

Type-1 Zoning Map Amendment at
4531-51 West Washington Blvd.
From RM-4.5 to RM-5

- 1.A. The applicant and property owner, United for Better Living, Inc., is seeking approval of a Type-1 Map Amendment from a RM-4.5 Residential Multi-Unit District to that of a RM-5 Residential Multi-Unit District in order to allow the construction of a proposed 57,716.32 sq. ft., three-story, 44 dwelling-unit residential building with a gated surface parking lot providing 21 vehicular off-street parking spaces (2 EV) with access via the public alley at the rear, and 10 indoor bicycle spaces. Subject property, located at 4531-59 West Washington Blvd. is currently a 39,375.0 sq. ft. unimproved vacant lot with an existing driveway facility (*to be removed*) located on W. Washington Blvd.

	Proposed:
FAR	1.47
Density (MLA)	400.0 sq. ft. per dwelling unit (44 d.u.)
Building Area	57,716.32 sq. ft.
Lot Area	39, 375.0 sq. ft.
Building Height	30'6"
Front Setback	5.0 ft.
Rear Setback	3.0 ft.
East Side Setback	14'8"
West Side Setback	7'1"
Parking	21 vehicular and 10 bicycle off-street parking spaces

*** ZONING RELIEF NEEDED:**

17-13-0303-D: In addition to the information required to be submitted with all Zoning Map Amendment applications, pursuant to other applicable portions of Section 17-13-0300, Type 1 applications may include relief available pursuant to Sections 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type 1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

CARE MANOR

UNITED FOR BETTER LIVING

4531 W. WASHINGTON BLVD.
CHICAGO, ILLINOIS 60624

SPR 2019 CBC: ERECT NEW 3 STORY WALKUP STRUCTURE WITH 44 AFFORDABLE HOUSING UNITS. NEW PARKING LOT WITH 21 CARS PLUS A PASSIVE PLAY AREA AND TRASH ENCLOSURE PER PLANS. OCCUPANCY GROUP R2 TYPE 3B CONSTRUCTION.

AFFORDABLE MULTI FAMILY HOUSING



TITLE SHEET
T00 - TITLE SHEET
T02 - CODE MATRIX
SURVEY: SURVEY (M SHI C00)
FLAT OF SURVEY (M SHI C00)

SITE PLAN:
S100 - SITE PLAN
S101 - SITE DEMO PLAN
S102 - SITE DEMO PLAN
L101 - LANDSCAPE PLAN & DETAILS
L102 - LANDSCAPE DETAILS
UTILITY PLAN:
U100 - UTILITY PLAN SHEET 000
NEW CIVIL PLAN:

C100 - CIVIL NOTES AND INFO
C101 - EXISTING SITE AND UTILITIES
C102 - EXISTING SITE AND UTILITIES
C103 - CIVIL GEOMETRIC PLAN
C104 - CIVIL UTILITY PLAN
C105 - GRADING AND DRAINAGE PLAN
C106 - STORMWATER DRAIN PLAN
C107 - STORMWATER DRAIN PLAN
C200 - UTILITY DETAILS I - SEWER
C201 - UTILITY DETAILS II - SEWER
C202 - PAVEMENT DETAILS I
C203 - PAVEMENT DETAILS II
C204 - SECTION VIEWS
C205 - SECTION VIEWS
C206 - CURB DETAILS I
C207 - CURB DETAILS II

ARCHITECTURAL:

A100 - INTERIOR FINISH NOTES
A101 - FIRST FLOOR ACCESSIBILITY PLAN
A102 - SECOND FLOOR PLAN
A103 - THIRD FLOOR PLAN
A104 - ROOF PLAN
A105 - ENLARGED PLANS
A106 - ENLARGED PLANS
A107 - ENLARGED PLANS
A108 - WALL PLAN DETAILS
A109 - INTERIOR ELEVATIONS BATH
A110 - INTERIOR ELEVATIONS KITCHEN
A111 - NORTH & SOUTH ELEVATION
A112 - EAST & WEST ELEVATION
A113 - BUILDING SECTIONS
A114 - WALL SECTIONS
A115 - WALL SECTIONS
A116 - REAR PORCH PLAN
A117 - ROOF PLAN SUSTAINABILITY
A118 - ROOF FINISH SCHEDULES
A119 - DOOR SCHEDULES
A120 - DOOR SCHEDULES
A121 - ACCESSIBILITY PLAN
A122 - ACCESSIBILITY PLAN
A123 - ENLARGED FOOTING DETAILS
A124 - FOUNDATION WALL CALLOUTS
A125 - FOUNDATION WALL CALLOUTS
A126 - SECOND FLOOR FRAMING PLAN
A127 - SECOND FLOOR FRAMING PLAN
A128 - THIRD FLOOR FRAMING PLAN
A129 - THIRD FLOOR FRAMING PLAN
A130 - ROOF FRAMING PLAN & DETAILS
A131 - ENLARGED FRAMING PLAN
A132 - ENLARGED FRAMING PLAN
A133 - FOUNDATION PLAN DETAILS
A134 - FRAMING DETAILS
A135 - OLD PARCHMENT DETAILS

FIRE PREVENTION:

F101 - FIRST FLOOR SPRINKLER PLAN
F102 - FIRE PENETRATION DETAILS

MECHANICAL:

M101 - MECHANICAL ENLARGED PLANS
M102 - MECHANICAL ENLARGED PLANS
M103 - MECHANICAL ENLARGED PLANS
M104 - MECHANICAL ENLARGED PLANS
M105 - MECHANICAL 2ND & 3RD FLOOR PLAN
M106 - MECHANICAL SCHEDULES & NOTES

PLUMBING:

P101 - PLUMBING UNDERGROUND PLAN
P102 - PLUMBING FIRST FLOOR PLAN
P103 - PLUMBING 2ND & 3RD FLOOR PLAN
P104 - PLUMBING DIAGRAMS

ELECTRICAL:

E101 - ELECTRICAL SITE PLAN
E102 - ELECTRICAL FIRST FLOOR POWER PLAN
E103 - ELECTRICAL 2ND & 3RD FLOOR POWER PLAN
E104 - SECOND & THIRD FLOOR LIGHTING PLAN
E105 - ELEC ST FLOOR EMERGENCY PLANS
E106 - ELEC 2ND & 3RD EMERGENCY PLANS
E107 - ELEC ENLARGED TYP. PLANS
E108 - ELEC ENLARGED TYP. PLANS
E109 - ELECTRICAL LINE DIAGRAM
E110 - ELEC LOAD CALC

SUSTAINABILITY:

S101 - ROOF PLAN FOR SUSTAINABILITY
S102 - SITE PLAN FOR SUSTAINABILITY
S103 - SUSTAINABILITY

CODES: CBC CHICAGO BUILDING CODE 2019 - CHICAGO 2019 ELECTRICAL CODE

MATRIX DISTRIBUTION FOR TYPE A, SEC. 504, H.I. UNITS & UNITS WITH CONDUIT LINES

BUILDING ADDRESS	NO. OF LEVELS	NO. OF UNITS	20% OF TYPE A CBC - 18-11			20% OF TYPE A ONLY 7 UNITS			SEC. 504			20% CONDUIT		
			15% TYPE A SEC. 504.3 UNITS	1 BDR	2 BDR	3 BDR	15% TYPE A ONLY 7 UNITS	1 BDR	2 BDR	3 BDR	2% HEARING IMPAIRED	1 BDR	2 BDR	3 BDR
4531 W. WASHINGTON BLVD.	3	44	1	29	14	3	9	2	1	2	0	1	8	0

PROJECT DATA

ZONING DISTRICT:	RM-4.5	39,375	(175' X 225')	
LOT AREA:				
BUILDING CONSTRUCTION TYPE:	PRINCIPAL BUILDING - IIB (SPRINKLERED S-19R)			
OCCUPANCY CLASSIFICATION:	CLASS R-2 - 44 UNIT BUILDING			
ITEM	ORDINANCE ALLOWED	PROPOSED - ZBA	EXISTING FLOOR AREA	PROPOSED FLOOR AREA
MIN. LOT AREA	1650 SF	39,375 SF		
LOT AREA PER UNIT	700 SF 56 UNITS	44 UNITS		
FRONT YARD SETBACK	15 FEET (SEC. 17-2-0305)	5'-0"		19142 SF
REAR YARD SETBACK	50 FT (SEC. 17-2-0306)	3.0 FT		19287.16 SF
REAR YARD OPEN SPACE	2,560 SF (SEC. 17-2-0307)	2,816 SF		19287.16 SF
SIDE YARD SETBACK (EAST)	45 FT (SEC. 17-2-0309)	9'-8 1/4"		
SIDE YARD SETBACK (WEST)	0	7'-1"		
OFF STREET PARKING	44	21		
BICYCLE STORAGE	44	20		
VEHICULAR USE AREA	8004		TOTAL	57716.32 SF
MAX. HEIGHT	MAX. - 47'-0" (SEC. 17-2-0311)	30.3 FT		
FLOOR AREA RATIO	(2.0) 75,750 SF	57,716.32 SF		

OWNER:
CORINTHIAN TEMPLE CHURCH COGIC
4520 W. WASHINGTON BLVD.
CHICAGO, ILLINOIS 60624
BISHOP DAVID TODD WHITLEY, PASTOR

DEVELOPER:
SIXTEEN HUNDRED INVESTMENT GROUP, LTD.
1327 W. WASHINGTON BLVD.
CHICAGO, ILLINOIS 60607

ARCHITECT:
TRAD CONSORTIUM, LTD.
HOWARD A. GARRISON, AOR
2139 E. 87TH STREET
CHICAGO, ILLINOIS 60617

THESE PLANS HAVE BEEN PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY OF CHICAGO CODES AND REGULATIONS.

REGISTERED PROFESSIONAL ENGINEER
HOWARD A. GARRISON, AOR
2139 E. 87TH STREET
CHICAGO, ILLINOIS 60617
DATE: 11/29/19

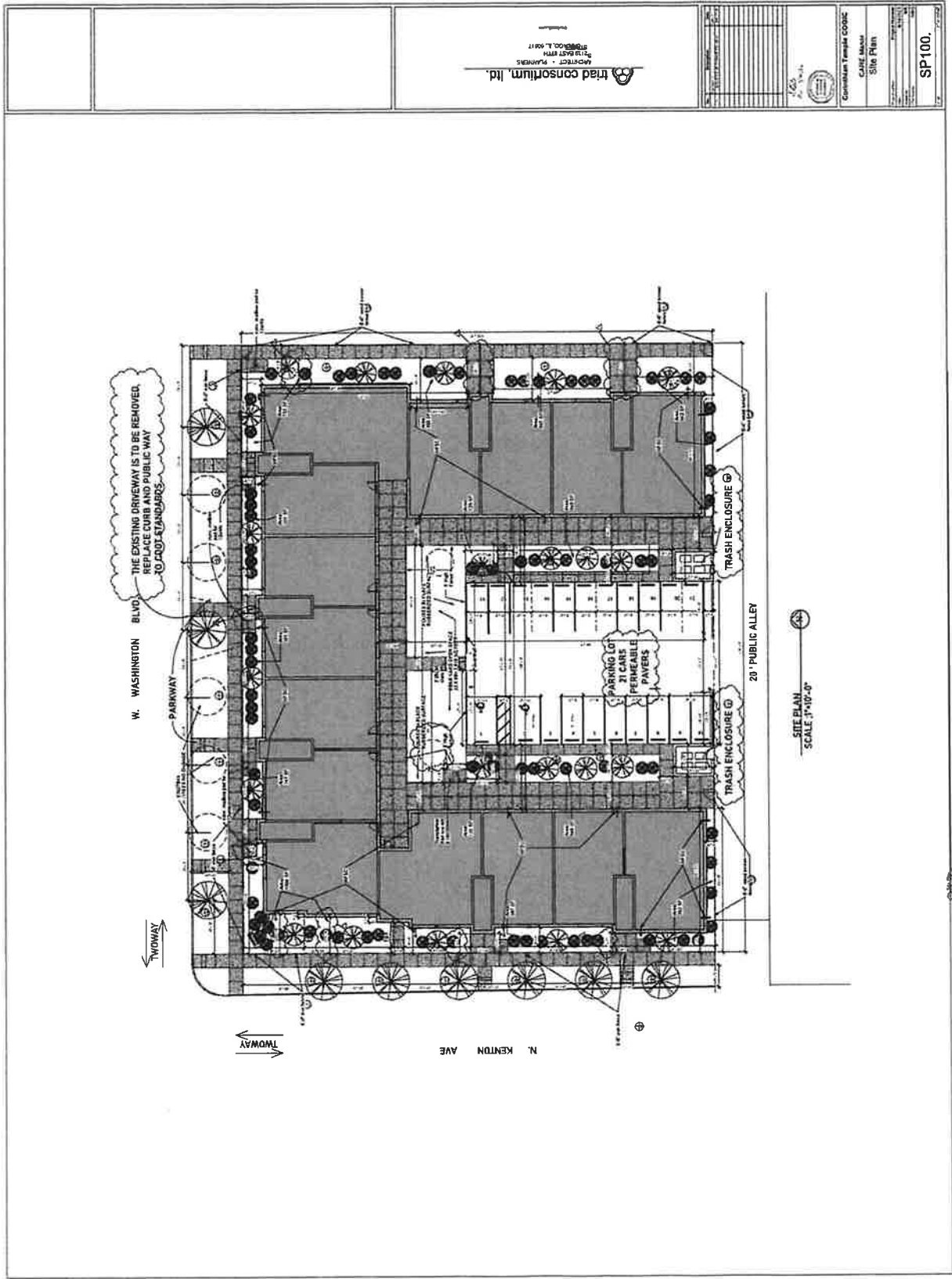
SCALE: AS SHOWN

APPLICABLE CITY & ALCOHOL LIQUOR COMMISSION



001101034

Final for Publication



trad consortium, ltd.
 ARCHITECT • PLANNERS
 112 EAST 9TH
 COVINGTON, LA 70003

DATE	DESCRIPTION

Consultant Template CODE:
 SCALE: 1/8" = 1'-0"
 SHEET: 1 OF 1
 PROJECT: [REDACTED]
 DATE: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 APPROVED BY: [REDACTED]

SP100.

GENERAL ACCESSIBILITY NOTES:

1. All units shall be designed to meet or exceed the minimum requirements of the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) as amended, including the 2010 ADA Standards for Accessible Design and the 2010 HUD Fair Housing Guidelines. All units shall be designed to meet or exceed the minimum requirements of the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) as amended, including the 2010 ADA Standards for Accessible Design and the 2010 HUD Fair Housing Guidelines.

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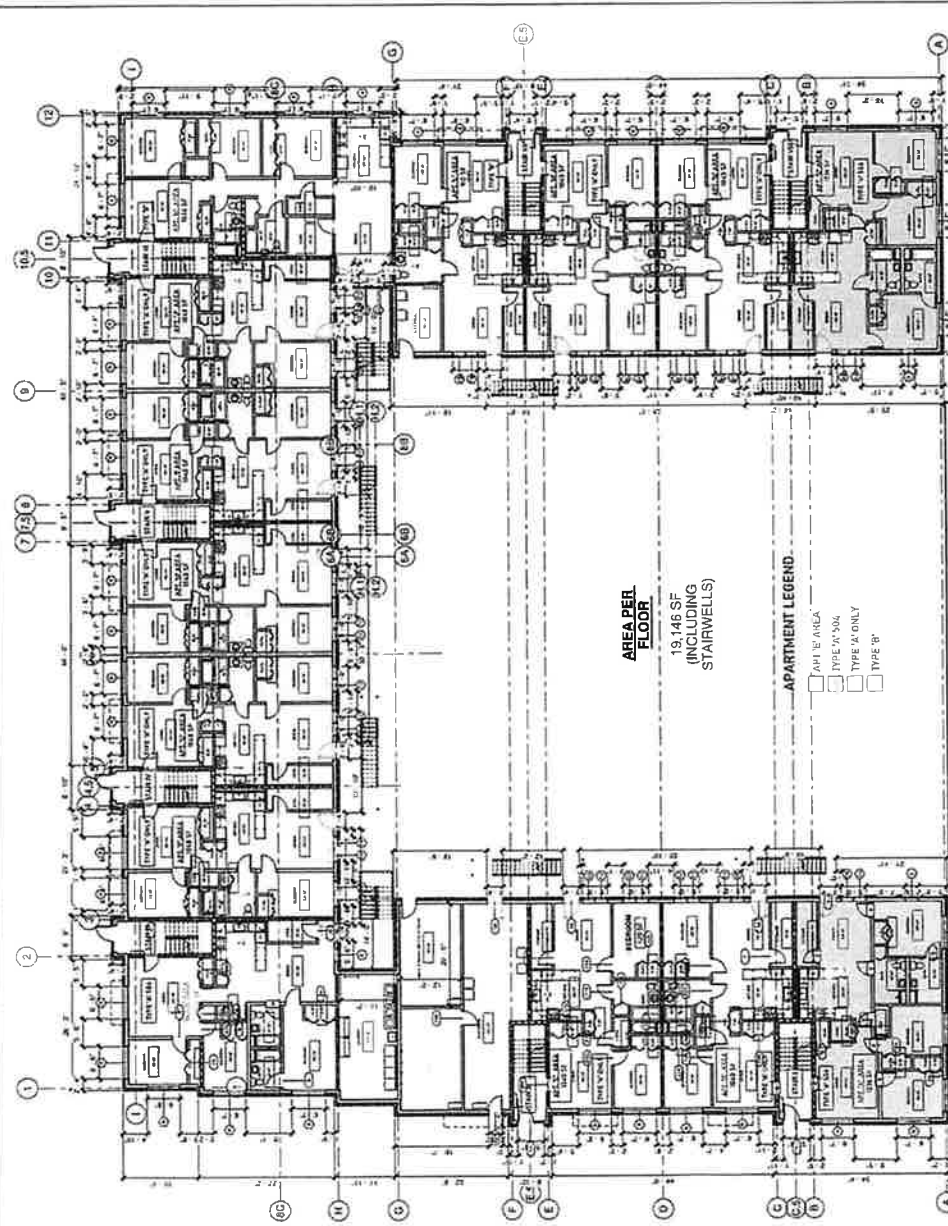
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AREA PER FLOOR
19,146 SF
(INCLUDING STAIRWELLS)


APARTMENT LEGEND

- TYPE 'A' ONLY
- TYPE 'A' ONLY
- TYPE 'B'

14 UNITS ON FIRST FLOOR	
4 - 3 BEDROOM UNITS	2 @ 1236 SF 1 @ 1307 SF 1 @ 1534 SF
9 - 2 BEDROOM UNITS	9 @ 1040 SF
1 - 1 BEDROOM UNIT	1 @ 910 SF

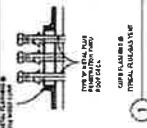

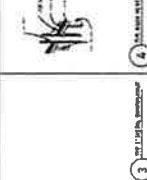

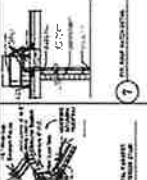
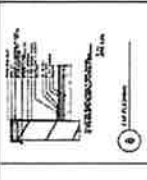
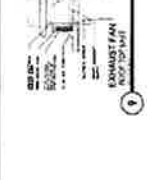

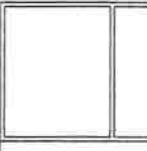
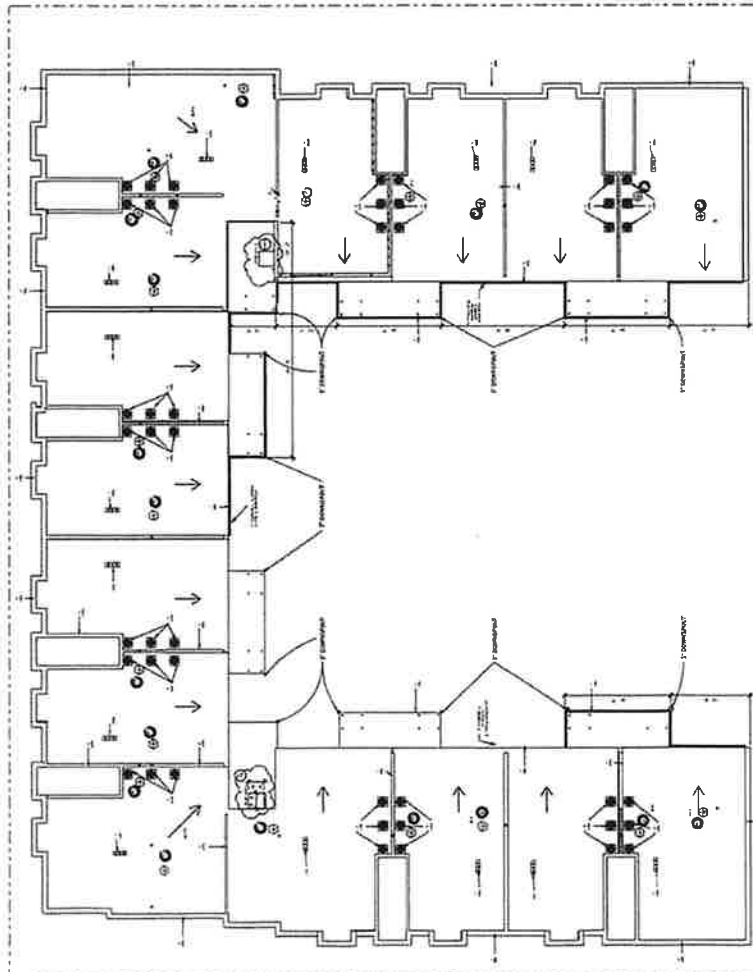
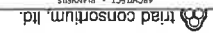



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 CORPUS CHRISTI, TX 78401

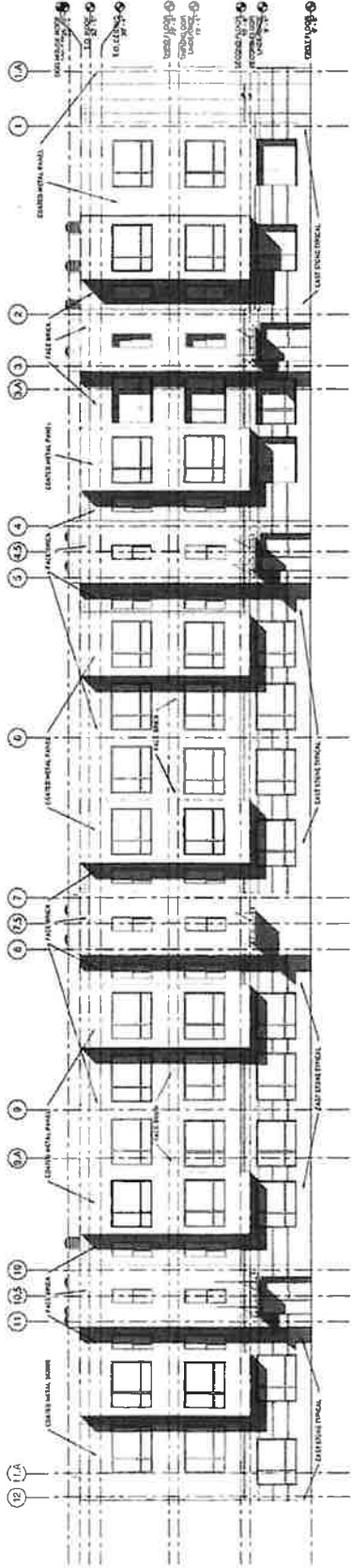

Carrubian Temple COGIC
 CARE Manager
FIRST FLOOR ACCESSIBILITY PLAN
 10/20/2010

A101
 10/20/2010

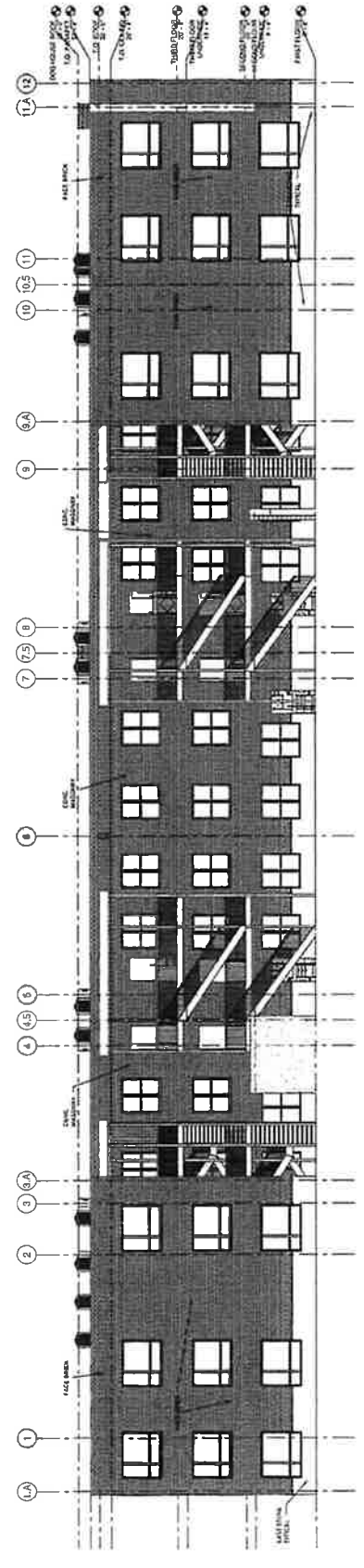
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 <p>1. GUTS DRAINAGE TO THE EXTERIOR THROUGH THE ROOF.</p>	 <p>2. ROOF PENETRATIONS THROUGH THE ROOF.</p>	 <p>3. ROOF FLASHING AT WALL PENETRATIONS.</p>	 <p>4. ROOF FLASHING AT WALL PENETRATIONS.</p>	 <p>5. FLASHING LAP.</p>	 <p>6. ROOF FLASHING AT WALL PENETRATIONS.</p>	 <p>7. ROOF FLASHING AT WALL PENETRATIONS.</p>	 <p>8. LEAF FLASHING.</p>	 <p>9. EXHAUST FAN ROOF TOP UNIT.</p>	 <p>NOTES:</p> <ol style="list-style-type: none"> 1. AT LEAST 75% OF THE ROOFING MATERIALS SHOULD HAVE A SOLAR REFLECTANCE INDEX (SRI) EQUAL TO OR GREATER THAN 75. THE REMAINING 25% OF THE TOTAL ROOF AREA, APPROXIMATE LOCATIONS SHOWN ON SHT A600. COMPOSITION WILL BE MODIFIED BY OTHER SUSTAINABILITY 2. GREEN ROOF SYSTEM AT 50% OF TOTAL ROOF AREA. APPROXIMATE LOCATIONS SHOWN ON SHT A600. SUSTAINABILITY 3. ROOF INSULATION WILL HAVE AN R VALUE OF 35. 4. ROOF WARRANTY OF NO LESS THAN 25 YEARS. 5. SEE SPECIFICATION DIVISION 07. THERMAL AND MOISTURE PROTECTION FOR ROOF INSTALLATION 6. PLANT TRAYS TO BE PLACED ON COMPLETED ROOF SYSTEM. 	<p style="text-align: center;">  triad consortium, ltd. ARCHITECT - PARTNERS 5723 KAY RD GREENWOOD, NC 27639 PHONE: 704.771.1111 FAX: 704.771.1112 </p>
<p>THIS IS TO CERTIFY CHANGES (NUMBERED AND INITIALED) THRU <input type="checkbox"/> <input type="checkbox"/> WERE MADE BY ME</p> <p>SIGNED: _____ DATE: _____</p>										

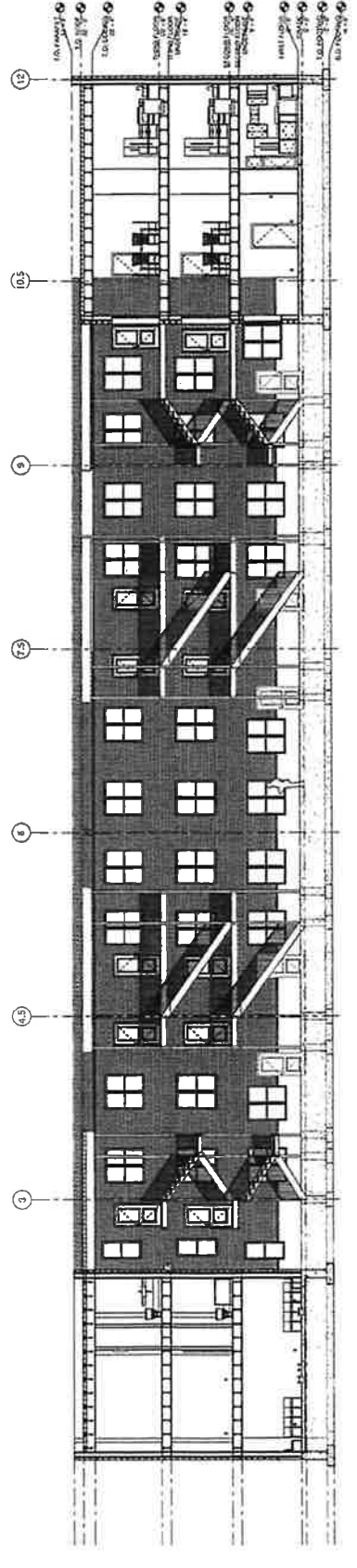
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DATE: 10/15/14
 DRAWN BY: J. WHITE
 CHECKED BY: J. WHITE
 PROJECT: CARE MANOR
 CONSTRUCTION TEMPORARY DDGRC
 NORTH & SOUTH
 ELEVATIONS
 SHEET NO. A301
 TOTAL SHEETS: 12

