

17-13-0303-C(1) Type 1 Narrative & Plans – 4940-42 North Sheridan Road, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: Approximately 8,729.1 sq. ft.

Proposed Land Use: The Applicant is proposing to convert commercial space on the building's first floor into six (6) residential units. The resulting building will be fully residential and contain thirteen (13) dwelling units total. The height and footprint of the existing three-story building will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 46.15% (3 parking spaces) to zero, reduce the rear setback for floors containing residential uses from 30 ft. to zero, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans .

(A) The Project's Floor Area Ratio: 22,235 square feet (2.55 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 671.46 square feet per D.U.
(13 dwelling units total)

(C) The amount of off-street parking: zero

*The subject property is a designated Transit Served Location based on its proximity to the Sheridan Bus Route and the CTA Argyle Rail Station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking ratio from 46.15% (3 parking spaces) to zero.

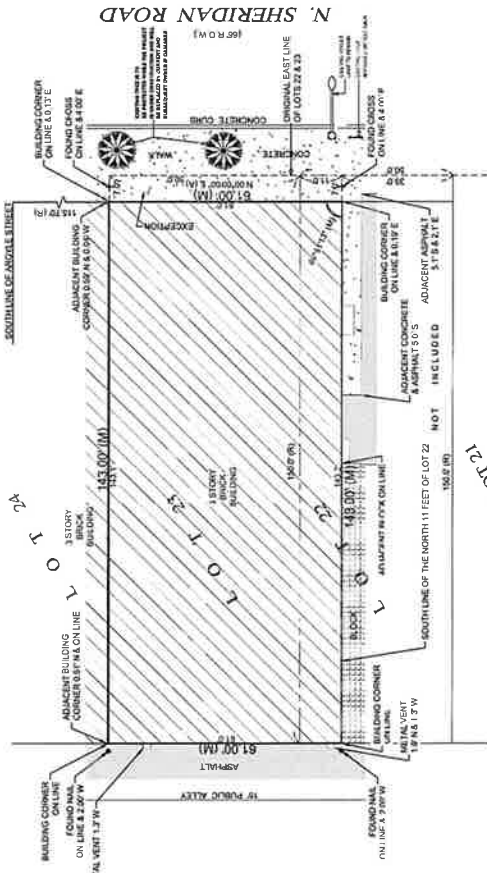
(D) Setbacks:

- a. Front Setback: zero (existing)
- b. Side Setbacks:
 - North Side: zero (existing)
 - South Side: zero (existing)
- c. *Rear Setback: zero ft. (existing)

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback from 30 ft. to zero.

(E) Building Height: 42.5 feet (existing)

4940 N. SHERIDAN RD. - PARTIAL INTERIOR REMODEL OF EXISTING 2-STORY COMMERCIAL SPACE FOR 6 NEW RESIDENTIAL UNITS



1 SITE PLAN
2" = 16'-0"

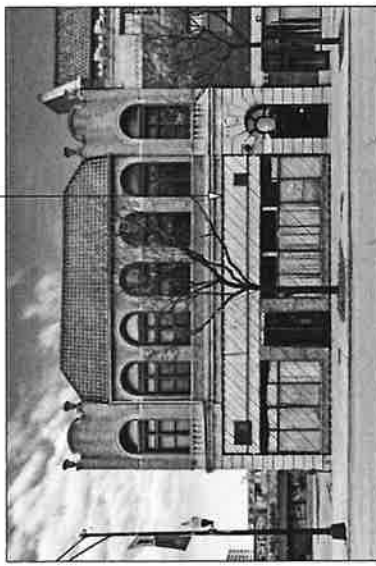
LANDSCAPE CERTIFICATION

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THIS SITE PLAN IS THE PROPERTY OF THE UNDERSIGNED AND THAT THE LANDSCAPE PLANTING IS THE PROPERTY OF THE UNDERSIGNED AND THAT THE LANDSCAPE PLANTING IS THE PROPERTY OF THE UNDERSIGNED.

LANDSCAPE PLANTING NOTES

PLANTING TIME TO BE JUNE 2023 OR DEC 2023
"EXISTING" SHALL BE REPLACED BY "PROPOSED" WHERE PROJECT IS TO BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED.

AREA OF FRONT FACADE TO BE MODIFIED
(WINDOWS & FRASERS)



2 SUBJECT PROPERTY
N.T.S.

3 ZONING MAP
N.T.S.

SECTION	DESCRIPTION
1	GENERAL NOTES
2	FOUNDATION
3	WALLS
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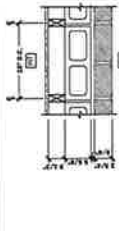
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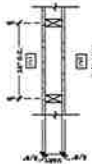


VERT. REIN @ 24" O.C.
ADJ. TO SINK DRAIN
(COLOR BY OWNER)
3/4" AIR SPACE
FLUID APPLIED
MEMBRANIZED WATERPROOF
MEMBRANE OVER CMU
HORIZ. JOINT
REIN @ 36" O.C. W/
REF. TO STRUCT. WKS.
6" CMU
2x6 P.T. FLOORING
STUD @ 16" O.C. W/
R13 BATT INSULATION
W/5/8" TYPE X GYP. BD.

WT-1

2HR. CMU & BRICK EXT. WALL (UL-J1904)

SCALE: 1/2" = 1'-0"

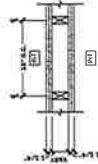


2X WOOD TOP PLATE
(OBL. PLATE @ BEARING)
ACOUSTIC SEALANT
(BOTH ENDS)
(1) LAYER INT. 5/8"
TYPE X, GYP. BD.
(1) LAYER INT. 5/8"
TYPE X, GYP. BD.
INTERIOR WOOD CASE MOLDING
(COLOR & STYLE PER OWNER)
2X TREATED SILL PLATE
(BY OWNER)
FINISHED FLOOR
(BY OWNER)

WT-4

1HR-RATED INT. PARTITION (UL-J1305)

SCALE: 1/2" = 1'-0"

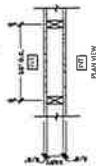


2X WOOD TOP PLATE
(OBL. PLATE @ BEARING)
ACOUSTIC SEALANT
(BOTH ENDS)
(2) LAYERS INT. 5/8"
TYPE X, GYP. BD.
(2) LAYERS INT. 5/8"
TYPE X, GYP. BD.
INTERIOR WOOD CASE MOLDING
(COLOR & STYLE PER OWNER)
2X TREATED SILL PLATE
(BY OWNER)
FINISHED FLOOR
(BY OWNER)

WT-5

2HR-RATED INT. PARTITION (UL-J1301)

SCALE: 1/2" = 1'-0"



2X WOOD TOP PLATE
(OBL. PLATE @ BEARING)
ACOUSTIC SEALANT
(BOTH ENDS)
(1) LAYER INT. 5/8"
GYP. BD.
(1) LAYER INT. 5/8"
GYP. BD.
INTERIOR WOOD CASE MOLDING
(COLOR & STYLE PER OWNER)
2X WOOD SILL PLATE
(BY OWNER)
FINISHED FLOOR
(BY OWNER)

WT-2

TYPICAL NON-RATED INT. PARTITION WALL

SCALE: 1/2" = 1'-0"



2X6 WOOD
TOP PLATE
ACOUSTIC SEALANT
(BOTH ENDS)
(1) LAYER INT. 5/8"
5/8" GYP. BD.
(1) LAYER INT.
5/8" GYP. BD.
INTERIOR WOOD CASE MOLDING
(COLOR & STYLE PER OWNER)
2X6 WOOD SILL PLATE
(BY OWNER)
FINISHED FLOOR
(BY OWNER)

WT-3

NON-RATED INT. PLUMBING PARTITION

SCALE: 1/2" = 1'-0"

PAYLOCKE ARCHITECTURE INC.
T. 312-906-5357 WWW.PAY-ARCH.COM
INFO@PAY-ARCH.COM
213 WEST MONROE STREET, SUITE 401
CHICAGO, IL 60601
DESIGN FIRM REGISTRATION # 184-007911

INTERIOR WALL & PARTITION WALLS
SPACE WITH INCLINATION ON EACH RESPECTIVE UNIT

NORTH
SHERIDAN LLC

4940 N. SHERIDAN RD.
CHICAGO, IL 60640

1/4"=1'-0"
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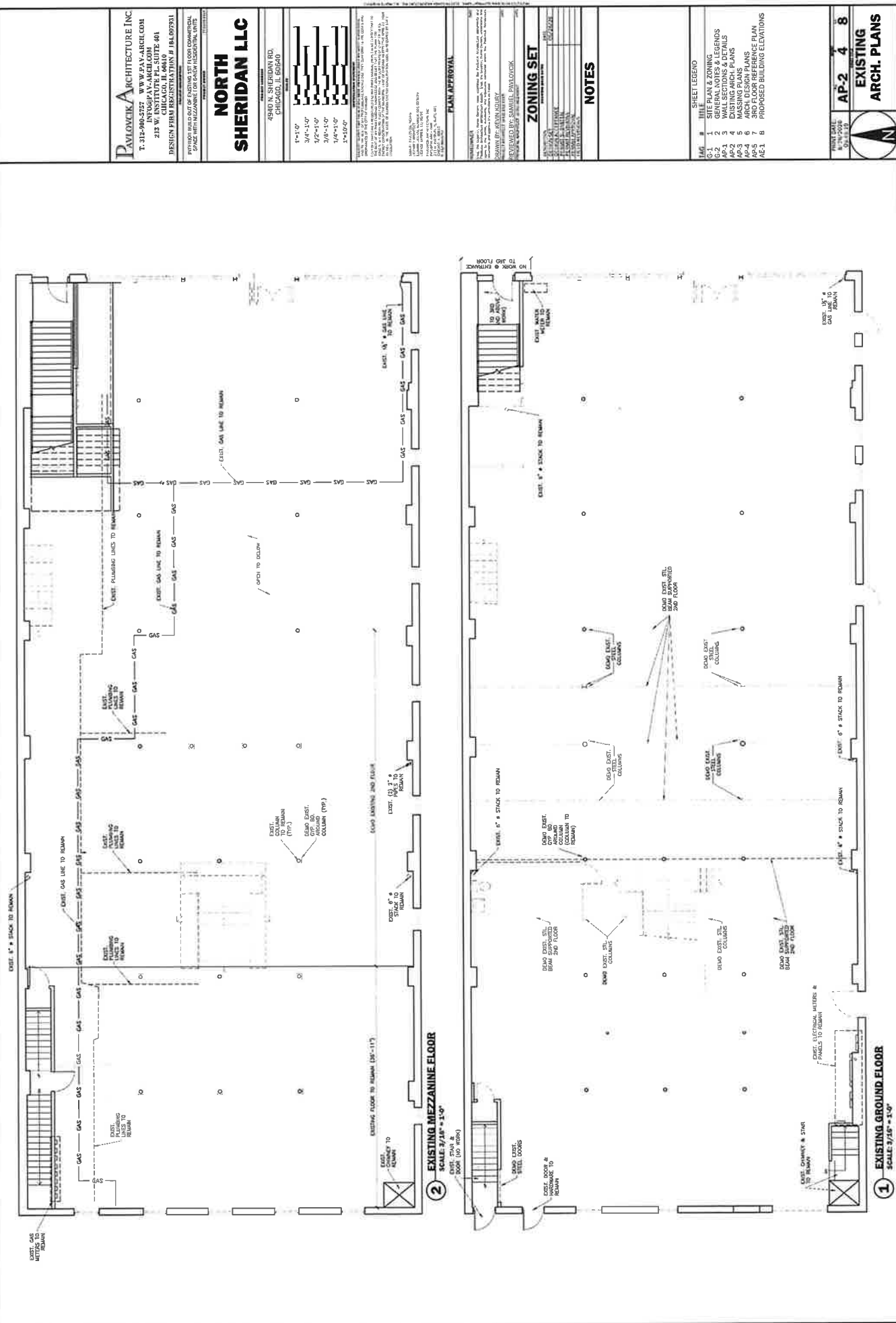
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PAVLOVICH ARCHITECTURE INC.
T. 312-980-5357 WWW.PAV-ARCH.COM
213 W. INDIAN PL. SUITE 401
CHICAGO, IL 60610
DESIGN PRINCIPAL: PAVLOVICH
REGISTERED ARCHITECT # 184,997,931

NORTH
SHERIDAN LLC
4940 N. SHERIDAN RD.
EMMERTON, IL 60120

EXIST. 1ST FLOOR COMMERCIAL
SPACE WITH MEZZANINE FOR EACH RESIDENTIAL UNIT

SCALE	DATE	BY	CHK
1"=1'-0"			
3/4"=1'-0"			
1/2"=1'-0"			
3/8"=1'-0"			
1/4"=1'-0"			
1/8"=1'-0"			

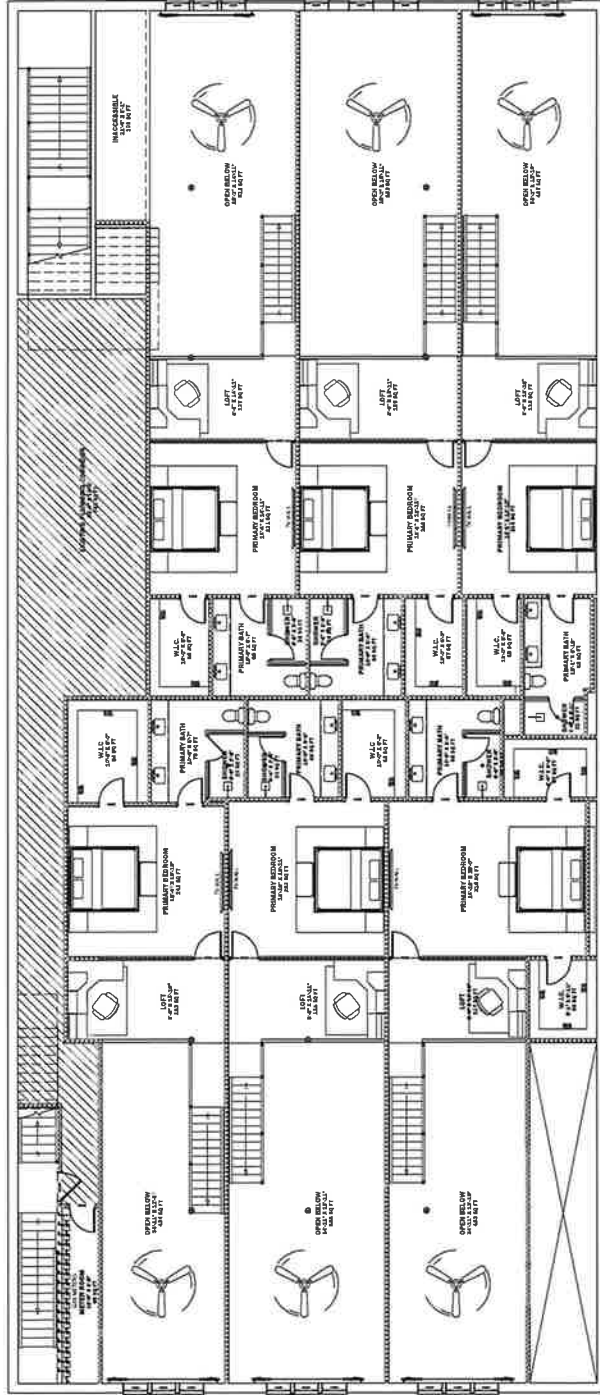
PLAN APPROVAL
DESIGNED BY: SAMUEL PAVLOVICH
CHECKED BY: SAMUEL PAVLOVICH
DATE: 10/1/2020

ZONING SET
ZONING: R-1
SUBJECT: 4940 N. SHERIDAN RD.
EMMERTON, IL 60120

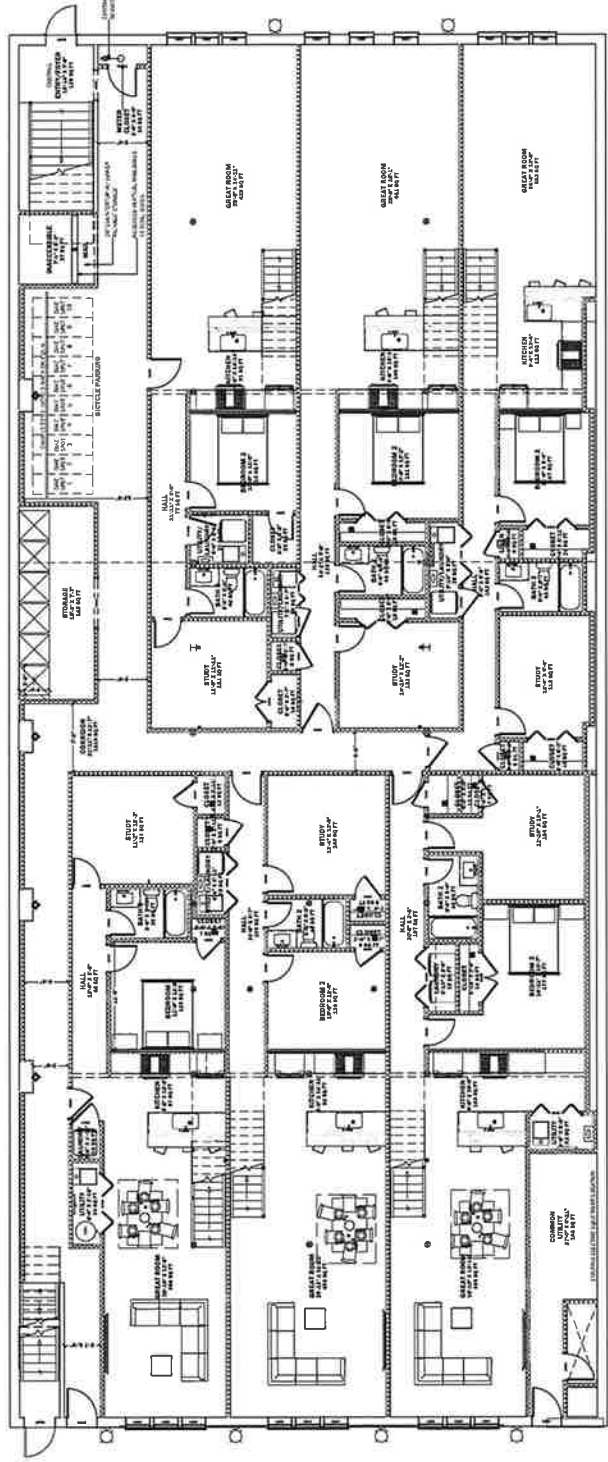
NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

SHEET LEGEND
1. GENERAL NOTES & LEGENDS
2. WALL SECTIONS & DETAILS
3. FLOOR SECTIONS & DETAILS
4. MASSING PLANS
5. ARCH. DESIGN PLANS
6. MECHANICAL & ELECTRICAL PLANS
7. PROPOSED BUILDING ELEVATIONS

EXISTING ARCH. PLANS
AP-2 4 8
DATE: 10/1/2020
BY: SAMUEL PAVLOVICH
CHK: SAMUEL PAVLOVICH



② PROPOSED MEZZANINE
SCALE: 3/16" = 1'-0"



① PROPOSED GROUND FLOOR
SCALE: 3/16" = 1'-0"

PAYLOVICK ARCHITECTURE INC.
T. 312-988-5237 WWW.PAY-ARCH.COM
213 W. LEXINGTON PL. SUITE 401
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184-007931

NORTH
SHERIDAN LLC
4940 N. SHERIDAN RD.
CHICAGO, IL 60640

INTERIOR BUILDING OF EXISTING 1ST FLOOR CONNECTION
SPACE WITH MEZZANINE ON EAST SIDE OF BUILDING

1'-0" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
3/16" = 1'-0"

1'-0" = 1'-0"
1/2" = 1'-0"
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3/16" = 1'-0"

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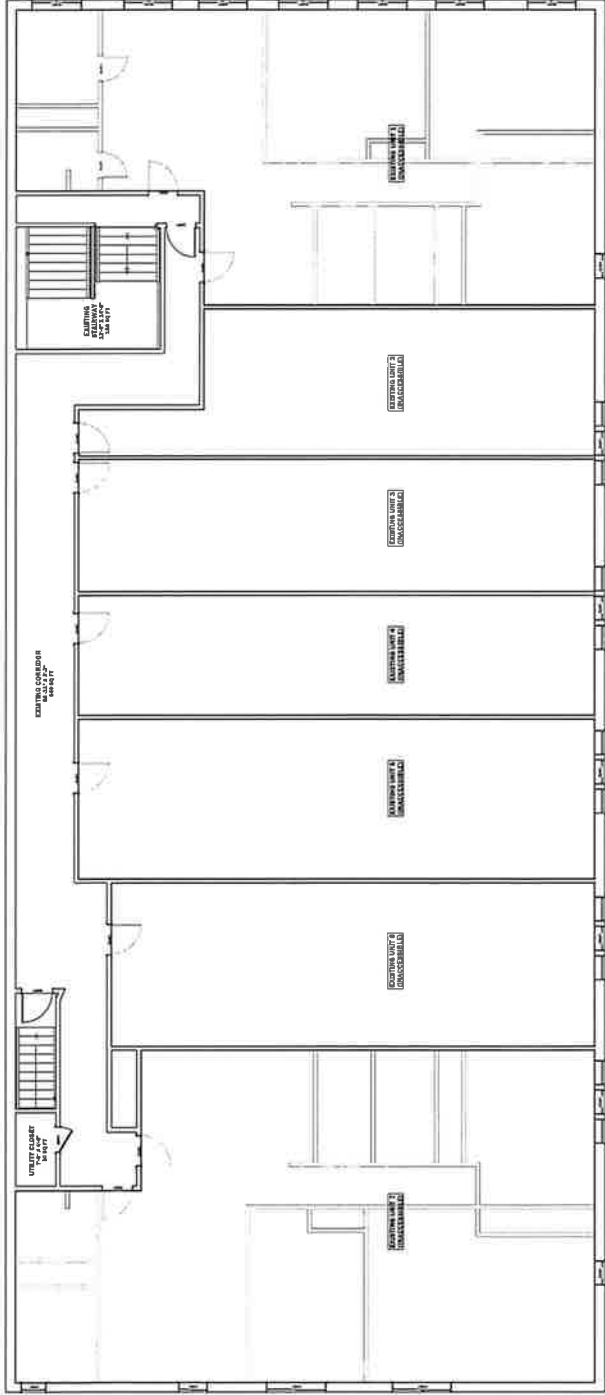
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1/4" = 1'-0"
3/16" = 1'-0"

1'-0" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
3/16" = 1'-0"

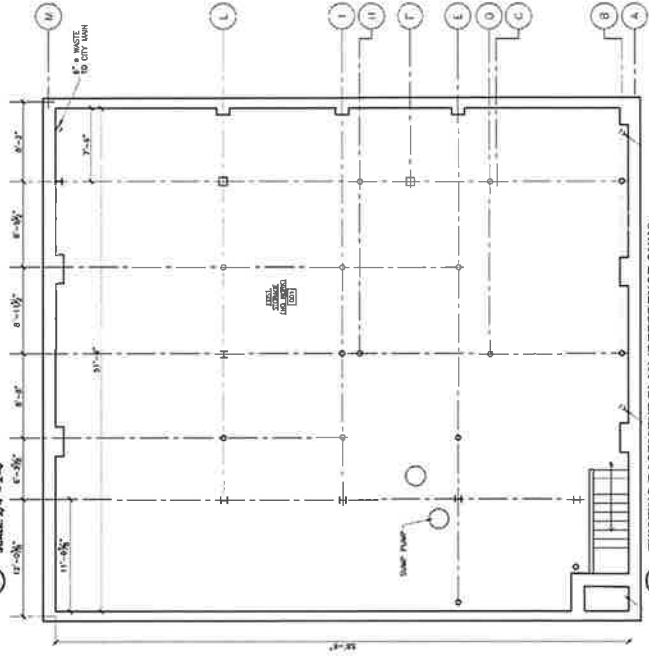
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1'-0" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
3/16" = 1'-0"



2 EXISTING SECOND FLOOR (REFERENCE ONLY)
SCALE: 3/4" = 1'-0"



1 EXISTING BASEMENT PLAN (REFERENCE ONLY)
SCALE: 3/4" = 1'-0"

PAVLOVICH ARCHITECTURE INC.
T. 312.996.7757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INDIAN TRAIL, SUITE 401
CHICAGO, IL 60607
DESIGN FIRM REGISTRATION # 184.007331

DESIGNER: BUILD OUT OF EXISTING 1ST FLOOR COMMERCIAL
CONVERT TO RESIDENTIAL USE
PROJECT: 184.007331

NORTH
SHERIDAN LLC

4940 N. SHERIDAN RD.
CHICAGO, IL 60640

7'-0"
3'-4" x 1'-0"
3'-2" x 1'-0"
3'-0" x 1'-0"
3'-4" x 1'-0"
3'-0" x 1'-0"

1'-0" x 1'-0"
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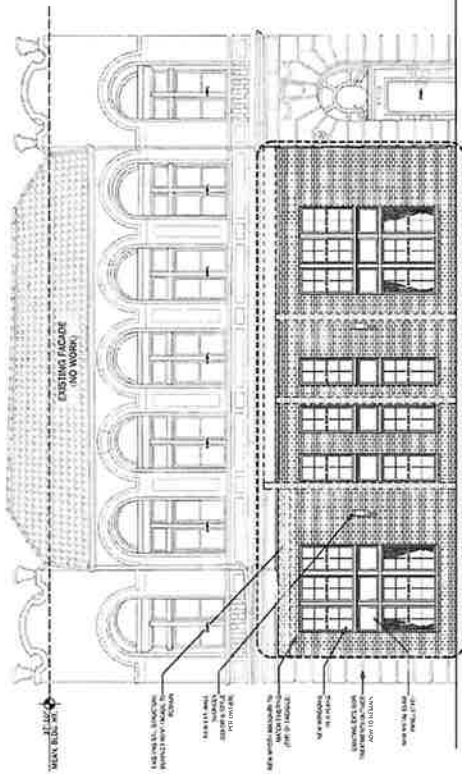
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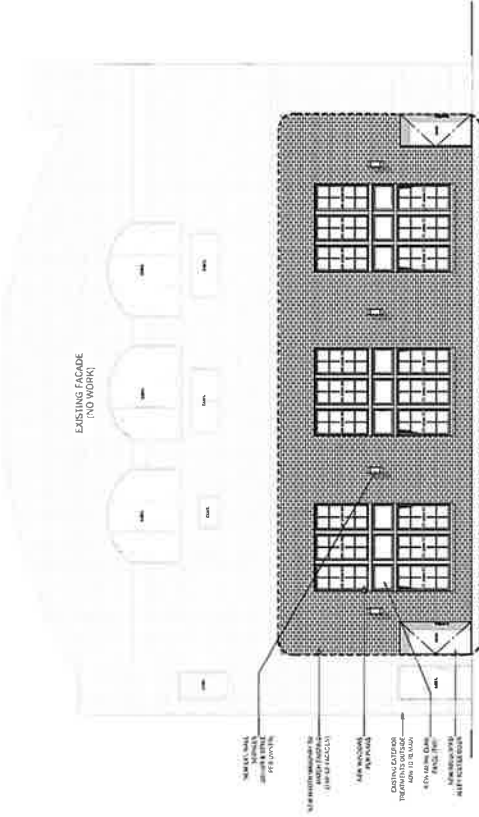
1'-0" x 1'-0"
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1'-0" x 1'-0"



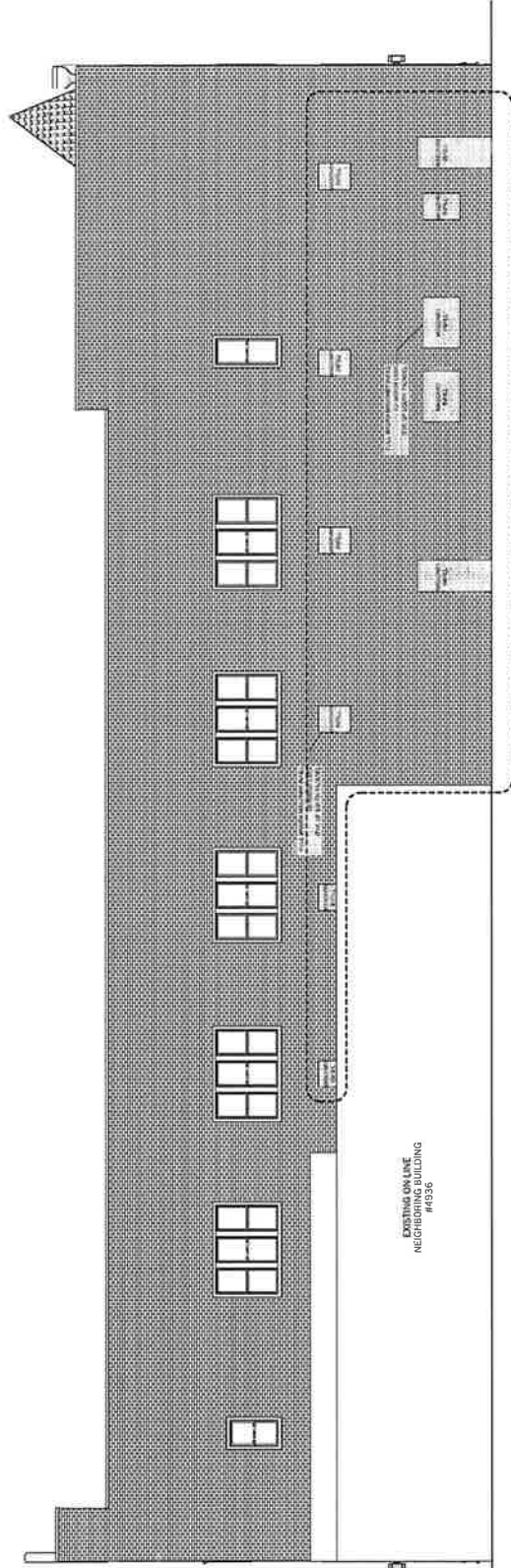
AREA OF WORK STREETFACE FACADE WORK

E1 EAST ELEVATION
3/16" = 1'-0"



AREA OF WORK ALLEY FACADE WORK

E2 WEST ELEVATION
3/16" = 1'-0"



AREA OF WORK SIDEYARD FACADE WORK (WINDOW & DOOR INTELS)

E3 SOUTH ELEVATION
3/16" = 1'-0"

PAVONEK ARCHITECTURE INC
T. 312.966.5757 WWW.PAV-ARCH.COM
INNOVATION IN ARCHITECTURE
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60606
DESIGN PROFESSIONAL REGISTRATION # 141.067521

**NORTH
SHERIDAN LLC**

4940 N. SHERIDAN RD.
CHICAGO, IL 60640

1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
3/16" = 1'-0"

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015 CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015 CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015 CODE.

PLAN APPROVAL
DATE: 01/15/2024
BY: [Signature]
FOR: [Signature]

ZONING SET
DATE: 01/15/2024
BY: [Signature]
FOR: [Signature]

NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015 CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015 CODE.

GENERAL NOTES & LEGENDS
1. SEE GENERAL NOTES & LEGENDS FOR ALL PROJECTS.
2. SEE GENERAL NOTES & LEGENDS FOR ALL PROJECTS.
3. SEE GENERAL NOTES & LEGENDS FOR ALL PROJECTS.

PROPOSED BUILDING ELEVATIONS
DATE: 01/15/2024
BY: [Signature]
FOR: [Signature]