NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from DS-3 to DS-3
622 – 24 West Roosevelt Road

The Project

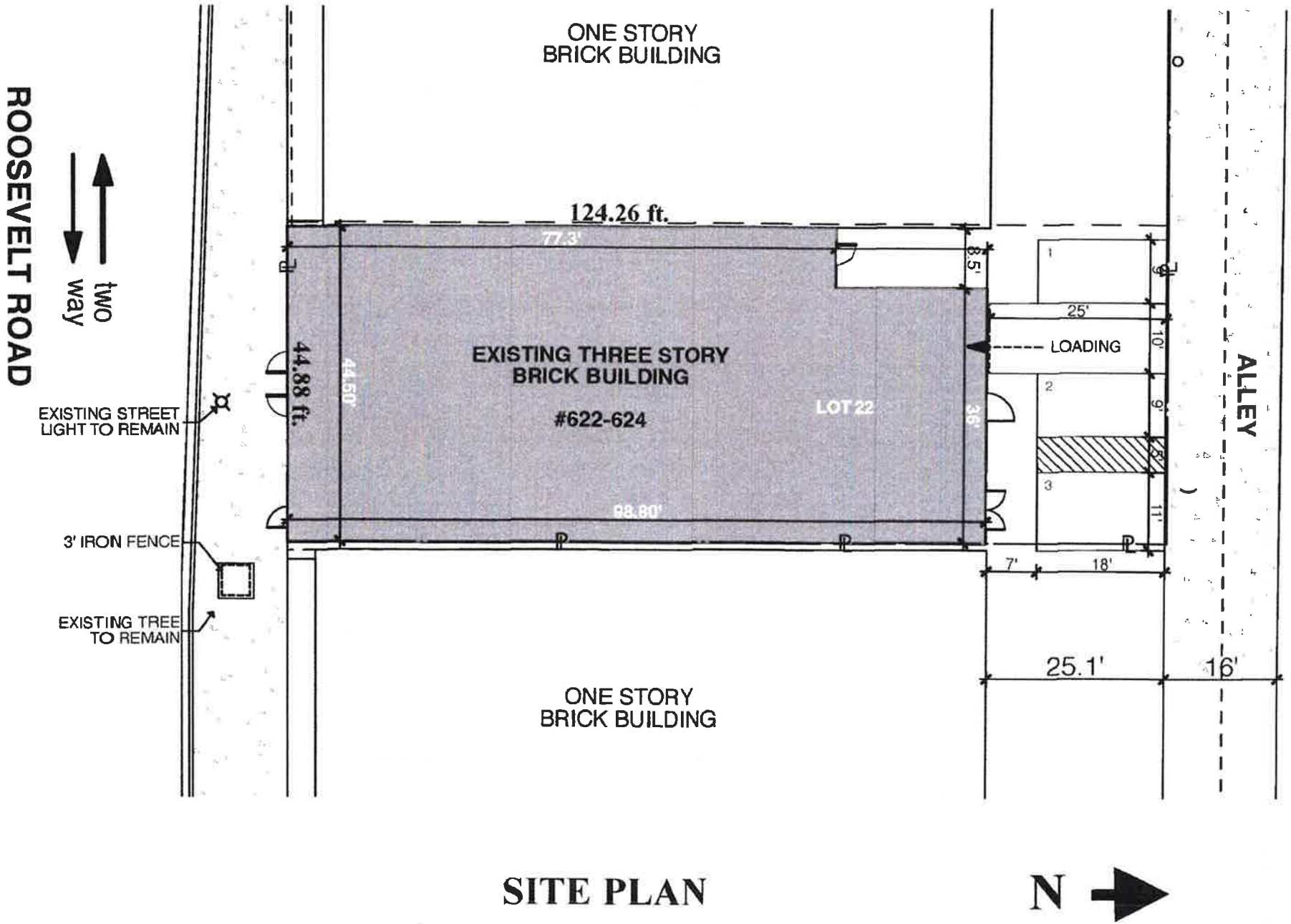
The property is improved with a vacant three-story commercial building with three parking spaces. The Applicant seeks to rezone the property to allow the use of the building's ground floor and basement totaling 7,653.70 sq. ft., including the basement, as an Adult Use Cannabis Dispensary. The two upper floors will remain as unrelated commercial use. No exterior modifications to the building are proposed and the existing three parking spaces will remain. The height of the building is and will remain at 44.00 feet.

The property is located on the north side of West Roosevelt Road in an area that is primarily improved with single and multi-story commercial buildings. To allow the proposed use of the property as an Adult Use Cannabis Dispensary, the Applicant seeks a Mandatory Type 1 rezoning of the property without a change in the DS-3 zoning classification. The area has a mix of zoning classifications, including DS-3, DS-5, DX-5, and DX-7. It is improved with multiple buildings of similar or greater size, scale, and density to the subject building. The property is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is located on West Roosevelt Road a designated bus line corridor in Table 17-17-0400-B.

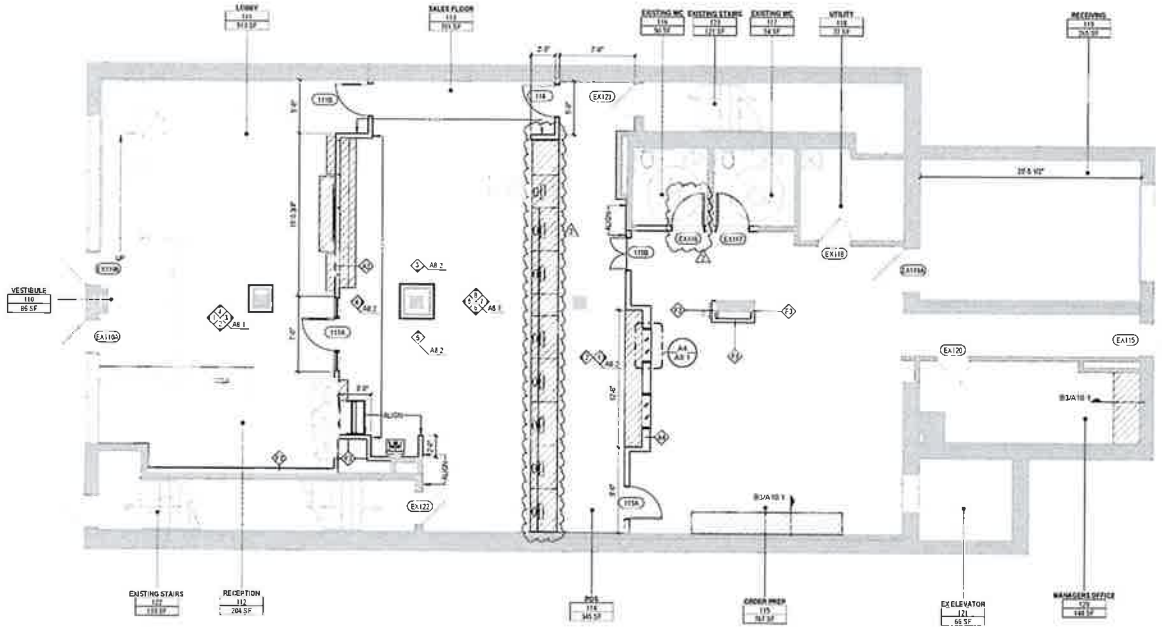
The following are the relevant zoning parameters for the proposed project:

Lot Area:	5,577 square feet	
Floor Area:	10,319.55 square feet	
Maximum FAR:	1.85	
Residential Dwelling Units:	None	
MLA Density:	N/A	
Height (existing):	44.00 feet (existing)	
Bicycle Parking:	None	
Automobile Parking:	3 spaces	
Setbacks:	Front (Roosevelt Road):	None (existing)
	West Side:	None (existing)
	East Side:	None (existing)
	Rear (Alley):	25.00 feet (existing)
Distance to nearest School:	Greater than 500 feet	

*A set of plans is attached.


ROOSEVELT ROAD
two way
ONE STORY
BRICK BUILDING
124.26 ft.
77.3'
8.5'
44.88 ft.
44.50'
EXISTING THREE STORY
BRICK BUILDING
#622-624
LOT 22
36'
98.80'
EXISTING STREET
LIGHT TO REMAIN
3' IRON FENCE
EXISTING TREE
TO REMAIN
1
2
3
25'
LOADING
9'
10'
9'
5'
11'
7'
18'
ALLEY
25.1'
16'
ONE STORY
BRICK BUILDING
N

SITE PLAN



1 FIRST FLOOR PARTITION PLAN

3/16" = 1'-0"

SCALE AT FULL SIZE: 3/16" = 1'-0"

GENERAL PARTITION PLAN NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES
2. ALL NEW PARTITIONS ARE "TYPE A2" AND PAINTED P.1 U N O. REFER TO SHEET A0.2 FOR TYPICAL PARTITIONS AND DETAILS. SPECIFIC WALL CONSTRUCTION TYPES ARE INDICATED ON THE PARTITION PLAN ONLY. DO NOT USE OTHER PLAN PARTITION PLAN TO VERIFY PARTITION TYPES
3. ALL DIMENSIONS SHOWN ARE TO FINISH FACE. DIMENSIONS SHALL GOVERN. DO NOT SCALE DRAWINGS. ALL VERTICAL DIMENSIONS ARE NOTED FROM TOP OF FINISHED FLOOR (A.F.F.). ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED. SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT AND SHALL ALLOW THICKNESS OF ALL WALL FINISHES
4. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AS SHOWN AND THE EXISTING CONDITIONS FOR PROPER COORDINATION PRIOR TO CONTINUING WITH WORK AS SHOWN
5. GENERAL CONTRACTOR SHALL BUILD OUT PARTITIONS TO ACCOMMODATE DEPTH REQUIRED BY FIRE EXTINGUISHER CABINETS AND POWER PANELS. COORDINATE WITH FIRE PROTECTION DRAWINGS
6. GENERAL CONTRACTOR TO COORDINATE WITH MILLWORKER AND MILLWORKER'S SHOP DRAWINGS ALL IN-WALL BLOCKING AND BRACING FOR MILLWORK TO BE EXECUTED. REFER TO ELEVATIONS, NOTES AND DETAILS FOR EXTENT, LOCATIONS AND MOUNTING HEIGHTS
7. ALL PENINGS IN FIRE RATED WALLS INCLUDING THOSE FOR DUCTS, CONDUITS, PIPING, ETC., MUST BE SEALED WITH APPROVED FIRE STOP MATERIALS TO MAINTAIN FIRE RATING CONTINUITY OF THE WALL CONSTRUCTION
8. ALL OPENINGS IN FLOOR SLABS INCLUDING THOSE FOR DUCTS, CONDUITS, PIPING, ETC. (EXCEPT WHEN ENCLOSED COMPLETELY BY FIRE RESISTIVE SHAFT CONSTRUCTION) MUST BE SEALED WITH APPROVED FIRE STOP MATERIALS TO MAINTAIN THE FIRE RATING CONTINUITY OF THE FLOOR CONSTRUCTION
9. G.C. TO IMPLEMENT REROUTING AND UPGRADING OF MECHANICAL SYSTEMS TO ACCOMMODATE NEW SYSTEM
10. ALL DOOR OFFSETS TO BE 4" TO OPENING U.N.O.
11. REFER TO SHEET A0.1 FOR LOCATIONS OF DRY WALL SOFFITS, CEILINGS, ETC.
12. DOORS WITHOUT DOOR TAGS ARE EXISTING TO REMAIN AND SHALL BE RETROFITTED WITH ACCESSIBLE DOOR HARDWARE
13. ALL DOORS, NEW, EXISTING TO REMAIN OR RELOCATED ARE TO BE ADAAG COMPLIANT. IF NOT, ADJUST EXISTING HARDWARE, REPLACE WITH NEW COMPATIBLE HARDWARE TO MATCH REMAINDER OF PROJECT
14. ALL PARTITIONS SHOWN AS "ALIGNED" ARE TO BE SMOOTH AND FLUSH WITH EXISTING CONSTRUCTION
15. PATCH AND REPAIR ANY FIREPROOFING DAMAGED OR REMOVED BY DEMOLITION AND CONSTRUCTION
16. BUILDING WILL BE CONTINUOUSLY OCCUPIED INCLUDING AREAS IMMEDIATELY ABOVE AND BELOW THIS SCOPE OF WORK AND TENANT SUITE. CONDUCT DEMOLITION AND CONSTRUCTION IN MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF OWNER'S NORMAL OPERATIONS. PROVIDE A MINIMUM OF 72 HOURS ADVANCE NOTICE TO BUILDING ENGINEER AND MANAGEMENT OF DEMOLITION ACTIVITIES WHICH MAY AFFECT OWNER'S NORMAL OPERATIONS
17. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPANTS EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND AUTHORITIES HAVING JURISDICTION
18. PROVIDE TEMPORARY SERVICES DURING INTERRUPTION TO EXISTING UTILITIES AS ACCEPTABLE TO AUTHORITIES AND OWNER. IF UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED OR ABANDONED BEFORE PROCEEDING WITH DEMOLITION, PROVIDE TEMPORARY UTILITIES THAT BY-PASS THE AREA TO BE DEMOLISHED AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF THE BUILDING
19. ALL PARTITIONS THAT OCCUR ON EXTERIOR WINDOW MULLIONS ARE TO BE CENTERED ON THE MULLION U.N.O. WHEN NEW PARTITION INTERSECTS WINDOW MULLION, ENSURE THAT ALL OPENINGS HAVE BEEN PROPERLY SEALED BETWEEN ADJOINING SPACES
20. ALL WALL SURFACES TO REMAIN ARE TO BE PREPARED TO RECEIVE NEW WALL FINISHES. REFER TO FINISH PLANS FOR EXTENT
21. ANY EXISTING PARTITIONS ABUTTING PERIMETER MULLIONS AND PERIMETER BUILDING COLUMNS SHALL BE REVIEWED AND SEALED BETWEEN ADJOINING SPACES IF EXISTING SEAL IS DEFICIENT OR DAMAGED
22. PROVIDE MISCELLANEOUS STEEL BACK-UP FRAMING AT LOCATIONS WHERE CASEWORK, SHELVING, HANDRAILS AND MISC. WALL HUNG EQUIPMENT ARE BEING SUPPORTED DIRECTLY FROM PARTITION
23. PROVIDE METAL BACKING FOR WALL MOUNTED TELEVISION(S). REFER TO COMMUNICATION PLAN FOR LOCATION. COORDINATE MOUNTING HEIGHT AND REQUIRED PLATE SIZE WITH AV CONSULTANT/ARCHITECT. TELEVISION TO BE FURNISHED AND INSTALLED BY AV VENDOR
24. PROVIDE METAL BACKING FOR MOUNTING ALL OVERHEAD FURNITURE STORAGE UNITS. COORDINATE MOUNTING HEIGHT AND LOCATIONS WITH FURNITURE DEALER. STORAGE UNITS TO BE FURNISHED AND INSTALLED BY FURNITURE DEALER
25. EXISTING PERIMETER WINDOW WALL DRYWALL IS TO REMAIN. PROVIDE REQUIRED PATCHING TO CONCEAL PREVIOUS CONSTRUCTION / DEMOLITION. PROVIDE SKIM COAT WHERE WALLCOVERING HAS BEEN REMOVED. PROVIDE BREAK METAL CLOSURE PIECES AT GAPS IN EXISTING BASE BOARD CONVECTORS WHILE WALL HAVE BEEN REMOVED
26. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE WHICH EGRESS IS BEING MADE
27. ELECTRONIC DOOR HARDWARE SHALL BE LATCHING TYPE (TO MAINTAIN UL RATING) AND SHALL ALLOW EGRESS WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE IN THE EVENT OF A POWER FAILURE OR ACTIVATION OF EMERGENCY FIRE ALARM SYSTEM. DOOR SHALL BE POSITIVELY LATCHED LOCKING POWER FAILURE OR FIRE ALARM ACTIVATION. LOCKING SYSTEM USED SHALL HAVE RECEIVED PRIOR APPROVAL OF THE FIRE PREVENTION BUREAU
28. EXISTING BUILDING USE IS MERCANTILE
29. ALL NEW APPLIANCES SHALL BE ENERGY STAR RATED
30. REFER TO PLAN FOR LOCATION OF LEVEL 5 FINISH APPLICATION
31. EXISTING GYPSUM BOARD COLUMN ENCLOSURES TO REMAIN U.N.O. PATCH AND REPAIR TO RECEIVE SPECIFIED FINISH
32. ALL COLUMNS TO RECEIVE NEW DRYWALL AND SHALL BE ENCASED AS CLOSE TO BASE BUILDING STRUCTURE AS POSSIBLE. COORDINATE WITH MEP/FP DRAWINGS TO INSURE PROPER CLEARANCE FOR ANY REQUIRED CONDUITS OR PLUMBING
33. PROVIDE LEVEL 5 GYPSUM BOARD FINISH AT ALL PARTITIONS RECEIVING WALL COVERING GRAPHICS AND DRY ERASE MARKER FINISH. REFER TO FINISH PLANS FOR ADDITIONAL INFORMATION
34. WHERE PLYWOOD BACKER BOARD IS CALLED FOR, PROVIDE KAPLON® FIRE TREATED PLYWOOD ORIENTATED VERTICALLY. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. DO NOT PAINT OVER LABEL DESIGNATING FIRE TREATED PLYWOOD

PARTITION PLAN KEYNOTES

BLDG. DEPT. APPROVAL

INTERFORM
ARCHITECTURE + DESIGN

High Hopes Chicago LLC

422 W Roosevelt Rd
Chicago, IL 60607

KEYPLAN

NO	DESCRIPTION	DATE
2	ADDENDUM 02	04/10/24
1	PERMIT AND BID	03/04/24

DATE
SCALE As indicated
DRAWN Author
CHECKED Checker
PROJECT NO 1922023

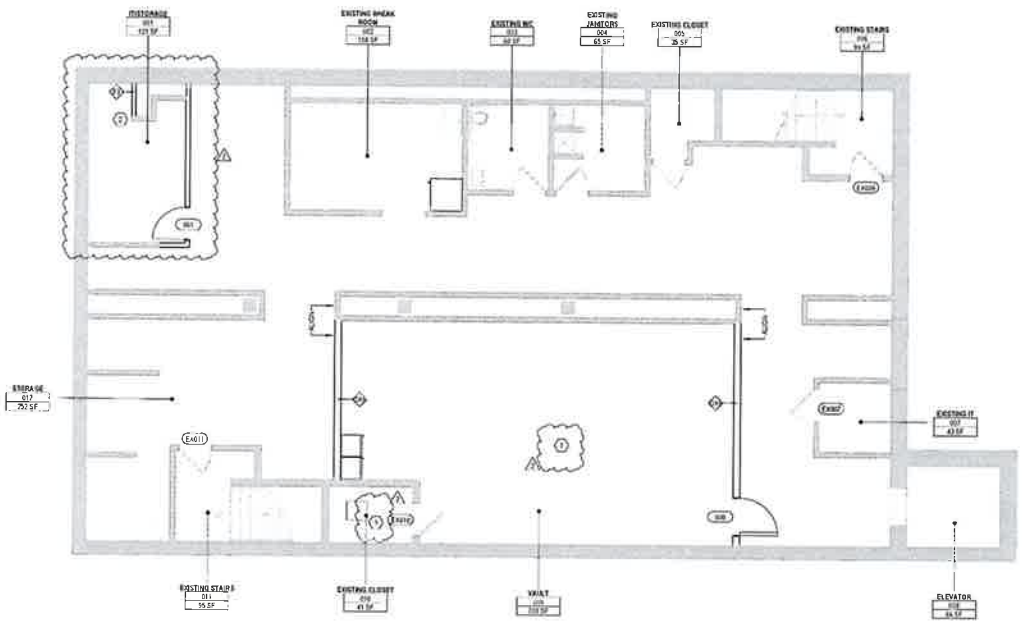
SEAL

FIRST FLOOR PARTITION PLAN

A1.1

C:\Users\INTERFORM\Documents\Revit\a 422 W Roosevelt Interform_Bobby7.rvt

All rights reserved. Reproduction of this document in whole or in part, in any form or medium without express written permission of INTERFORM ARCHITECTURE + DESIGN is prohibited.



1 BASEMENT PARTITION PLAN

3/16" = 1'-0"

SCALE AT FULL SIZE 3/16" = 1'-0"

GENERAL PARTITION PLAN NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES
2. ALL NEW PARTITIONS ARE "TYPE A2" AND PAINTED P-1 UNO. REFER TO SHEET A2.2 FOR TYPICAL PARTITIONS AND DETAILS. SPECIFIC WALL CONSTRUCTION TYPES ARE INDICATED ON THE PARTITION PLAN ONLY. DO NOT USE EITHER THIN PARTITION PLAN TO VERIFY PARTITION TYPES
3. ALL DIMENSIONS SHOWN ARE TO FINISH FACE. DIMENSIONS SHALL GOVERN. DO NOT SCALE DRAWINGS. ALL VERTICAL DIMENSIONS ARE NOTED FROM TOP OF FINISHED FLOOR (F.F.). ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED. SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT AND SHALL ALLOW THICKNESS OF ALL WALL FINISHES
4. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AS SHOWN AND THE EXISTING CONDITIONS FOR PROPER COORDINATION PRIOR TO CONTINUING WITH WORK AS SHOWN
5. GENERAL CONTRACTOR SHALL BUILD OUT PARTITIONS TO ACCOMMODATE DEPTH REQUIRED BY FIRE EXTINGUISHER CABINETS AND POWER PANELS. COORDINATE WITH FIRE PROTECTION DRAWINGS
6. GENERAL CONTRACTOR TO COORDINATE WITH MILLWORKER AND MILLWORKER'S SHOP DRAWINGS ALL IN-WALL BLOCKING AND BRACING FOR MILLWORK TO BE EXECUTED. REFER TO ELEVATIONS, NOTES AND DETAILS FOR EXTENT, LOCATIONS AND MOUNTING HEIGHTS
7. ALL OPENINGS IN FIRE RATED WALLS INCLUDING THOSE FOR DUCTS, CONDUITS, PIPING, ETC. MUST BE SEALED WITH APPROVED FIRE STOP MATERIALS TO MAINTAIN FIRE RATING CONTINUITY OF THE WALL CONSTRUCTION
8. ALL OPENINGS IN FLOOR SLABS INCLUDING THOSE FOR DUCTS, CONDUITS, PIPING, ETC. (EXCEPT WHEN ENCLOSED COMPLETELY BY FIRE RESISTIVE SHAFT CONSTRUCTION) MUST BE SEALED WITH APPROVED FIRE STOP MATERIALS TO MAINTAIN THE FIRE RATING CONTINUITY OF THE FLOOR CONSTRUCTION
9. G.C. TO IMPLEMENT REROUTING AND UPGRADING OF MECHANICAL SYSTEMS TO ACCOMMODATE NEW SYSTEM
10. ALL DOOR OFFSETS TO BE 4" TO OPENING U.N.O.
11. REFER TO SHEET A3.1 FOR LOCATIONS OF DRYWALL SOFFITS, CEILINGS ETC.
12. DOORS WITHOUT DOOR TAGS ARE EXISTING TO REMAIN AND SHALL BE RETROFITTED WITH ACCESSIBLE DOOR HARDWARE
13. ALL DOORS, NEW, EXISTING TO REMAIN OR RELOCATED ARE TO BE ADA/AAC COMPLIANT. IF NOT ADJUST EXISTING HARDWARE, REPLACE WITH NEW COMPATIBLE HARDWARE TO MATCH REMAINDER OF PROJECT
14. ALL PARTITIONS SHOWN AS "ALIGNED" ARE TO BE SMOOTH AND FLUSH WITH EXISTING CONSTRUCTION
15. PATCH AND REPAIR ANY FIREPROOFING DAMAGED OR REMOVED BY DEMOLITION AND CONSTRUCTION
16. BUILDING WILL BE CONTINUOUSLY OCCUPIED INCLUDING AREAS IMMEDIATELY ABOVE AND BELOW THIS SCOPE OF WORK AND TENANT SUITE. CONDUCT DEMOLITION AND CONSTRUCTION IN A MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF OWNER'S NORMAL OPERATIONS. PROVIDE A MINIMUM OF 72 HOURS ADVANCE NOTICE TO BUILDING ENGINEER AND MANAGEMENT OF DEMOLITION ACTIVITIES, WHICH MAY AFFECT OWNER'S NORMAL OPERATIONS
17. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPANTS EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND AUTHORITIES HAVING JURISDICTION
18. PROVIDE TEMPORARY SERVICE DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO AUTHORITIES AND OWNER. IF UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED OR ABANDONED BEFORE PROCEEDING WITH DEMOLITION, PROVIDE TEMPORARY UTILITIES THAT BYPASS THE AREA TO BE DEMOLISHED AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF THE BUILDING
19. ALL PARTITIONS THAT OCCUR ON EXTERIOR WINDOW MULLIONS ARE TO BE CENTERED ON THE MULLION U.N.O. WHEN NEW PARTITION INTERSECTS WINDOW MULLION, ENSURE THAT ALL OPENINGS HAVE BEEN PROPERLY SEALED BETWEEN ADJOINING SPACES
20. ALL WALL SURFACES TO REMAIN ARE TO BE PREPARED TO RECEIVE NEW WALL FINISHES. REFER TO FINISH PLANS FOR EXTENT
21. ANY EXISTING PARTITIONS ABUTTING PERIMETER MULLIONS AND PILASTER BUILDING COLUMNS SHALL BE REVIEWED AND SEALED BETWEEN ADJOINING SPACES IF EXISTING SEAL IS DEFICIENT OR DAMAGED
22. PROVIDE MISCELLANEOUS STEEL BACK UP FRAMING AT LOCATIONS WHERE CABINETRY, SHELVING, HANDRAILS AND MISC. WALL HUNG EQUIPMENT ARE BEING SUPPORTED DIRECTLY FROM PARTITION
23. PROVIDE METAL BACKING FOR WALL MOUNTED TELEVISION(S). REFER TO COMMUNICATION PLAN FOR LOCATION. COORDINATE MOUNTING HEIGHT AND REQUIRED PLATE SIZE WITH AV CONSULTANT/ARCHITECT. TELEVISION TO BE FURNISHED AND INSTALLED BY AV VENDOR
24. PROVIDE METAL BACKING FOR MOUNTING ALL OVERHEAD FURNITURE STORAGE UNITS. COORDINATE MOUNTING HEIGHT AND LOCATIONS WITH FURNITURE DEALER. STORAGE UNITS TO BE FURNISHED AND INSTALLED BY FURNITURE DEALER
25. EXISTING PERIMETER WINDOW WALL OR WALLS TO REMAIN. PROVIDE REQUIRED PATCHING TO CONCEAL PREVIOUS CONSTRUCTION/DEMOLITION. PROVIDE SKIM COAT WHERE WALL COVERING HAS BEEN REMOVED. PROVIDE BREAK METAL CLOSURE PIECES AT GAPS IN EXISTING BASE BOARD CONNECTIONS WHILE WALL HAVE BEEN REMOVED
26. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE WHICH EGRESS IS BEING MADE
27. ELECTRONIC DOOR HARDWARE SHALL BE LATCHING TYPE (TO MAINTAIN UL RATING), AND SHALL ALLOW EGRESS WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE IN THE EVENT OF A POWER FAILURE OR ACTIVATION OF EMERGENCY FIRE ALARM SYSTEM DOOR SHALL BE POSITIVELY LATCHED DURING POWER FAILURE OR FIRE ALARM ACTIVATION. LOCKING SYSTEM USED SHALL HAVE RECEIVED PRIOR APPROVAL OF THE FIRE PREVENTION BUREAU
28. EXISTING BUILDING USE IS MERCANTILE
29. ALL NEW APPLIANCES SHALL BE ENERGY STAR RATED
30. REFER TO PLAN FOR LOCATION OF LEVEL 5 FINISH APPLICATION
31. EXISTING GYPSUM BOARD COLUMN ENCLOSURES TO REMAIN U.N.O. PATCH AND REPAIR TO RECEIVE SPECIFIED FINISH
32. ALL COLUMNS TO RECEIVE NEW DRYWALL AND SHALL BE ENCASED AS CLOSE TO BASE BUILDING STRUCTURE AS POSSIBLE. COORDINATE WITH MEP/FP DRAWINGS TO ASSURE PROPER CLEARANCE FOR ANY REQUIRED CONDUITS OR PLUMBING
33. PROVIDE LEVEL 5 GYPSUM BOARD FINISH AT ALL PARTITIONS RECEIVING WALL COVERING GRAPHICS AND DRY ERASE MARKER FINISH. REFER TO FINISH PLANS FOR ADDITIONAL INFORMATION
34. WHERE PLYWOOD BACKER BOARD IS CALLED FOR PROVIDE FIRERATED FIRE TREATED PLYWOOD ORIENTATED VERTICALLY. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. DO NOT PAINT OVER LABEL DESIGNATING FIRE TREATED PLYWOOD

PARTITION PLAN KEYNOTES

1. PROVIDE METAL MESH AND GYPSUM BOARD CONFIGURATION OF PARTITION TYPE 'D'
2. COORDINATE NEW FURRING WALLS IN THIS AREA WITH EXISTING ELECTRICAL AND LOW VOLTAGE.

BLDG. DEPT. APPROVAL

INTERFORM
ARCHITECTURE + DESIGN

High Hopes Chicago LLC

622 W Roscoe Rd
Chicago, IL 60657

KEYPLAN

NO	DESCRIPTION	DATE
2	ADDENDUM 02	04/12/24
1	PERMIT AND BID	03/18/24

DATE
SCALE As indicated
DRAWN Author
CHECKED Checker
PROJECT NO 1902025

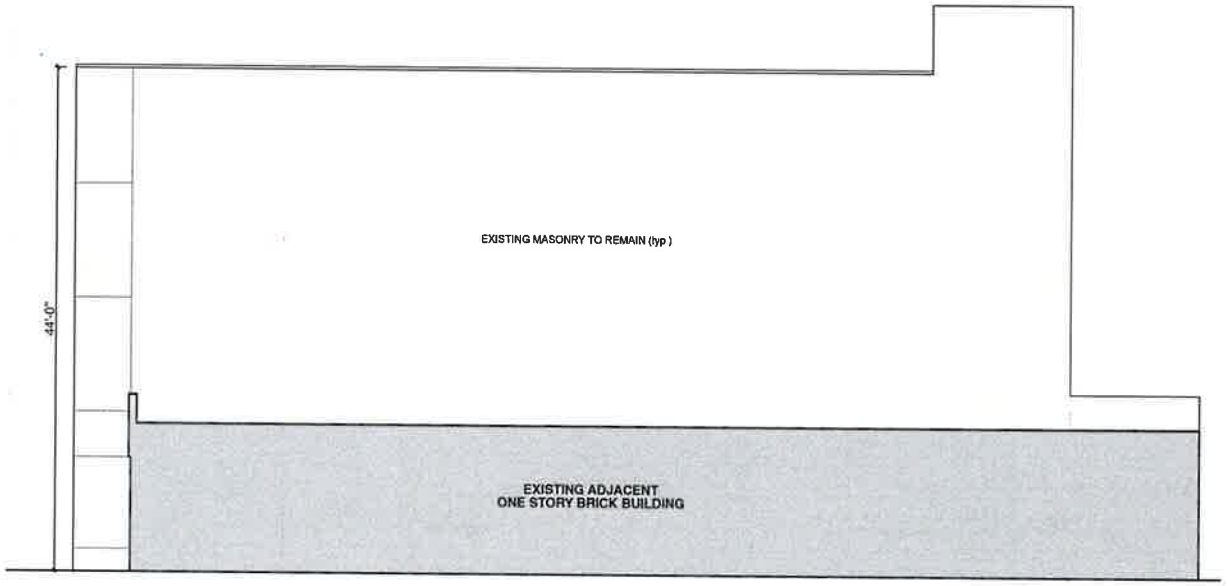
SEAL

BASEMENT PARTITION PLAN

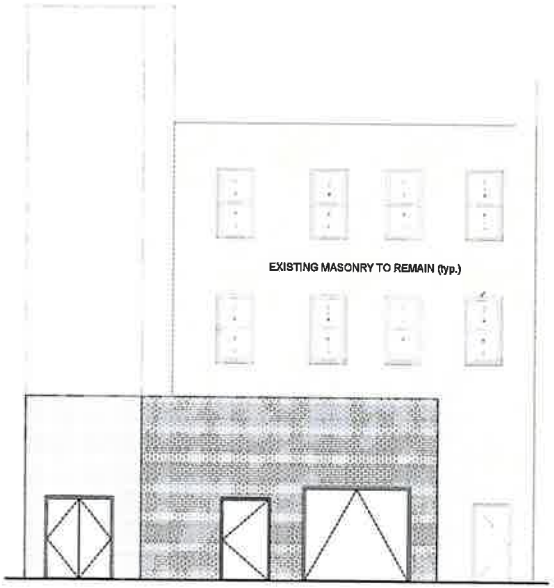
A1.2

C:\Users\INTERFORM\Documents\Autodesk\Revit 2021 Worksets\1902025_central_2021_INTERFORM.rvt

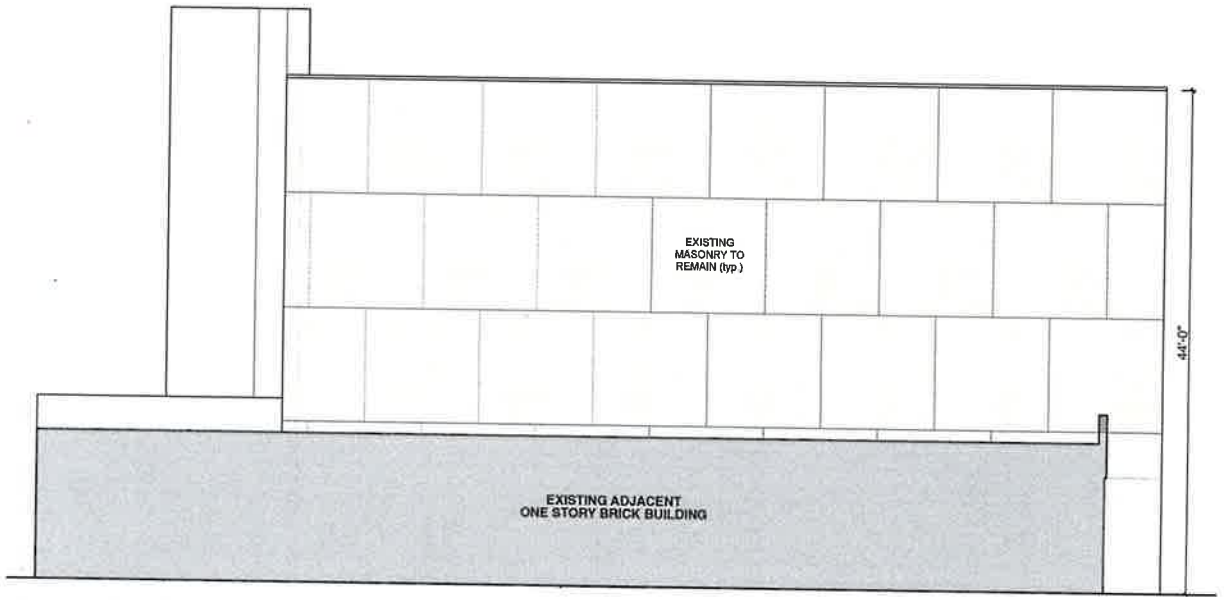
All rights reserved. No part of this document may be reproduced or distributed in any form or by any means without the prior written permission of INTERFORM ARCHITECTURE + DESIGN



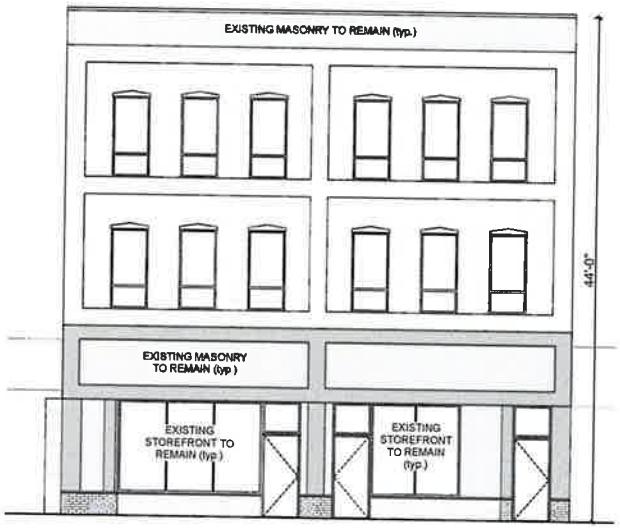
EAST ELEVATION



NORTH ELEVATION
(ALLEY)



WEST ELEVATION
(FROM DES PLAINES AVE.)



SOUTH ELEVATION
(FROM ROOSEVELT ST.)