Dimensions and specific material callouts are provided for clarity.

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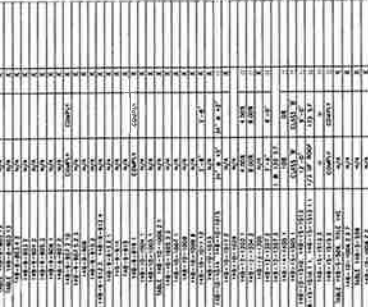
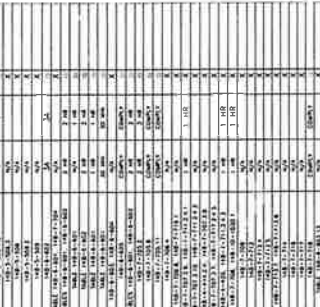
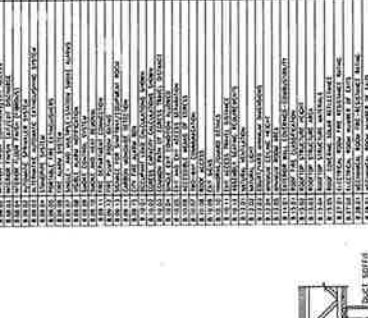
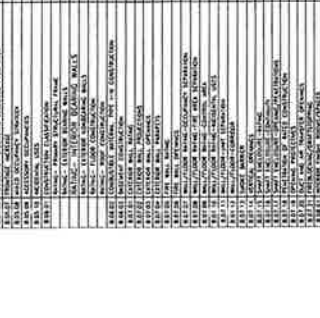
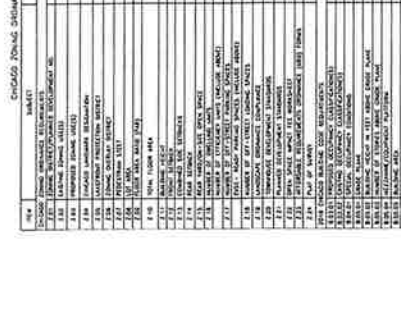
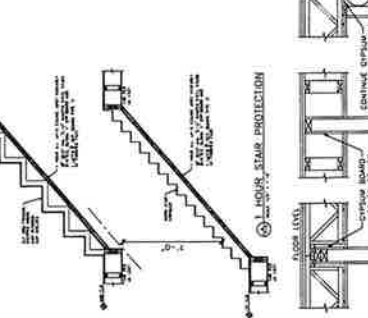
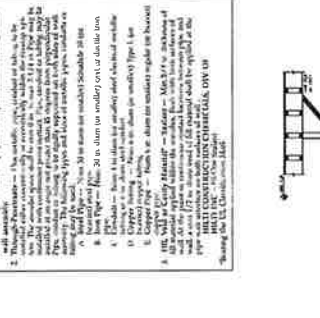
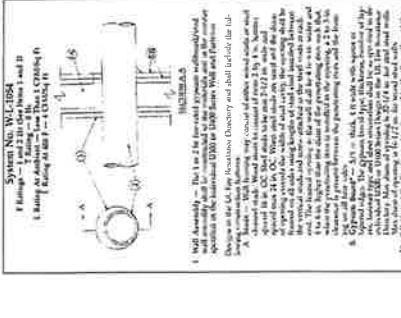
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**HANNA ARCHITECTS, INC.**  
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 LICENSE NUMBER 181-00185

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 ARCHITECT CORP  
 LICENSE NUMBER 181-00185

**PROJECT NAME & ADDRESS**  
 1352 WEST DIVERSEY PARKWAY  
 CHICAGO, ILLINOIS  
 3 UNIT APARTMENT BUILDING

**SHEET TITLE**  
 CODE MATRIX/  
 FIRESTOPPING PENETRATIONS

**FILE NAME**

**SHEET NUMBER**  
 A-2

**FLOOR-CEILING-WALL FIRESTOPPING PENETRATIONS**

**FIRE BLOCKING DETAILS**

SCALE: NTS

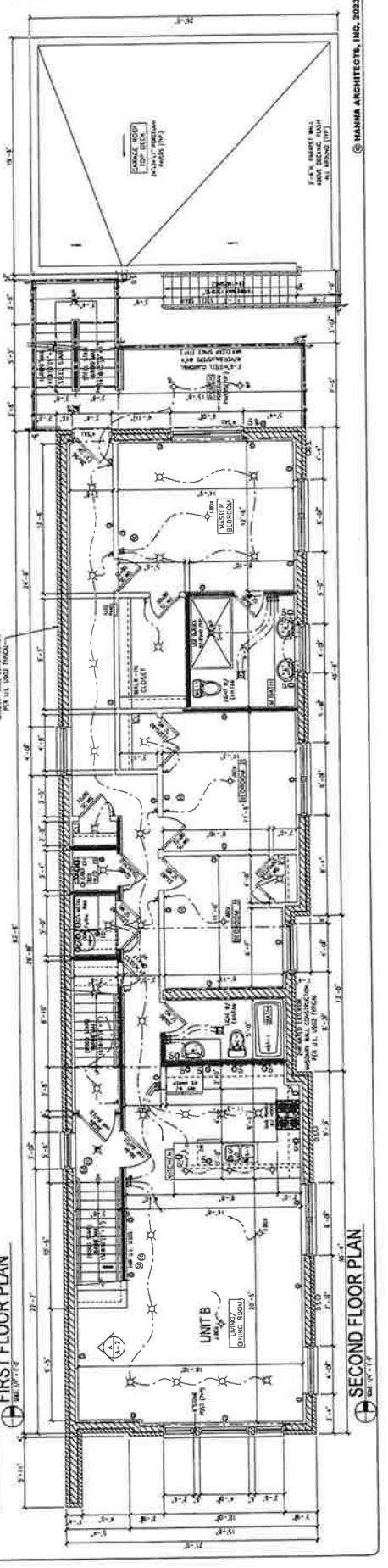
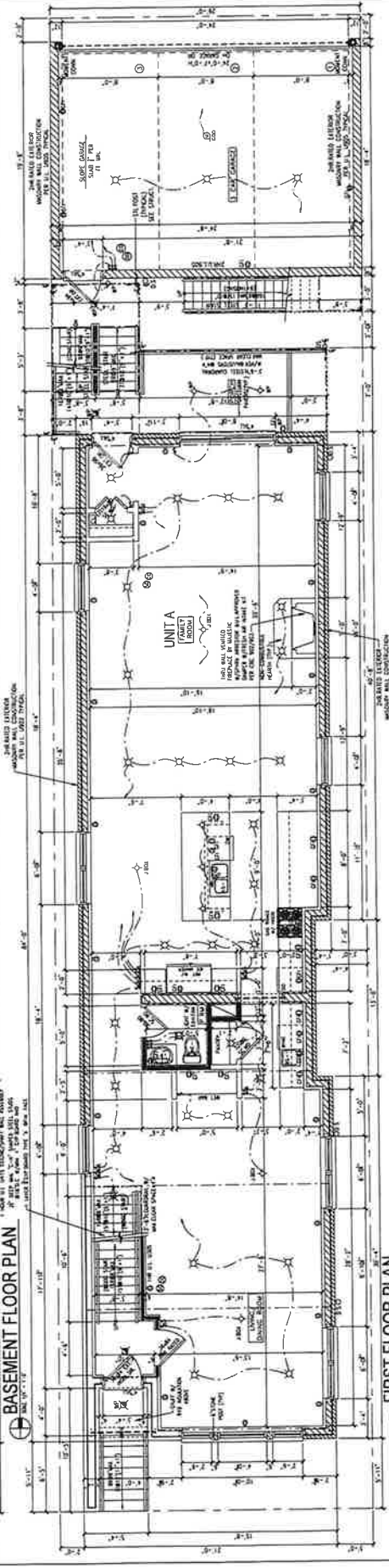
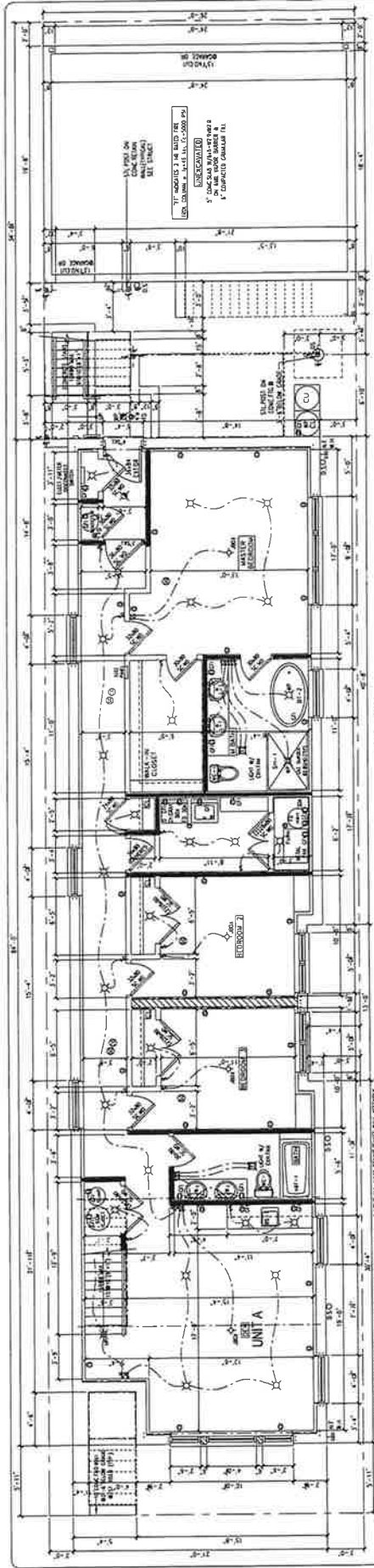
**HANNA**  
 1527 750-8800  
 100 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 750-8801  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 041-000000

PROJECT NAME & ADDRESS  
 1352 WEST  
 DIVERSEY PARKWAY  
 CHICAGO, ILLINOIS  
 3 UNIT APARTMENT  
 BUILDING

SHEET TITLE  
 BASEMENT THRU  
 SECOND FLOOR PLAN

FILE NAME

SHEET NUMBER  
 A-3



**HANNA ARCHITECTS**  
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 180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 754-1801  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER: 011-001835

FOR REVIEW ONLY  
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION  
 WITHOUT THE ARCHITECT'S WRITTEN PERMISSION  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT  
 DATE: 08/14/2023

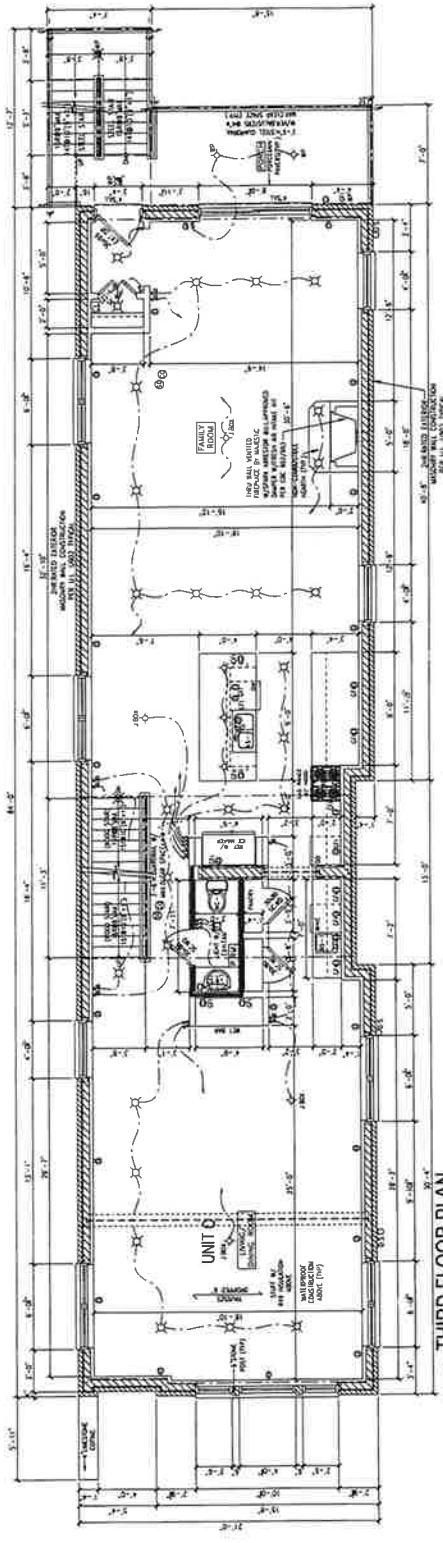
DESIGNED FOR: [REDACTED]  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 PROJECT NO.: [REDACTED]



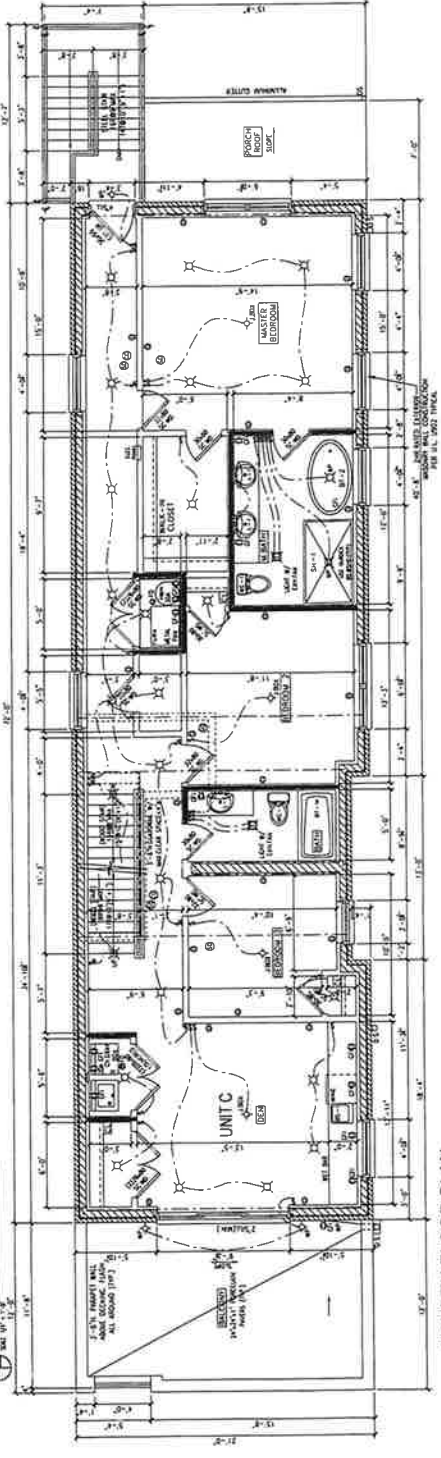
PROJECT NAME & ADDRESS  
 1852 WEST  
 DIVERSEY PARKWAY  
 CHICAGO, ILLINOIS  
 3 UNIT APARTMENT  
 BUILDING

SHEET TITLE  
 THIRD THRU  
 ROOF FLOOR PLAN

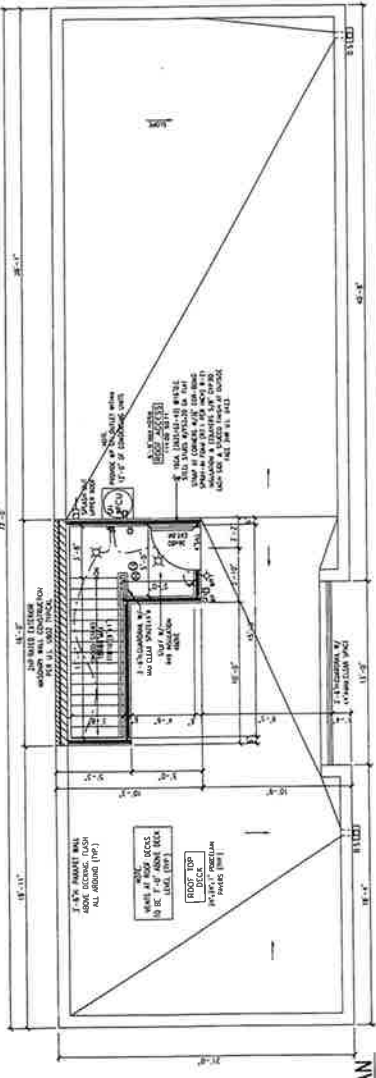
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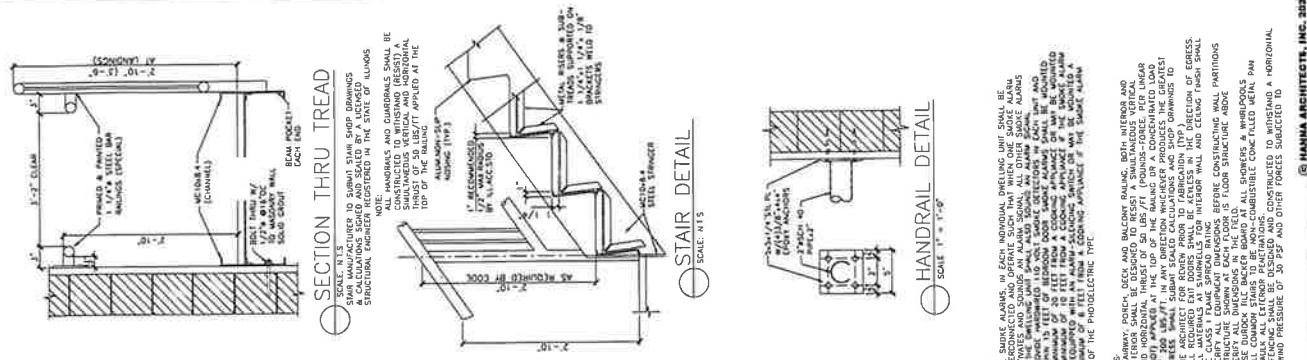
**THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**FOURTH FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



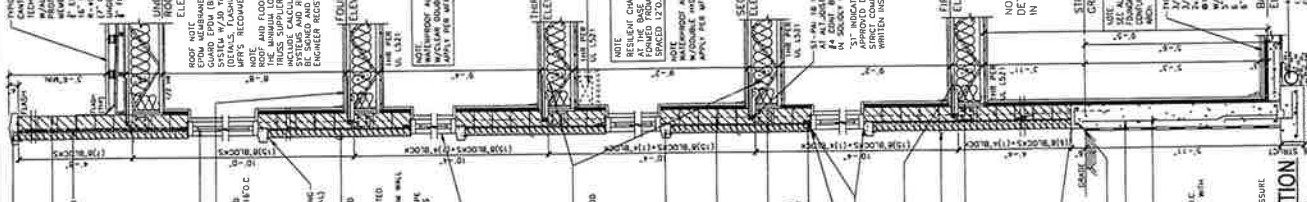
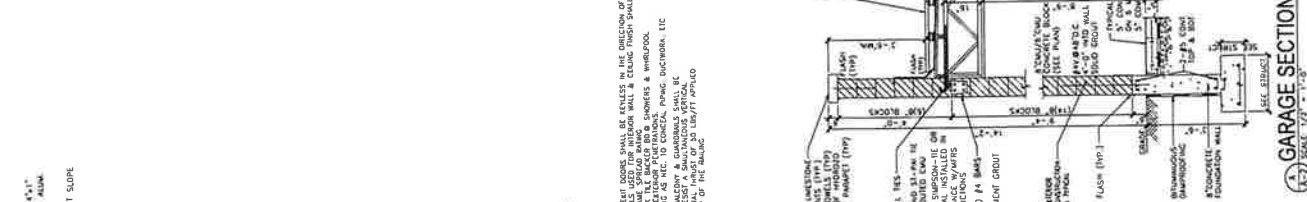
**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



**NOTE:**  
 1. ALL ROOF LEAK DRAINAGE SHALL BE IN THE DIRECTION OF EXCESS AT THE BASE AND 1" INCHES AT THE TOP OF THE ROOF.  
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**WALL SYMBOLS**  
 1. SOLID CONCRETE BLOCK  
 2. SOLID CONCRETE BLOCK WITH INSULATION  
 3. SOLID CONCRETE BLOCK WITH INSULATION AND EXTERIOR FINISH  
 4. SOLID CONCRETE BLOCK WITH INSULATION AND EXTERIOR FINISH AND INTERIOR FINISH  
 5. SOLID CONCRETE BLOCK WITH INSULATION AND EXTERIOR FINISH AND INTERIOR FINISH AND INTERIOR PARTITION

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 PROFESSIONAL DESIGN FROM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 14-00154

PROJECT NAME & ADDRESS  
 1352 WEST  
 DIVERSEY PARKWAY  
 CHICAGO, ILLINOIS  
 3 UNIT APARTMENT  
 BUILDING

SHEET TITLE  
 ELEVATIONS

FILE NAME

SHEET NUMBER  
 A-6

REGISTERED ARCHITECT  
 STATE OF ILLINOIS  
 LICENSE NO. 001-010113

**WINDOW SCHEDULE**

MARK	TYPE	W/L	H/L	NO. PER UNIT	UNIT	ALU. WEN. NO.
1	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
2	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
3	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
4	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
5	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
6	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
7	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
8	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
9	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
10	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
11	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
12	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
13	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
14	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1
15	WINDOW	2'-0"	3'-0"	3	502	502A-2024-1

**TEMPERED SAFETY GLAZING REQUIRED BY CODE**

1. All glass doors and glass panels more than 18 inches in width immediately adjacent to any door within the 6'-0" reach zone shall be tempered safety glazing. Tempered safety glazing material coated doors shall include, among others, the following: entry glass doors, storm doors, screen doors and storm doors.

2. Tempered safety glazing shall be provided for the following:

- a. Windows to be adjacent, unglazed doors with screens
- b. Windows to be adjacent, glazed doors with screens
- c. Windows to be adjacent, glazed doors to be remote
- d. Windows to be adjacent, glazed doors to be remote
- e. Windows to be adjacent, glazed doors to be remote

3. Tempered safety glazing shall be provided for the following:

- a. All windows
- b. All windows
- c. All windows
- d. All windows
- e. All windows

4. All windows shall be provided with tempered safety glazing.

5. All windows shall be provided with tempered safety glazing.

6. All windows shall be provided with tempered safety glazing.

7. All windows shall be provided with tempered safety glazing.

8. All windows shall be provided with tempered safety glazing.

9. All windows shall be provided with tempered safety glazing.

10. All windows shall be provided with tempered safety glazing.

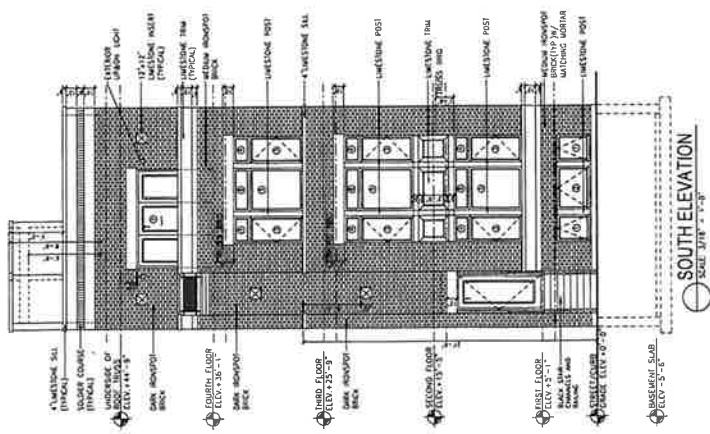
11. All windows shall be provided with tempered safety glazing.

12. All windows shall be provided with tempered safety glazing.

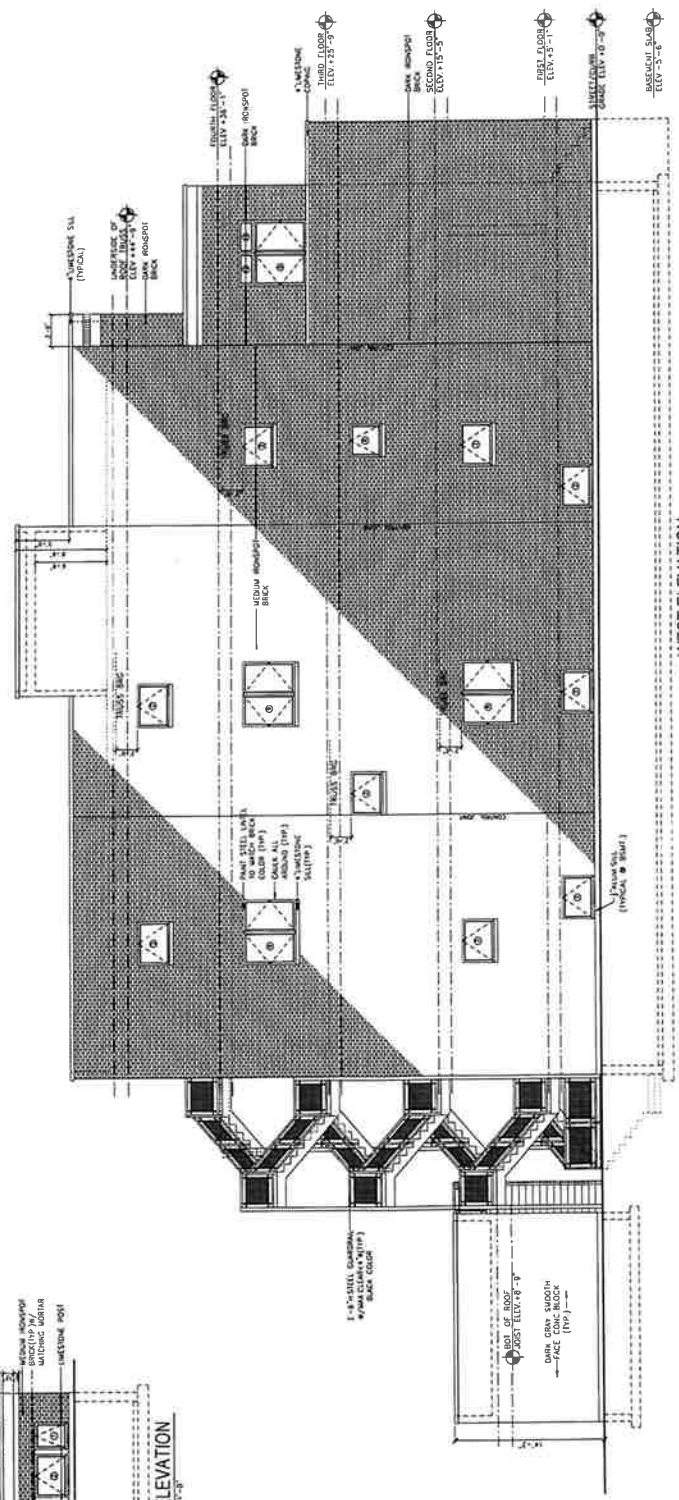
13. All windows shall be provided with tempered safety glazing.

14. All windows shall be provided with tempered safety glazing.

15. All windows shall be provided with tempered safety glazing.



**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"



**A HANNA ARCHITECTS, INC.**  
 1112 756-1800  
 NEW YORK OFFICE: 1112 756-1800  
 CHICAGO OFFICE: 312 756-1800  
 CHICAGO OFFICE: 312 756-1801  
 PROFESSIONAL DESIGNER: JENNIFER HANNA  
 ARCHITECT REGISTRATION NUMBER: 044-001483  
 LICENSED ARCHITECT

**DESIGNER'S REVIEW:**  
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 DESIGNER'S REVIEW: DESIGNER'S REVIEW



**PROJECT NAME & ADDRESS:**  
 1352 WEST  
 DIVERSEY PARKWAY  
 CHICAGO, ILLINOIS  
 3 UNIT APARTMENT  
 BUILDING

**SHEET TITLE:**  
 ELEVATIONS

**FILENAME:**

**SHEET NUMBER:**  
 A-7

