Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 1414-16 West 69th Street, Chicago, IL

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 6,237.5 sq. ft.

Proposed Land Use: The Applicant is proposing to reuse the existing two-story mixed-use building by establishing approximately 1,320 sq. ft. of retail space at grade and one (1) residential dwelling unit above. The existing building will remain 26 ft.-8 in. in height. The subject property is a Transit Served Location and will be supported by four (4) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location to four (4) parking spaces and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 3,912 square feet (1.25 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 6,237.5 square feet per D.U. (1 residential unit)

(C) *The amount of off-street parking: 4 parking spaces

*The subject property is a designated Transit Served Location (67th-69th-71st Bus Line Corridor). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking requirement to four (4) parking spaces.

(D) Setbacks:

a. Front Setback: 0 feet
b. Side Setbacks:
   West Side: 0 feet
   East Side: 0 feet
c. Rear Setback: 64 feet

(E) Building Height: 26 feet-8 inches

SITE IMPROVEMENT PLANS
for
FOURTEEN SIXTEEN WEST SIXTY NINTH
1416 W. 69TH STREET
CHICAGO, ILLINOIS
PROJECT NO:12930

OWNER
FELICIA SLATON-YOUNG & BELLE LUCRE
1416 WEST 69TH STREET
CHICAGO, IL 60636
(843) 271-0719

ARCHITECT
BEEHYYVE
1122 WEST 63RD STREET
CHICAGO, IL 60621
(312) 877-6747

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY: COOK
CITY, TOWNSHIP: CHICAGO T39N
SEC. & SUBD. NO.: SEC 20 SW 1/4
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET C2 FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

MICHAEL MANOUS, P.E.
DATE
ILLINOIS REGISTRATION NO.: 062.061767
EXPIRATION DATE: 11/30/2025
PROFESSIONAL DESIGN FIRM NO.: 184.007117
EXPIRATION DATE: 04/30/2025

INDEX

SHEET #	SHEET NO.	SHEET DESCRIPTION
1	C1	TITLE SHEET
2	C2	EXISTING CONDITIONS PLAN
3	C3	DEMOLITION PLAN
4	C4	SITE PLAN
5	C5	GRADING PLAN

LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: FEBRUARY 20, 2024

#	SHEET #	REMARKS	DATE
1	ALL	ISSUED FOR PERMIT	05/30/24

FOURTEEN SIXTEEN WEST SIXTY NINTH
1416 WEST 69TH STREET
CHICAGO, IL 60636
(843) 271-0719

BEEHYYVE
1122 WEST 63RD STREET, UNIT 1
CHICAGO, IL 60621
(312) 877-6747

YONEWAY ENGINEERING
6727 SOUTH KOLMAR AVENUE
CHICAGO, IL 60629
(773) 284-0448

Spaceco
615 WEST HIGHLAND AVENUE, SUITE 100
ELMHURST, IL 60126
(847) 590-8700

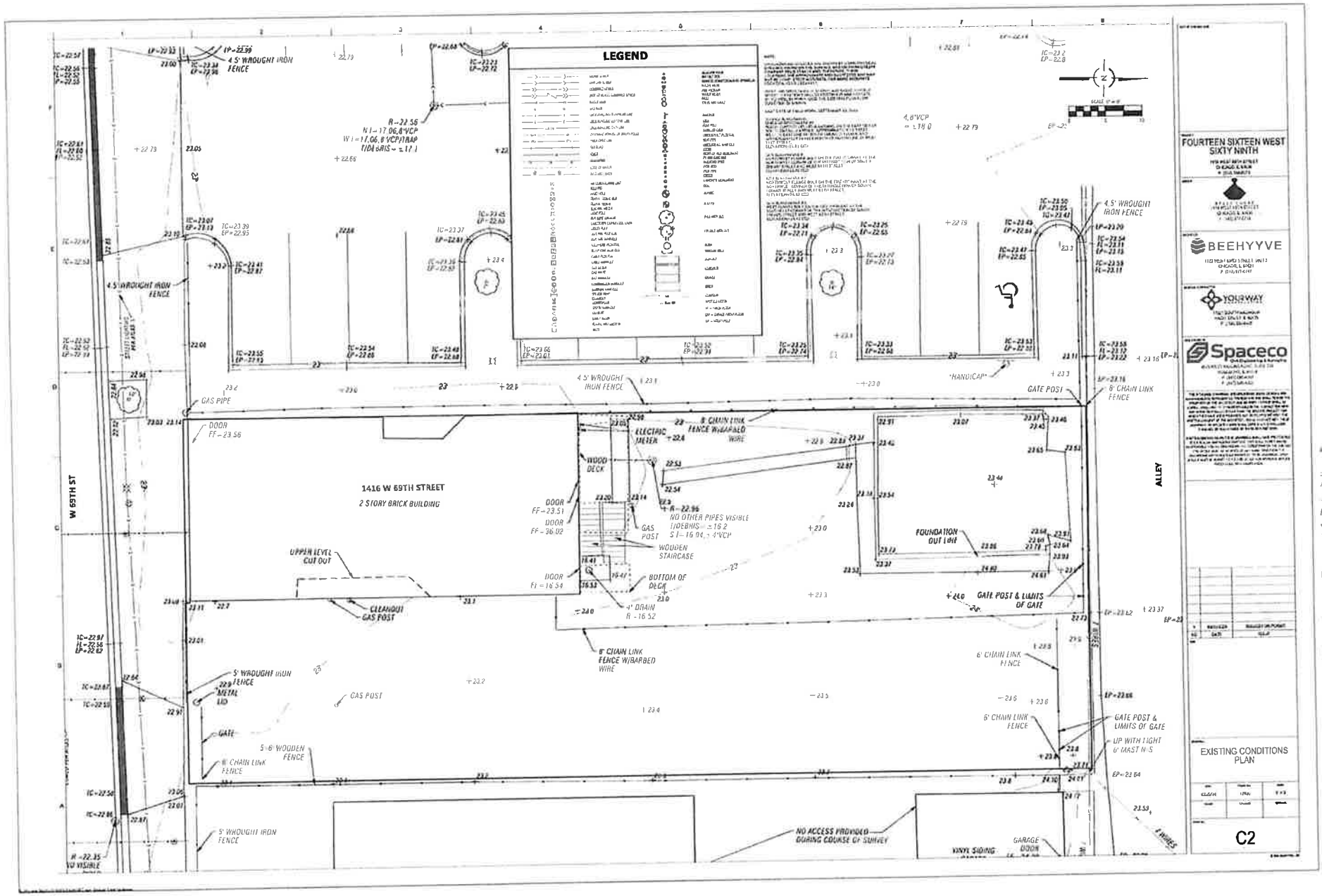
NO	DATE	ISSUED FOR PERMIT
1	05/30/24	

TITLE SHEET

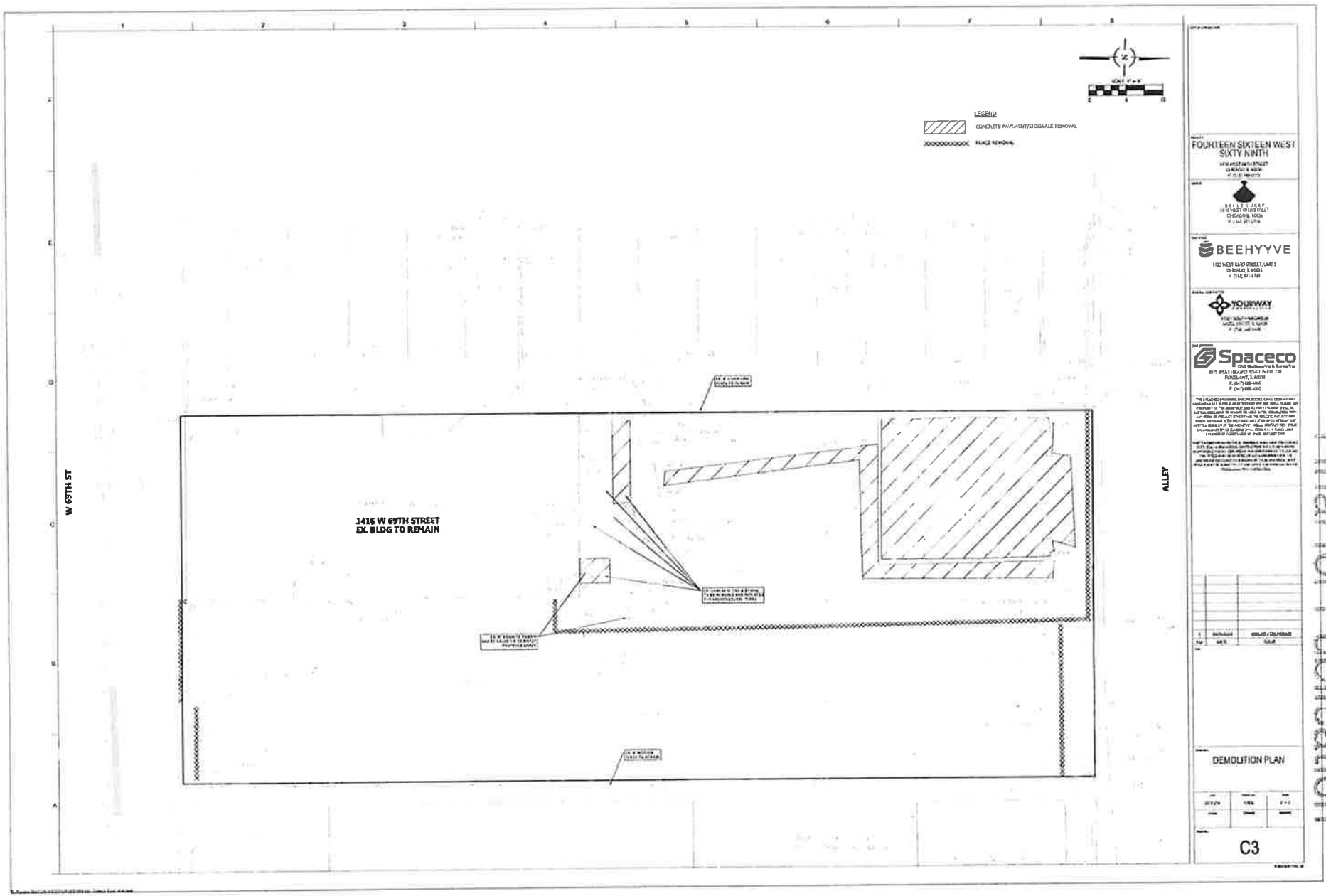
05/30/24 | 12930 | -

C1

Plotted: 05/30/2024



Final Application



FOURTEEN SIXTEEN WEST SIXTY NINTH

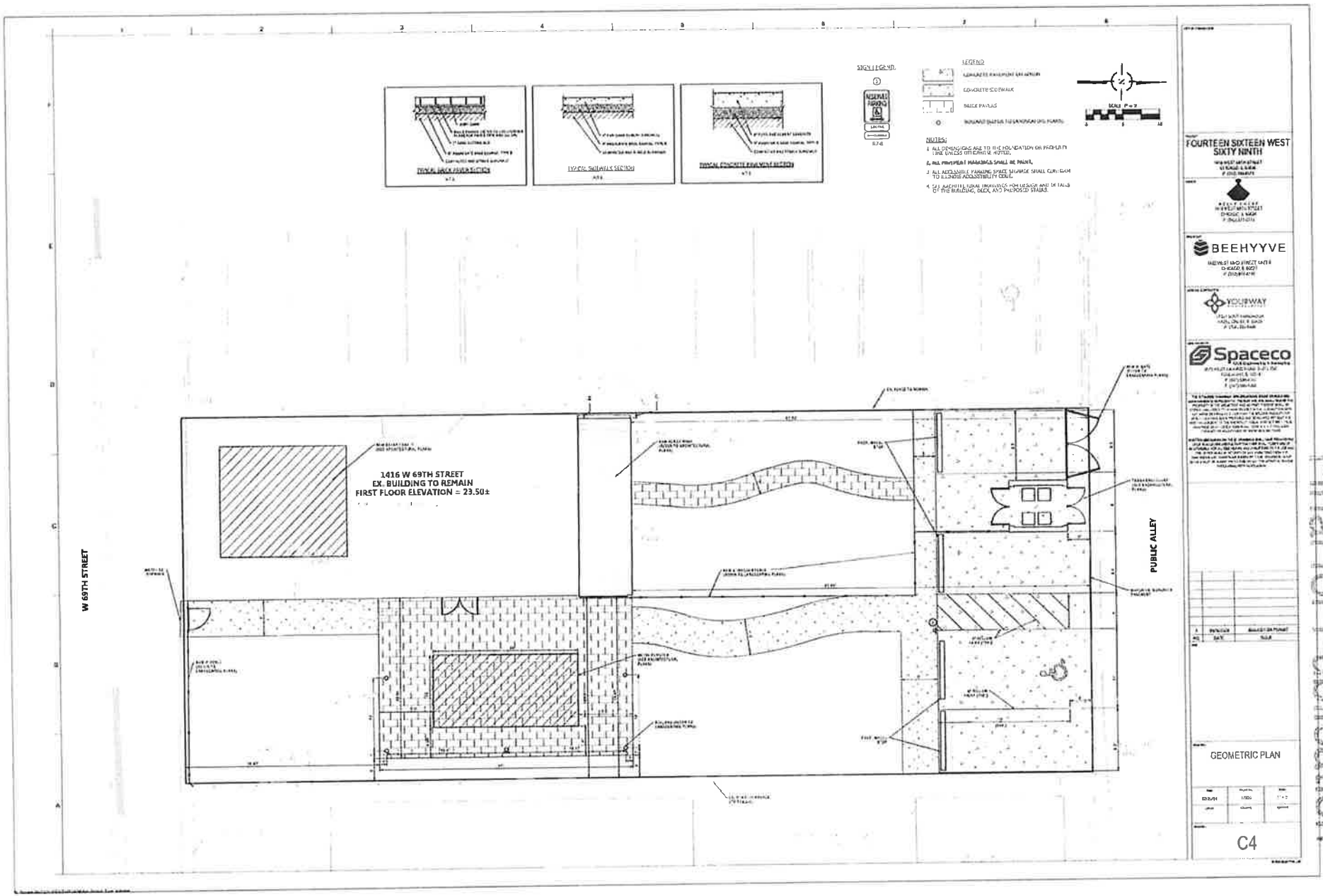
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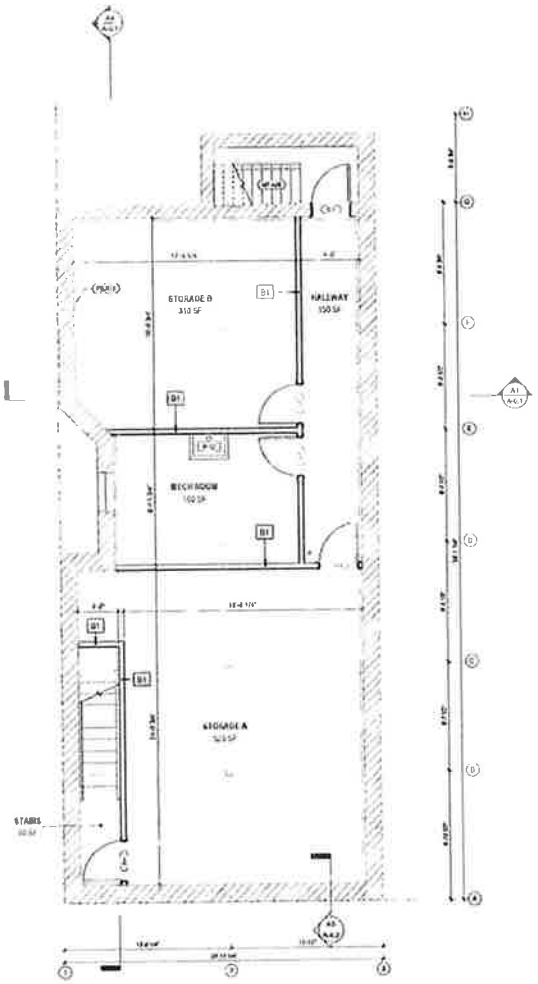
Spaceco

DEMOLITION PLAN

C3

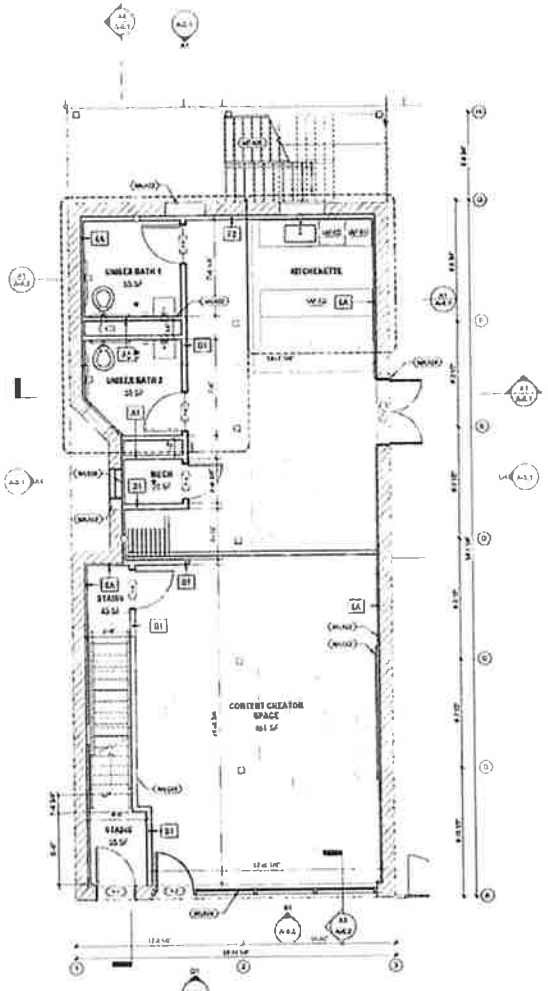
For Publication


1416 W 69TH STREET
EX. BUILDING TO REMAIN
FIRST FLOOR ELEVATION = 23.50±
W 69TH STREET
PUBLIC ALLEY
LEGEND
NOTES:
FOURTEEN SIXTEEN WEST SIXTY NINTH
BEEHYYVE
YOUBWAY
Spaceco
GEOMETRIC PLAN
C4



A1 BASEMENT FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"



A1 FIRST FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

PLAN NOTES

1. TO BE READ IN ALL DRAWINGS. IN THE EVENT TO CONSTRUCTION, ANY DIMENSIONAL DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.
3. LAY OUT ALL BEARING WALLS, IF ANY, SO THAT IT AND SHEAR WALLS MEET TO LAYING OUT OTHER NON-RATED PARTITIONS.
4. GENERAL CONTRACTOR TO COORDINATE ALL BACKING REQUIREMENTS WITH INTERIOR ELEVATIONS.
5. ALL DIMENSIONS OF WALLS ARE GIVEN TO THE FACE OF WALL.
6. REFER TO ABBREVIATIONS AND LEGEND SHEET FOR CLARIFICATION ON SYMBOLS AND ABBREVIATIONS SHOWN ON DRAWINGS.
7. GENERAL CONTRACTOR TO COORDINATE WITH ALL MEP DRAWINGS.
8. REFER TO PARTITION SCHEDULE FOR PARTITION TYPES.
9. SEE PLUMBING DRAWINGS FOR SIZE OF PIPINGS REQUIRED FOR UNDERGROUND PIPING.
10. SET DOOR JAMB REGULATION DOOR TYPES PROVIDE (2) 2 X 8" WOOD HEADERS WITH A PLYWOOD SPACER AT ALL NEW LOAD BEARINGS.
11. PROVIDE NEW WINDOWS AS SPECIFIED IN SCHEDULE. SEE WINDOW SCHEDULE FOR WINDOW TYPES.
12. REFLECTED CEILING PLANS & SCHEDULES FOR ARCHITECTURAL DETAILS.
13. SEE APPLIANCE SPECIFICATIONS FOR APPLIANCE TYPES.
14. FURNITURE SHOWN FOR REFERENCE.

LEGEND

EXISTING WALL

NEW WALL

KEYNOTES

AN A07	PROVIDE BLOCKING FOR ALL WALL MOUNTED EQUIPMENT INCLUDING ACCESSORIES, ETC AS REQUIRED
AN A04	PROVIDE NEW STOREFRONT WINDOWS
AN B06	PROVIDE WHITE ACRYLIC AT FRONT OF AWNING
AN C02	INSTALL TV BRACKET ON MOUNTED ON WALL
AN C03	[illegible]
MA A01	INFILL ALL NEW MASONRY OPENINGS WITH TOOTHED DOWN EDGES TO MATCH EXISTING NOTED TO BE REMAINED
MA A04	REMOVE STONE COPING, RE-PLACE AS NEEDED
MT A05	METAL STAIR, SEE STRUCTURAL SET. PLUMBING FOR LOCATION OF SUMP PITS AND PERIMETER DRAIN TILE

FOURTEEN SIXTEEN WEST SIXTY NINTH

1416 W 69TH STREET
CHICAGO IL 60636

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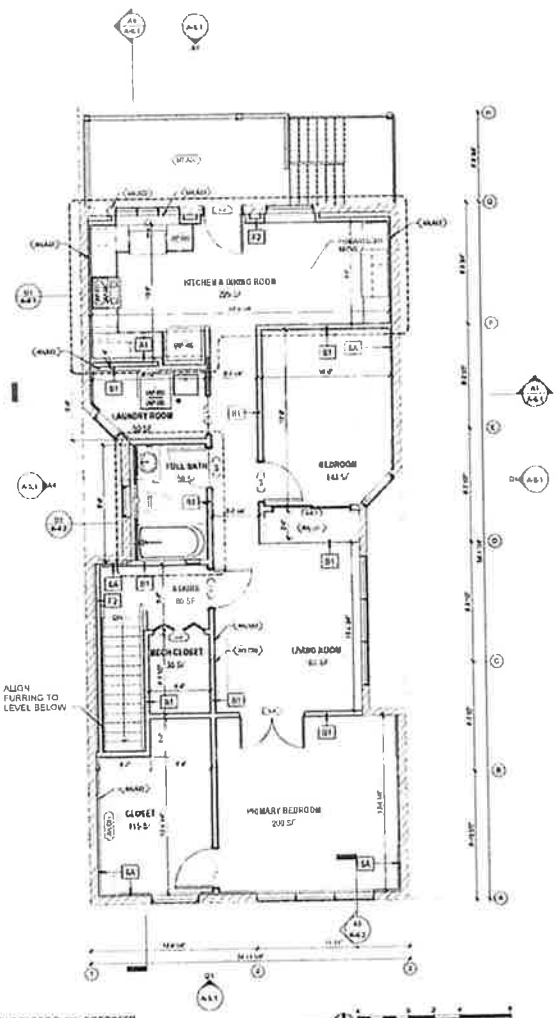
113 WEST MAD STREET
CHICAGO IL 60601

YOURWAY

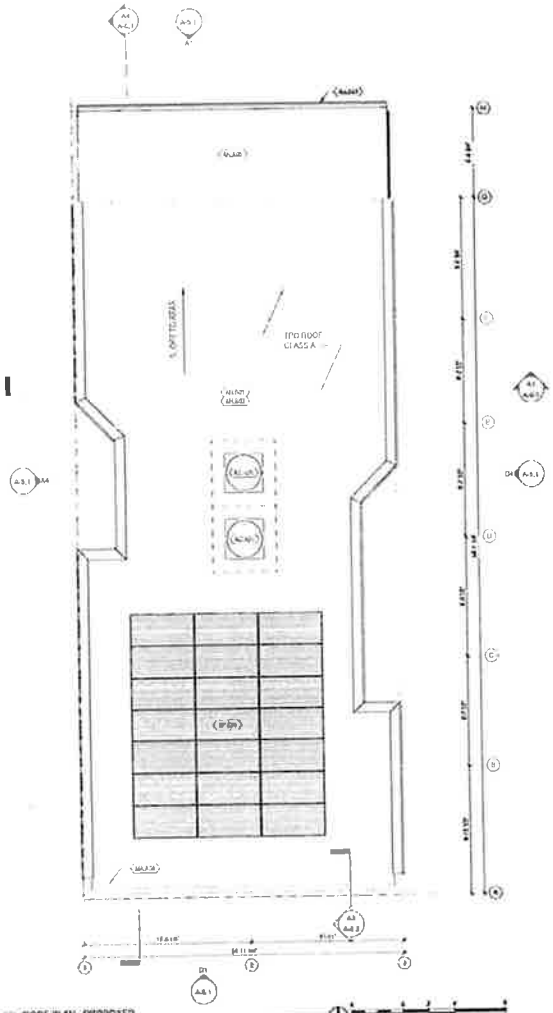
PROPOSED BASEMENT & FIRST FLOOR PLANS

A-1.3

Not to Scale



A1 SECOND FLOOR PLAN - PROPOSED



A4 ROOF PLAN - PROPOSED

PLAN NOTES

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DIMENSIONAL DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.
3. LAY OUT ALL BEARING WALLS, WALLS WITH STORAGE AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.
4. GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL REQUIREMENTS WITH INTERIOR LAYOUTS.
5. ALL DIMENSIONS OF WALLS ARE GIVEN TO THE FACE OF WALL.
6. REFER TO ABBREVIATIONS AND LEGEND SHEETS FOR CLARIFICATION OF SYMBOLS AND ABBREVIATIONS USED ON DRAWINGS.
7. GENERAL CONTRACTOR TO COORDINATE WITH ALL MEP DRAWINGS.
8. REFER TO PARTITION SCHEDULE FOR PARTITION TYPES.
9. SEE PLUMBING FIXTURE SCHEDULE FOR FIXTURES REQUIRED VS UNDERMOUNTED.
10. SEE DOOR SCHEDULE FOR DOOR TYPES. PROVIDE (2) 3" BUMPER GUARDS BETWEEN PLYWOOD BACKED WALLS AND DOOR SWINGS.
11. PROTECTION SYSTEMS AS SPECIFIED IN SPRINKLER SPECIFICATION SCHEDULE FOR WAGON TYPES.
12. SEE FINISH FLOOR PLANS & SCHEDULE FOR FINISHES.
13. SEE APPLIANCE SCHEDULE FOR APPLIANCE TYPES.
14. FURNITURE SHOWN FOR REFERENCE.

LEGEND

- EXISTING WALL
- NEW WALL

KEYNOTES

AC.A01	NEW INSULATION UNDER SEE MECHANICAL
AA.A02	PROVIDE FLASHING AT ROOF WALL INTERFACE, SEE DETAILS 1/A5.1 AND 2/A5.1 AS REQUIRED
AI.A06	PROVIDE NON-ROOF ABOVE ROOF SCREEN TYPES
AA.D01	PROVIDE LANDING WITH STAIRS AS NEEDED PER PLANS
AA.S02	PROVIDE NEW CLASS A TPO SINGLE PLY ROOFING MEMBRANE AND FLAT INSULATION OVER ALL NEW CONSTRUCTION AREAS. COORDINATE WITH STRUCTURAL FOR APPROVAL
AA.S01	PROVIDE NEW PARAPET AS SHOWN
AA.D01	PROVIDE NEW ROOF ACCESS HATCH AS SHOWN
AA.D02	PROVIDE NEW ROOF DRAIN AND OVERFLOW SCUPPER AS SHOWN
AA.A03	EXISTING SKYLIGHT TO BE REMOVED AND REPLACED
AA.A04	EXISTING ROOF TO BE REMOVED AS NEEDED
AI.A06	METAL STAIR SEE STRUCTURAL DRAWINGS
AP.E00	PROVIDE NEW ELECTRICAL

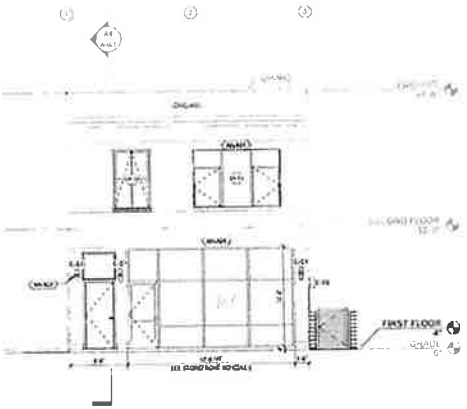
FOURTEEN SIXTEEN WEST SIXTY NINTH

BEEHYVVE

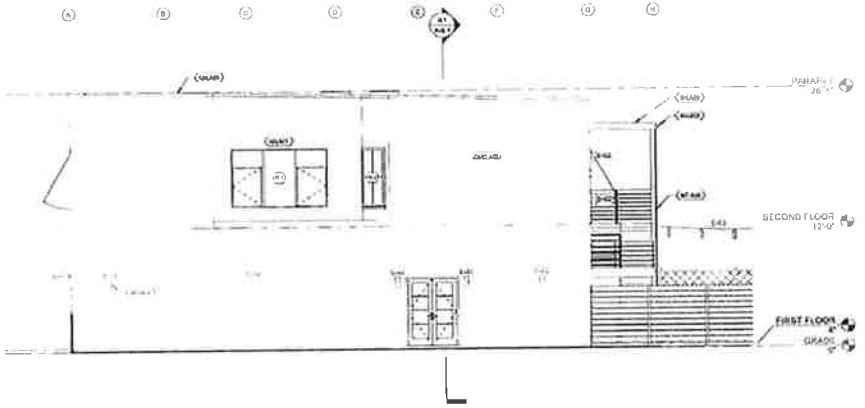
YOURWAY

PROPOSED SECOND FLOOR & ROOF PLANS

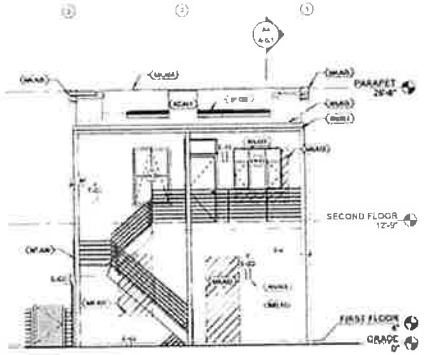
A-1.4



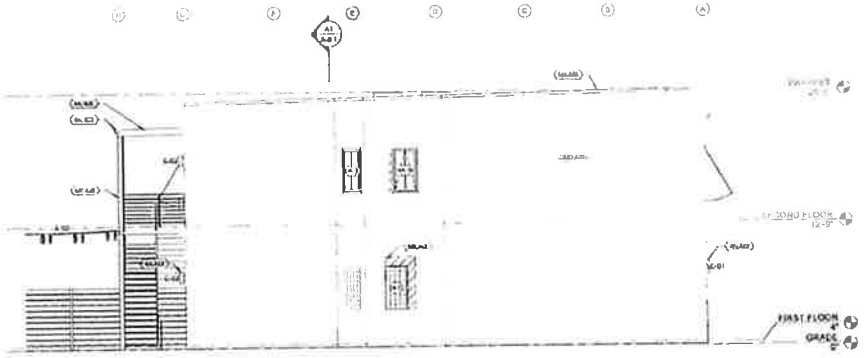
D1 SOUTH ELEVATION



D4 EAST ELEVATION



A1 NORTH ELEVATION



A4 WEST ELEVATION

ELEVATION NOTES

1. [illegible]
2. REFER TO [illegible] INFORMATION ON [illegible]
3. REFER TO SHEET [illegible] FOR ADDITIONAL DIMENSIONS AND NOTES.
4. [illegible]
5. PROVIDE CONTINUOUS WEATHER PROTECTION AT [illegible]

DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
2. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING ANY WORK AND IDENTIFY EXISTING SERVICE LINES. PROTECT AND/OR CAP UTILITIES AS REQUIRED AND DIRECTED.
3. MAINTAIN ADEQUATE AND PROPER PROTECTION AT ALL TIMES DURING DEMOLITION AND NEW CONSTRUCTION.
4. CONDUCT DEMOLITION WORK IN A NEAT AND ORDERLY MANNER. PROTECT EXISTING SITE, TREES AND CONSTRUCTION TO REMAIN. AVOID DUST, DEBRIS AND PUBLIC DISTRUCTION DURING THE WORK.
5. REMOVE ALL DISPLACED MATERIAL FROM THE SITE IN A TIMELY MANNER AS THE DEMOLITION PROGRESSES, UNLESS OTHERWISE DIRECTED TO BE TEMPORARILY STORED ON SITE. DO NOT BURN OR BURY DEMOLITION MATERIALS ON SITE. AT THE COMPLETION OF THE WORK ALL SURPLUS DEMOLITION MATERIALS SHALL HAVE BEEN REMOVED AND THE SITE LEFT IN A CLEAN CONDITION.
6. PROTECT ALL FLOOR OPENINGS (NEW AND EXISTING) THAT MAY PRESENT A HAZARD.
7. SHORING / BRACING OF [illegible] AS REQUIRED.
8. [illegible] DEMOLITION [illegible] AS REQUIRED.
9. REMOVE ALL [illegible] AND SYSTEMS [illegible] AND SHUT OFF & CAP PIPING AND WIRING AT POINT OF DISCONNECTION.
10. REMOVE ALL EXISTING AND CONCRETE SYSTEMS [illegible] AND SHUT OFF & CAP PIPING AND WIRING AT POINT OF DISCONNECTION. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
11. REMOVE ALL ELECTRICAL EQUIPMENT AND LAND DEVICE OUTLET FIXTURES FEEDER SOURCE WIRING PANELS AND SWITCHBOARDS AFFECTED BY DEMOLITION. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

LEGEND

- EXISTING BRICK
- SIDING
- OPENING TO BE HELD BACK TO FLOOR & CONCRETE

KEYNOTES

AC.A01	[illegible]
AN.A01	PATCH [illegible]
AN.A02	[illegible]
AN.A03	[illegible]
AN.A04	PATCH [illegible]
AN.A05	PROVIDE NEW ROOF ABOVE NEW METAL STAIR
AT.A03	PATCH [illegible]
DA.D.A02	[illegible]
MA.A02	[illegible]
MA.A04	[illegible]
MA.A05	EXISTING STEEL DOMING, REPAIR AS REQUIRED
MA.A06	EXISTING CLAY COPING, REPAIR AS REQUIRED
MT.A01	METAL STAIR - SEE STRUCTURAL
SP.A01	SOLAR PANELS - SEE ELECTRICAL

FOURTEEN SIXTEEN WEST SIXTY NINTH

BEEHYVVE

YOUREWAY

EXTERIOR ELEVATIONS

A-5.1

BUILDING DATA

BUILDING ZONE	B3-2
BUILDING PIN	20-29-311-036-0000
BUILDING WARD/COMMUNITY	17, WEST ENGLEWOOD
BUILDING TYPE - CURRENT	MULTI-USE	BUSINESS & RESIDENTIAL
BUILDING TYPE - PROPOSED	MULTI-USE	BUSINESS & RESIDENTIAL
CONSTRUCTION TYPE	IIIA, ORDINARY CONSTRUCTION
SITE AREA	3,125 SQ.FT.
BUILDING GROSS AREA	3,912 SQ.FT.
BASEMENT AREA (NET)	820 SQ.FT.
FIRST FLOOR AREA (NET)	864 SQ.FT.
SECOND FLOOR AREA (NET)	720 SQ.FT.
TOTAL BUILDING AREA (NET)	7,456 SQ.FT.
AREA OF RENOVATION (NET)	7,456 SQ.FT.
BUILDING HEIGHT	2fl. 6

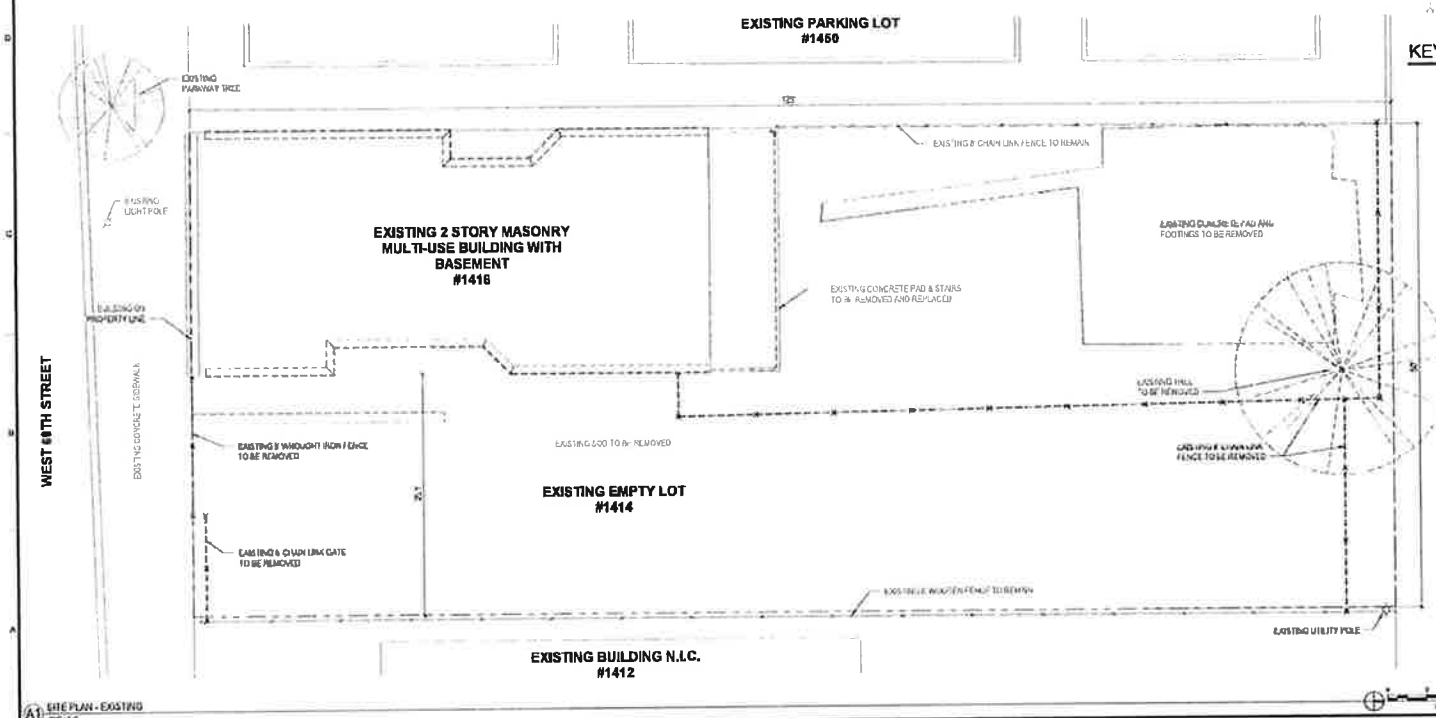
SITE NOTES

1. THE INTENT OF THIS SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE. SEE PROPERTY SURVEY AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCE & GRADING, PAVEMENTS, PLANTINGS, SOIL TYPES, UTILITIES, ETC.
2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.
3. FIRST FLOOR ELEVATION IS BASED ON CITY OF CHICAGO DATUM OR USGS DATUM
4. COORDINATE ALL INCOMING UTILITIES
5. SEE LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT DETAILS

LEGEND

- CABLE BOX
- VALVE VAULT
- MANHOLE
- TELEPHONE
- FENCE
- SIGN
- LIGHT POLE
- PLANTER
- METER POST
- DETERMINE PARKING STOP
- FLOOR MOUNTED SPRINKLER CONNECTION
- WALL MOUNTED SPRINKLER CONNECTION

KEYNOTES



A1 SITE PLAN - EXISTING

SCALE: 1/16" = 1'-0"

FOURTEEN SIXTEEN WEST SIXTY NINTH

BEEHYVVE

YOUTHWAY

EXISTING SITE PLAN

G-1.5

BUILDING DATA

BUILDING ZONE	B5-2
BUILDING PIN	20-20-311-026-0000
BUILDING WARD/COMMUNITY	17, WEST ENGLEWOOD
BUILDING TYPE - CURRENT	MULTI USE	BUSINESS & RESIDENTIAL
BUILDING TYPE - PROPOSED	MULTI USE	BUSINESS & RESIDENTIAL
CONSTRUCTION TYPE	IIIA, ORDINARY CONSTRUCTION
SITE AREA	3,125 SQ FT
BUILDING GROSS AREA	4,912 SQ FT
BASEMENT AREA (NET)	820 SQFT
FIRST FLOOR AREA (NET)	906 SQFT
SECOND FLOOR AREA (NET)	730 SQFT
TOTAL BUILDING AREA (NET)	2,456 SQ FT
AREA OF RENOVATION (NET)	2,456 SQ FT
BUILDING HEIGHT	26'-6"

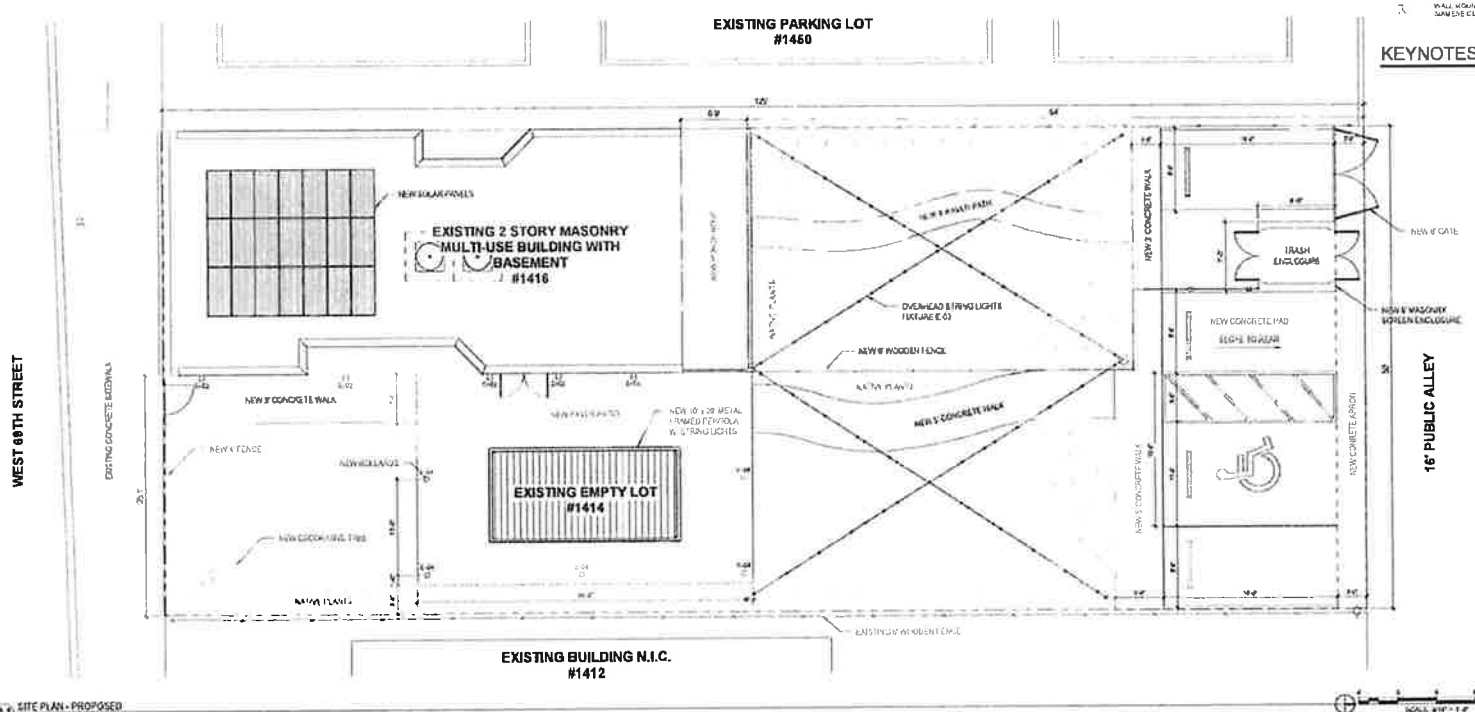
SITE NOTES

1. VERIFY LOCATION OF ANY AND ALL UTILITIES PRIOR TO EXCAVATION. THE GRADES SHOWN ON THIS SITE OR PROPERTY SURVEY, CIVIL AND LANDSCAPE DRAWINGS ARE NOT AN INDICATION OF ANY EXISTING IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, GRADING, PAVEMENTS, PLANTINGS, SOIL TYPE, UTILITIES, ETC.
2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.
3. FIRST FLOOR ELEVATION IS BASED ON CITY OF CHICAGO DATUM. (CCD DATUM)
4. COORDINATE ALL INCOMING UTILITIES.
5. SEE LIGHTING PLAN FOR SPECIFICATIONS FOR EXTERIOR LIGHTING FIXTURES.

LEGEND

- CATCH BASIN
- VALVE VAULT
- MANHOLE
- TRASH DUMPSTER
- FENCE
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- WATER POST
- ALTERNATE PARKING STRIP
- FIXED BOLLARDS (PAINTED CORNFLOWER)
- WALL MOUNTED GAS LINE CONNECTION

KEYNOTES



A1 SITE PLAN - PROPOSED

SCALE: 1/16" = 1'-0"

FOURTEEN SIXTEEN WEST SIXTY NINTH

BEEHYYVE

YOURWAY

PROPOSED SITE PLAN

G-1.6

Not for Construction