17-13-0303-C(1) Type 1 Narrative & Plans – 4943-47 North Damen Avenue, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 9,150 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) commercial/retail spaces at grade and sixteen (16) dwelling units above. The first commercial/retail space will contain approximately 1,114 sq. ft. of floor area and the second commercial/retail space will contain approximately 1,250 sq. ft. of floor area. The proposed building will measure approximately 56 ft.-3 in. in height. The subject property is a Transit Served Location and will be supported by sixteen (16) off-street parking spaces within an attached garage. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (8 parking spaces) to 100% (16 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 20 ft., increase the Floor Area Ratio for at Transit Served Location from 3.0 to 3.34, waive the loading berth requirement, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 30,517.76 square feet (3.34 FAR)

*The subject property is a designated Transit Served Location based on its proximity to the CTA Lawrence Bus Route. Pursuant to Sec. 17-3-0403-B, the Applicant is seeking to increase the Floor Area ratio 3.0 to 3.34.

(B) The Project's Density (Minimum Lot Area Per D.U.): 571.88 square feet per D.U. (16 residential units)

(C) The amount of off-street parking: 16 parking spaces total

*The subject property is a designated Transit Served Location based on its proximity to the CTA Lawrence Bus Route. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (8 parking spaces) to 100% (16 parking spaces).

(D) Setbacks:

a. Front Setback: 1.5 feet
b. Side Setbacks:
North Side: 0 feet
South Side: 0 feet
c. Rear Setback: 20 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to 20 feet.

(E) Building Height: 56 feet-3 inches

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

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 1,056 linear feet of the Lawrence Avenue CTA Bus Route. The proposed mixed-use building containing two (2) retail/commercial spaces at grade and sixteen (16) residential units above will be supported by sixteen (16) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the residential off-street parking ratio from 50% (8 parking spaces) to 100% (16 parking spaces).

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504 because the front setback will be at the front of the property line, the entrance widths do not exceed 12 ft., the entrance depths do 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, and the front doors to the building are located along North Damen Avenue.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Lawrence CTA Bus Route. The Applicant believes the redevelopment of an underutilized lot will improve the subject area for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain approximately 2,354 sq. ft. of retail/commercial space at grade and sixteen (16) residential units above. The proposed building will be supported by sixteen (16) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase for the residential units pursuant to the TOD Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a one-story commercial building with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated CTA Bus Route (Lawrence Avenue), the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

SPR 2019 CBC: FULL BUILDING PERMIT FOR A 5 STORY, 16 DWELLING UNITS + 2 RETAIL SPACE MIXED USE BUILDING WITH FRONT PRIVATE DECKS, OCCUPIABLE ROOFTOP DECK AND 16 CAR ATTACHED GARAGE (OCCUPANCY GROUP B, R2, S2, TYPE III-A CONSTRUCTION)

NOTES

CODE NOTES:
1. NO OPEN CUT OF VILLAGE STREETS ALLOWED & NO NEW SANITARY SERVICE.
2. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED.
3. PROVIDE FIRESTOPPING AT FOLLOWING LOCATIONS:
   A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
   B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC;
   C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
   D) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL;
   E) BETWEEN STUDS AT 8'-0" HEIGHT MAX.

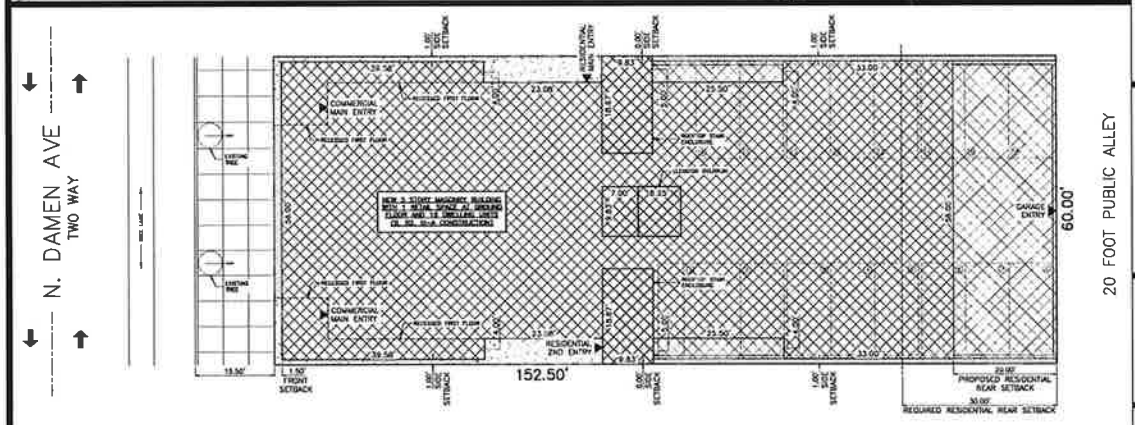
NOTES TO CONTRACTORS:
1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER-CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT.
THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE, AND OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE ONLY TO BE USED BY CONSTRUCTION CONTRACTORS LICENSED WITHIN THE CITY OF CHICAGO AND ENGAGED DIRECTLY BY THE BUILDING OWNER.
2. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEIR CORRECTNESS WITH PLANS & EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT BEFORE STARTING ANY WORK. NON-COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CLAIMS FOR ADDITIONAL COMPENSATION.
3. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY.
4. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
5. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT. NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT.
6. THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING ON THE CONTRACTOR.7. BY SUBMITTING A BID OR PRICE PROPOSAL THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS.
8. THE INTENTION OF CONTRACT DOCUMENTS IS TO PERFORM THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING CHOA RULES.
9. THE START OF WORK WILL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK.
10. THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY TO THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR THIS PROJECT:
OWNER
ARCHITECT
CITY OF CHICAGO

GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE – DO NOT SCALE DRAWINGS.
3. INTERIOR DIMENSIONS ARE TO THE FACE OF A WALL UNLESS NOTED OTHERWISE.
4. EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY FOUNDATION WALLS. UPPER FLOORS ARE TO THE FACE OF SHEATHING, OR MASONRY IF USED. EXTERIOR DIMENSIONS OF FRAME WALLS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
5. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR REGIONAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY.
8. CONTRACTORS IS TO GUARANTEE ALL HVAC WORK, MATERIALS AND LABOR IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS,

INDEX OF DRAWINGS

T1.0	CODE MATRIX, SITE PLAN & NOTES
A 1.0	FIRST FLOOR PLAN
A 1.1	SECOND FLOOR PLAN
A 1.2	THIRD FLOOR PLAN
A 1.3	FOURTH FLOOR PLAN
A 1.4	FIFTH FLOOR PLAN
A 1.5	ROOF DECK PLAN
A 2.0	PROPOSED ELEVATIONS (EAST+WEST)
A 2.1	PROPOSED ELEVATION (SOUTH)
A 2.2	PROPOSED ELEVATION (NORTH)





1 SITE PLAN AND ZONING CALCULATIONS
SCALE: 3/32"=1'-0"

(IN FEET)
3/32 INCH = 1 FOOT

CODE MATRIX, NOTES, & SITE PLAN

4943 N DAMEN AVE
CHICAGO, IL

SCOPE OF WORK:
APR 2019 CBC: FULL BUILDING PERMIT FOR A 5 STORY, 16 DWELLING UNITS + 2 RETAIL SPACE MIXED USE BUILDING WITH FRONT PRIVATE DECKS, OCCUPIABLE ROOFTOP DECK AND 16 CAR ATTACHED GARAGE (OCCUPANCY GROUP B, R2, S2, TYPE III-A CONSTRUCTION).

1. ERECT NEW 5 STORY III-A CONSTRUCTION BUILDING.
2. INSTALL NEW PLUMBING FIXTURES, WITH NEW PLUMBING BRANCHES.
3. INSTALL NEW ELECTRICAL SUPPLY SYSTEM & WIRING.
4. INSTALL NEW HEATING SYSTEMS AND ASSOCIATED DUCTWORK AND VENTS.
5. CONSTRUCT NEW ROOF DECK ON MAIN BUILDING.
6. CONSTRUCT NEW ATTACHED MASONRY 16 CAR GARAGE WITH ROOF DECK
7. INSTALL NFPA 13 SPRINKLER SYSTEM THROUGHOUT

PROJECT DATA

REV	DATE	ISSUE

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CHICAGO BUILDING CODE, 2019 - TITLE 14B.

SIGNED _____ DATE: 07.23.2020
EXPIRATION DATE: 11-30-2020

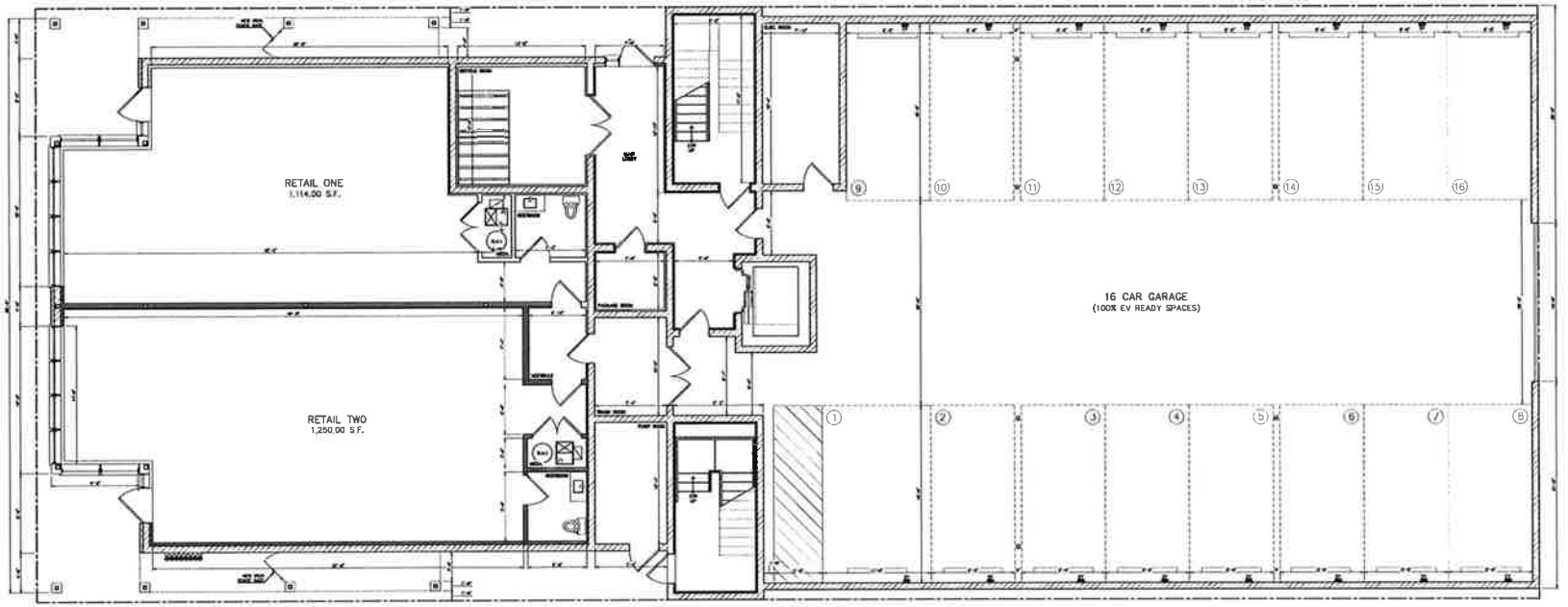
ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A RECOGNIZED ENERGY PROFESSIONAL (ECP) I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLANS FOR 4943 N DAMEN AVE, CHICAGO IL FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS IT EFFECTIVE JUNE 1, 2014

SIGNED _____ DATE: 07.23.2020
EXPIRATION DATE: 11-30-2020

3123 N. Damen Ave.
Chicago, IL 60647
773 772 2258 office
773 772 2894 fax
ARCHITECTS
ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

REVISIONS:	PROJECT: 4943 N DAMEN AVE	SHEET: T1.0
CHECKED BY: V.D.	SCALE: 3/32" = 1'-0"	
DRAWN BY: RV	DATE: 07-23-2020	1 OF 40



1 FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

(IN FEET)
3/16 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.G.

DRAWN BY: R.V.

PROPOSED FLOOR PLAN

4943 N DAMEN AVE
CHICAGO, IL 60625

ARCHITECTURE PLANNING ARCHITECTS RD ARCHITECTURAL ENGINEERING

2123 N. Damen Ave.
Chicago IL 60647

773.772.2216 office
773.772.2217 fax

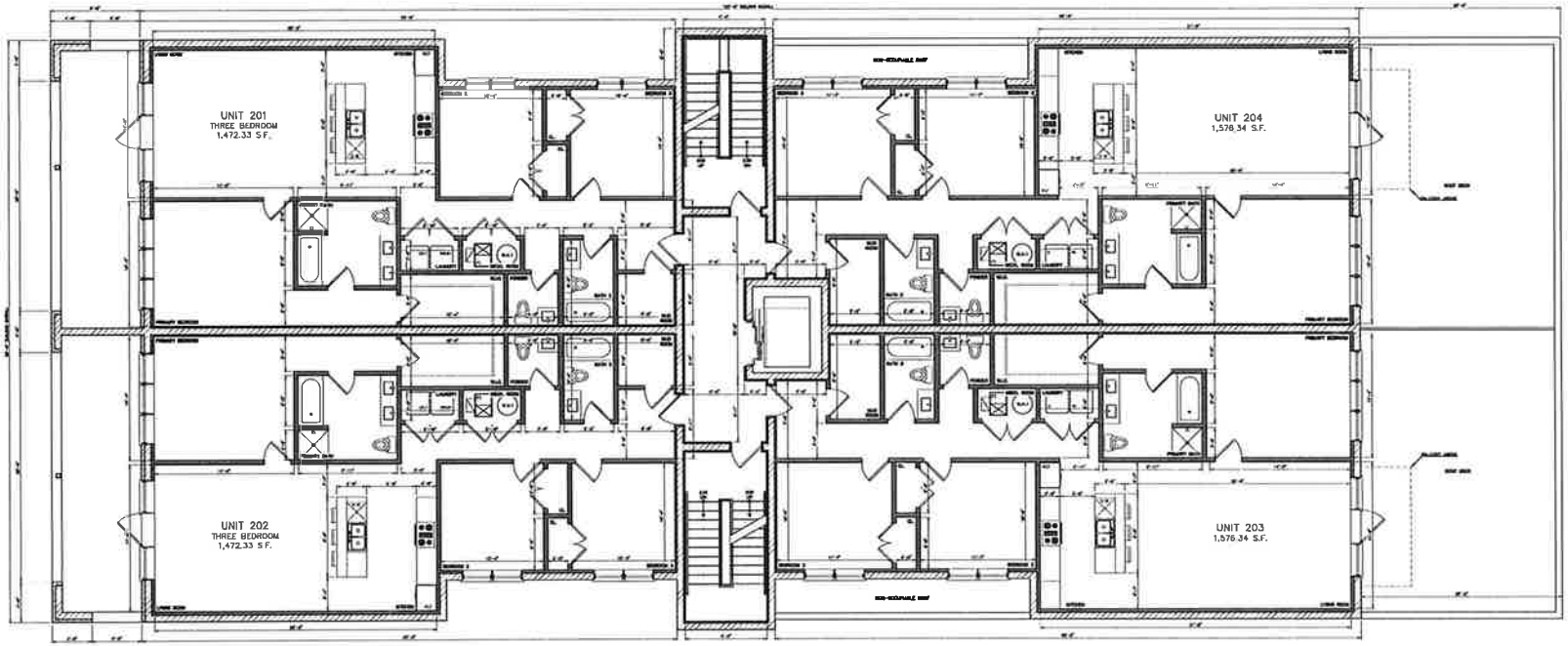
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4943 NORTH DAMEN AVE
CHICAGO, IL 60625

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PAGE: OF XX



2 SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

(IN FEET)
3/16 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.G.

DRAWN BY: A.V.

PROPOSED FLOOR PLAN

4943 N DAMEN AVE
CHICAGO, IL 60625

ARCHITECTURE PLANNING ARCHITECTS D ARCHITECTURAL ENGINEERING

3123 N. Damen Ave, Chicago IL 60647
773.772.2706 office
773.772.2707 fax

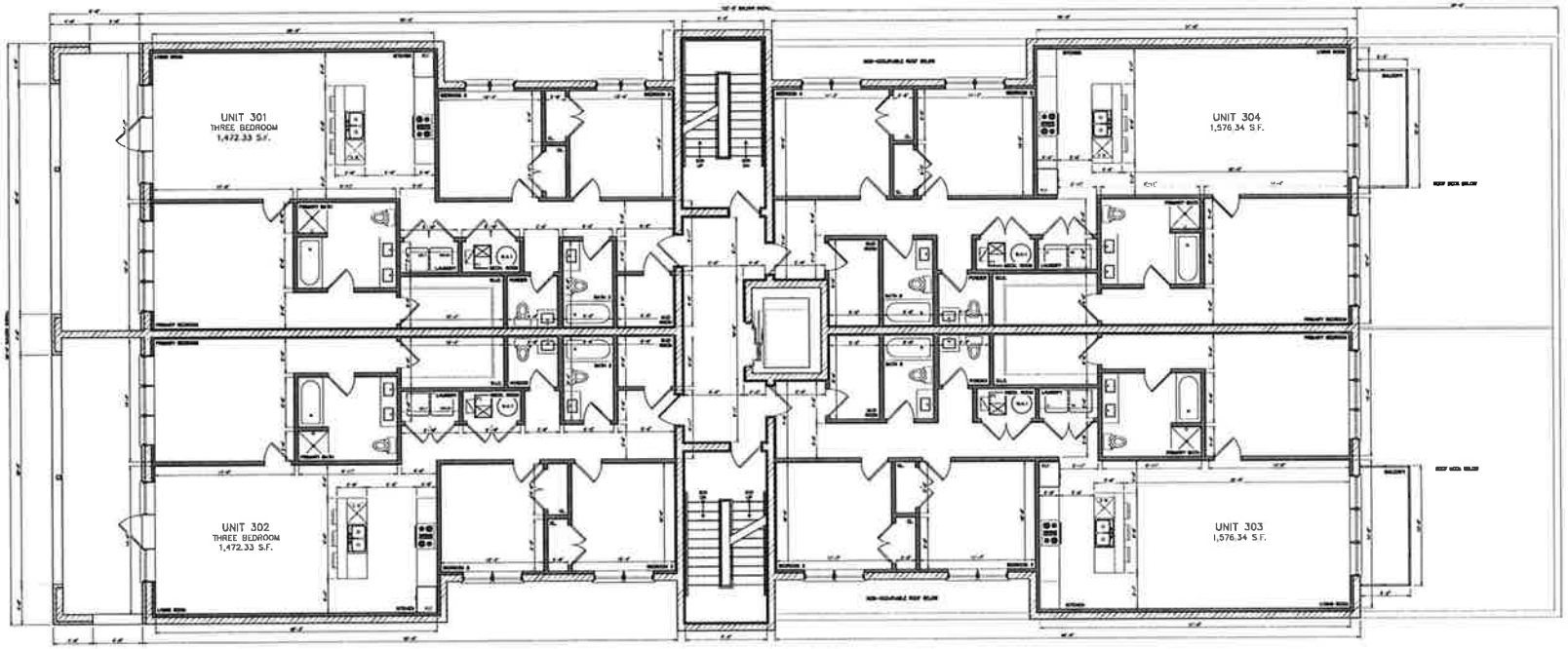
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DATE: 07.23.2021

SHEET: A1.1

PAGE



3 THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"

(IN FEET)
3/16 INCH = 1 FOOT

REVISIONS

CHECKED BY: V.S.

DRAWN BY: A.V.

PROPOSED FLOOR PLAN

4943 N DAMEN AVE
CHICAGO, IL 60625

ARCHITECTURE PLANNING ARCHITECTS D R ARCHITECTURAL ENGINEERING

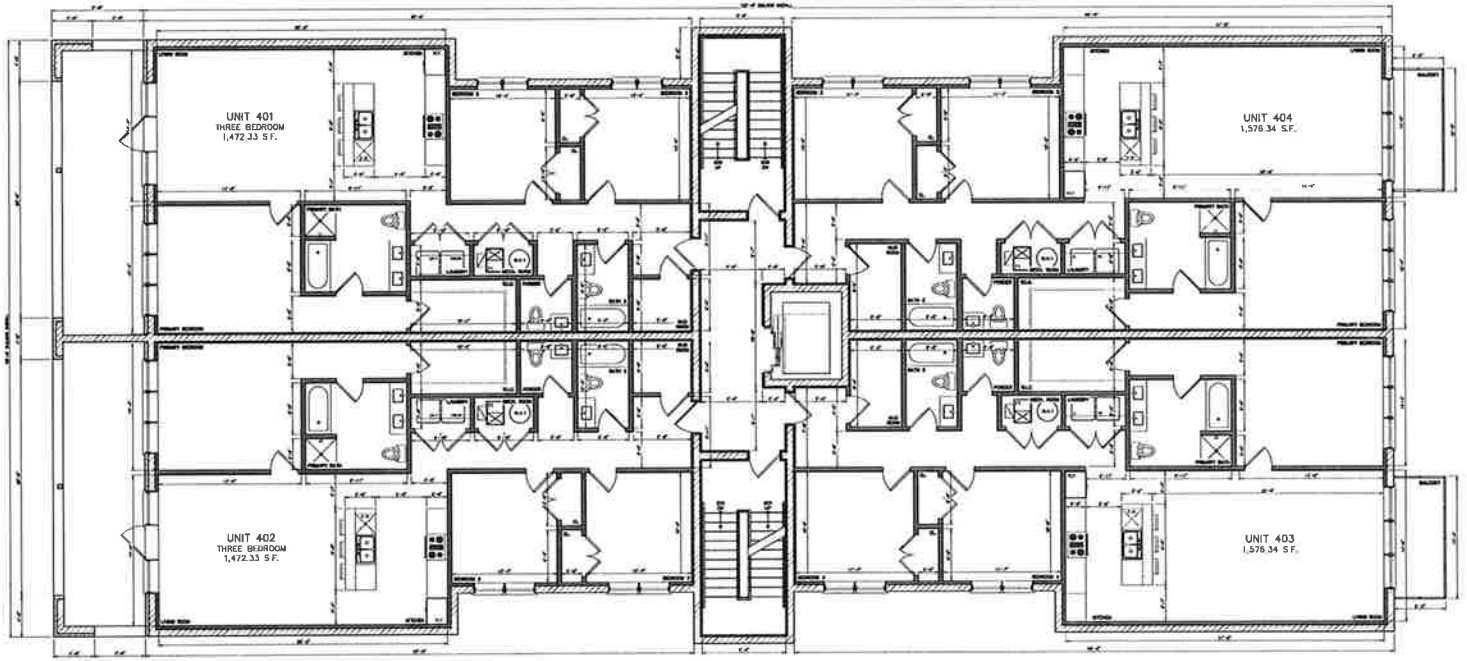
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PAGE OF



4 FOURTH FLOOR PLAN

SCALE: 3/16"=1'-0"

(IN FEET)
3/16 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.D.

DRAWN BY: R.V.

PROPOSED
FLOOR PLAN

4943 N DAMEN AVE
CHICAGO, IL 60625

ARCHITECTURE
PLANNING
ARCHITECTS
ARCHITECTURAL ENGINEERING

PROJECT:

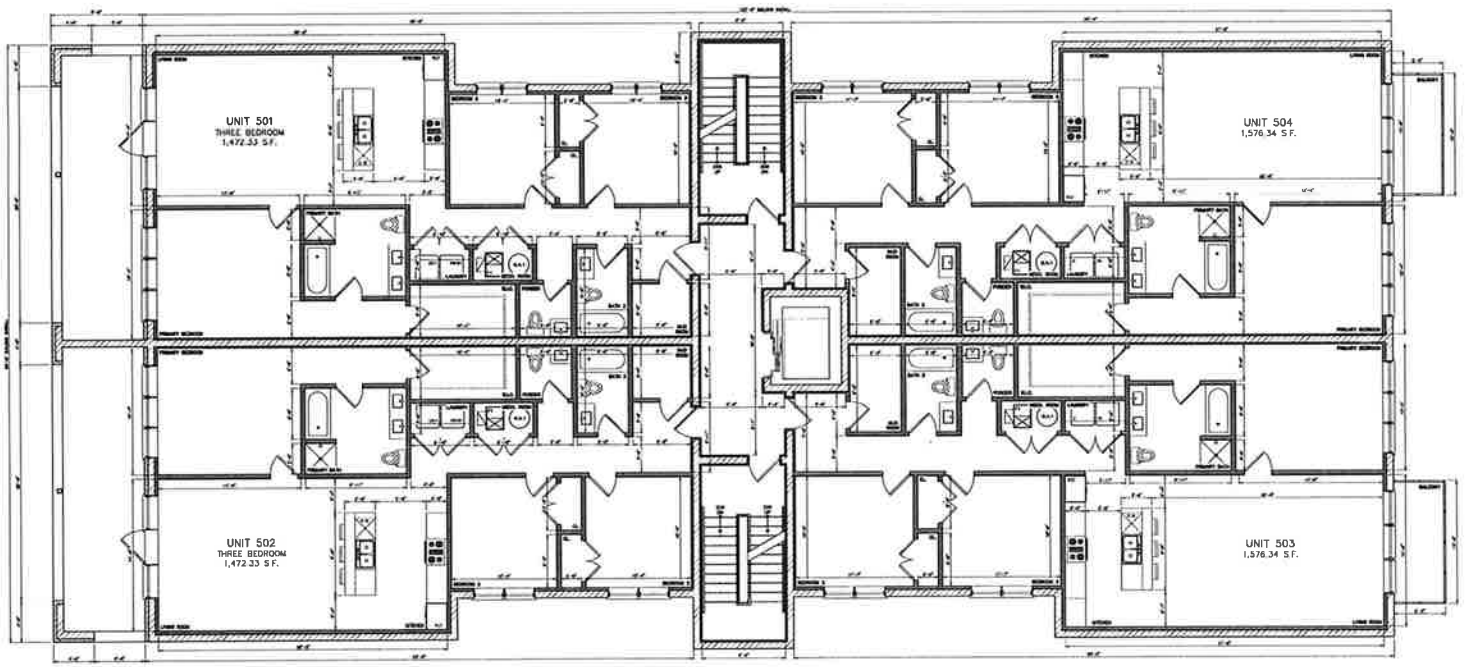
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5 FIFTH FLOOR PLAN

SCALE: 3/16"=1'-0"

(IN FEET)
3/16 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.D.

DRAWN BY: A.V.

PROPOSED FLOOR PLAN

4943 N DAMEN AVE
CHICAGO, IL 60625

2133 N. Damen Ave.
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ARCHITECTURE
PLANNING
ARCHITECTS
ARCHITECTURAL ENGINEERING

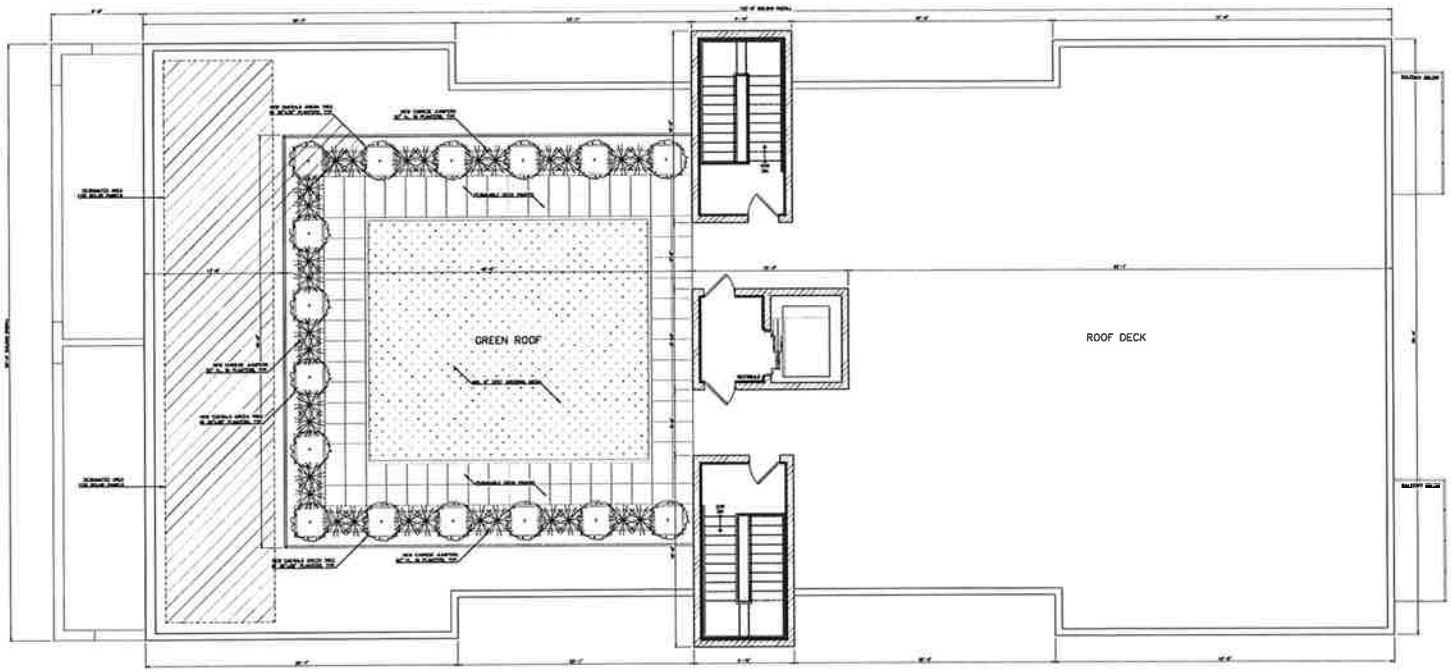
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CHICAGO, IL 60625

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12.23.2021

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PAGE: OF 33



6 ROOF DECK PLAN

SCALE: 3/16"=1'-0"

4 0 1 3 7
(IN FEET)
3/16 INCH = 1 FOOT

REVISIONS

CHECKED BY: V.D.

DRAWN BY: R.K.

PROPOSED FLOOR PLAN

4943 N DAMEN AVE
CHICAGO, IL 60625

ARCHITECTURE PLANNING ARCHITECTS
ARCHITECTURAL ENGINEERING
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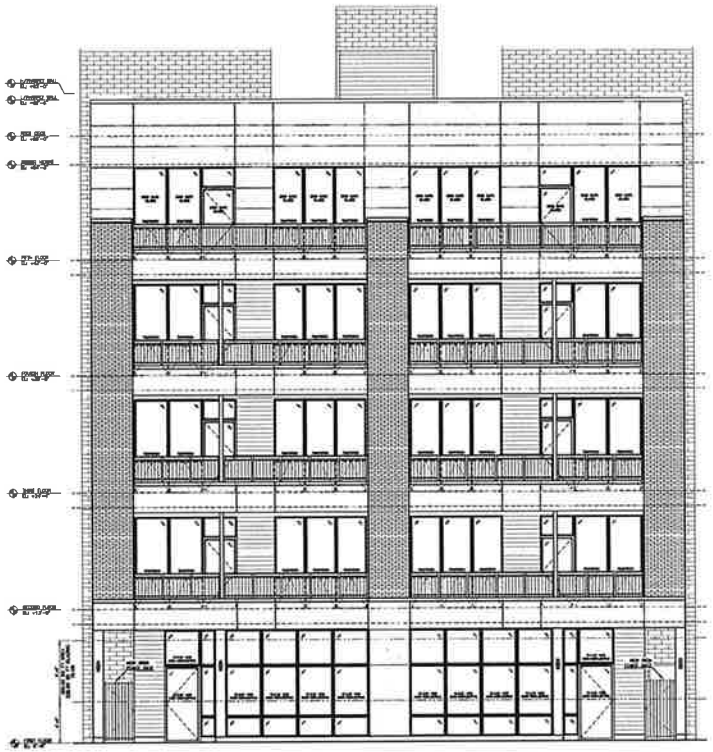
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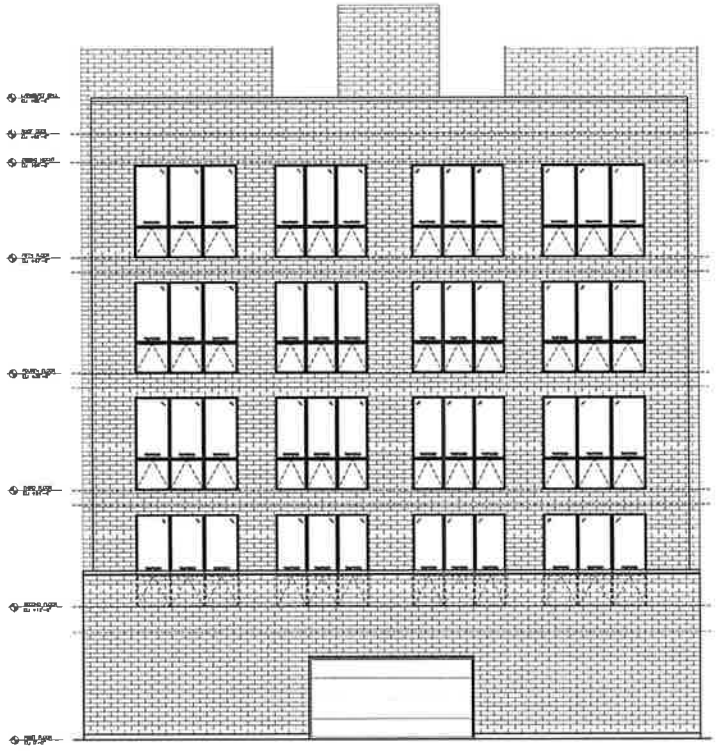
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PAGE: OF



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



2 EAST ELEVATION
SCALE: 3/16"=1'-0"

4 0 1 3 7
(IN FEET)
3/16 INCH = 1 FOOT

REVISIONS

CHECKED BY: V.D.
DRAWN BY: A.V.

PROPOSED ELEVATIONS

4943 N DAMEN AVE
CHICAGO, IL 60625

3323 N. Damen Ave.
Chicago IL 60647
773.772.2766 o/f/c1
773.177.2868 fax

ARCHITECTURE
PLANNING
ARCHITECTS
ARCHITECTURAL ENGINEERING

PROJECT
4943 NORTH DAMEN AVE
CHICAGO, IL 60625

SCALE:

DATE:
07.23.2021

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A2.0

PAGE



1 SOUTH ELEVATION

SCALE: 3/16"=1'-0"

CHECKED BY: V.G.

DRAWN BY: R.V.

PROPOSED ELEVATIONS

4943 N DAMEN AVE
CHICAGO, IL 60625

ARCHITECTURE PLANNING ARCHITECTS IRD ARCHITECTURAL ENGINEERING

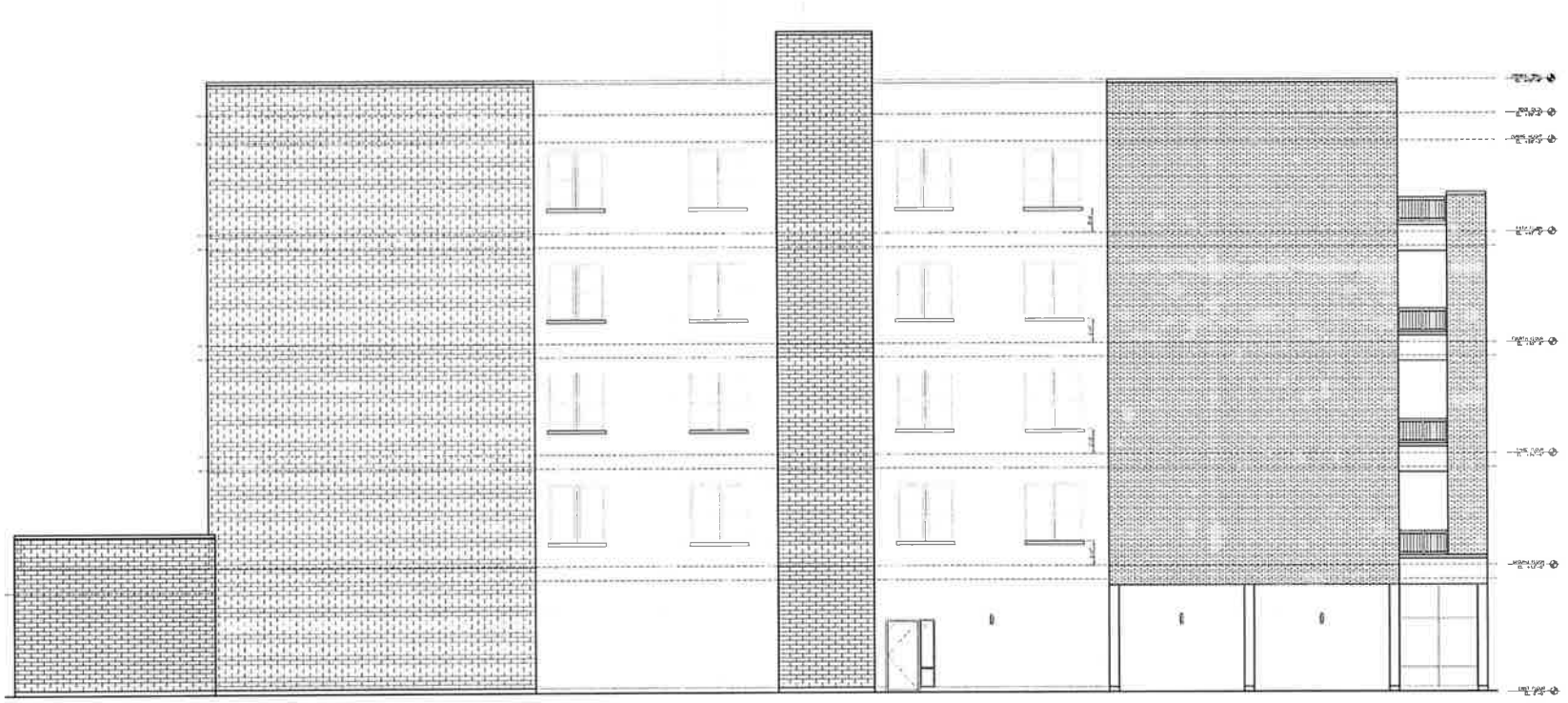
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DATE: 07.23.2021

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PAGE OF



1 NORTH ELEVATION

SCALE: 3/16"=1'-0"

REVISIONS

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PROPOSED ELEVATIONS

4943 N DAMEN AVE
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ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

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PAGE: OF