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 (e)
Bearing wall, interior	1 hour
Nonbearing, exterior,	by FSD
Nonbearing, interior	0
Floor Ceiling	1 hour
Roof Ceiling	1 hour (h)

Note–e: 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~R5 occupancy

Fire Rating by FSD (Fire Separation Distance)

Table 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	5011.638 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

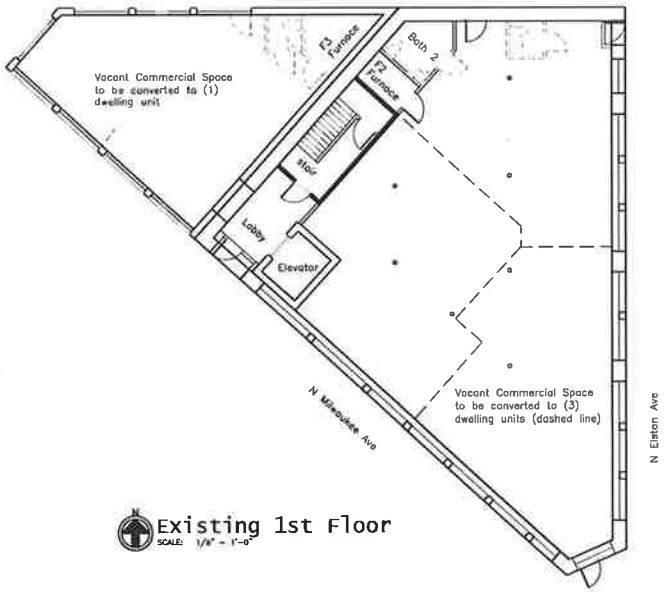
Occupancy Type R–2
Construction Type III–A

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

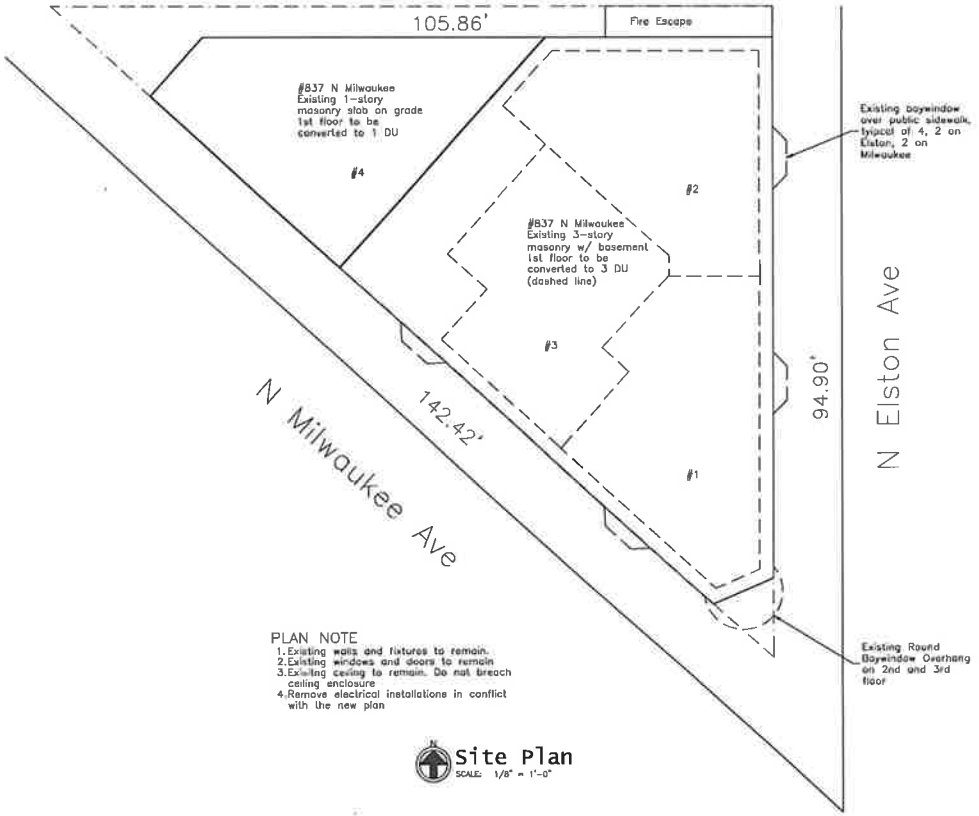
Building height 50' allowed

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

Approval Stamp
Z FENG
A Professional Corporation
Design Firm #184 004791
Z Feng Architect
zisongfeng@hotmail.com
311 S Wacker Drive #3200
Chicago IL 60606
312 399 2089



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"

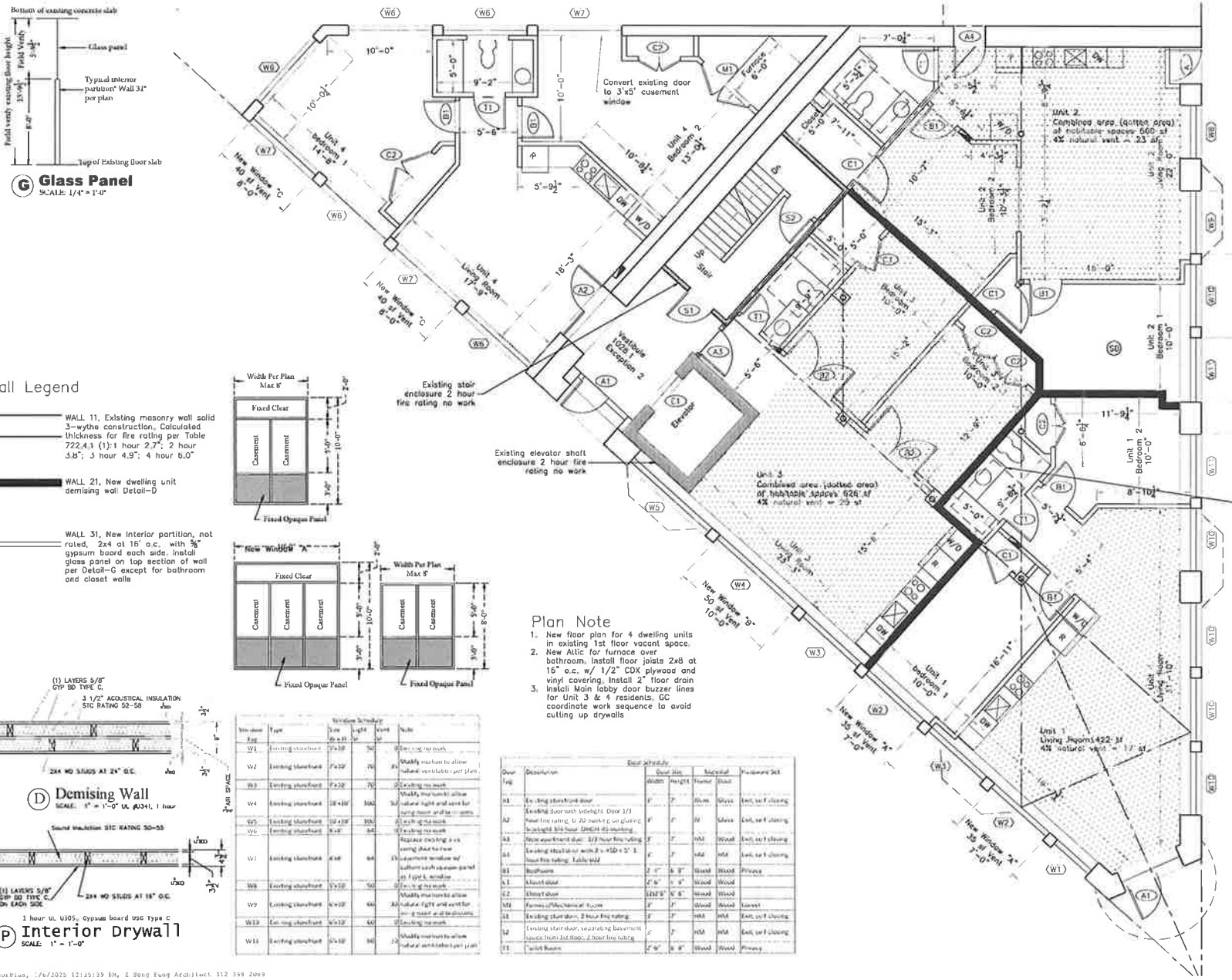
"I certify these drawings were prepared by me and they comply with the Chicago building code and zoning ordinance"
Architect: Zisong Feng
License #001–018341
expires on 11/30/2026

2 Zoning Change 1/6/2025
1 Field Visit 1/18/2024

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 3.8"; 3 hour 4.9"; 4 hour 6.0"

WALL 21, New dwelling unit demising wall Detail-D

WALL 31, New interior partition, not rated, 2x4 at 16" o.c. with 5/8" gypsum board each side. Install glass panel on top section of wall per Detail-G except for bathroom and closet walls

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" CDX 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

Demising Wall

SCALE: 1" = 1'-0" UL #U341, 1 hour

1 hour UL U305, Gypsum board USG Type C

Interior Drywall

SCALE: 1" = 1'-0"

Window Schedule

Window Tag	Type	Size (w x h)	Light	Vent	Note
W1	Existing storefront	9'x10'	90	0	Existing no work
W2	Existing storefront	7'x10'	70	35	Modify mullion to allow natural ventilation per plan
W3	Existing storefront	7'x10'	70	0	Existing no work
W4	Existing storefront	10'x10'	100	30	Modify mullion to allow natural light and vent for living room and bedroom units
W5	Existing storefront	10'x10'	100	0	Existing no work
W6	Existing storefront	5'x5'	25	0	Existing no work
W7	Existing storefront	8'x8'	64	35	Replace existing 2 x 6 casing due to new casement window w/ bottom sash opaque panel at Type C window
W8	Existing storefront	5'x10'	50	0	Existing no work
W9	Existing storefront	6'x10'	60	30	Modify mullion to allow natural light and vent for non-at-risk bedrooms
W10	Existing storefront	6'x10'	60	0	Existing no work
W11	Existing storefront	6'x10'	60	30	Modify mullion to allow natural ventilation per plan

Door Schedule

Door Tag	Description	Door Size Width	Door Size Height	Material Frame	Material Door	Hardware Set
A1	Existing storefront door	3'	7'	Alum.	Glass	Exit, self closing
A2	Existing door with sidelight. Door 3/4 hour fire rating. U 20 marking on glazing. Sidelight 3/4 hour. UMCH #3 marking	6'	7'	M	Glass	Exit, self closing
A3	New apartment door. 1/3 hour fire rating	3'	7'	HM	Wood	Exit, self closing
A4	Existing storefront with 3'x 4'10"+ 2' 1 hour fire rating. Table 602	6'	7'	HM	HM	Exit, self closing
B1	Bedroom	2' 6"	6' 8"	Wood	Wood	Privacy
C1	Closet door	2'-6"	6' 8"	Wood	Wood	
C2	Closet door	1'12'-6"	6' 8"	Wood	Wood	
M1	Furnace/Mechanical Room	3'	7'	Wood	Wood	Louver
S1	Existing stairdoor, 2 hour fire rating	3'	7'	HM	HM	Exit, self closing
S2	Existing stair door, separating basement space from 1st floor. 2 hour fire rating	3'	7'	HM	HM	Exit, self closing
T1	Toilet Room	2'-6"	6' 8"	Wood	Wood	Privacy

Approval Stamp
Z FENG
A Professional Corporation
Design Firm #184 004791
Z Feng Architect
Zsongfeng@hotmail.com
311 S Wacker Drive #3200
Chicago IL 60606
312 399 2089

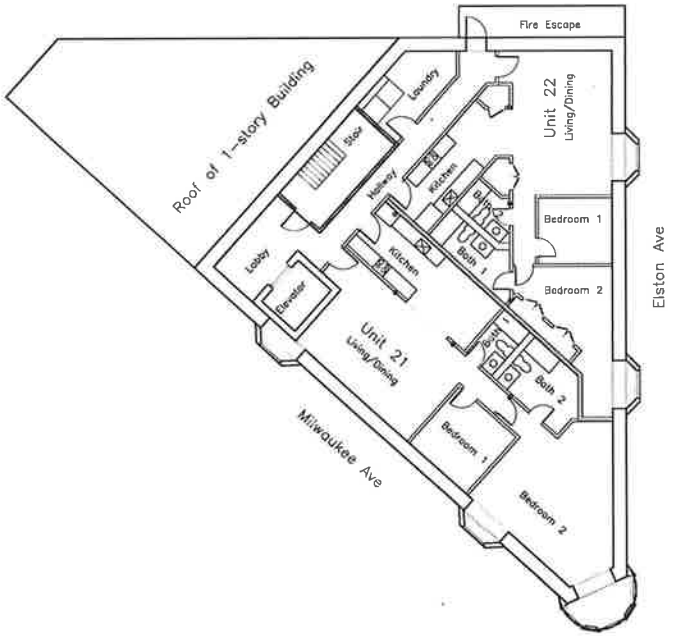
2 Zoning Change 1/6/2025
1 Field Visit 1/18/2024

Permit Address

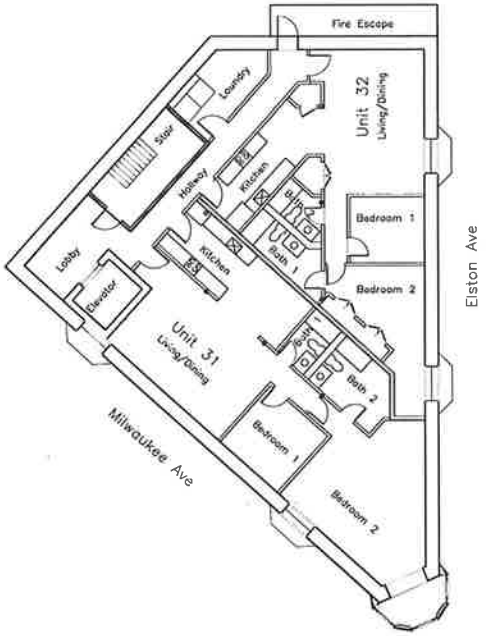
837 W Milwaukee Ave Chicago IL 60642

SHEET NUMBER

A 2



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



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

Approval Stamp
Z FENG
A Professional Corporation
Design Firm #184 004791
Z Feng Architect
zsongfeng@hotmail.com
311 S Wacker Drive #3200
Chicago IL 60606
312 399 2089

2 Zoning Change 1/6/2025
1 Field Visit 1/18/2024

Permit Address

837 W Milwaukee Ave Chicago IL 60642

SHEET NUMBER
A 3