Final for Publication

SUBSTITUTE TYPE 1 ZONING AMENDMENT
PROJECT NARRATIVE AND PLANS
811 WEST EVERGREEN

The Applicant seeks to rezone 811 West Evergreen from a C3-5 Commercial, Manufacturing and Employment District to B2-5 Neighborhood Mixed-Use District to convert the existing commercial building into a multifamily residential building with forty-seven (47) dwelling units. No vehicle parking spaces will be provided. The Applicant will provide 47 bike spaces. The building height will be 65 feet, 7 inches. No commercial space will be provided. The property is considered a transit-served location because it is approximately 1,584 feet from the North/Clybourn CTA Red Line Train Station and less than 200 feet from the Halsted Bus Line Corridor. The project complies with the E-TOD Ordinance standards.

Pursuant to Section 17-13-0303-D, the Applicant seeks to reduce the off-street parking requirement to zero pursuant to Section 17-13-1003-EE. Pursuant to Section 17-13-1101-B, the Applicant seeks to reduce the rear setback to 0 feet. Pursuant to Section 17-13-1101-D, the Applicant seeks to reduce the required 1 loading space to 0.

Project Bulk and Density

Lot Area	13,697 SF
Density MLA (Lot area per unit)	291 SF (47 DU)
Off Street Parking	0* spaces
Loading Space	0 space**
Rear Setback	0 feet***
Side Setback (West)	0 feet
Side Setback (East)	4.93 feet
Front Setback	0 feet
Building SF	47,339 SF
FAR	3.45
Building Height	53 feet, 5 inches (4th floor) 71 feet, 5 inches (top of stair and elevator penthouse)

* Pursuant to Section 17-13-0303-D, the Applicant seeks to reduce the off-street parking requirement to zero pursuant to Section 17-13-1003-EE.

** Per Section 17-13-0303-D, the applicant seeks to reduce the off-street loading space requirement from 1 to 0 under Section 17-13-1101-EE.
*** Pursuant to Section 17-13-1101-B, the Applicant seeks to reduce the rear setback to 0 feet.

I. **17-3-0308 Specific Criteria for Transit-Served Location.**

1. The project complies with the applicable standards of Section 17-10-0102-B;

The property will be considered a transit-served location because it is approximately 1,584 feet from the North/Clybourn CTA Red Line Train Station and less than 200 feet from the Halsted Bus Line Corridor.

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a pedestrian street and except paragraph C if the land use is designated in a non-commercial use group, pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street;

Section 17-3-0504-B does not apply because the building does not abut Halsted nor is it 5 feet from the sidewalk on Halsted. The Project does not need to comply with Section 17-3-0504-C because after the conversion the property will be a residential building. The Project complies with Section 17-3-0504-D because the building has a primary entrance that is located on West Evergreen Avenue. Section 17-3-0504-E does not apply because after the conversion the property will be a residential building. The Project complies with Section 17-3-0504-F and G because no parking will be provided. Section 17-3-0504-H does not apply because after the conversion the property will be a residential building. Section 17-3-0504-I does not apply because after the conversion the property will be a residential building.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;

The North/Clybourn CTA Red Line Train Station is considered a Local Activity Center, which is designated under the CTA Typology Study to enhance infill development opportunities with higher densities. Thus, the proposed project is consistent with CTA Typology Study for the North/Clybourn CTA Red Line Train Station and complies with the City of Chicago E-TOD Guidelines.

4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE; and

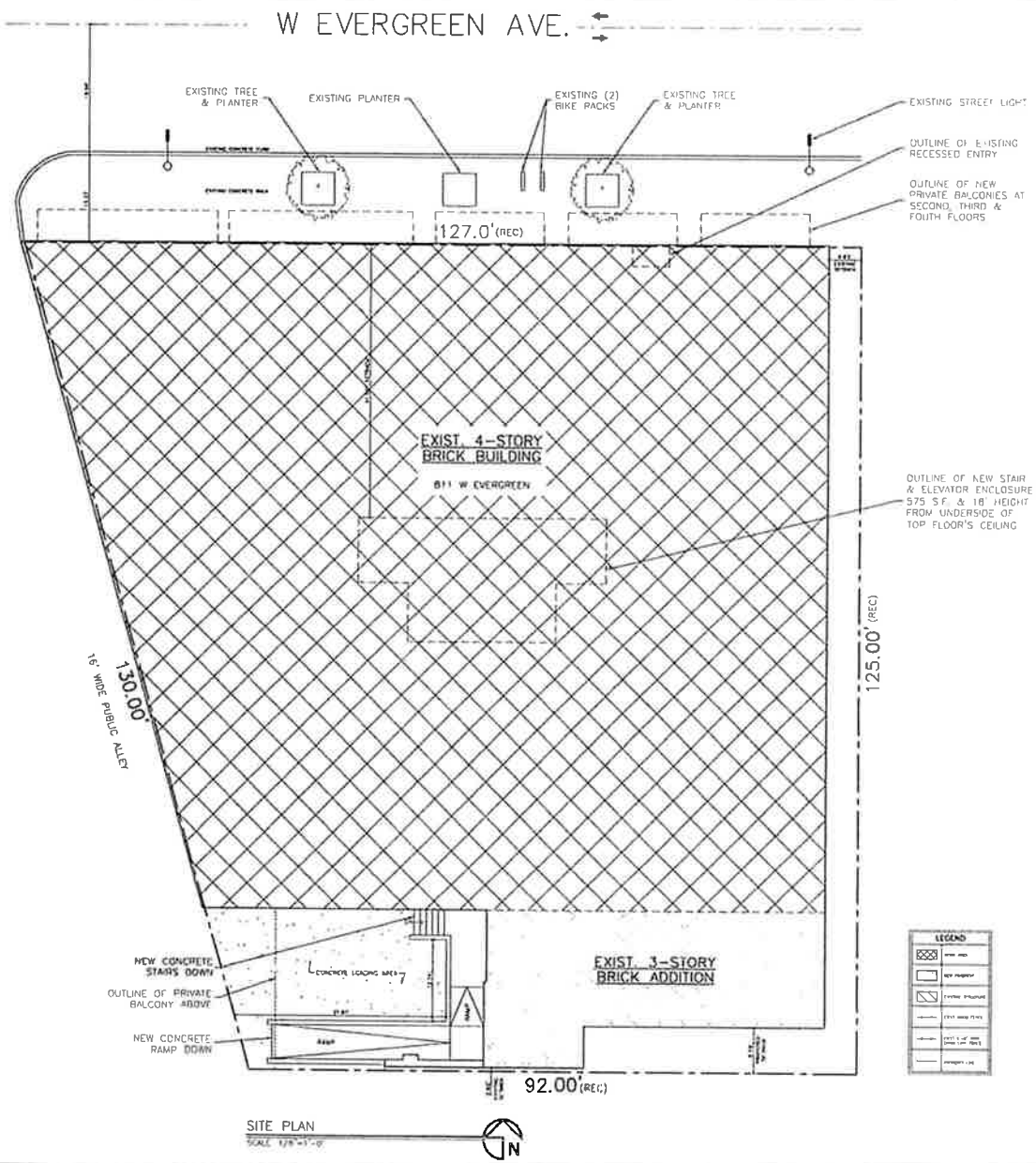
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The Project complies with Section 17-10-0207 by having 0 vehicle parking spaces for 47 dwelling units.

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

This Project does not require a Travel Demand Study per the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.

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VICTOR DRAPSZO
001-022148

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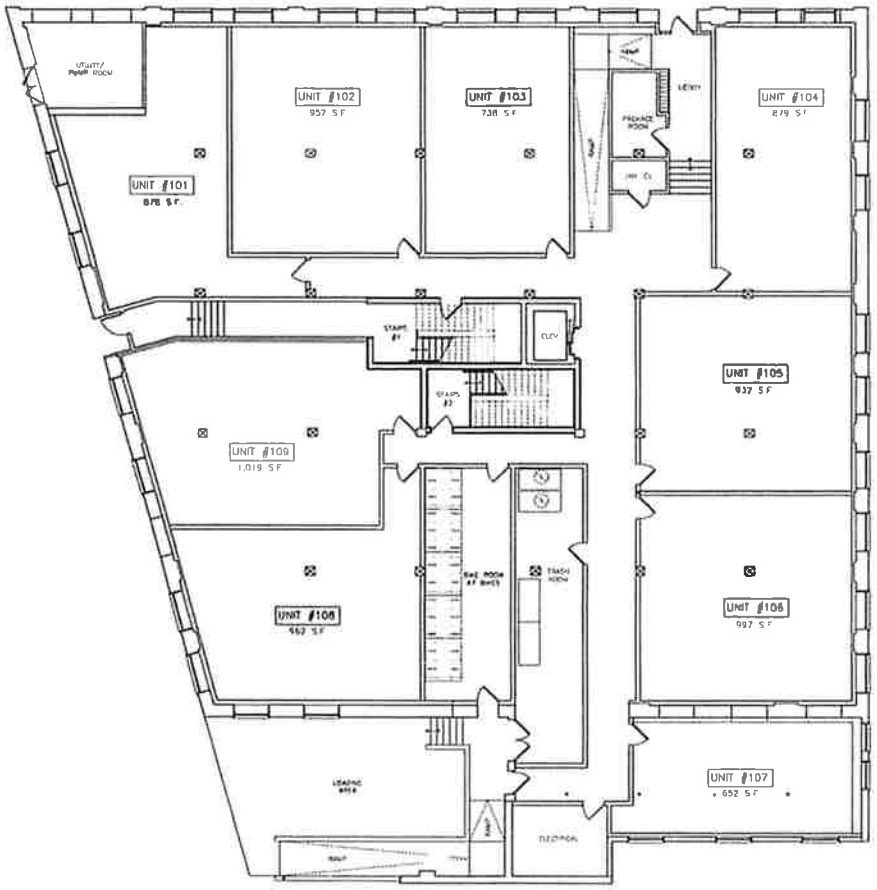
SITE PLAN

811 W EVERGREEN AVE
CHICAGO, IL

ARCHITECTS

ARCHITECTURE
PLANNING
ARCHITECTURAL INTERIORS

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FIRST FLOOR PROPOSED PLAN

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

N

WALL LEGEND

EXISTING WALL	HISTORICAL PARTITION TYPES FOR U.L. ASSEMBLIES & FIRE RATING
NEW FRAME WALL	
NEW MASONRY WALL	
EXISTING LOAD BEARING WALL	

DRAWING SYMBOLS

DOOR TYPE - SEE SCHEDULE ON A3.0	DOOR	FLOOR DRAIN
WALL PARTITION - SEE SHEET A2.0	STEEL POST	WATER HEATER
WINDOW TYPE - SEE SCHEDULE ON A3.0	BEAM	EJECTOR PUMP
WOOD POST	GAS METER	DOWNSPOUT
STEEL POST, SEE PLAN FOR SIZE	ELECTRICAL METER	ELEVATION MARKER REFER TO SHEET #
	THRUST PREVENTING HOSE BIBB	

REVISIONS:

CHECKED BY: VD

DRAWN BY: AS

PROPOSED PLANS

811 W EVERGREEN AVE CHICAGO, IL

1728 N. Damen Ave
Chicago, IL 60647

PH 773.772.7774 office
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ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

ARCHITECTS

PROJECT: 811 W EVERGREEN AVE

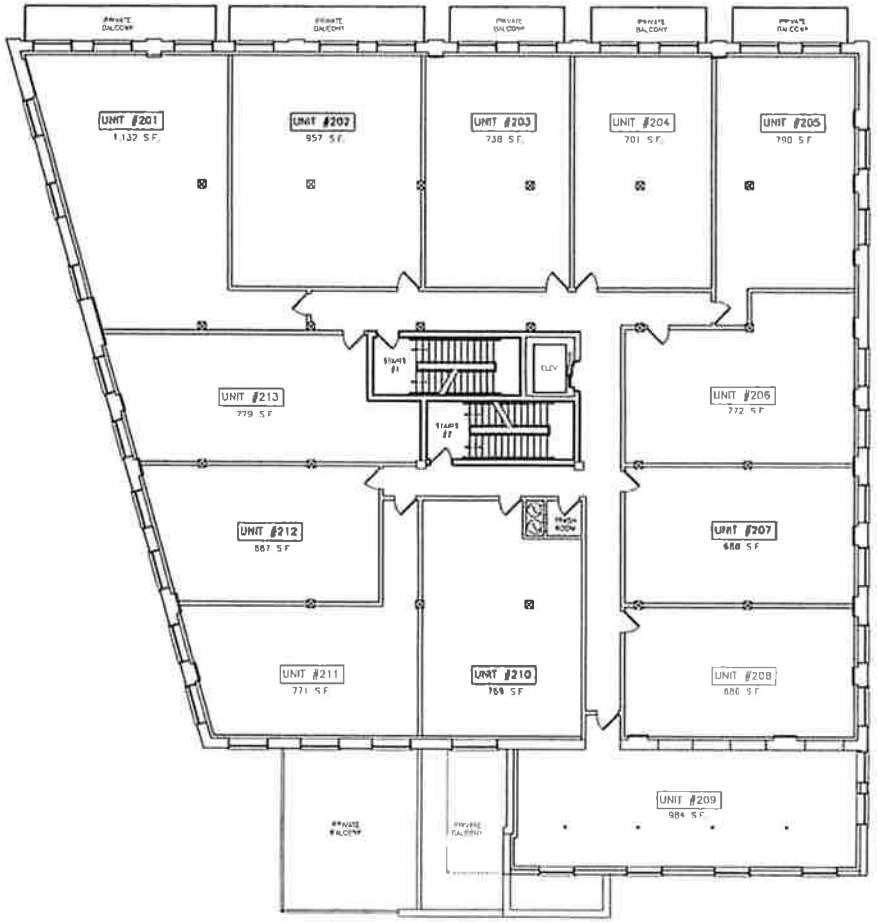
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DATE: 12.3.2014

SHEET: A1.1

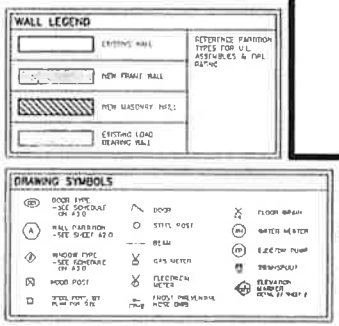
LICENSED ARCHITECT VICTOR DRAPEZO 001-022168 STATE OF ILLINOIS

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SECOND FLOOR PROPOSED PLAN

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



REVISIONS:

CHECKED BY: VD

DRAWN BY: AS

PROPOSED PLANS

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ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 811 W EVERGREEN

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

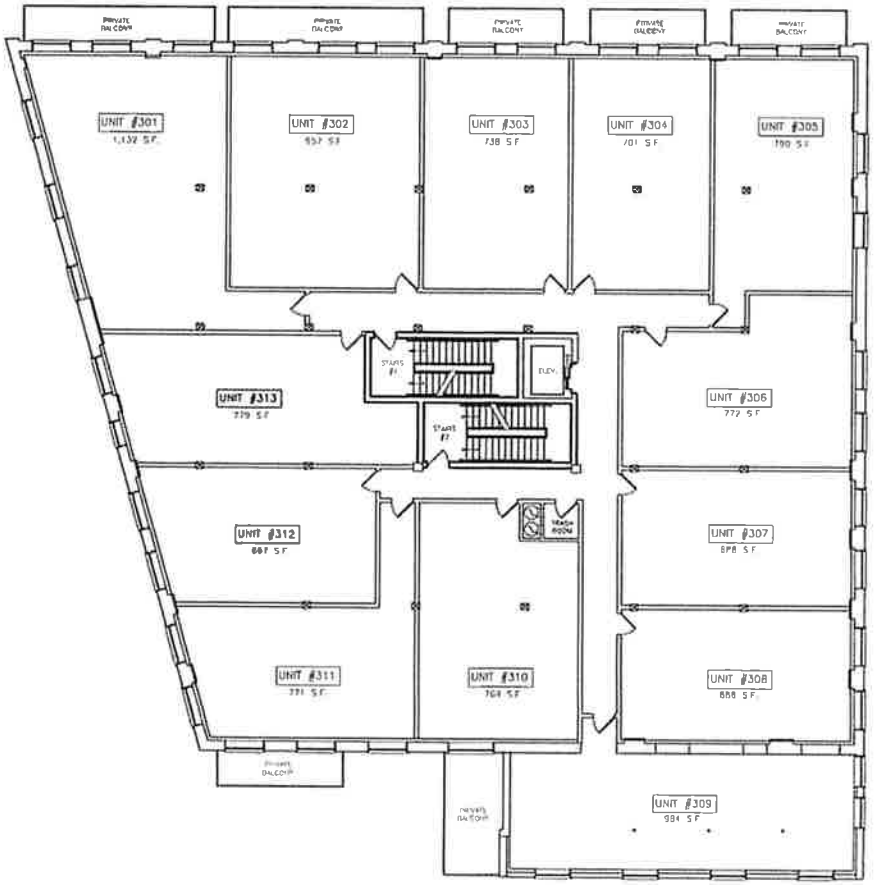
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A1.2

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THIRD FLOOR PROPOSED PLAN

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

WALL LEGEND

- EXISTING WALL
- NEW FRAME WALL
- NEW MASONRY WALL
- EXISTING LOAD BEARING WALL

REFERENCE PARTITION TYPES FOR ALL ASSEMBLIES & FIRE RATING

DRAWING SYMBOLS

- DOOR TYPE - SEE SCHEDULE ON A3.0
- WALL WARRTON - SEE SHEET A3.0
- WINDOW TYPE SEE SCHEDULE ON A3.0
- WOOD POST
- STEEL POST SEE PLAN FOR SIZE
- DOOR
- STEEL POST
- OIL AU
- GAS METER
- ELECTRICAL METER
- FROST PROTECTIVE HOSE BIBB
- FLOOR DRAIN
- WATER HEATER
- EJECTOR PUMP
- DOWNSPOUT
- ELEVATION MARKER

REVISIONS

CHECKED BY: YP

DRAWN BY: AS

PROPOSED PLANS

811 W EVERGREEN AVE CHICAGO, IL

1323 N. Damen Ave, Chicago IL 60647

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ARCHITECTURE PLANNING ARCHITECTS

ARCHITECTURAL ENGINEERING

PROJECT: 811 W EVERGREEN

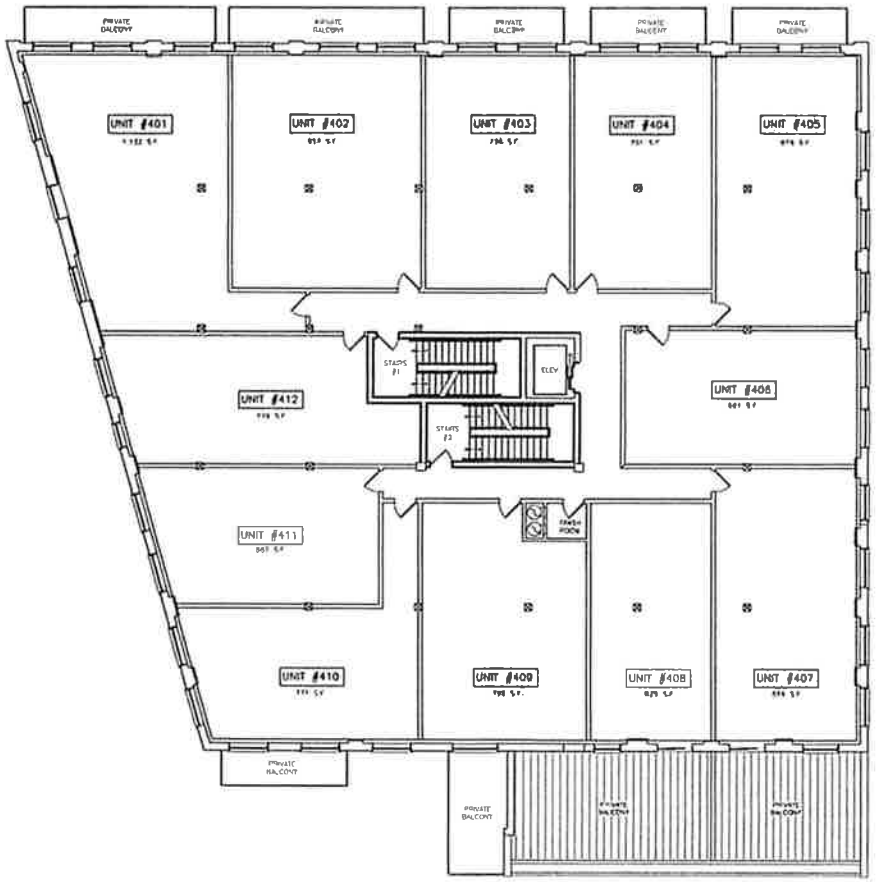
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DATE: 12.3.2019

SHEET: A1.3

VICTOR CHAPEZO 001-022198 STATE OF ILLINOIS

Final Publication



FOURTH FLOOR PROPOSED PLAN
SCALE: 1/8"=1'-0"

WALL LEGEND

EXISTING WALL	REFERENCE PARTITION TYPES FOR STC, ASSEMBLIES & FIRE RATINGS
NEW FRAME WALL	
NEW MASONRY WALL	
EXISTING LOAD BEARING WALL	

DRAWING SYMBOLS

DOOR TYPE - SEE SCHEDULE ON A2.0	DOOR	FLOOR DRAIN
WALL PARTITION - SEE SHEET A2.0	STEEL POST	WATER HEATER
WINDOW TYPE - SEE SCHEDULE ON A2.0	BEAM	EJECTOR PUMP
WOOD POST	GAS METER	DOWNSPOUT
STEEL POST, SEE PLAN FOR SIZE	ELECTRICAL METER	ELEVATION MARKER (SEE A7 SHEET)
	FROST PREVENTIVE HOSE BIBB	

REVISIONS:

CHECKED BY: VD
DRAWN BY: AS

PROPOSED PLANS

811 W EVERGREEN AVE
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ARCHITECTURE
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PROJECT: 811 W EVERGREEN
SCALE: 1/8"=1'-0"
DATE: 12.3.2014

SHEET:
A1.4

VICTOR DRAPSTO 001-022118 STATE OF ILLINOIS

ROOF PROPOSED PLAN

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

WALL LEGEND

- EXISTING WALL
- NEW FRAME WALL
- NEW MASONRY WALL
- EXISTING LOAD BEARING WALL
- PATENTED PARTITION TYPES FOR U.L. ASSEMBLIES & TYPE ASTM

DRAWING SYMBOLS

- DOOR TYPE SEE SCHEDULE ON A10
- WALL PARTITION SEE SHEET A10
- WINDOW TYPE SEE SCHEDULE ON A10
- WOOD POST
- STEEL H.P.
- DOOR
- STEEL POST
- BEAM
- CAST METAL
- ELECTRICAL METER
- FLOOR BEAM
- WOOD WALL
- CEILING HIGH
- ELEVATION MARKER
- GRADE ELEVATION

REVISIONS	CHECKED BY: KT DRAWN BY: JS
PROPOSED PLANS	
811 W EVERGREEN AVE CHICAGO, IL	

ARCHITECTURE PLANNING

ARCHITECTURAL CONSULTANT

DMR ARCHITECTS

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Chicago IL 60647
773 772 3366 office
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PROJECT: 811 W EVERGREEN

SCALE:

SHEET:

DATE:

A1.5

VICTOR DAMETO 001013144 LICENSED ARCHITECT STATE OF ILLINOIS

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PROJECT	811 W EVERGREEN AVE CHICAGO, IL
SCALE	1/16"=1'-0"
DRAWN BY	
DATE	
	A2.0

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ARCHITECTURE
PLANNING

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Chicago, IL 60657
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773 772 2356 fax

ARCHITECTURAL ENGINEERING

PROPOSED ELEVATIONS

811 W EVERGREEN AVE CHICAGO, IL

REVISIONS	BY
CHICAGO BD COMMENTS	SF
CHICAGO BD COMMENTS	GS

NORTH PROPOSED ELEVATION
SCALE: 3/16"=1'-0"

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PROJECT:	811 W EVERGREEN
SCALE:	1/16"=1'-0"
DATE:	
DRAWN BY:	
CHECKED BY:	

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811 W EVERGREEN AVE
CHICAGO, IL

PROPOSED
ELEVATIONS

A2.1

A2.2
ARCHITECTS
811 W EVERGREEN AVE
CHICAGO, IL
PROPOSED
ELEVATIONS
WEST PROPOSED ELEVATION
NEW 42" HIGH GUARDRAIL AT PRIVATE BALCONY
EXISTING BRICK
NEW 42" HIGH GUARDRAIL AT PRIVATE BALCONY

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ARCHITECTURE	ARCHITECTS
PROJECT	811 W EVERGREEN
SCALE	
DATE	
ISSUE	

A2.3

811 W EVERGREEN AVE
CHICAGO, IL

PROPOSED
ELEVATIONS

SOUTH PROPOSED ELEVATION