Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 837 North Milwaukee Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: Approximately 5,023.56 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the conversion of the grade-level retail spaces into four (4) dwelling units for a total of eight (8) dwelling units at the subject property. No changes are proposed to the footprint of the existing building. The subject property is a Transit Served Location. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking an Administrative Adjustment to reduce the off-street parking requirement for a Transit Served Location from four (4) parking spaces to zero parking spaces.

(A) The Project's Floor Area Ratio: 11,353.25 SF

(B) The Project's Density (Minimum Lot Area Per D.U.): 627.95 SF

(C) The amount of off-street parking: 0 parking spaces

*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the reduce the off-street parking requirement from four (4) parking spaces to zero parking.

(D) Setbacks:

a.	Front Setback:		0' (existing)
b.	Side Setbacks:		
		West Side:	0' (existing)
		East Side:	0' (existing)
c.	Rear Setback:		0' (existing)

(E) Building Height: 39'

Fire Rating Type III-A

Exterior wall material non combustible (602.3). FRTW allowed in exterior wall when the req'ed fire rating is not more than 1 hour (604.1)

Exterior wall fire rating shall be measured from both exterior and interior where FSD < = 10', from inside exposure only where FSD > 10' (705.5)

Table 601

Primary structure	1 hour
Bearing wall, exterior	2 hour (a)
Bearing wall, interior	1 hour
Nonbearing, exterior,	by FSD
Nonbearing, interior	0
Floor Ceiling	1 hour
Roof Ceiling	1 hour (h)

Note-a: Exterior wall fire rating must not be less than that req'ed by FSD

Note-h: Roof-Ceiling assembly may be **reduced to ½ hour for R2-R3 occupancy**

Fire Rating by FSD (Fire Separation Distance)

Type 602, Type I-V with Occupancy Type A, B, E, I, M, R, or U, Non Load Bearing Exterior wall rating based on fire distance X;

X < 3'	2 hour, noncombustible
3 <= X < 30'	1 hour

Note-k, 1 hour from inside exposure only when FSD >10' per 705.5

10 < = X, IIB & VB only	0 hour
X => 30'	0 hour

Fire rating of nonbearing exterior wall shall be 0 if the unprotected opening is allowed to be unlimited per 705.8 (Note-g)

Openings for R2, R4, R5 & Private Garage, up to 4-story above grade

Table 705.8(2)

Max openings allowed in exterior wall based on fire distance X:

X < 2'	Not Allowed
2' <= X < 3'	5%, UP, NS
3' <= X < 5'	25% UP, NS
X => 5'	Unlimited

"UP"=unprotected. "NS" = No Sprinkler

Opening area % of wall area of each floor

Floor Area	
1st Floor 1052+3364=	4416 sf
2nd Floor	3472 sf
3rd Floor	3472 sf
Total Building Area	11,360 sf
Lot Area	5011.63B sf
Existing F.A.R.	2.26
Existing Building Height	39'

837 N Milwaukee Ave

Convert existing 3-story masonry building with basement of 4 dwelling units to 8 dwelling units by remodel of existing vacant 1st floor commercial spaces to (4) new dwelling units

Occupancy Type R-2
Construction Type III-A

Zoning District: Existing B3-2 to be amended to allow conversion of ground floor **commercial space to residential use**

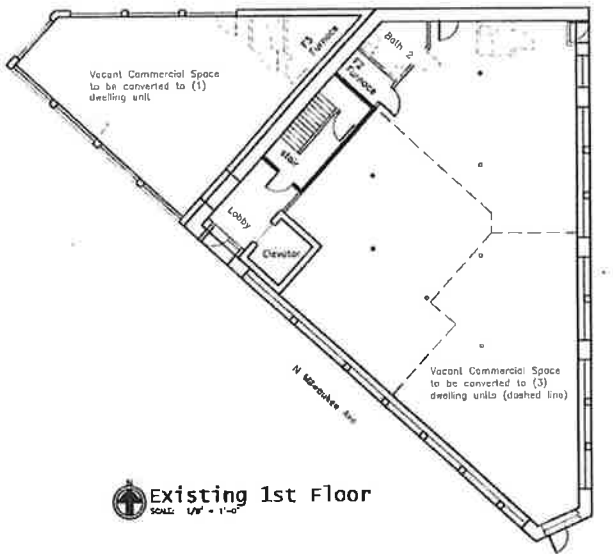
ARO Community Preservation Area

Lot Area: 22,700 sf
x 2.2 = 49,939 sf allowed
/ 1000 = 22 DU allowed

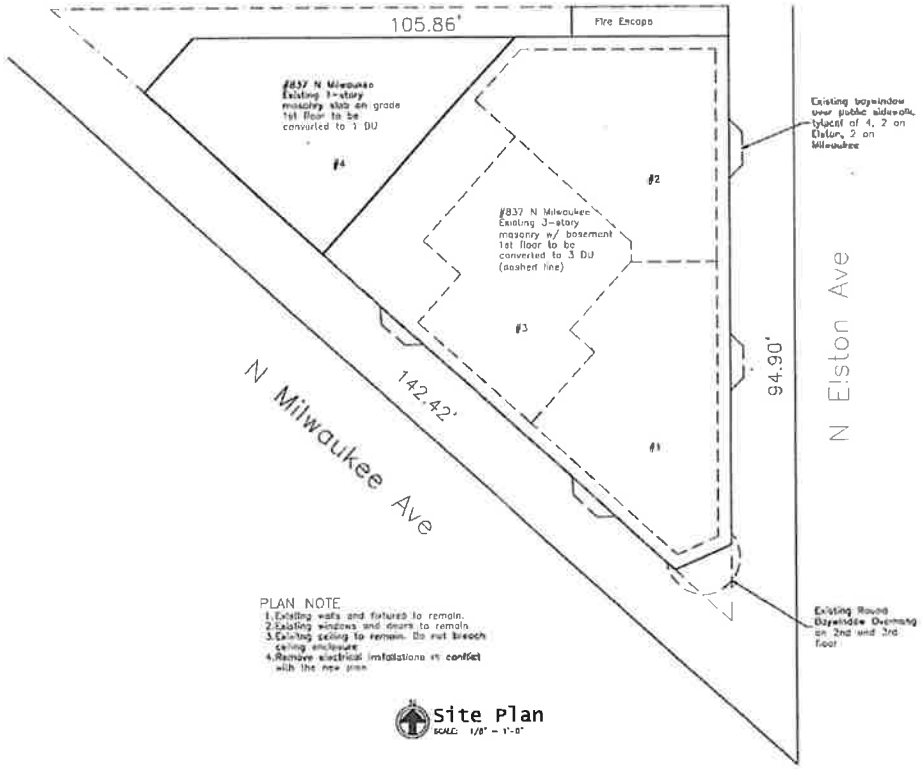
Building height 50' allowed

Existing building area
13,648 sf each floor x 4 = 54,592 sf

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Existing 1st Floor
SCALE: 1/8" = 1'-0"



PLAN NOTE
1. Existing walls and fixtures to remain.
2. Existing windows and doors to remain.
3. Existing ceiling to remain. Do not breach ceiling enclosure.
4. Remove electrical installations in conflict with the new plan.

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

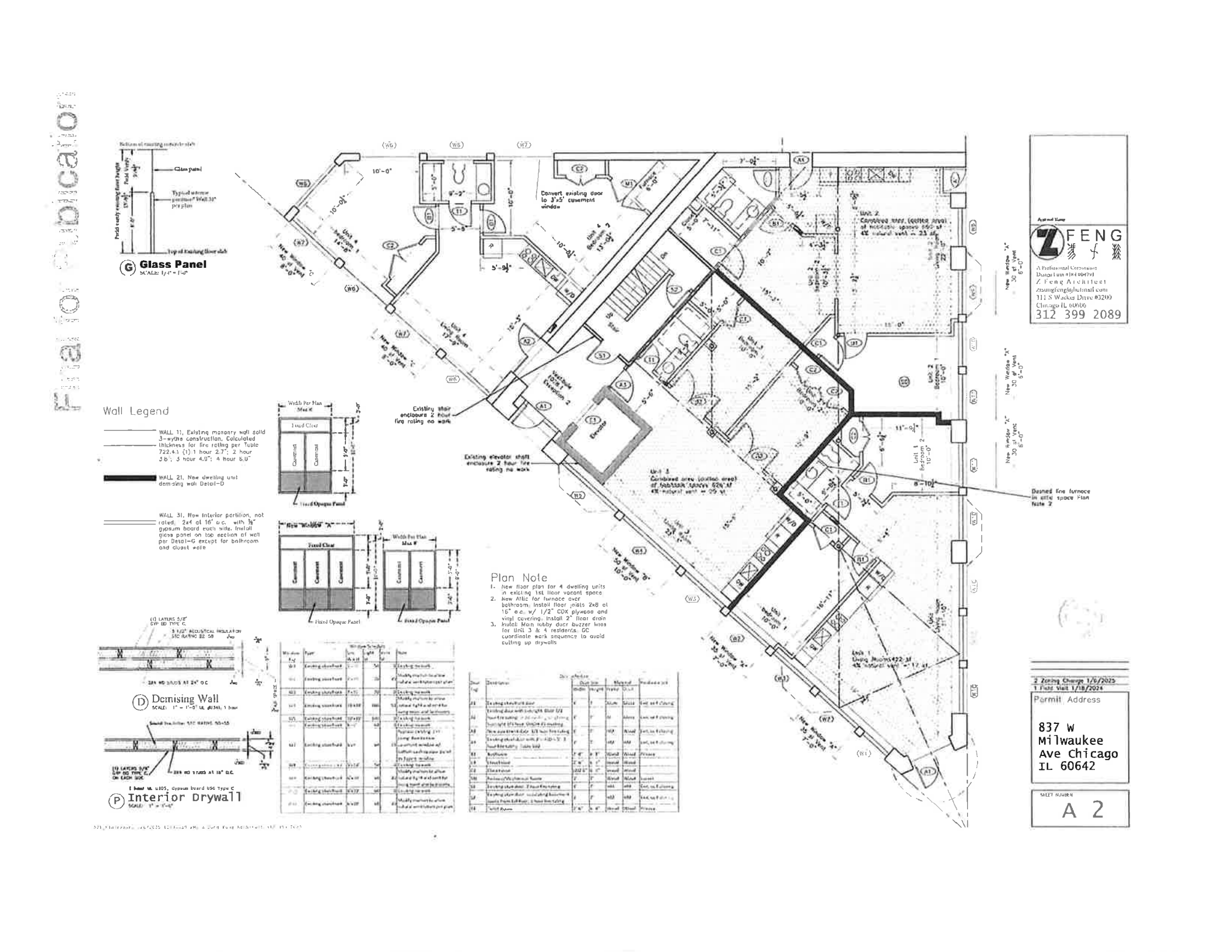
I certify these drawings were prepared by me and they comply with the Chicago building code and zoning ordinance"
Architect: Zsung Feng
License #001-018341
expires on 11/30/2026

2 Zoning Change 1/6/2025
1 Field Visit 1/15/2024

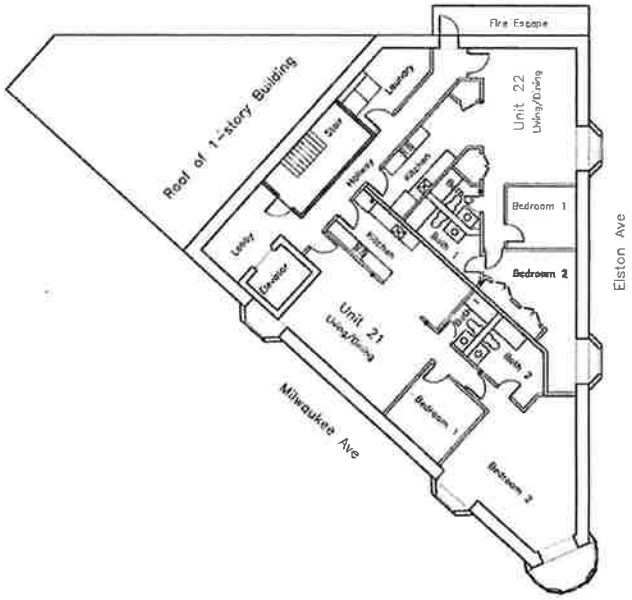
Permit Address

837 W Milwaukee Ave Chicago IL 60642

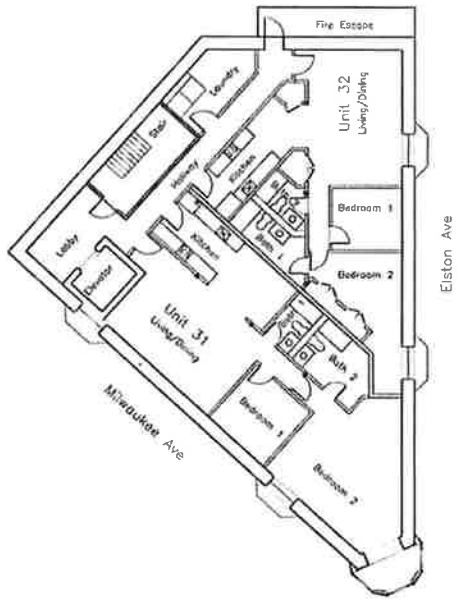
SHEET NUMBER
A 1


Glass Panel
SCALE: 1/4" = 1'-0"
Wall Legend
WALL 11, Existing masonry wall solid 3-wythe construction. Calculated thickness for fire rating per Table 722.4.1 (1) 1 hour 2.7"; 2 hour 3.6"; 3 hour 4.0"; 4 hour 5.0"
WALL 21, New dwelling unit demising wall Detail-D
WALL 31, New interior partition, not rated. 2x4 at 16" o.c. with ⅝" gypsum board each side. Install glass panel on top section of wall per Detail-G except for bathroom and closet walls
Demising Wall
SCALE: 1" = 1'-0" UL #U340, 1 hour
Interior Drywall
Plan Note
1. New floor plan for 4 dwelling units in existing 1st floor vacant space.
2. New Attic for furnace over bathroom. Install floor joists 2x8 at 16" o.c. w/ 1/2" COX plywood and vinyl covering. Install 2" floor drain
3. Install Main lobby door buzzer lines for Unit 3 & 4 residents. GC coordinate work sequence to avoid cutting up drywalls
Convert existing door to 3'x5' casement window
Existing stair enclosure 2 hour fire rating no work
Existing elevator shaft enclosure 2 hour fire rating no work
Vestibule 10'-8" Elevation 2
Elevator
Unit 3 Combined area (outline area) of habitable spaces 626 sf 4% natural vent = 25 sf
Unit 2 Combined area (outline area) of habitable spaces 550 sf 4% natural vent = 22 sf
Unit 1 Living Rooms 422 sf 4% natural vent = 17 sf
Unit 1 Bedroom 2 10'-0"
Unit 2 Bedroom 10'-0"
Unit 3 Bedroom 10'-0"
Unit 4 Bedroom 13'-0"
Unit 4 Bedroom 2 13'-0"
Unit 4 Bedroom 3 13'-0"
Unit 4 Bedroom 4 13'-0"
Unit 4 Bedroom 5 13'-0"
Unit 4 Bedroom 6 13'-0"
New Window "A" 30 sf Vent 6'-0"
New Window "B" 50 sf Vent 10'-0"
New Window "C" 35 sf Vent 7'-0"
New Window "D" 40 sf Vent 8'-0"
Vented fire furnace in attic space Plan Note 2
Fixed Opaque Panel
Fixed Clear
Casement
Width Per Plan Max 8'
Height Per Plan Max 10'-0"
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A 2

Final Publication



Existing 2nd Floor
SCALE: 1/8" = 1'-0"



Existing 3rd Floor
SCALE: 1/8" = 1'-0"

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SHEET NUMBER
A 3