

**Narrative and Plans**  
**Type-1 Zoning Map Amendment**  
**For 1606 W. Balmoral Ave./5404 N. Ashland Ave.**  
**From RS-3 to B2-3**

- 1.A. The applicant seeks a zoning change from RS-3 to B2-3 to meet the bulk and density requirements to allow the construction of a new 4 story 15-unit residential building with 7 parking spaces. The applicant is also filing this Type 1 application to apply for Optional Administrative Adjustments pursuant to the provisions of 17-13-0303-D to reduce the parking space requirement from 8 spaces to 7 spaces and pursuant to the provisions of 17-13-1003(1) to reduce the required combined side yard setback from 13.46' to 8.75'.

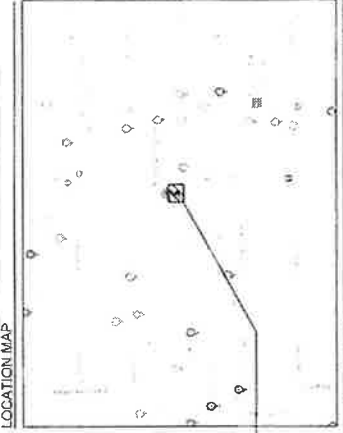
FAR	18,033 / 7,343.33 =	2.46
Building Area		18,033 sq. ft.
Density (MLA) (15 D.U. Proposed)		489.56 sq. ft.
Lot Area		7,343.33 sq. ft.
Building Height		56' - 2"
Front Setback		2'-0"
Rear Setback		30'-0"
**North Side Setback		6'-9"
**South Side Setback		2'-0"
*Parking		7 SPACES

as per 17-13-0303-D, applicant will seek relief under these specific sections:

\* an administrative adjustment as per Section 17-13-1003-EE (1) to reduce the required parking spaces from 8 to 7.

\*\* an administrative adjustment as per section 17-13-1003-I (1) to reduce the required combined side yard setback from 13.46' to 8.75'. a reduction of less than 50%.

2019 CHICAGO BUILDING CODE  
 FULL FIRE SUPPRESSION SYSTEM (S13R)  
 4-STORY + BASEMENT MULTI-UNIT (R-2) BUILDING  
 OF TYPE III-A CONSTRUCTION w/ 7-CAR PARKING  
 PAD AT:  
**1606 W. BALMORAL AVE.**  
**5404 N. ASHLAND AVE.**  
 CHICAGO, ILLINOIS



DRAWING INDEX

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PERMITS	10/15/19	JL	MS
2	FOUNDATION	10/15/19	JL	MS
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ABBREVIATIONS

SYMBOL	DESCRIPTION
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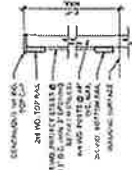
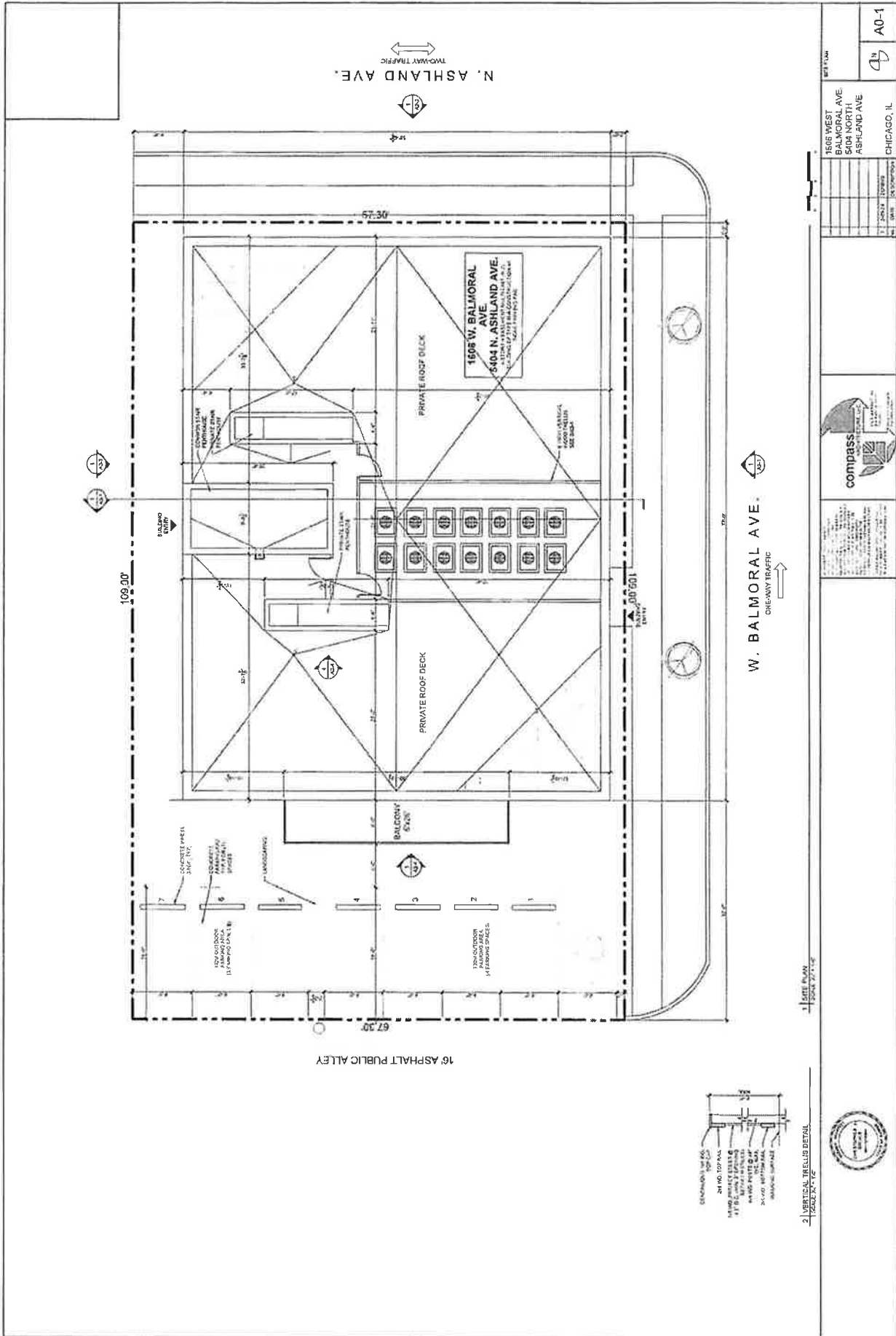
LEGEND

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Code Compliance Chicago Zoning Ordinance and ZMMK18-01-000-0000

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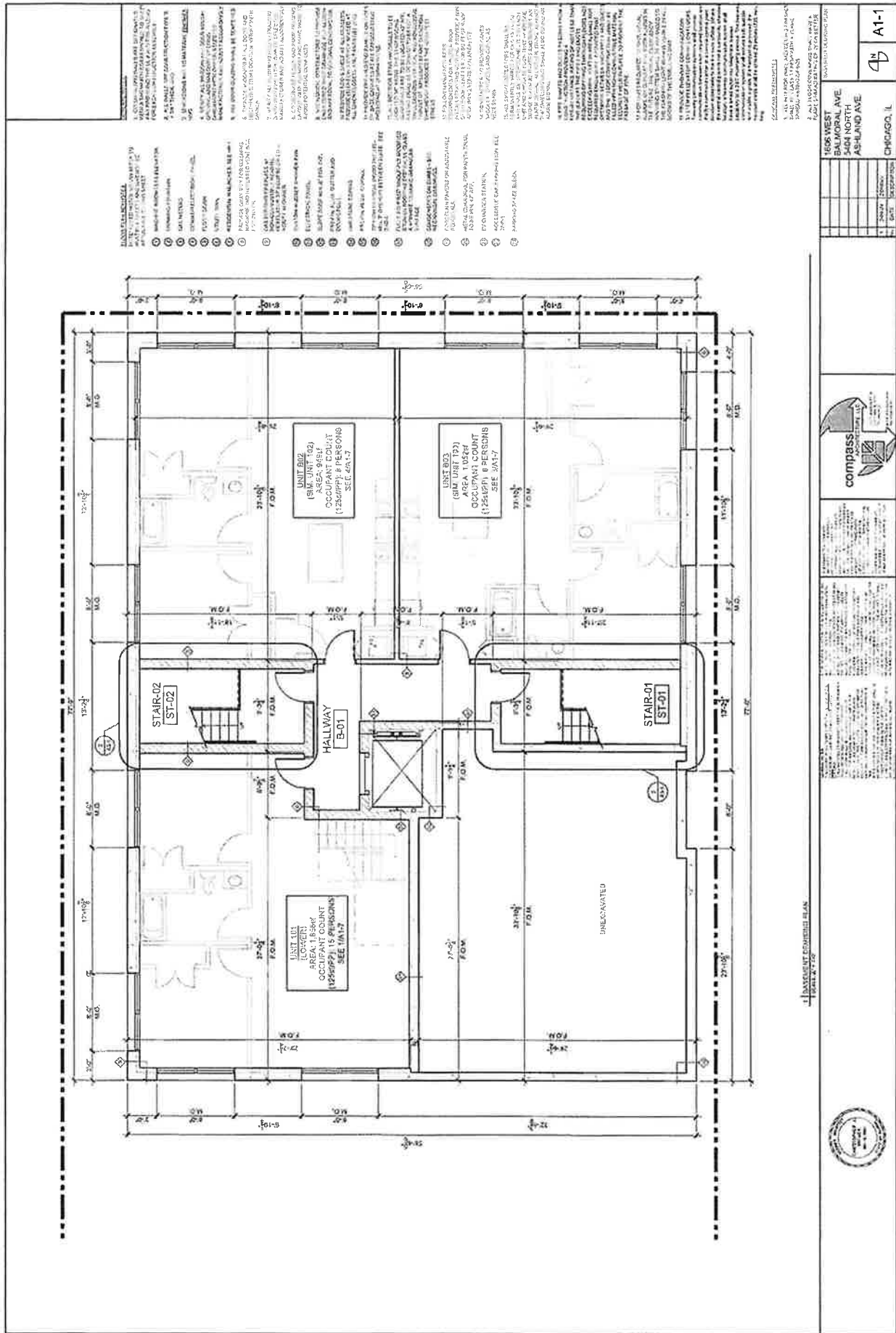


2 | VERTICAL TRELLIS DETAIL  
1/8" = 1'-0"



1508 WEST BALMORAL AVE	CHICAGO, IL
504 NORTH ASHLAND AVE	
1608 W. BALMORAL AVE	

A0-1



- NOTES:**
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 484 NORTH ASHLAND AVE  
 CHICAGO, IL

UNIVERSITY ENGINEERING PLAN  
 10/24/2012



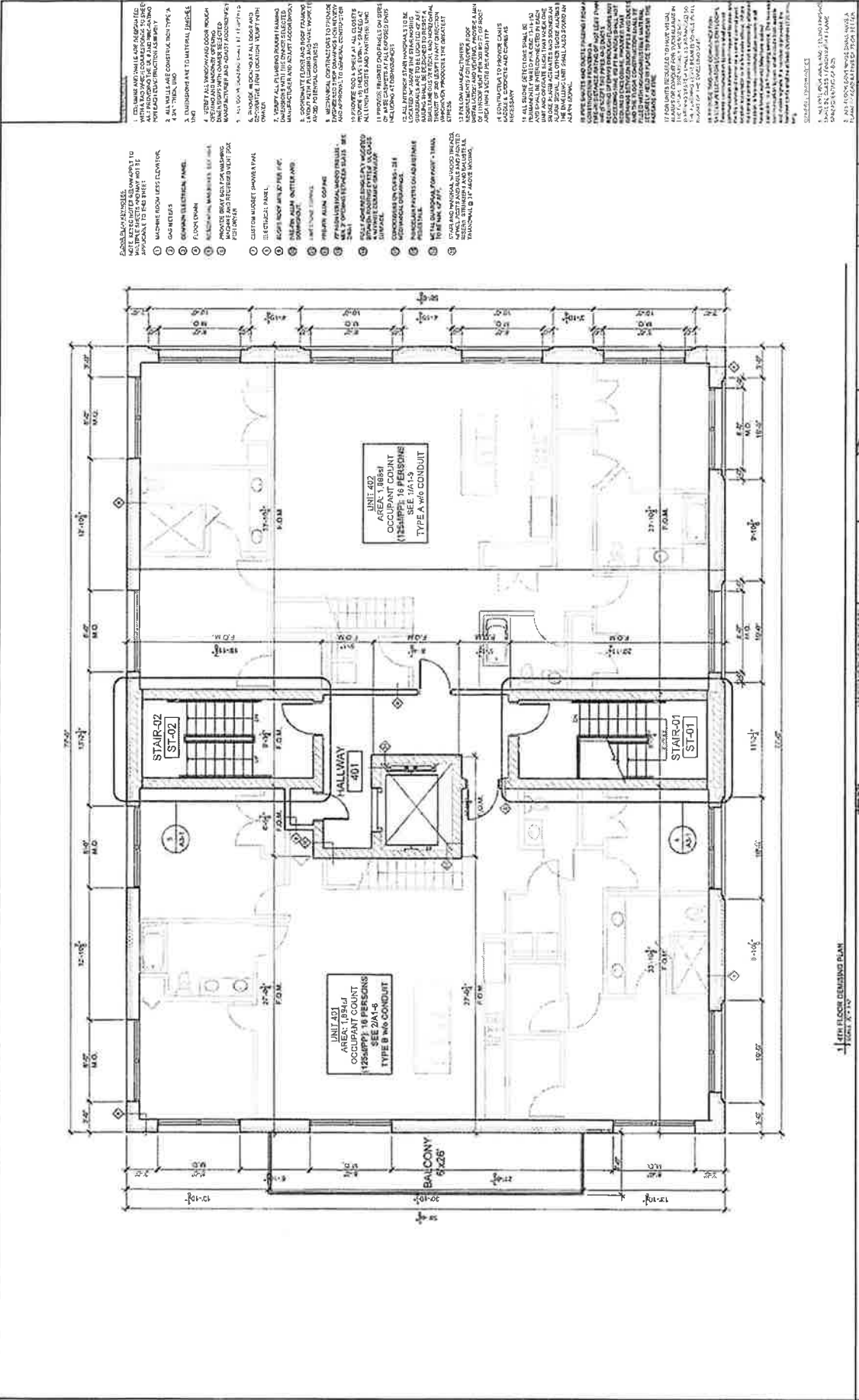
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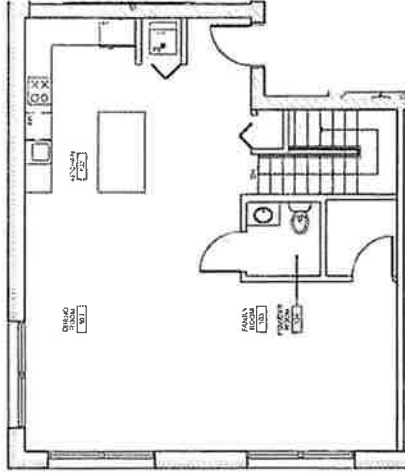


<p>1. EXAMINE AND MAKE ALL CORRECTIONS TO THE DRAWINGS AND SPECIFICATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.</p> <p>2. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN CLEAR EGRESS PATHS AT ALL TIMES.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FINISHES AND MATERIALS TO REMAIN.</p> <p>8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p> <p>10. THE CONTRACTOR SHALL MAINTAIN CLEAR EGRESS PATHS AT ALL TIMES.</p> <p>11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FINISHES AND MATERIALS TO REMAIN.</p> <p>12. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES.</p> <p>13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p> <p>14. THE CONTRACTOR SHALL MAINTAIN CLEAR EGRESS PATHS AT ALL TIMES.</p> <p>15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FINISHES AND MATERIALS TO REMAIN.</p> <p>16. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES.</p> <p>17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p> <p>18. THE CONTRACTOR SHALL MAINTAIN CLEAR EGRESS PATHS AT ALL TIMES.</p> <p>19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FINISHES AND MATERIALS TO REMAIN.</p> <p>20. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES.</p>	
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<p><b>LEGEND:</b></p> <p>1. WALL</p> <p>2. WINDOW</p> <p>3. DOOR</p> <p>4. STAIR</p> <p>5. HALLWAY</p> <p>6. BALCONY</p> <p>7. UTILITY</p> <p>8. MECHANICAL</p> <p>9. ELECTRICAL</p> <p>10. PLUMBING</p> <p>11. FINISH</p> <p>12. STRUCTURE</p> <p>13. LANDSCAPE</p> <p>14. SITEWORK</p> <p>15. OTHER</p>	
<p><b>PROJECT INFORMATION:</b></p> <p>PROJECT: 1808 WEST BALMORAL AVE, 5804 NORTH ASHLAND AVE, CHICAGO, IL</p> <p>OWNER: [REDACTED]</p> <p>ARCHITECT: [REDACTED]</p> <p>DATE: [REDACTED]</p> <p>SCALE: [REDACTED]</p> <p>PROJECT NO.: [REDACTED]</p> <p>DATE PLOTTED: [REDACTED]</p>	
<p><b>COMPASS CONSULTING</b></p> <p>1808 WEST BALMORAL AVE 5804 NORTH ASHLAND AVE CHICAGO, IL 60641</p> <p>PH: (773) 334-3344 WWW.COMPASSCONSULTING.COM</p>	
<p><b>4TH FLOOR DEMISING PLAN</b> DATE: 07-17-19</p>	





# PLAN FOR SUBSTITUTION



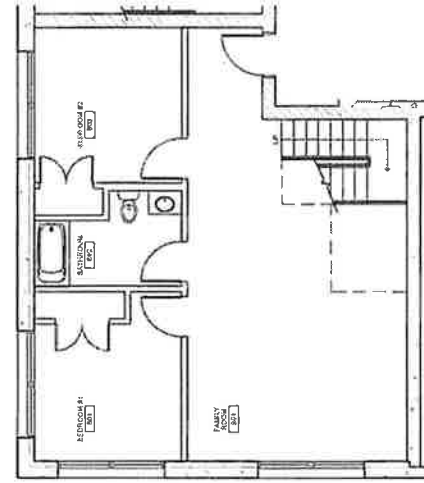
1 UNIT 101 P, 800 SQ FT



2 UNIT 102 P, 800 SQ FT



3 UNIT 103 P, 800 SQ FT



4 UNIT 104 P, 800 SQ FT

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2. ALL MATERIALS TO BE ORDERED AND DELIVERED TO THE PROJECT SITE SHALL BE QUANTIFIED BY THE CONTRACTOR AND TO BE ORDERED AND DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR.
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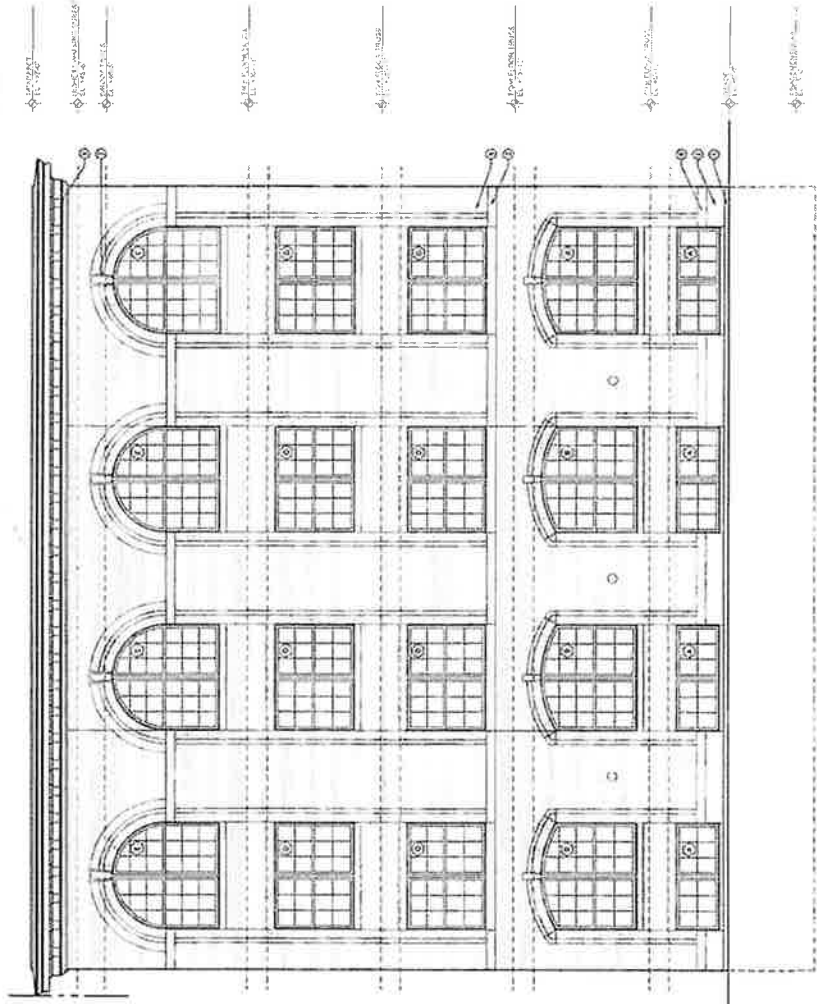
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- 1. GENERAL NOTES
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- 3. STRUCTURAL NOTES
- 4. MECHANICAL NOTES
- 5. ELECTRICAL NOTES
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**LEGEND**

- 1. EXISTING WINDOW
- 2. EXISTING DOOR
- 3. EXISTING WALL
- 4. EXISTING ROOF
- 5. EXISTING FLOOR
- 6. EXISTING CEILING
- 7. EXISTING FINISH
- 8. EXISTING STRUCTURE
- 9. EXISTING MECHANICAL
- 10. EXISTING ELECTRICAL
- 11. EXISTING PLUMBING
- 12. EXISTING HVAC
- 13. EXISTING LIGHTING
- 14. EXISTING PAINT
- 15. EXISTING TILE
- 16. EXISTING CARPET
- 17. EXISTING STAIRS
- 18. EXISTING ELEVATOR
- 19. EXISTING SIGNAGE
- 20. EXISTING LANDSCAPE
- 21. EXISTING SITEWORK
- 22. EXISTING UTILITIES
- 23. EXISTING UTILITIES TRENCHES
- 24. EXISTING UTILITIES PIPES
- 25. EXISTING UTILITIES MANHOLES
- 26. EXISTING UTILITIES VALVES
- 27. EXISTING UTILITIES FITTINGS
- 28. EXISTING UTILITIES CONNECTIONS
- 29. EXISTING UTILITIES EQUIPMENT
- 30. EXISTING UTILITIES MATERIALS
- 31. EXISTING UTILITIES METHODS
- 32. EXISTING UTILITIES SCHEDULES
- 33. EXISTING UTILITIES SPECIFICATIONS
- 34. EXISTING UTILITIES STANDARDS
- 35. EXISTING UTILITIES REGULATIONS
- 36. EXISTING UTILITIES CODES
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- 43. EXISTING UTILITIES WARRANTIES
- 44. EXISTING UTILITIES MAINTENANCE
- 45. EXISTING UTILITIES REPAIRS
- 46. EXISTING UTILITIES REPLACEMENTS
- 47. EXISTING UTILITIES UPGRADES
- 48. EXISTING UTILITIES MODIFICATIONS
- 49. EXISTING UTILITIES ALTERATIONS
- 50. EXISTING UTILITIES ADDITIONS



1st FLOOR ELEVATION



COMPASS ARCHITECTURE  
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 CHICAGO, IL 60610  
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 FAX: (312) 555-5678  
 WWW.COMPASSARCHITECTURE.COM

1606 WEST  
 BAL MORAL AVE.  
 504 NORTH  
 PULASKI AVE  
 CHICAGO, IL

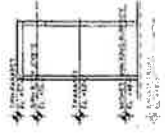
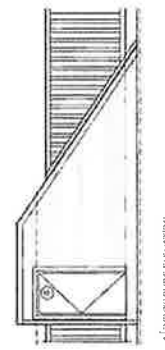
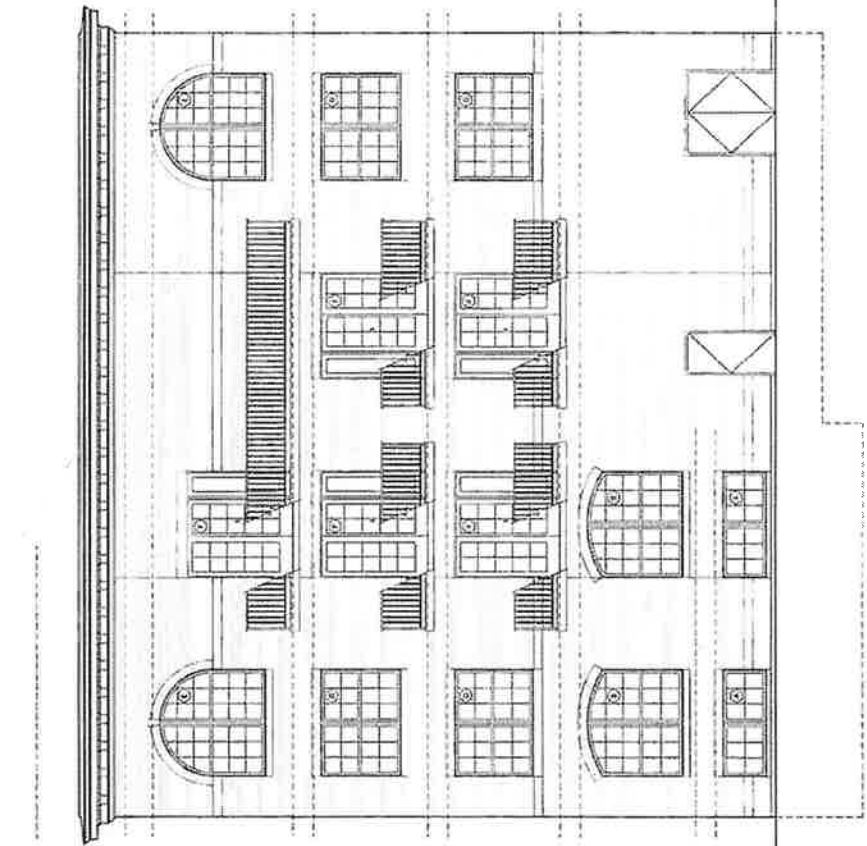
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- REVISIONS**
- 1. REVISIONS MADE TO THE PLAN AND SECTION DRAWINGS TO REFLECT THE CHANGES MADE TO THE ARCHITECTURAL RECORD DRAWINGS.
  - 2. REVISIONS MADE TO THE ARCHITECTURAL RECORD DRAWINGS TO REFLECT THE CHANGES MADE TO THE ARCHITECTURAL RECORD DRAWINGS.
  - 3. REVISIONS MADE TO THE ARCHITECTURAL RECORD DRAWINGS TO REFLECT THE CHANGES MADE TO THE ARCHITECTURAL RECORD DRAWINGS.
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  - 10. REVISIONS MADE TO THE ARCHITECTURAL RECORD DRAWINGS TO REFLECT THE CHANGES MADE TO THE ARCHITECTURAL RECORD DRAWINGS.

- 1. FINISHES
- 2. MATERIALS
- 3. NOTES
- 4. SYMBOLS
- 5. DIMENSIONS
- 6. ELEVATIONS
- 7. SECTIONS
- 8. DETAILS
- 9. SCHEDULES
- 10. SPECIFICATIONS



1. FIRST ELEVATION  
 2. SECOND ELEVATION  
 3. THIRD ELEVATION  
 4. FOURTH ELEVATION  
 5. FIFTH ELEVATION  
 6. SIXTH ELEVATION  
 7. SEVENTH ELEVATION  
 8. EIGHTH ELEVATION  
 9. NINTH ELEVATION  
 10. TENTH ELEVATION

1606 WEST BALSOGRAVE AVE  
 1606 WEST BALSOGRAVE AVE  
 CHICAGO, IL

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compass ARCHITECTS  
 1000 N. LA SALLE ST. SUITE 200  
 CHICAGO, IL 60610  
 TEL: 312.467.1000  
 FAX: 312.467.1001  
 WWW.COMPASSARCHITECTS.COM

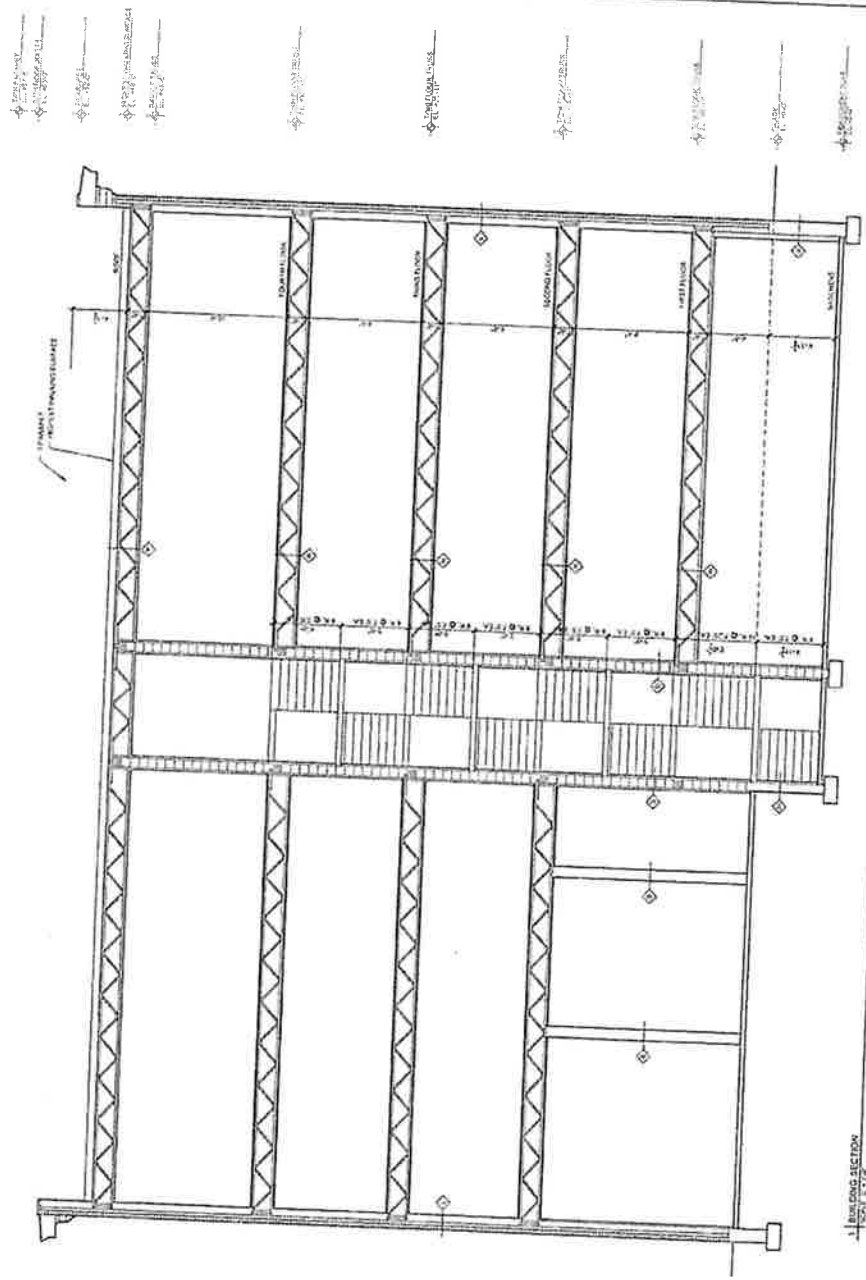
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 CHICAGO, IL

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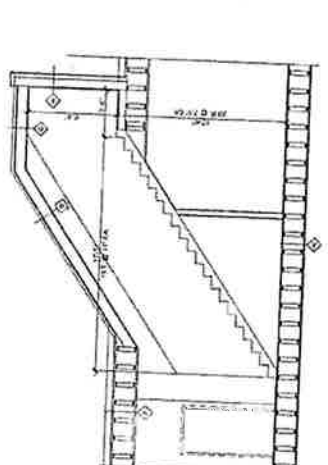
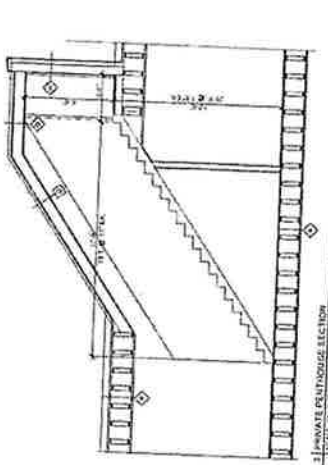




# DRAWING FOR PUBLICATION



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2. PRIVATE REINFORCED SECTION  
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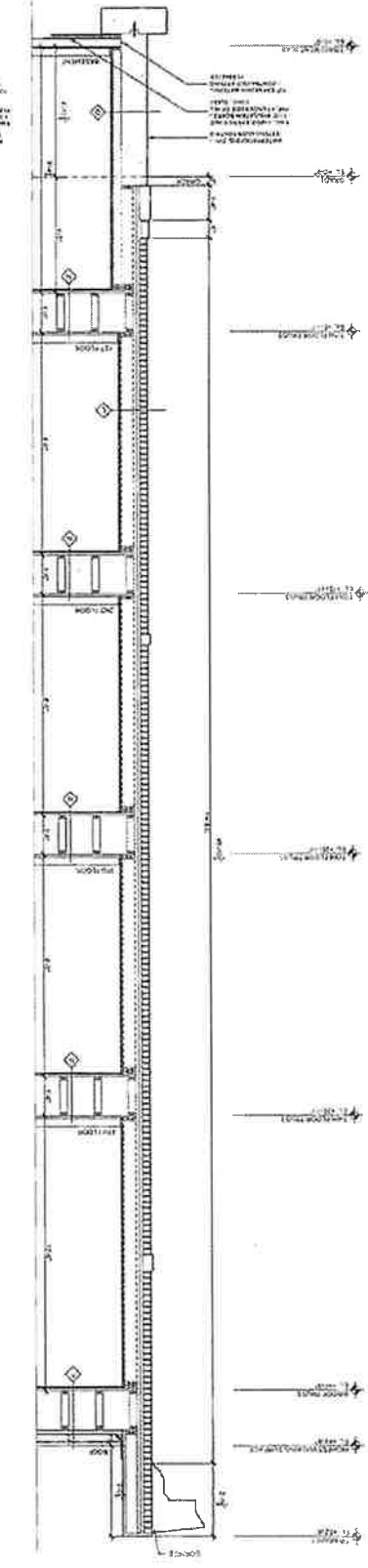
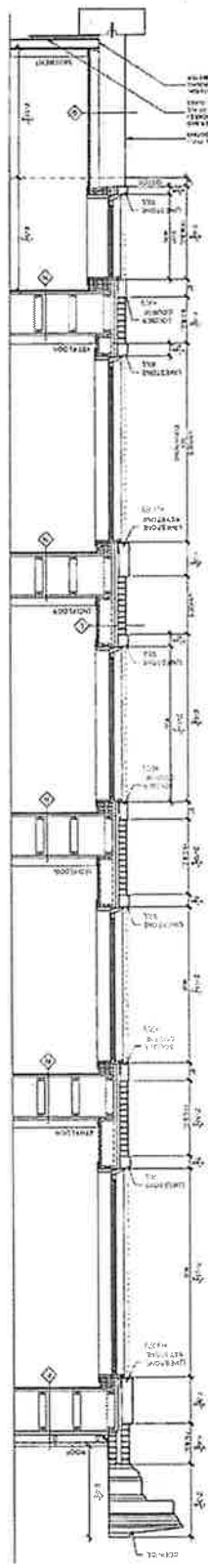
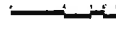


**compass**  
ARCHITECTS



1000 WEST BALMORAL AVE. 5000 NORTH ASHLAND AVE CHICAGO, IL			
NO.	DATE	DESCRIPTION	BY

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4	250
5	125
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50	0.000000000035527136788004907670449371338890625

1650 WEST MADRAL AVE  
2000 S. MADRAL AVE  
ASHLAND AVE  
CHICAGO, IL

A3-3