17-13-0303-C(1) Type 1 Narrative & Plans – 4545 N. Ravenswood, Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 8,190 sq. ft.

Proposed Land Use: The Applicant is proposing to construct a partial fifth-floor addition to the existing building and then convert the floors above grade level to fifteen (15) residential units. The grade level retail unit will remain without change. The resulting mixed-use building will measure 79 ft. in height. The subject property is a Transit Served Location and will not be supported by off-street parking spaces. 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 reduce the off-street parking ratio for a Transit Served Location from 50% to zero, reduce the rear setback for floors containing residential units from 30 ft. to zero, waive the loading berth requirement, 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: 27,612.2 square feet (3.37 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 546 square feet per D.U. (15 proposed dwelling units)

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

*The subject property is designated as a Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the required number of off-street parking spaces from 50% to zero.

(D) Setbacks:

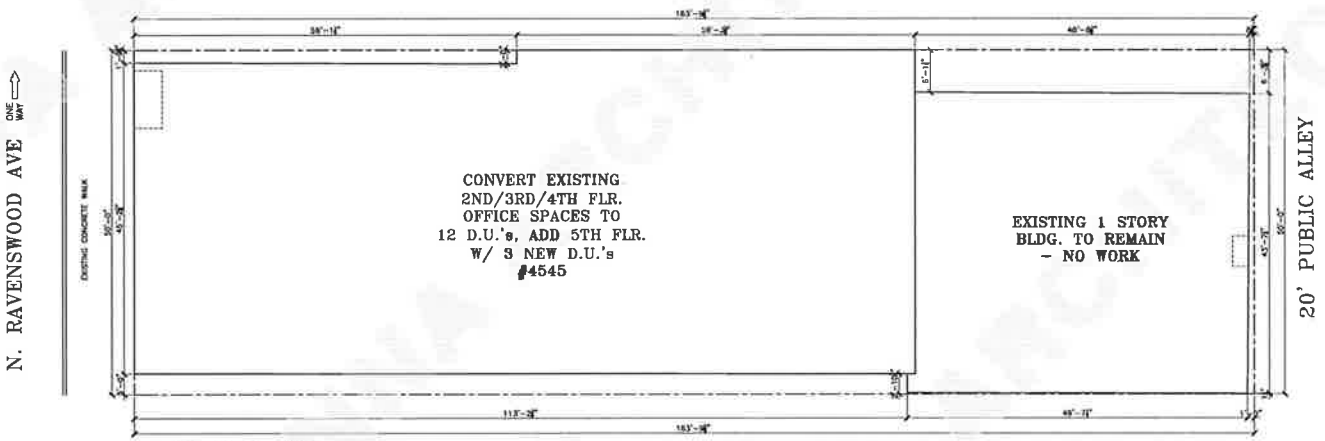
a. Front Setback: 0 feet
b. Side Setbacks:
East Side: 0 feet
West Side: 0 feet
c. Rear Setback: 0 feet

(E) Building Height: 79 feet

EXISTING ZONING IS C3-3
PROPOSED ZONING IS B3-5

ZONING DATA:		
LOT AREA:	50.00'x163.80' =	8,180.00 SQ.FT.
F.A.R.	B3-5	5.0
MAX. BUILDABLE		40,850.00 SQ.FT.
BUILDING SQUARE FOOTAGE:		
1ST FLOOR		7,344.57 SQ.FT.
2ND FLOOR		5,241.71 SQ.FT.
3RD FLOOR		5,247.71 SQ.FT.
4TH FLOOR		5,247.71 SQ.FT.
NEW 5TH FLOOR		4,524.50 SQ.FT.
TOTAL:		27,612.20 SQ.FT.

NO PARKING OR LOADING IS BEING PROVIDED
EXISTING HEIGHT OF BUILDING IS 78'-0", AS IS PROPOSED



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

NOTES:
1. THE DIFFERENCE IN PAVEMENT ELEVATIONS BETWEEN SIDEWALKS AND/OR ADJACENT CONSTRUCTION SHALL BE NO GREATER THAN 1/4".
2. REPAIR AND REBUILD ANY PUBLIC SIDEWALK AFFECTED BY CONSTRUCTION (OBTAIN NECESSARY PERMITS).
3. DO NOT DISTURB ADJACENT PROPERTIES.

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INDEX OF SHEETS
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ISSUED - REVIEW
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ISSUED - PERMIT JUNE 26, 2025
ISSUED - BID

001-010137
REGISTERED ARCHITECT

PROJECT NAME & ADDRESS
4545 NORTH RAVENSWOOD AVENUE

CONVERT EXISTING 2ND/3RD/4TH FLR. OFFICE SPACES TO 12 D.U.'s, ADD 5TH FLR.W/3 NEW D.U.'s

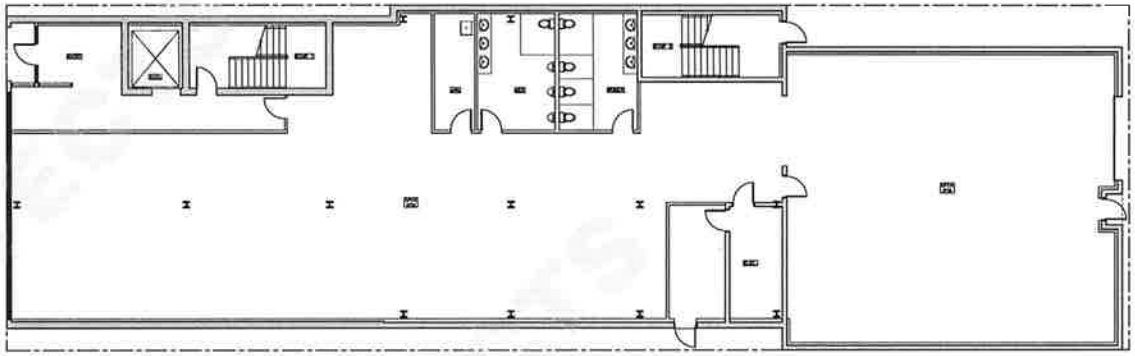
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SHEET TITLE
SITE PLAN & NOTES

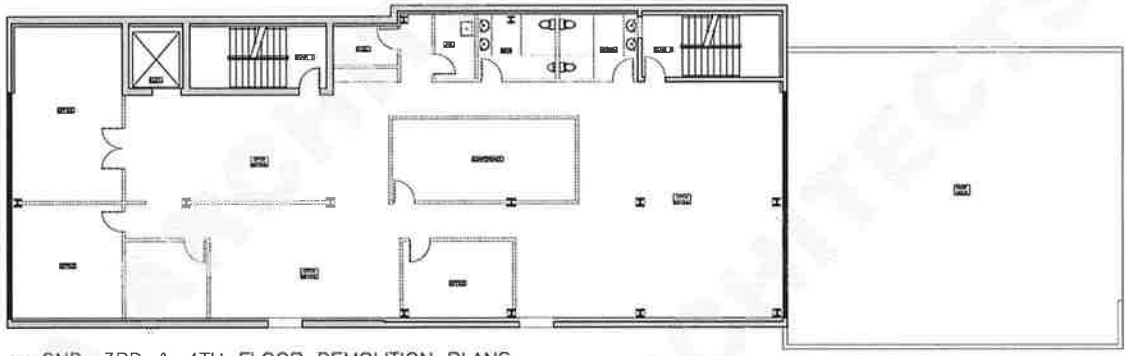
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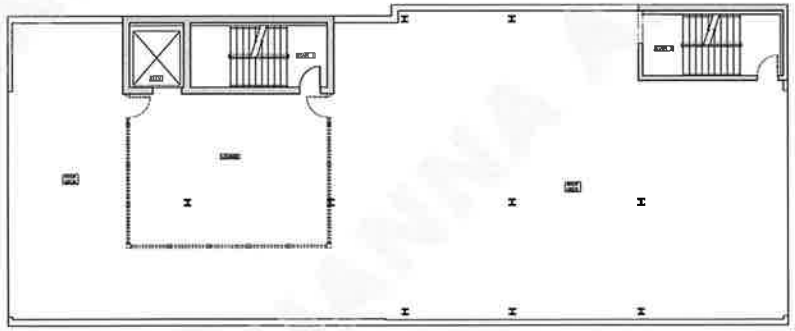
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1ST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



2ND, 3RD & 4TH FLOOR DEMOLITION PLANS
SCALE: 1/8" = 1'-0"



5TH FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES:
1. DASHED LINES INDICATE EXISTING TO BE REMOVED SHADED WALLS INDICATE EXISTING TO REMAIN
2. FIELD VERIFY EXISTING CONDITIONS AND IF any DISCREPANCY NOTIFY ARCHITECT AT ONCE.
3. CUT AND CAP ALL PLUMBING FIXTURES PRIOR TO DEMOLITION.
4. PROVIDE ANY AND ALL NECESSARY SHORING, TYP.

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PROJECT NAME & ADDRESS
4545 NORTH RAVENSWOOD AVENUE

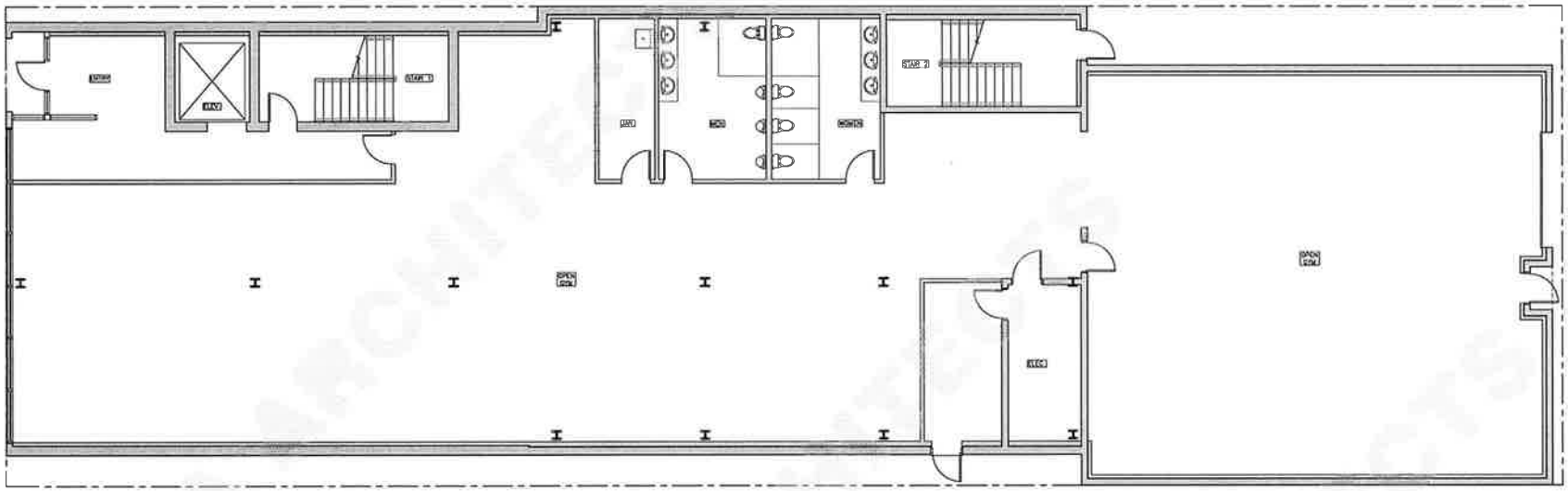
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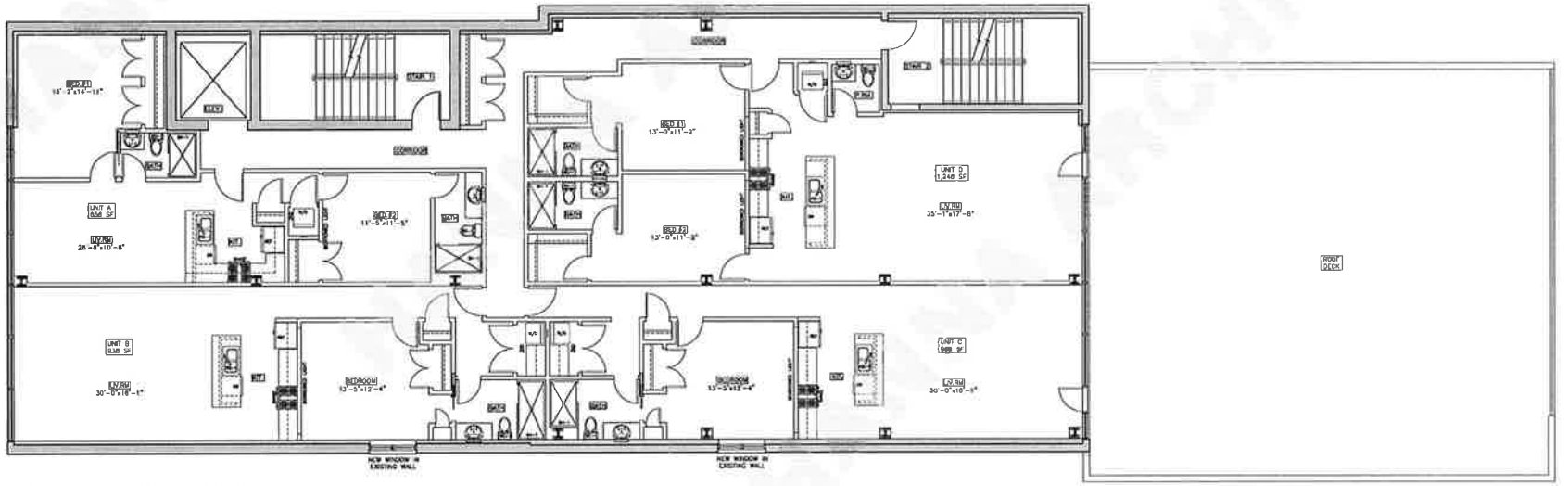
SHEET TITLE
DEMOLITION PLANS

FILENAME

SHEET NUMBER
A-3



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0" (ENTIRE BUILDING SPRINKLERED)



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0" (ENTIRE BUILDING SPRINKLERED)

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PROJECT NAME & ADDRESS
4545 NORTH RAVENSWOOD AVENUE

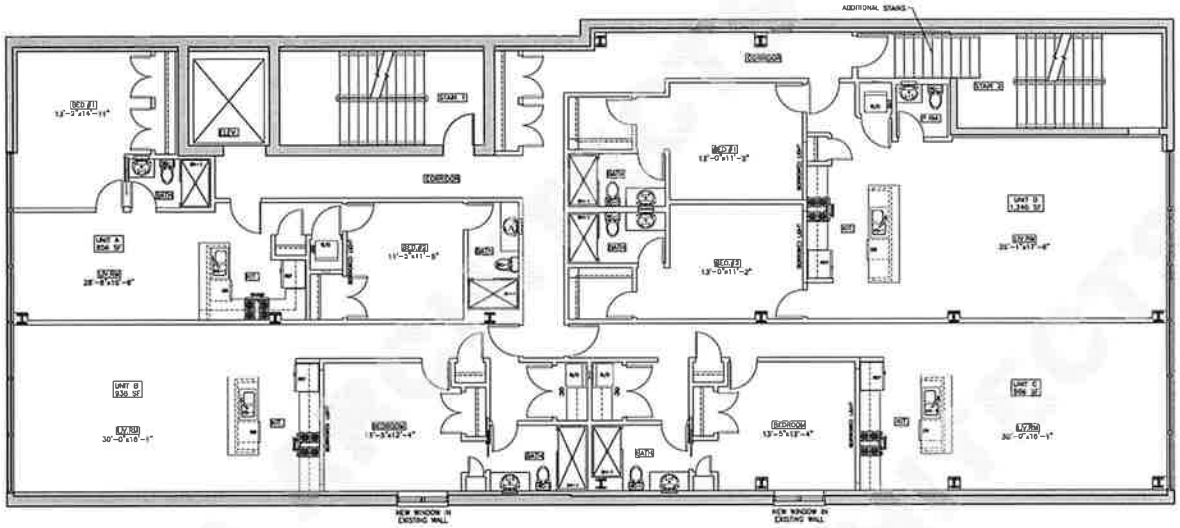
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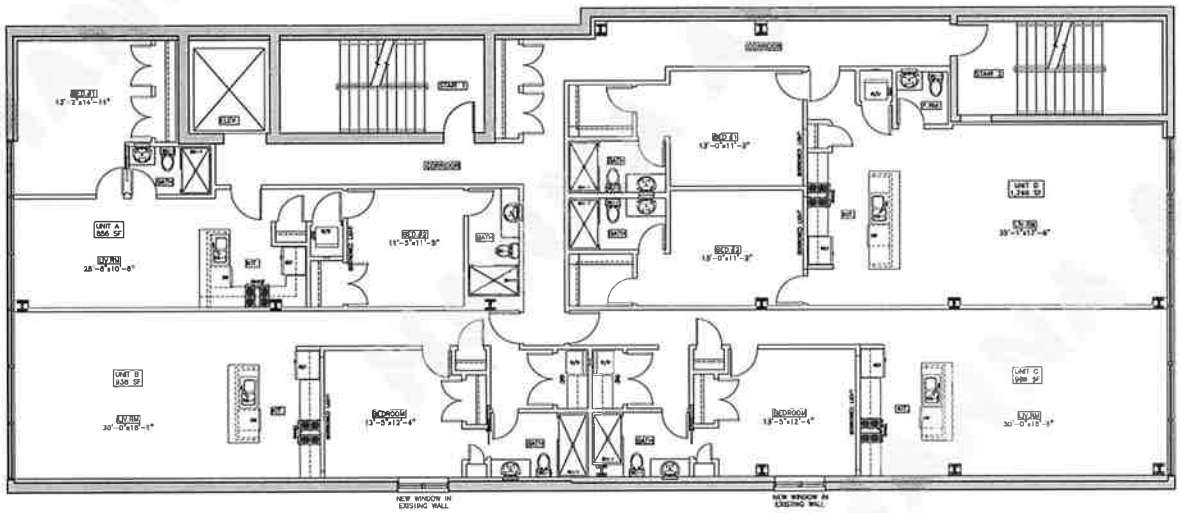
SHEET TITLE
FIRST AND SECOND FLOOR PLANS

FILENAME

SHEET NUMBER
A-4



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0" (ENTIRE BUILDING SPRINKLERED)



FOURTH FLOOR PLAN
SCALE: 3/16" = 1'-0" (ENTIRE BUILDING SPRINKLERED)

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PROJECT NAME & ADDRESS
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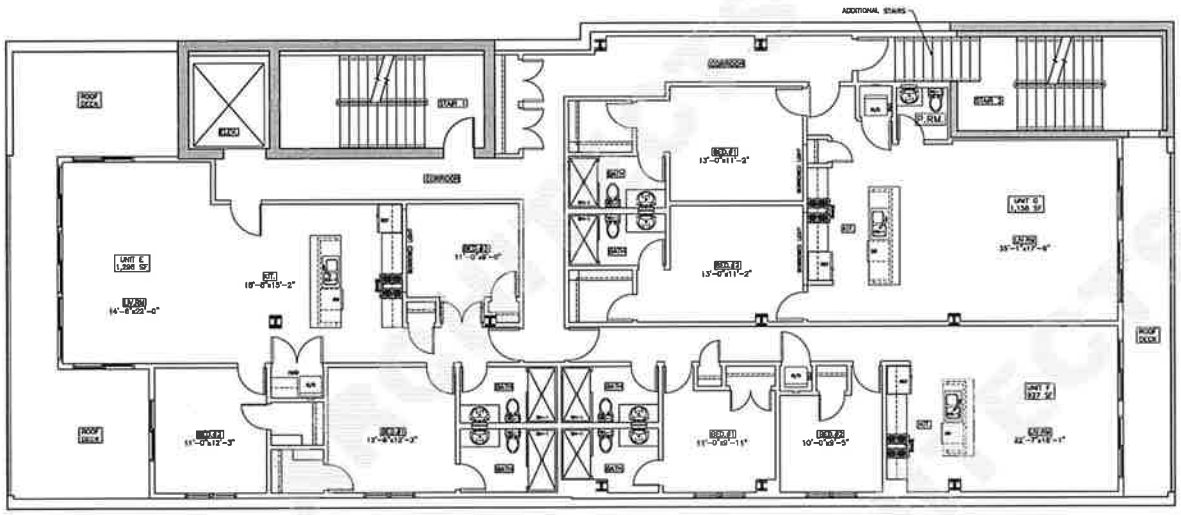
CONVERT EXISTING 2ND/3RD/4TH FLR. OFFICE SPACES TO 12 D.U.'s, ADD 5TH FLR.W/3 NEW D.U.'s

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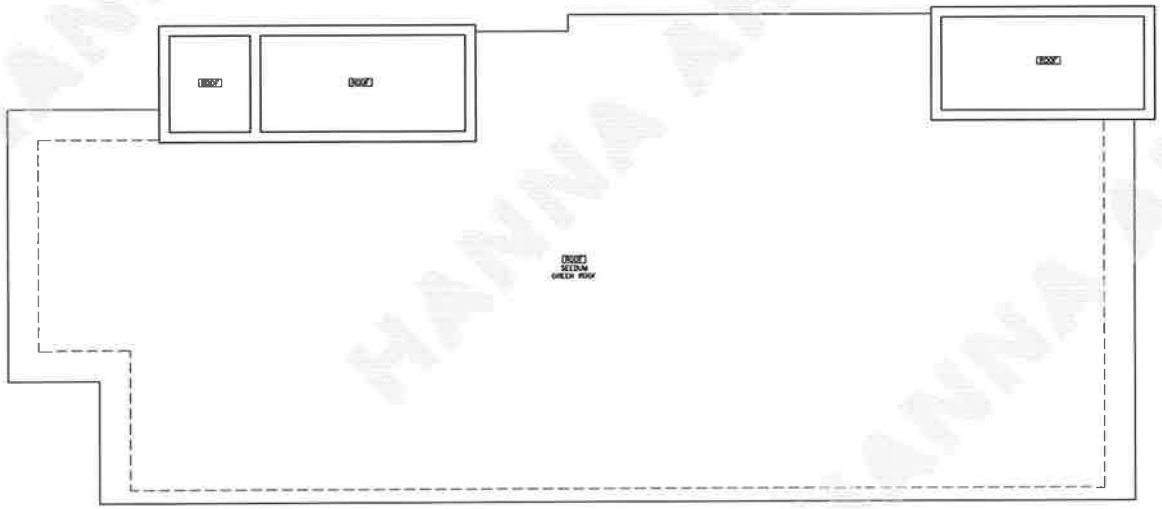
SHEET TITLE
THIRD AND FOURTH FLOOR PLANS

FILENAME

SHEET NUMBER
A-5



FIFTH FLOOR PLAN



ROOF PLAN

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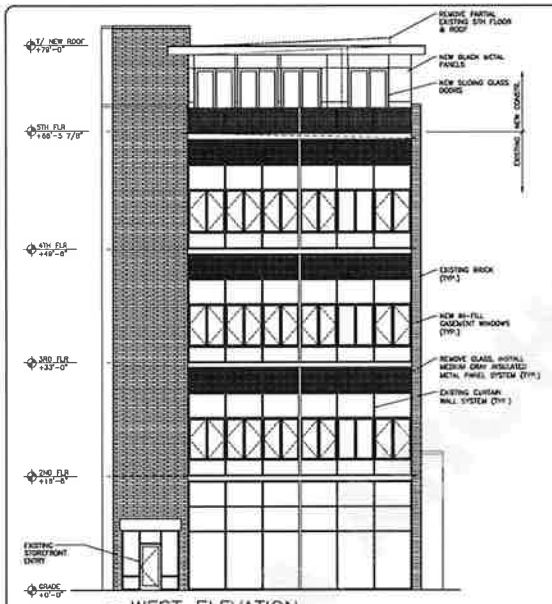
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FIFTH FLOOR AND ROOF PLANS

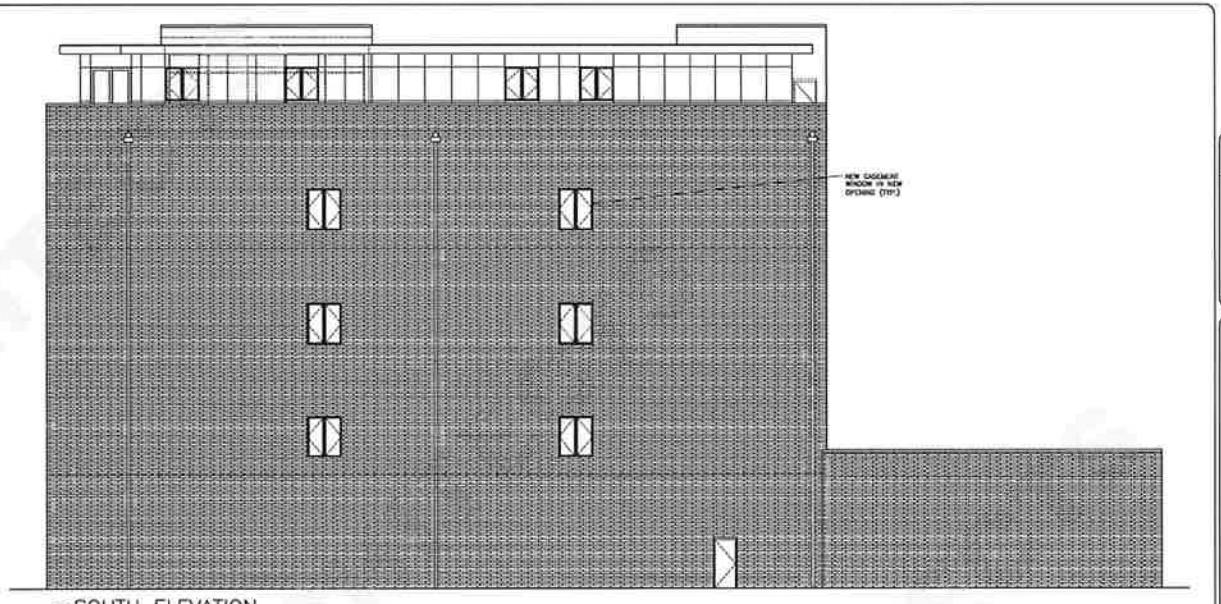
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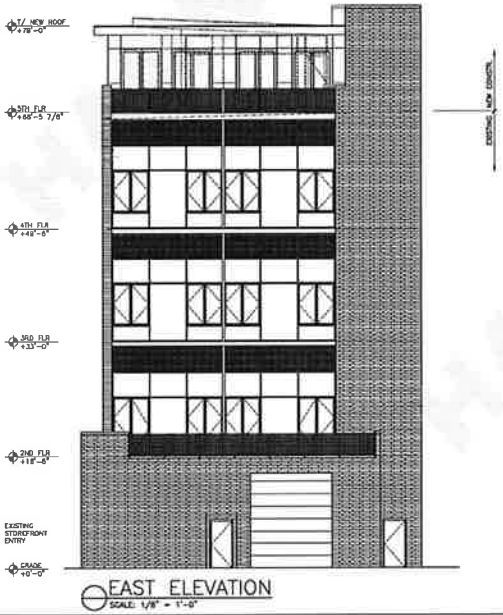
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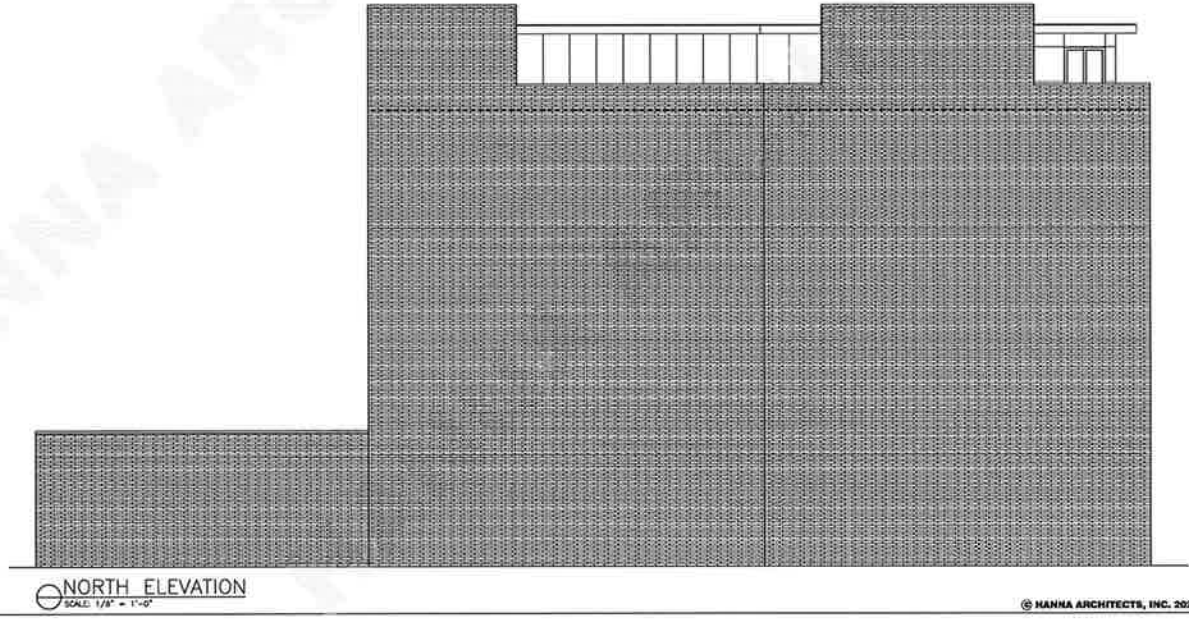
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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CHICAGO, ILLINOIS

SHEET TITLE
BUILDING ELEVATIONS

FILENAME

SHEET NUMBER
A-7