

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 1st Floor, with a *simplex* unit on the 2nd Floor, and a second *duplex* unit on and between the 3rd and 4th 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*)

NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
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PROJECT CODE & NUMBER
UNIVERSITY PARKWAY
CHICAGO, ILLINOIS
A UNIT APARTMENT
BUILDING

PROJECT CODE & NUMBER
UNIVERSITY PARKWAY
CHICAGO, ILLINOIS
A UNIT APARTMENT
BUILDING



PROJECT CODE & NUMBER
UNIVERSITY PARKWAY
CHICAGO, ILLINOIS
A UNIT APARTMENT
BUILDING

SHEET TITLE
CODE
MATRIX/
FIRESTOPPING
PENETRATIONS

PROJECT NAME

SHEET NUMBER
A-2

SECTION 05100 - FIRE PROTECTION
PART 1 - SUMMARY
1. Section Includes
a. Firestopping
b. Fireblocking
c. Fire Penetration Protection
d. Fire Protection of Penetrations

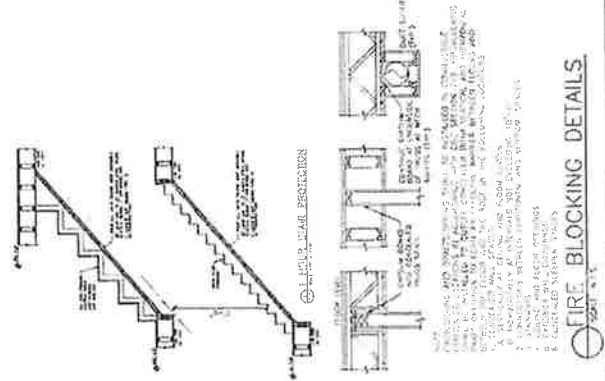
2. Related Sections
a. Fire Protection of Penetrations
b. Fire Protection of Penetrations

3. Firestopping
a. Firestopping shall be installed in accordance with the manufacturer's instructions and the fire test report for the firestopping material.

4. Fireblocking
a. Fireblocking shall be installed in accordance with the manufacturer's instructions and the fire test report for the fireblocking material.

5. Fire Penetration Protection
a. Fire penetration protection shall be installed in accordance with the manufacturer's instructions and the fire test report for the fire penetration protection material.

6. Fire Protection of Penetrations
a. Fire protection of penetrations shall be installed in accordance with the manufacturer's instructions and the fire test report for the fire protection of penetrations material.



SECTION 05100 - FIRE PROTECTION
FLOOR-CEILING-WALL FIRESTOPPING PENETRATIONS

SECTION 05100 - FIRE PROTECTION
FIRESTOPPING DETAILS

HANNA
 811-179-6465
 100 W. ROBERTSON ST.
 CHICAGO, ILLINOIS 60601
 PHONE: (312) 467-1000
 FAX: (312) 467-1001
 WWW.HANNAARCHITECTS.COM

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

SHEET TITLE
 BASEMENT THRU
 SECOND
 FLOOR PLAN

DATE
 11/11/11

SCALE
 AS SHOWN

PROJECT NO.
 11111

DATE
 11/11/11



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

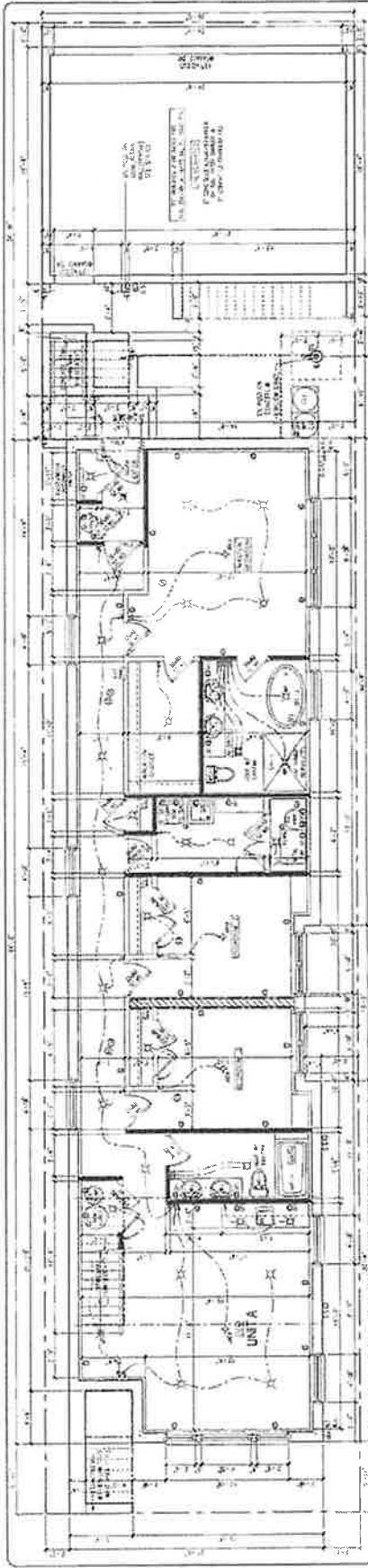
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 BASEMENT THRU
 SECOND
 FLOOR PLAN

DATE
 11/11/11

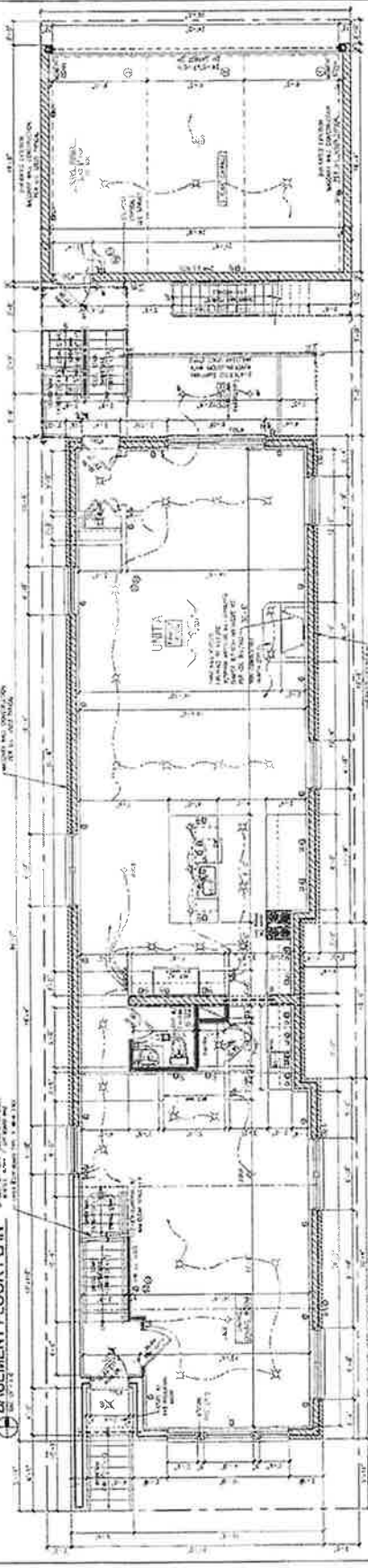
SCALE
 AS SHOWN

PROJECT NO.
 11111

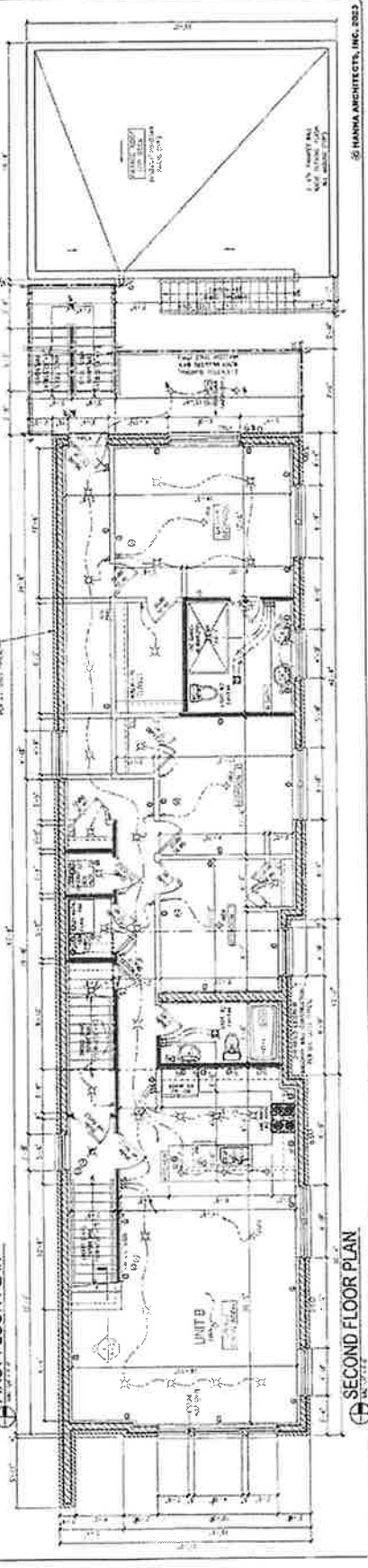
DATE
 11/11/11



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

APPL FOR FUNDATION

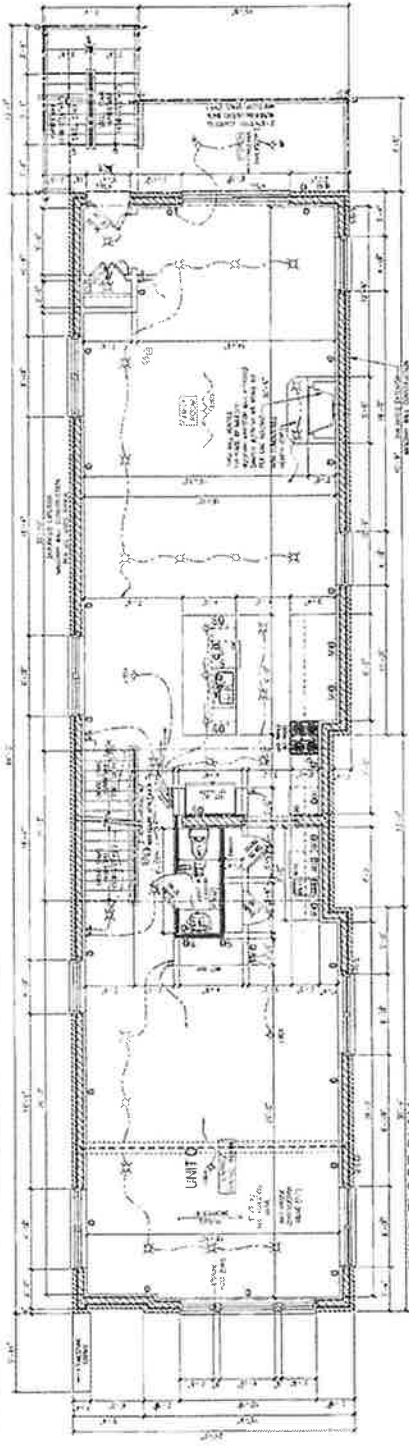
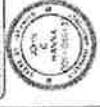
A HANNA
 2111 N. LAUREL
 CHICAGO, ILLINOIS 60614
 ARCHITECTS

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

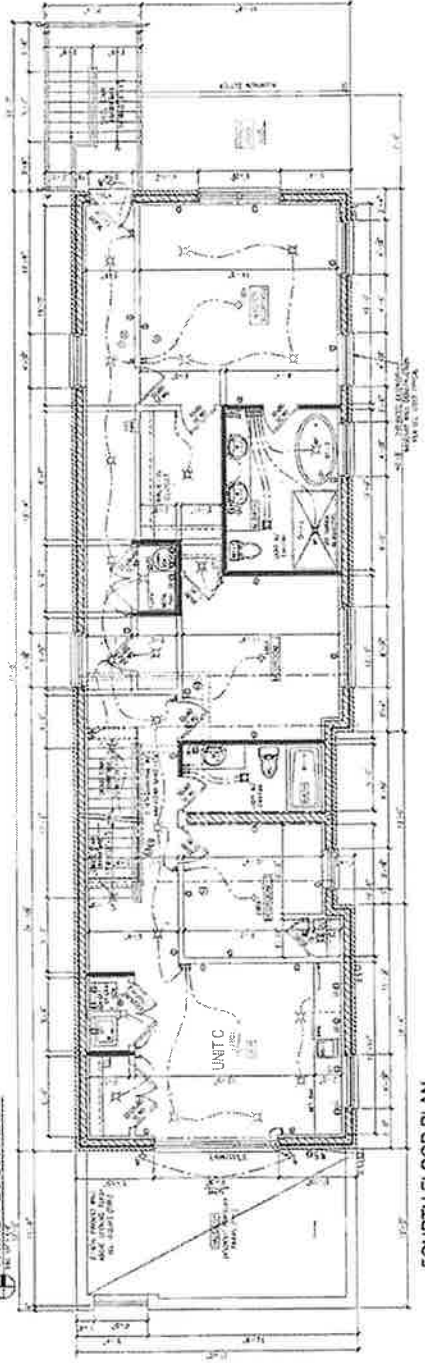
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 THIRD THRU
 ROOF
 FLOOR PLAN

TIER DATE

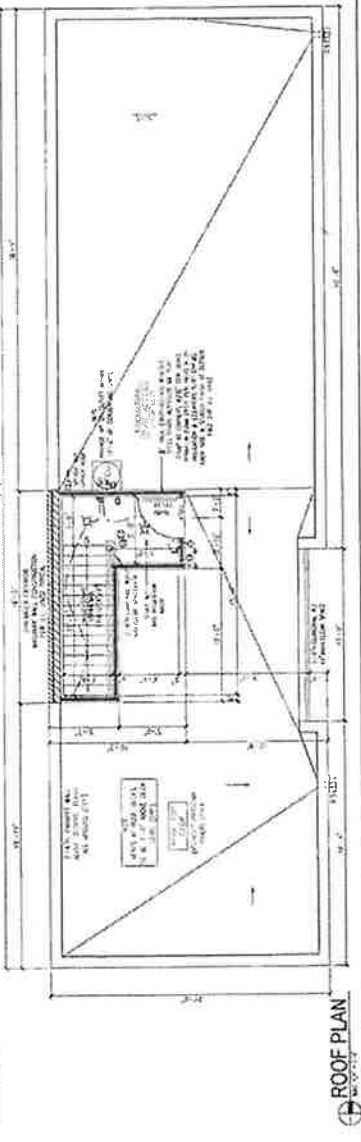
SHEET NUMBER
 A-4



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



ROOF PLAN

MAING ARCHITECTS, INC. 2012

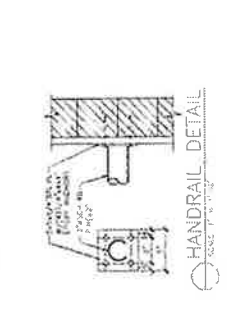
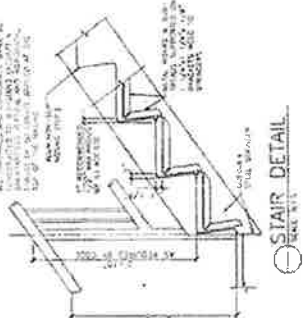
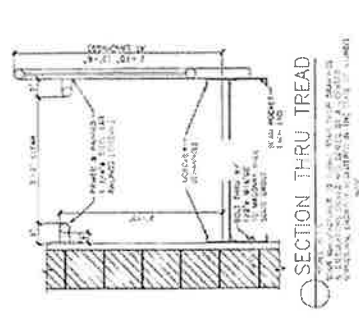
A HANNA
 1110 N. LAKE ST.
 CHICAGO, ILL. 60610
 ARCHITECTS

PROJECT NAME & ADDRESS
 1080 WEST
 HUNTERSVILLE PARKWAY
 CHICAGO, ILLINOIS
 3 UNIT APARTMENT
 BUILDING

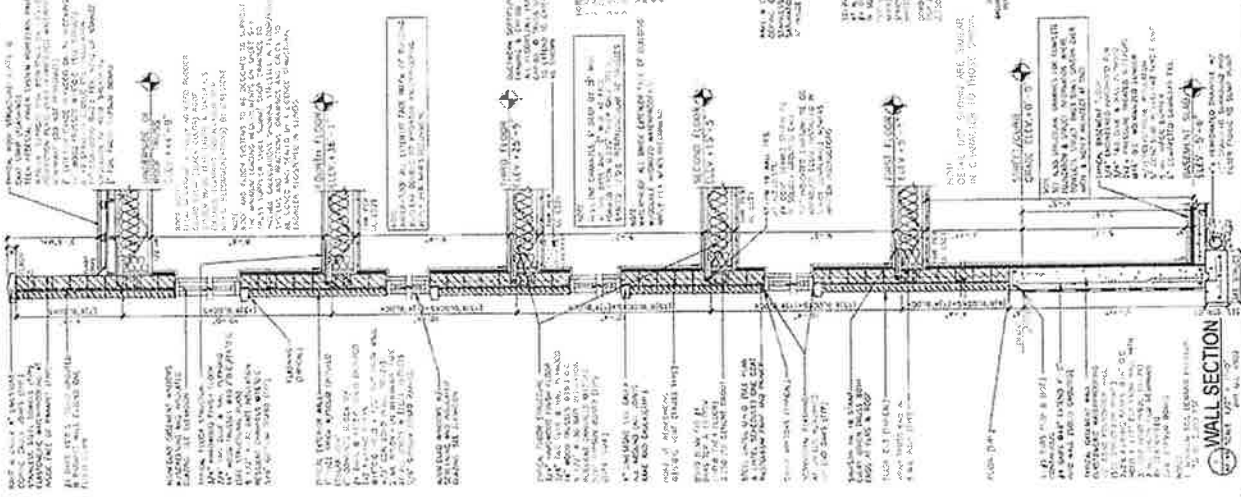
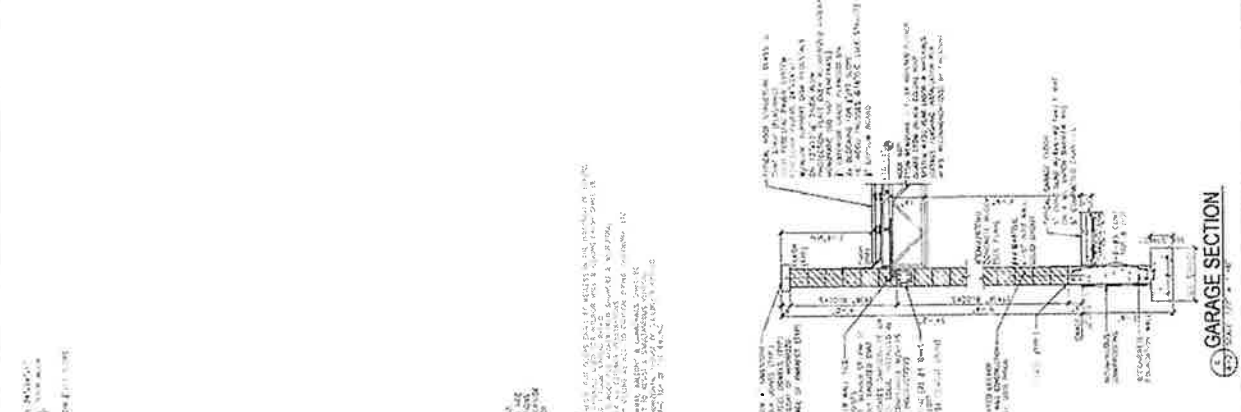
DATE: 10/15/77

SCALE: AS SHOWN

SECTION TITLE
 SECTIONS
 PLAN/NAME
 SHEET NUMBER
 A-5



1. SOME CLARIFICATION IS REQUIRED REGARDING THE USE OF THE
 WORDS "CONCRETE" AND "STEEL" IN THE TITLES OF THESE
 SECTIONS. THE WORD "CONCRETE" IS USED TO DESCRIBE THE
 MATERIAL WHICH IS CAST IN PLACE AND CURED TO FORM A
 MONOLITHIC MASS. THE WORD "STEEL" IS USED TO DESCRIBE
 THE REINFORCING BARS WHICH ARE EMBEDDED IN THE
 CONCRETE. THE WORD "METAL" IS USED TO DESCRIBE THE
 PLATE WHICH IS WELDED TO THE REINFORCING BARS AND
 WHICH IS USED TO SUPPORT THE TREAD. THE WORD "HANDRAIL"
 IS USED TO DESCRIBE THE METAL RAIL WHICH IS MOUNTED
 TO THE WALL AND WHICH IS USED TO SUPPORT THE HANDS
 OF THE PERSONS USING THE STAIRS.



1. THE WALL SECTION IS SHOWN IN SECTION A-A. THE WALL IS
 CONSTRUCTED OF CONCRETE WITH REINFORCING BARS. THE
 INSULATION IS PLACED BETWEEN THE WALL AND THE
 EXTERIOR FINISH. THE FINISH IS PLASTER OVER LATH.
 THE GARAGE SECTION IS SHOWN IN SECTION B-B. THE
 GARAGE FLOOR IS CONCRETE WITH REINFORCING BARS.
 THE WALL IS CONCRETE WITH REINFORCING BARS. THE
 INSULATION IS PLACED BETWEEN THE WALL AND THE
 EXTERIOR FINISH. THE FINISH IS PLASTER OVER LATH.
 THE WALL SECTION IS SHOWN IN SECTION C-C. THE
 WALL IS CONCRETE WITH REINFORCING BARS. THE
 INSULATION IS PLACED BETWEEN THE WALL AND THE
 EXTERIOR FINISH. THE FINISH IS PLASTER OVER LATH.

PROJECT NAME & ADDRESS
 1080 WEST
 HUNTERSVILLE PARKWAY
 CHICAGO, ILLINOIS
 3 UNIT APARTMENT
 BUILDING

DATE: 10/15/77

SCALE: AS SHOWN

SECTION TITLE
 SECTIONS
 PLAN/NAME
 SHEET NUMBER
 A-5

A HANNA ARCHITECTS, INC. 2023

A. HANNA
 ARCHITECTS
 100 W. WASHINGTON
 CHICAGO, ILLINOIS 60600
 TEL: (312) 525-1000
 FAC: (312) 525-1001
 PROFESSIONAL SEAL AND NUMBER
 ILLINOIS ARCHITECTS BOARD
 LICENSE NUMBER 014-0000000

PROJECT NAME & ADDRESS
 1052 WEST
 DIVISY PARKWAY
 CHICAGO, ILLINOIS
 4 UNIT APARTMENT
 BUILDING

PROJECT NUMBER
 1052 WEST DIVISY PARKWAY
 CHICAGO, ILLINOIS

DATE
 07-15-2013

SCALE
 AS SHOWN

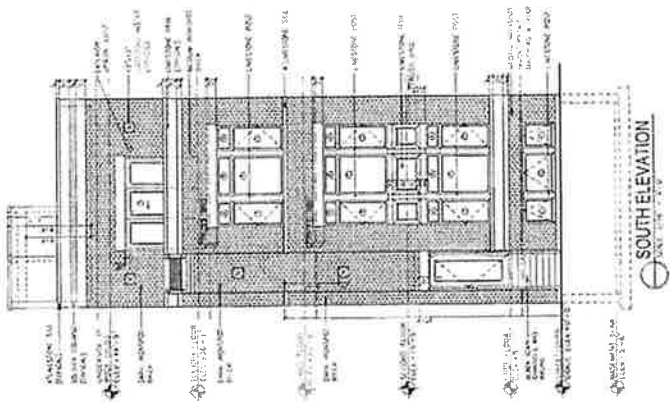


PROJECT NAME & ADDRESS
 1052 WEST
 DIVISY PARKWAY
 CHICAGO, ILLINOIS
 4 UNIT APARTMENT
 BUILDING

SHEET TYPE
 ELEVATIONS

FILE NAME
 1052 WEST DIVISY PARKWAY

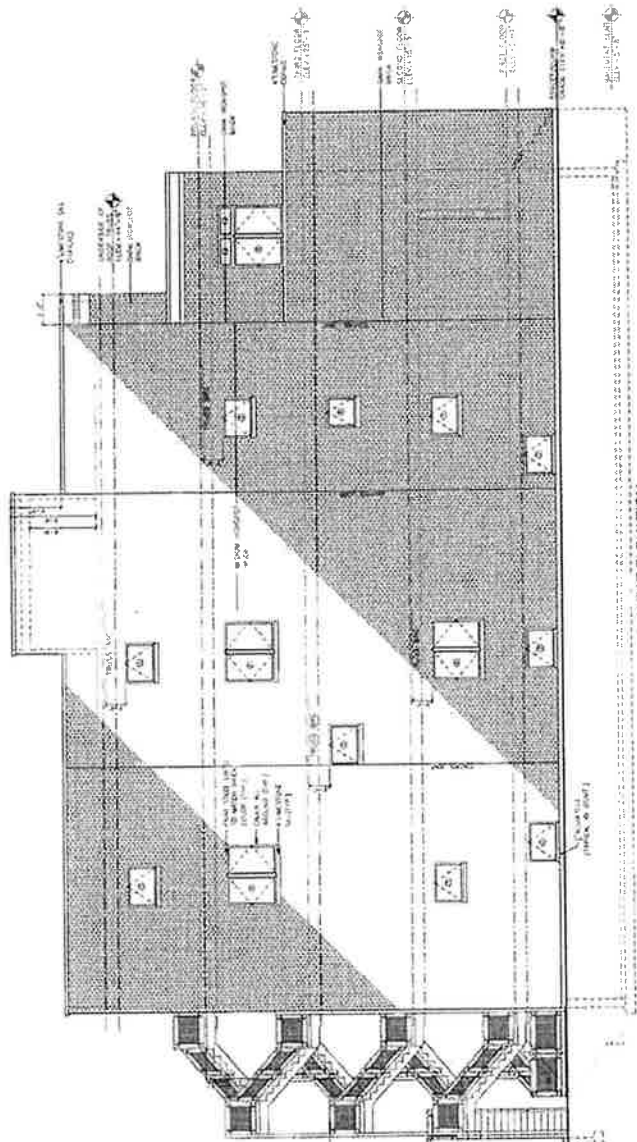
SHEET NUMBER
 A-6



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	BRICK	1000	SQ. YD.	1.50	1500.00
2	CONCRETE	500	SQ. YD.	2.00	1000.00
3	WOOD	200	SQ. YD.	1.00	200.00
4	GLASS	100	SQ. YD.	1.00	100.00
5	IRON	50	SQ. YD.	1.00	50.00
6	PAINT	100	SQ. YD.	1.00	100.00
7	ROOFING	100	SQ. YD.	1.00	100.00
8	MECHANICAL	100	SQ. YD.	1.00	100.00
9	ELECTRICAL	100	SQ. YD.	1.00	100.00
10	PLUMBING	100	SQ. YD.	1.00	100.00
11	LANDSCAPE	100	SQ. YD.	1.00	100.00
12	CONCRETE	100	SQ. YD.	1.00	100.00
13	WOOD	100	SQ. YD.	1.00	100.00
14	GLASS	100	SQ. YD.	1.00	100.00
15	IRON	100	SQ. YD.	1.00	100.00
16	PAINT	100	SQ. YD.	1.00	100.00
17	ROOFING	100	SQ. YD.	1.00	100.00
18	MECHANICAL	100	SQ. YD.	1.00	100.00
19	ELECTRICAL	100	SQ. YD.	1.00	100.00
20	PLUMBING	100	SQ. YD.	1.00	100.00
21	LANDSCAPE	100	SQ. YD.	1.00	100.00
22	CONCRETE	100	SQ. YD.	1.00	100.00
23	WOOD	100	SQ. YD.	1.00	100.00
24	GLASS	100	SQ. YD.	1.00	100.00
25	IRON	100	SQ. YD.	1.00	100.00
26	PAINT	100	SQ. YD.	1.00	100.00
27	ROOFING	100	SQ. YD.	1.00	100.00
28	MECHANICAL	100	SQ. YD.	1.00	100.00
29	ELECTRICAL	100	SQ. YD.	1.00	100.00
30	PLUMBING	100	SQ. YD.	1.00	100.00
31	LANDSCAPE	100	SQ. YD.	1.00	100.00
32	CONCRETE	100	SQ. YD.	1.00	100.00
33	WOOD	100	SQ. YD.	1.00	100.00
34	GLASS	100	SQ. YD.	1.00	100.00
35	IRON	100	SQ. YD.	1.00	100.00
36	PAINT	100	SQ. YD.	1.00	100.00
37	ROOFING	100	SQ. YD.	1.00	100.00
38	MECHANICAL	100	SQ. YD.	1.00	100.00
39	ELECTRICAL	100	SQ. YD.	1.00	100.00
40	PLUMBING	100	SQ. YD.	1.00	100.00
41	LANDSCAPE	100	SQ. YD.	1.00	100.00
42	CONCRETE	100	SQ. YD.	1.00	100.00
43	WOOD	100	SQ. YD.	1.00	100.00
44	GLASS	100	SQ. YD.	1.00	100.00
45	IRON	100	SQ. YD.	1.00	100.00
46	PAINT	100	SQ. YD.	1.00	100.00
47	ROOFING	100	SQ. YD.	1.00	100.00
48	MECHANICAL	100	SQ. YD.	1.00	100.00
49	ELECTRICAL	100	SQ. YD.	1.00	100.00
50	PLUMBING	100	SQ. YD.	1.00	100.00

NOTES:
 1. REFER TO ALL DRAWINGS FOR SPECIFICATIONS.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 3. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND APPROVED BY THE ARCHITECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

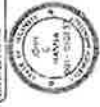
A HANNA
 ARCHITECTS
 1830 WASHINGTON
 CHICAGO, ILLINOIS 60602
 TEL: (312) 752-1501
 FAX: (312) 752-1501
 PROJECT: FOUNDATION PLAN
 DATE: 10/15/10

PROJECT NAME & NUMBER
 1830 WEST WASHINGTON PARKWAY
 CHICAGO, ILLINOIS
 3 UNIT APARTMENT BUILDING

PROJECT NO. 10-10-10-001

DATE: 10/15/10

SCALE: 1/8" = 1'-0"

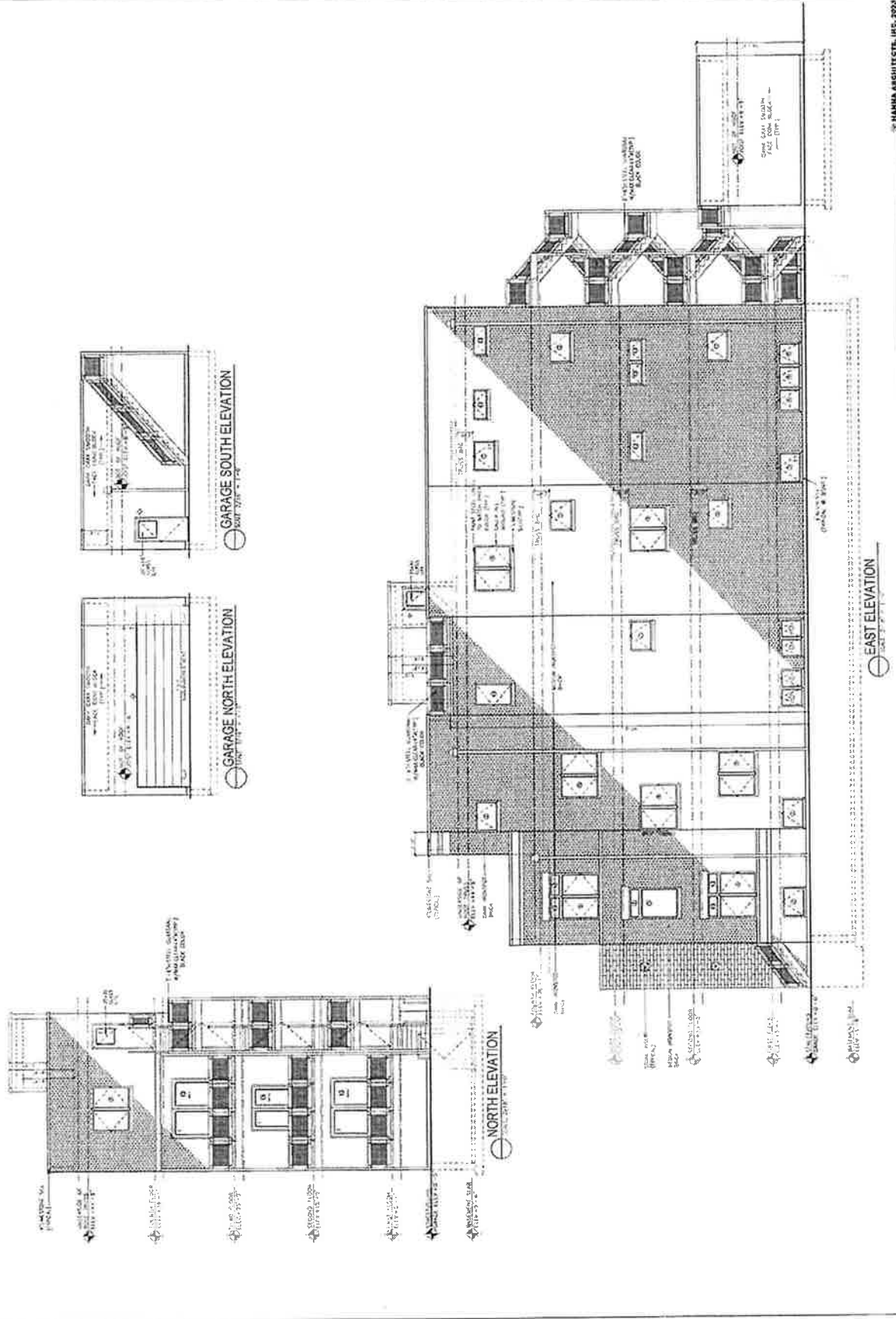


PROJECT NAME & NUMBER
 1830 WEST WASHINGTON PARKWAY
 CHICAGO, ILLINOIS
 3 UNIT APARTMENT BUILDING

PROJECT NO. 10-10-10-001

DATE: 10/15/10

SCALE: 1/8" = 1'-0"



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EAST ELEVATION
 SCALE: 1/8" = 1'-0"

GARAGE SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

GARAGE NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

NORTH ELEVATION
 SCALE: 1/8" = 1'-0"