NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from B3-2 to B3-3
2018 – 20 North Halsted Street

The Project

The property is improved with a three-story mixed-use building with ground floor commercial space, four residential units on the upper floors and no parking. The Applicant seeks to rezone the property to allow a rear addition to the second floor with a retractable roof to convert its use to commercial space. After construction of the proposed addition, the building will contain commercial space in the basement, first and second floor for a total of 14,677 sq. ft. and two residential dwelling units on the third floor. No parking will be added. The height of the building is and will remain at 45.33 feet.

The property is located on the west side of North Halsted Street in an area that is primarily improved with commercial, mixed-use (commercial and residential) and multi-family residential buildings ranging in height from one to four stories. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current B3-2 Community Shopping District to a B3-3 Community Shopping District under a Voluntary Type I Map Amendment. The area has a mix of zoning classifications, including RT-4, RM-4.5, RM-5, B3-2, B1-3 and C1-2. It is improved with multiple buildings of similar size, scale, and density to the subject building as proposed to be redeveloped. Halsted Street along the property's frontage is a Pedestrian Retail Street. The property is within the Armitage Halsted Chicago Landmark District and the Sheffield National Register Historic District. The property also 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 Halsted Street a designated bus line corridor in Table 17-17-0400-B, 969 feet from the CTA Armitage Station, and 2,556 feet from the CTA Fullerton Station. Accordingly, the property qualifies for a parking reduction under the Transit Served provision of the Zoning Ordinance

The Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D an Administrative Adjustment under Section 17-13-1003-EE to reduce the required parking from 12 spaces to zero.

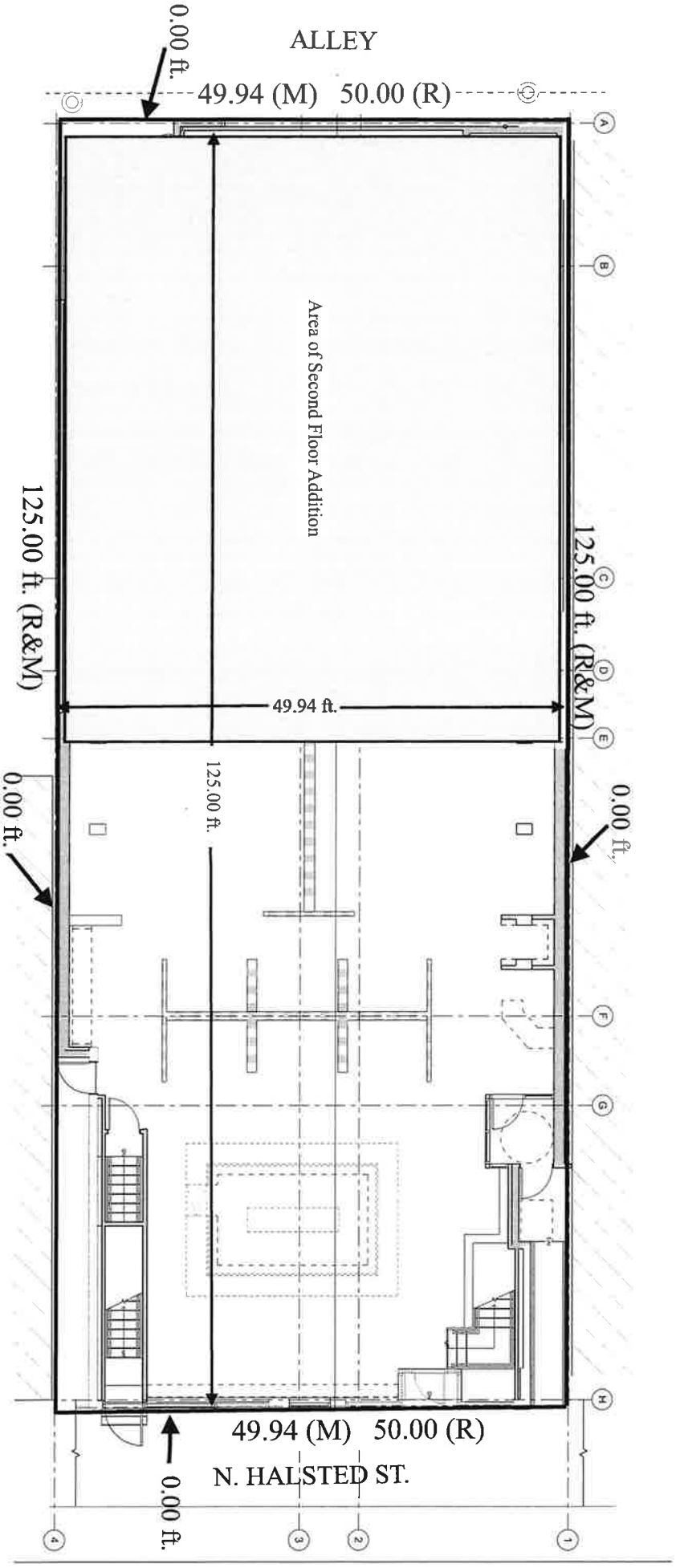
The following are the relevant zoning parameters for the proposed project:

Lot Area:	6,242.00 square feet	
Floor Area:	14,677.00 square feet	
Maximum FAR:	2.35	
Residential Dwelling Units:	2	
MLA Density:	3,121 square feet	
Height (existing):	45.33 feet	
Bicycle Parking:	12 spaces	
Automobile Parking:	None	
Setbacks:	Front (Halsted Street):	None
	North Side:	None
	South Side:	None
	Rear (Alley):	None

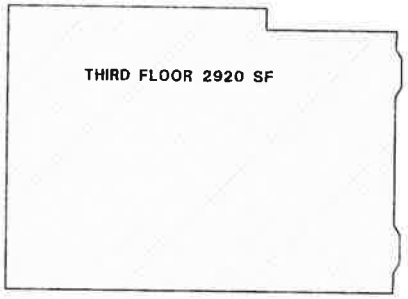
*A set of plans, including a site plan showing the TSL distance of 0.0 feet to Halsted Street.

SITE PLAN

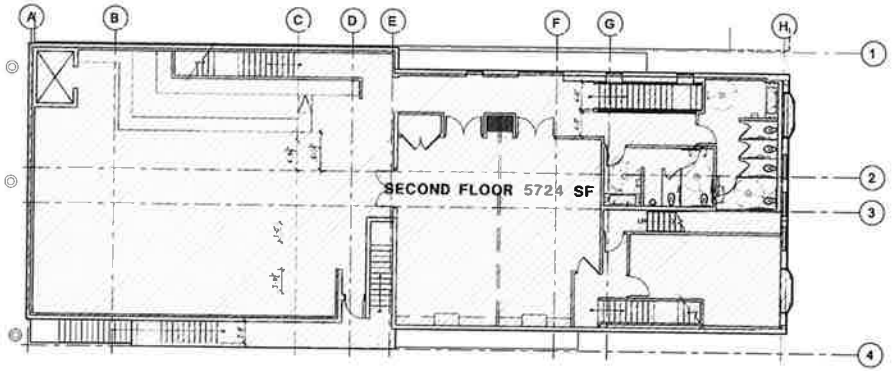
N


ALLEY
0.00 ft.
49.94 (M) 50.00 (R)
Area of Second Floor Addition
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125.00 ft. (R&M)
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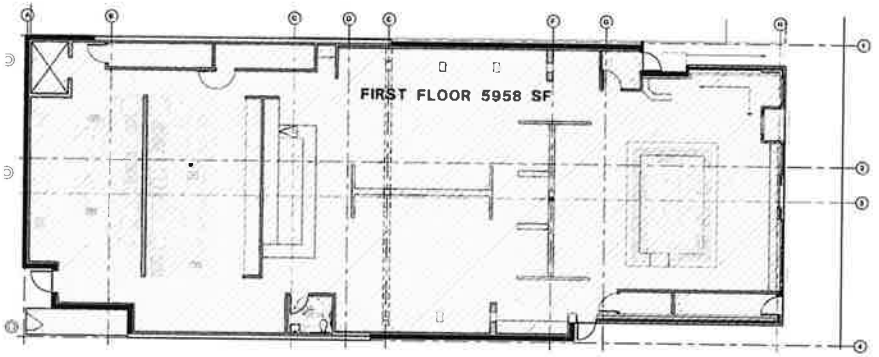
FAR CALCULATIONS BASED ON CZO 17-3-0400				
	RECORDED LOT AREA (SF)	ALLOWABLE FAR B3-3	ALLOWABLE BUILT AREA (SF)	ACTUAL BUILDING AREA (SF)
FAR FACTOR PER ZONING ORDINANCE		3.0		
LOT	4,250		12,750.00	
FIRST FLOOR				5958
SECOND FLOOR				5724
THIRD FLOOR				2920
TOTAL AREA				14602



3 THIRD FLOOR FAR PLAN



2 SECOND FLOOR FAR PLAN



1 FIRST FLOOR FAR PLAN

0' 4' 8' 16'

aria
GROUP
830 North Blvd.
Oak Park, Illinois
60301
708-445-8400
ariainc.com

2020 N. HALSTED

2020 N. HALSTED ST.,
CHICAGO, IL 60614

FIELD VERIFICATION

COPYRIGHT

No	Date	Remarks
	4/23/24	PER C.D.S.

REVISIONS

Drawing Title
FAR CALCULATION

Job No. 235420 | Drawn TC
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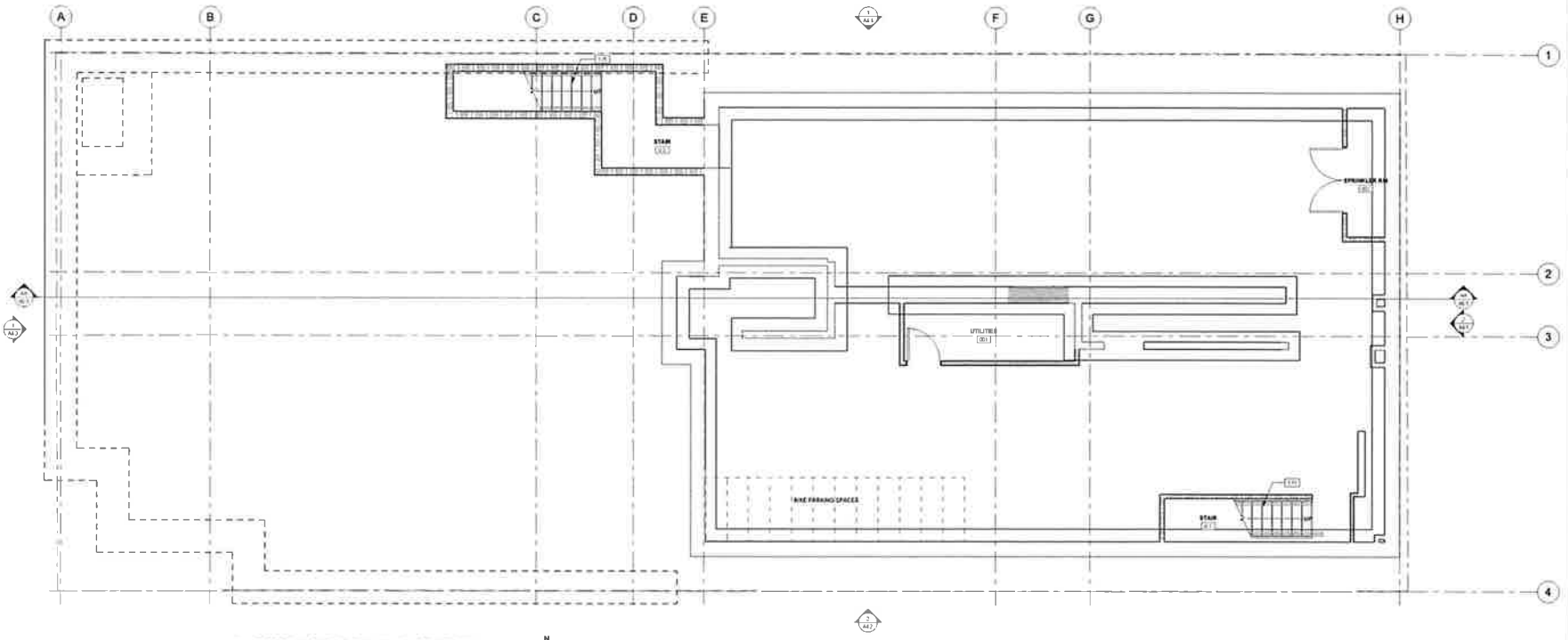
\\Aria2016\Jobs\235420\DESIGN\CAD\PKG\2024-04-16 FAR calcs .dwg, 30x42, 4/23/2024 11:28 AM, Tina Camana

BUILDING DEPT. NOTES

GENERAL NOTES

WALL LEGEND

KEYNOTES



1 CORE & SHELL PLAN - BASEMENT

aria GROUP
830 North Blvd,
Oak Park, Illinois
60301
708-445-8400
ariaric.com
ARIA GROUP ARCHITECTS, INC.

2020 N HALSTED

2020 N. HALSTED ST., CHICAGO, IL 60614

FIELD VERIFICATION

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NO.	DATE	REMARKS
1	10/09/2019	ISSUED FOR PERMIT

REVISIONS

IN PROGRESS NOT FOR CONSTRUCTION

Drawing Title: CORE & SHELL PLAN - BASEMENT

Job No.: 2040 | Drawn: AJW

Scale: As indicated | Date: 10/09/2019

Sheet No: A1.0

BUILDING DEPT. NOTES

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7. ALL MATERIALS USED FOR INTERIOR WALL AND CEILING FINISHES TO BE CLASS C FLAME SPREAD 75-200 PER 2015 IBC

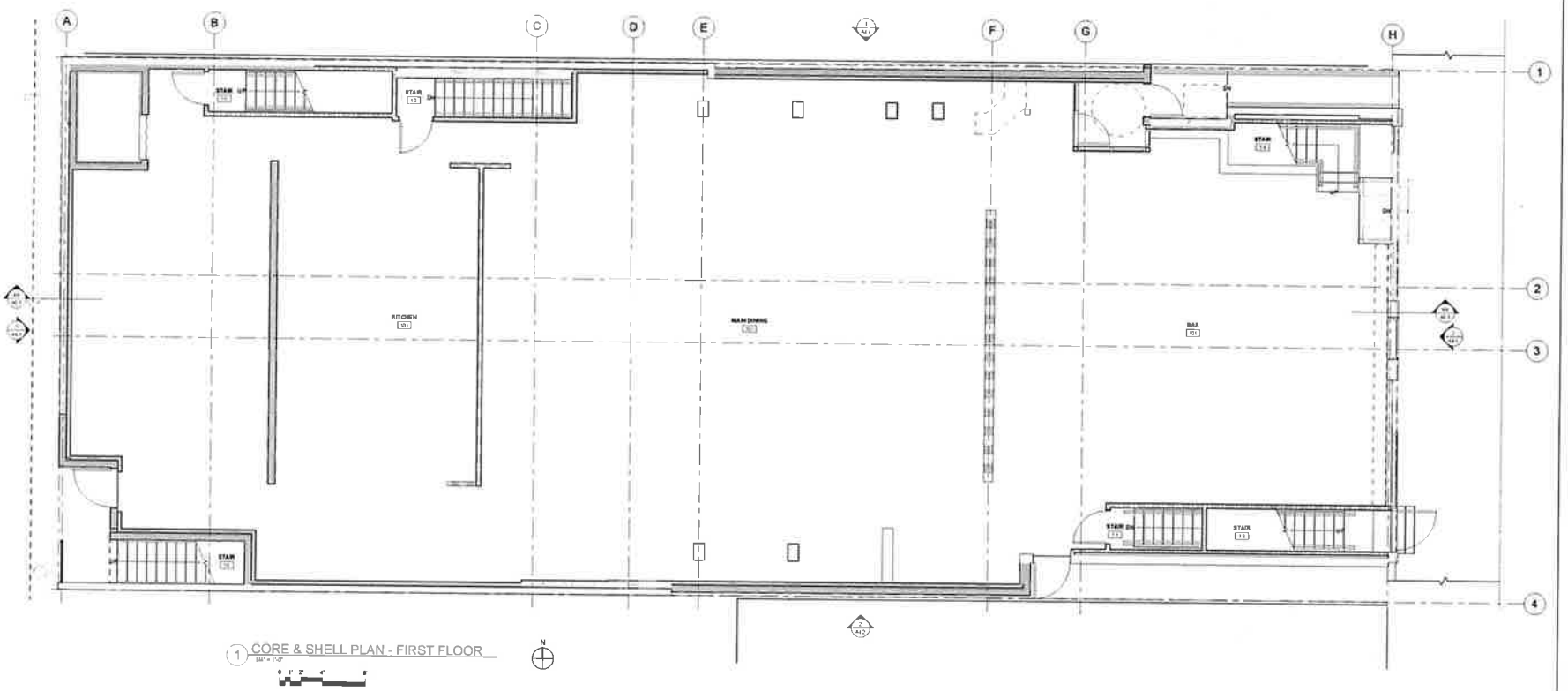
GENERAL NOTES

1. [illegible]
2. PROVIDE FRP TREATED IN WALL IN DOOR, BACKING, AT ID SIGNAGE LOCATIONS TYP MILLWORK, SHELVING PANELS, DOOR TYP, ETC REFER TO A SHEETS FOR ADDITIONAL INFORMATION
3. ALL SHEETS ARE NOMINAL AND ARE PRIOR TO ACTUAL SIZE
4. [illegible]
5. WALLS IN BAR AREAS AND KITCHENS TO HAVE 5/8" BASE OF CEMENT BOARD FACE OF CEMENT BOARD TO BE FLUSH WITH FACE OF GYPSUM BOARD
6. ALL CONTRACTORS TO VERIFY EXISTING SITE CONDITIONS BEFORE ANY WORK IS UNDERTAKEN IF ANY NOTICE OF DISCREPANCIES THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL MECHANICAL PLUMBING ELECTRICAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION OR DIRECTION BEFORE PROCEEDING WITH THE WORK IN QUESTION
7. COORDINATE OUTLETS AT MILLWORK (PHONE ETC) WITH MILLWORKER AND ELECTRICAL DRAWINGS PROVIDE SHOP DRAWINGS FOR REVIEW
8. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE AND LOCAL CODES AND ORDINANCES
9. ARCHITECT TO BE NOTIFIED AFTER FLOOR/WALL LAYOUT FOR REVIEW PRIOR TO CONSTRUCTION
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WALL LEGEND

	[illegible]
	FURRED OUT PARTITION WALL
	PARTITION WALL W/ SOUND ATTENUATION BATTS
	CMU (CONCRETE MASONRY UNIT)
	LOW (EQUIP) PARTITION WALL
	REFER TO WALL TYPE DETAILS
	LOCATION OF LOW (EQUIP) WALL STIFFENER, SEE DETAIL 2/A11.1

KEYNOTES



1 CORE & SHELL PLAN - FIRST FLOOR
1/4" = 1'-0"

N

0 1' 2' 4' 8'

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Drawing Title
CORE & SHELL PLAN - FIRST FLOOR

Job No.	Drawn
2504	Author
Scale	Date
As indicated	10/25/2024

Sheet No.
A1.1

BUILDING DEPT. NOTES

1. ALL EXIT DOORS SHALL BE OF SWING TYPE AND SHALL BE OF THE LOCK ARTICULATED OR HARDWARE SPECIAL KNOB LOCK. IT SHALL NOT REQUIRE SPECIAL LOCKING DEVICES AND SHALL COMPLY WITH THE LOCKING CODE.
2. ALL EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1" BELOW THE THRESHOLD AND A LANDING SHALL BE PROVIDED ON BOTH SIDES OF EACH DOORWAY.
3. ALL EXIT STAIRWAYS OF "CONSTRUCTION OF NON-COMBUSTIBLE MATERIAL" AS PER SECTION 211.1 OF THE CHICAGO BUILDING CODE. ALL EXITS & EGRESS SYSTEMS MUST MEET THE SAME LOADING AS THE BUILDING THEY ARE PART OF.
4. EXTERIOR TEMPERATURE CONDITIONS ALL EXTERIOR DOORS SHALL BE FURNISHED WITH A DOOR CLOSER (COMPLETE WITH ARM) AND A DOOR HOLDER (COMPLETE WITH ARM) AT THE ALTERNATE DIRECTION OF PURGE.
5. PROVIDE EXIT SIGNS AS SHOWN ON THE DRAWINGS AS PER OF THE APPROVED EXIT SIGNS AS PER THE CHICAGO BUILDING CODE. THE POSITION OF ARROWS SHALL FOLLOW.
6. ALL ROOMS HAVING MORE THAN 50 OCCUPANTS TO BE FIRE PROOFED.
7. ALL MATERIALS USED FOR INTERIOR WALL AND DEMISING PARTITIONS TO BE GLASS OR FLAME SPREAD RATING NOT EXCEEDING 200.

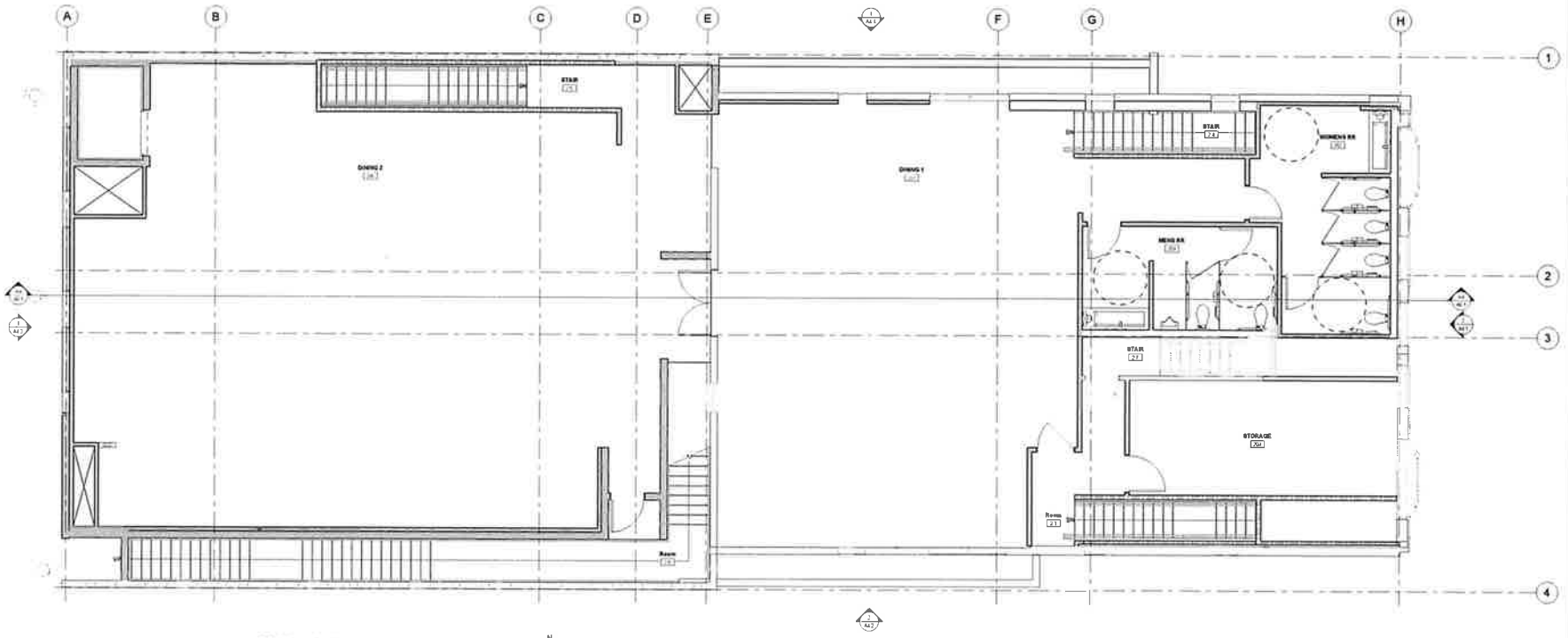
WALL LEGEND

	NEW PARTITION WALL
	RATED PARTITION WALL
	PARTITION WALL (SEE ATTENTION NOTE)
	DEMOLISHED PARTITION WALL
	LIGHT WEIGHT PARTITION WALL
	REFER TO WALL TYPE DETAILS
	LOCATION OF LIGHT WALL (PARTITION SEE DETAIL)

KEYNOTES

GENERAL NOTES

1. REFER TO A-1 SHEETS FOR PROGRAM REQUIREMENTS OF BUILDING USE.
2. PROVIDE FIRE TREATED PLYWALL TO EXTEND FROM FLOOR TO CEILING FOR MILLWORK, SHELVES, PANELS, MORE THAN EXTRACTS. SEE SHEETS FOR ADDITIONAL INFORMATION.
3. ALL DIMENSIONS ARE NOMINAL AND ARE PERFORMANCE OF SUBSTRATE WALL.
4. ALL NEW PARTITIONS WITH SINKS AND/OR WET EQUIPMENT TO HAVE WATER RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE WITH CEMENT BOARD BASE TO 12" A.F.F. CONTRACTOR TO COORDINATE REQUIRED LOCATION FOR FINAL PLACING TYPE & MOUNT ALL FIXTURES AND ACCESSORIES AT HEIGHTS TO CONFORM TO ALL GOVERNING CODES AND ADA REQUIREMENTS.
5. WALLS BEHIND AREAS AND WITHIN 6" TO HAVE 1/2" BASE OF CEMENT BOARD FACE OF CEMENT BOARD TO BE FLUSH WITH FACE OF GYPSUM BOARD.
6. ALL CONTRACTORS TO VERIFY EXISTING SITE CONDITIONS BEFORE ANY WORK IS UNDERTAKEN BY ARCHITECT OF DISCREPANCIES. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS OR SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE SITE MANAGER AND ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
7. COORDINATE OUTLETS AT MILLWORK (PHONE, ETC.) WITH MILLWORKER AND ELECTRICAL DRAWINGS. PROVIDE SHOP DRAWINGS FOR REVIEW.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE AND LOCAL CODES AND ORDINANCES.
9. ARCHITECT TO BE NOTIFIED AFTER FLOOR/WALL LAYOUT FOR REVIEW PRIOR TO CONSTRUCTION.
10. PLUMBING TO ALL FIXTURES PER FLOOR PLANS AND REFLECTED CEILING PLANS.
11. ALL EXPOSED WATER SUPPLY PIPES, WASTE LINES, ELECTRICAL CONDUIT AND EQUIPMENT PIPING THAT ARE NOT ABLE TO BE CONCEALED WITHIN BAR ENCLOSURE MUST BE INSTALLED A MINIMUM OF 6" INCHES ABOVE THE FLOOR AND 6" INCHES AWAY FROM THE WALL INCLUDING THOSE AT THE BOTTOM OF THE EQUIPMENT.
12. ALL FINISHED FLOOR SURFACES, INCLUDING ENVIRONMENTAL ROOMS, ARE TO BE NOTED OTHERWISE PLEASE NOTE: 1/2" CONCRETE SLOPE TO DRAIN FLOOR FINISH FLAT FOR TRANSITIONS.
13. 8" O.C. 10 GA. WIDE MILLWORK MENU HOLDER. REFER TO DETAILS ON SHEET A11.0 LOCATIONS TO BE DETERMINED BY CLIENT.



1 CORE & SHELL PLAN - SECOND FLOOR

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Job No: 2-6419
Drawn: Author
Scale: As indicated
Date: 03/25/2024

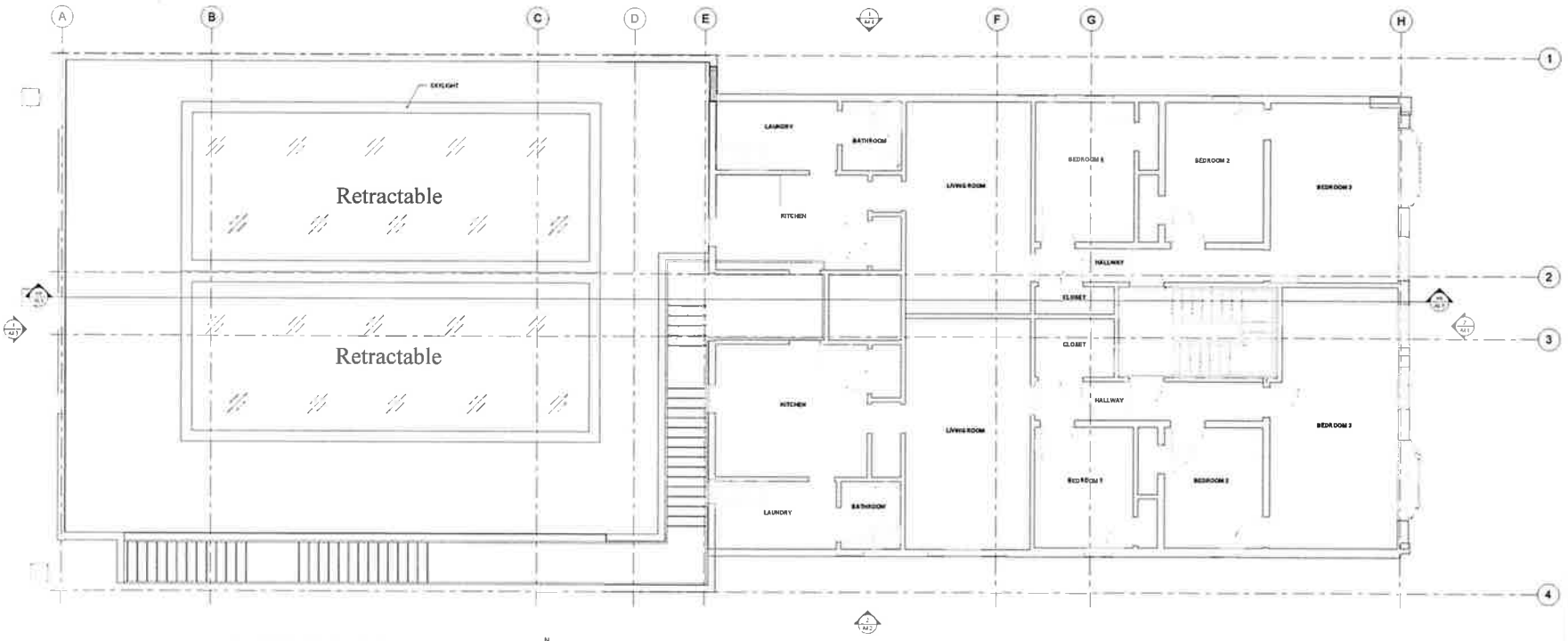
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BUILDING DEPT. NOTES

GENERAL NOTES

WALL LEGEND

KEYNOTES



1 CORE & SHELL PLAN - THIRD FLOOR

1/4" = 1'-0"

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Drawing Title
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Job No.	Drawn
2020	Author
Scale	Date
As indicated	08/05/2020

Sheet No.
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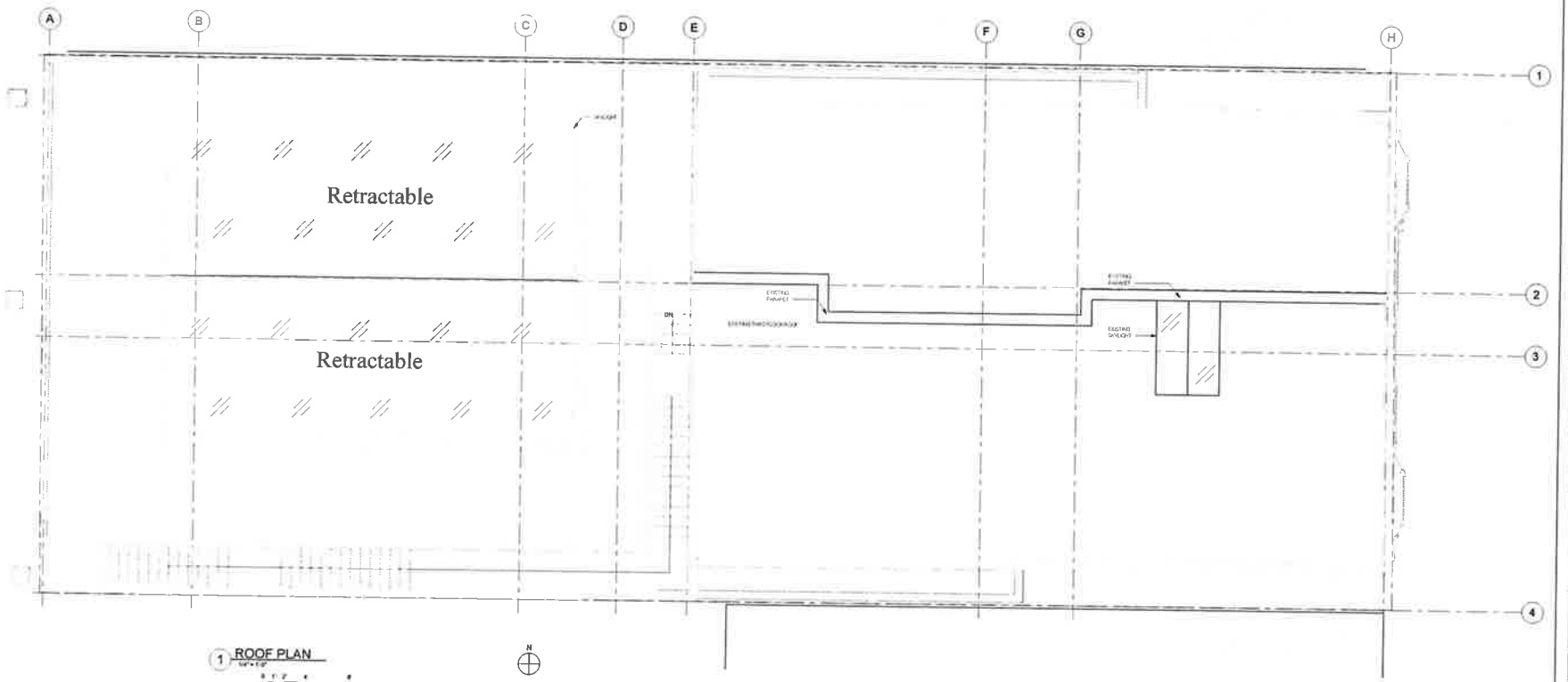
GENERAL NOTES

1. ALL ROOF TOP MECHANICAL EQUIPMENT, PLUMBING AND ELECTRICAL TO HAVE PHENOLIC LABELS
2. EXHAUST FANS MUST BE LOCATED TO MAINTAIN REQUIRED CLEARANCES (MINIMUM 10 FEET PER CODE). NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS
3. MAKE-UP AIR & EXHAUST ARE ELECTRICALLY INTERLOCKED. REFER TO E SHEETS FOR DETAILS
4. PROVIDE GALVANIZED CRICKETS FOR PROPER DRAINAGE AT ALL ROOF TOP EQUIPMENT OR PENETRATIONS
5. REFER TO M SHEETS FOR HVAC UNITS
6. ALL EQUIPMENT ON ROOF TO BE MOUNTED ON CURBS AND PROPERLY FLASHED PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
7. [illegible] PROVIDED BY THE ROOFING CONTRACTOR AS REQUIRED TO MAINTAIN THE MANUFACTURER'S WARRANTY. SEE OF ALL ROOF TOP MECHANICAL EQUIPMENT.

SYMBOL LEGEND

	ROOF DRAIN, SUMP AREA AND OVERFLOW DRAIN
	HATCH TAPERED INSULATION
	DIRECTION OF SLOPE SLOPE = 1/4" PER 1'-0"

KEYNOTES



1 ROOF PLAN

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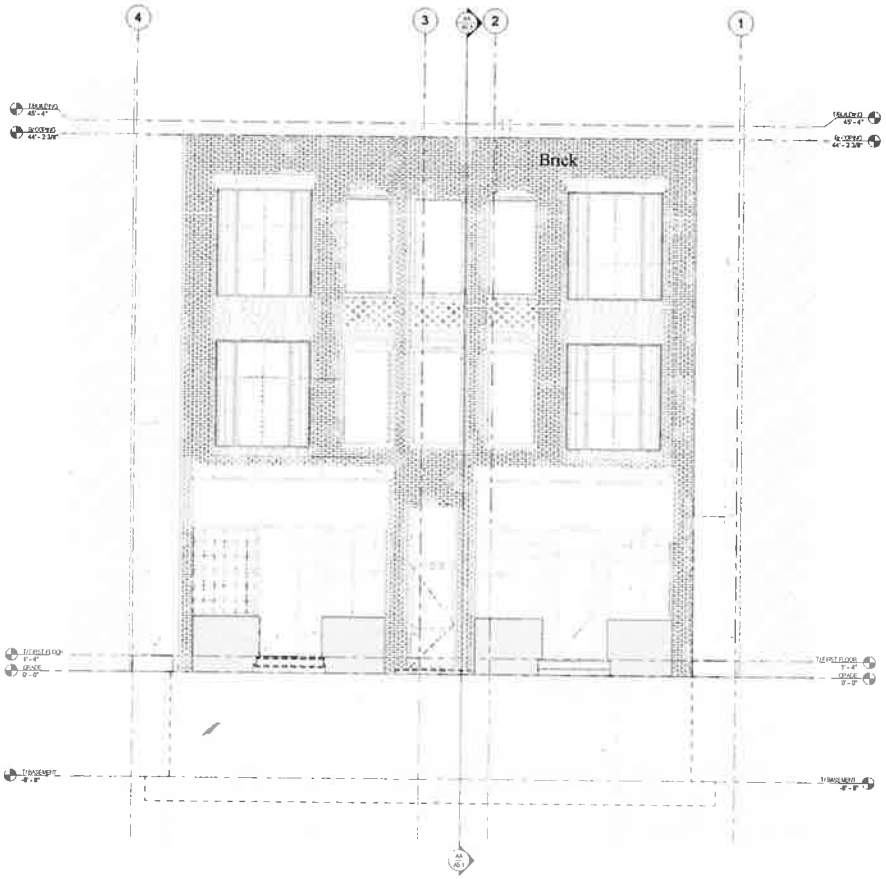
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Drawn: Author
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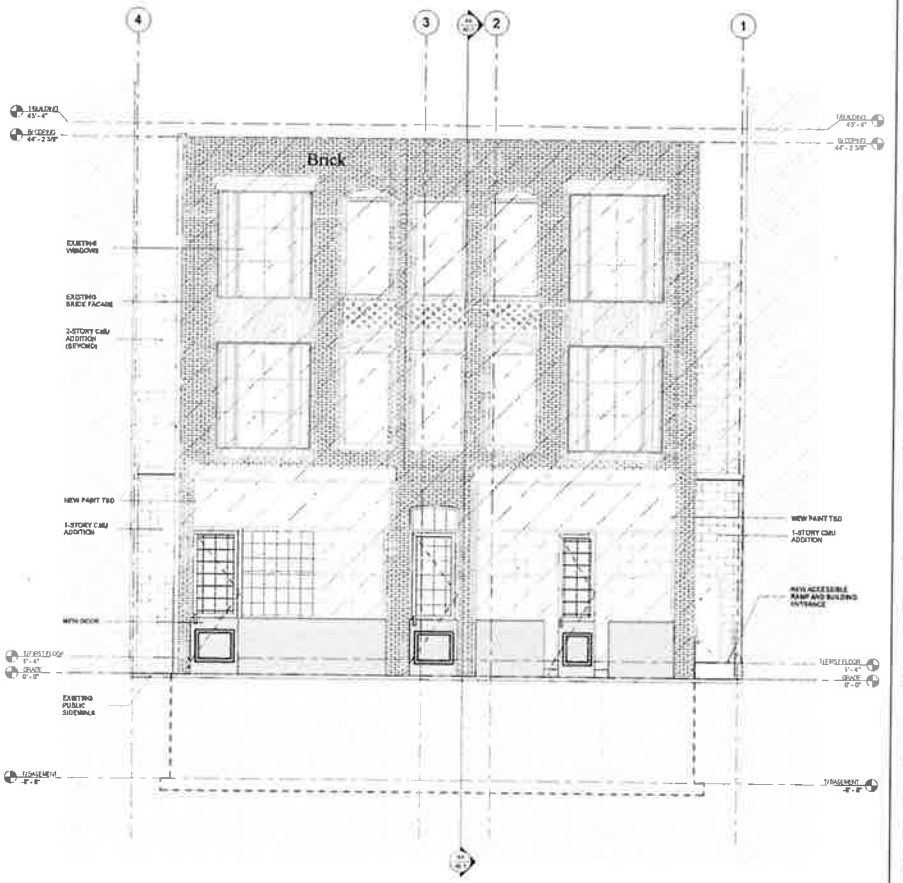
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SYMBOL LEGEND	
	NEW CONSTRUCTION
	EXISTING TO REMAIN

GENERAL NOTES	
T	T = TEMPERED GLASS
E	VERIFY ALL EXTERIOR DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES
F	ALL WINDOW & DOOR OPENINGS TO BE FULLY FLASHED WITH SELF-ADHERING SELF-HEALING ICE & WATER SHIELD



2 EXISTING EAST ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

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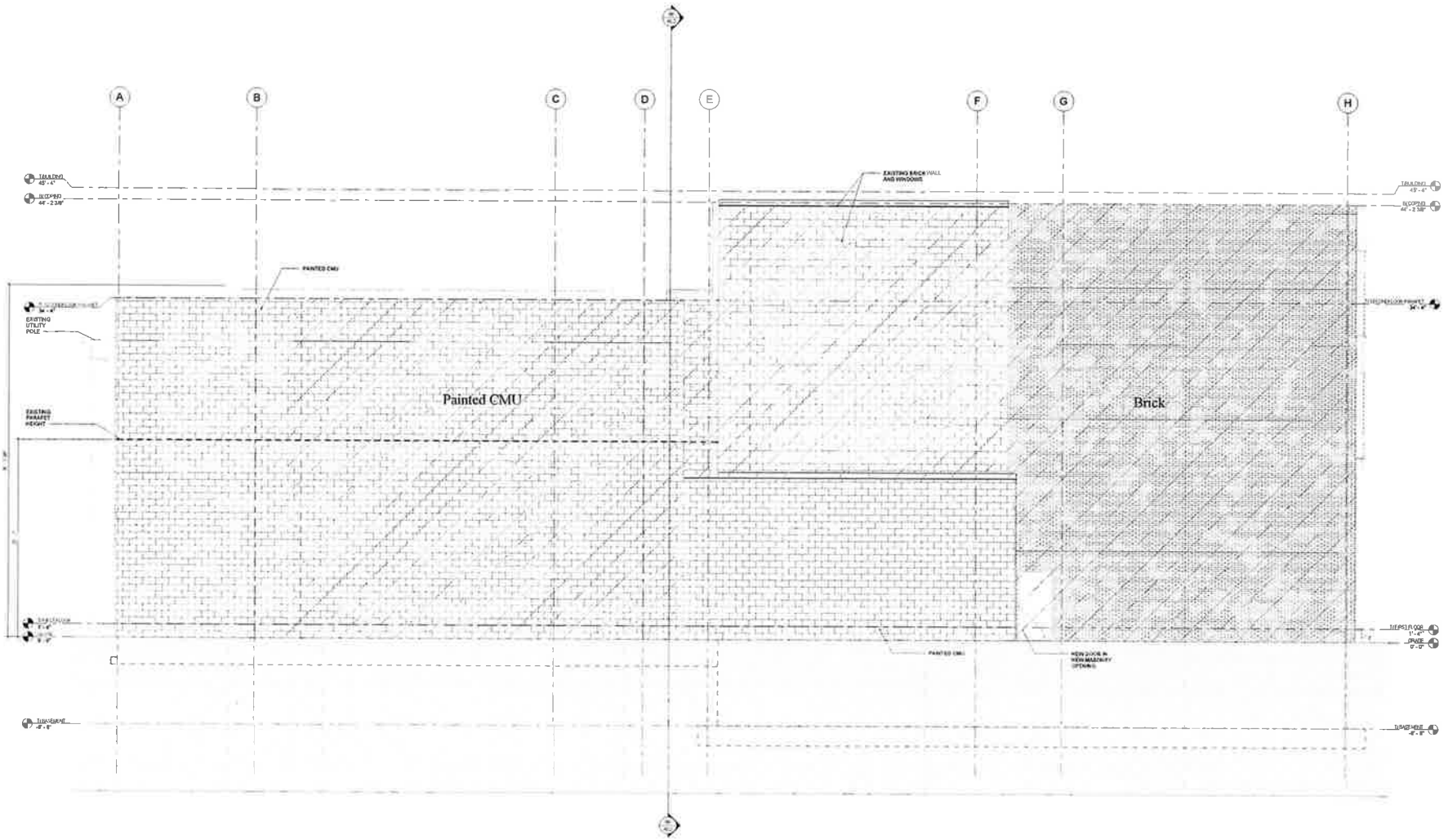
Drawing Title: EXTERIOR ELEVATIONS

Job No.	Drawn
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Scale	Date
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Sheet No.
A4.1

SYMBOL LEGEND	
	NEW CONSTRUCTION
	EXISTING TO REMAIN

GENERAL NOTES	
1	T = TEMPERED GLASS
2	VERIFY ALL EXTERIOR DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION, NOTIFY ARCHITECT OF ANY DISCREPANCIES
3	ALL WINDOW & DOOR OPENINGS TO BE FULLY FLASHED WITH SELF-ADHERING, SELF-HEALING HDF & WATER SHIELD



2 SOUTH ELEVATION
1/4" = 1'-0"

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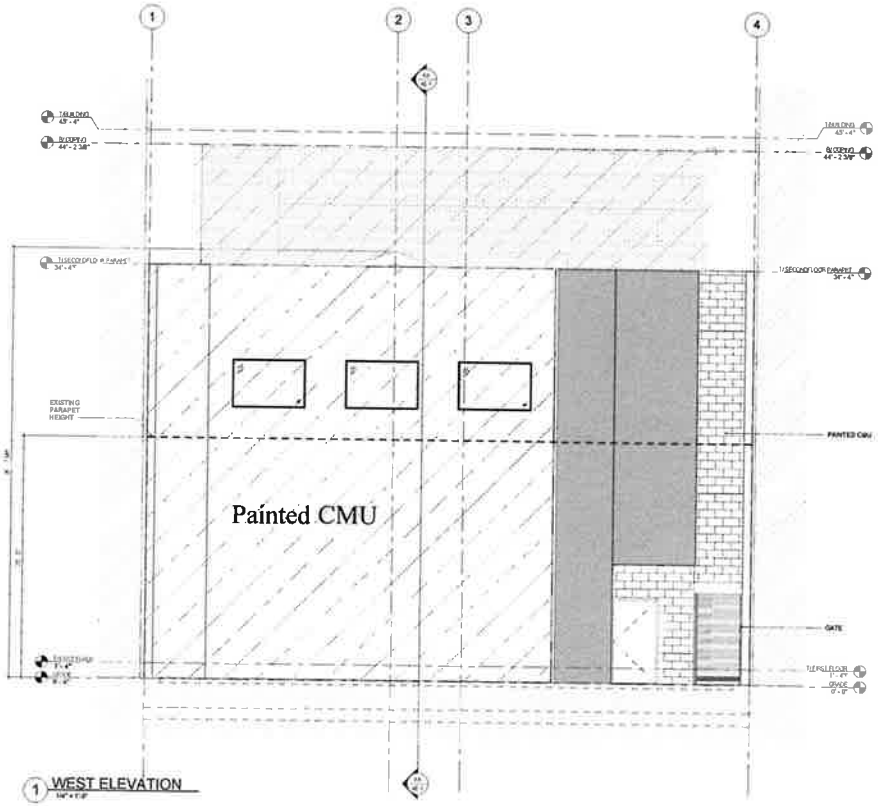
Job #s	Drawn
2040	Author
Scale	Date
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Sheet No: A4.2

SYMBOL LEGEND	
	NEW DOOR OR WINDOW
	EXISTING TO REMAIN

GENERAL NOTES

1. T = TEMPERED GLASS
2. VERIFY ALL EXTERIOR DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES
3. ALL WINDOW & DOOR OPENINGS TO BE FULLY FLASHED WITH SELF-ADHERED SELF-HEALING ICE & WATER SHIELD



1 WEST ELEVATION

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2020 N HALSTED

2020 N. HALSTED ST., CHICAGO, IL 60614

FIELD VERIFICATION

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NO.	DATE	REMARKS
1	10/01/24	PERMIT SUBMISSION

REVISIONS

IN PROGRESS NOT FOR CONSTRUCTION

Drawing Title: EXTERIOR ELEVATIONS

Job No.	Drawn
25405	Author

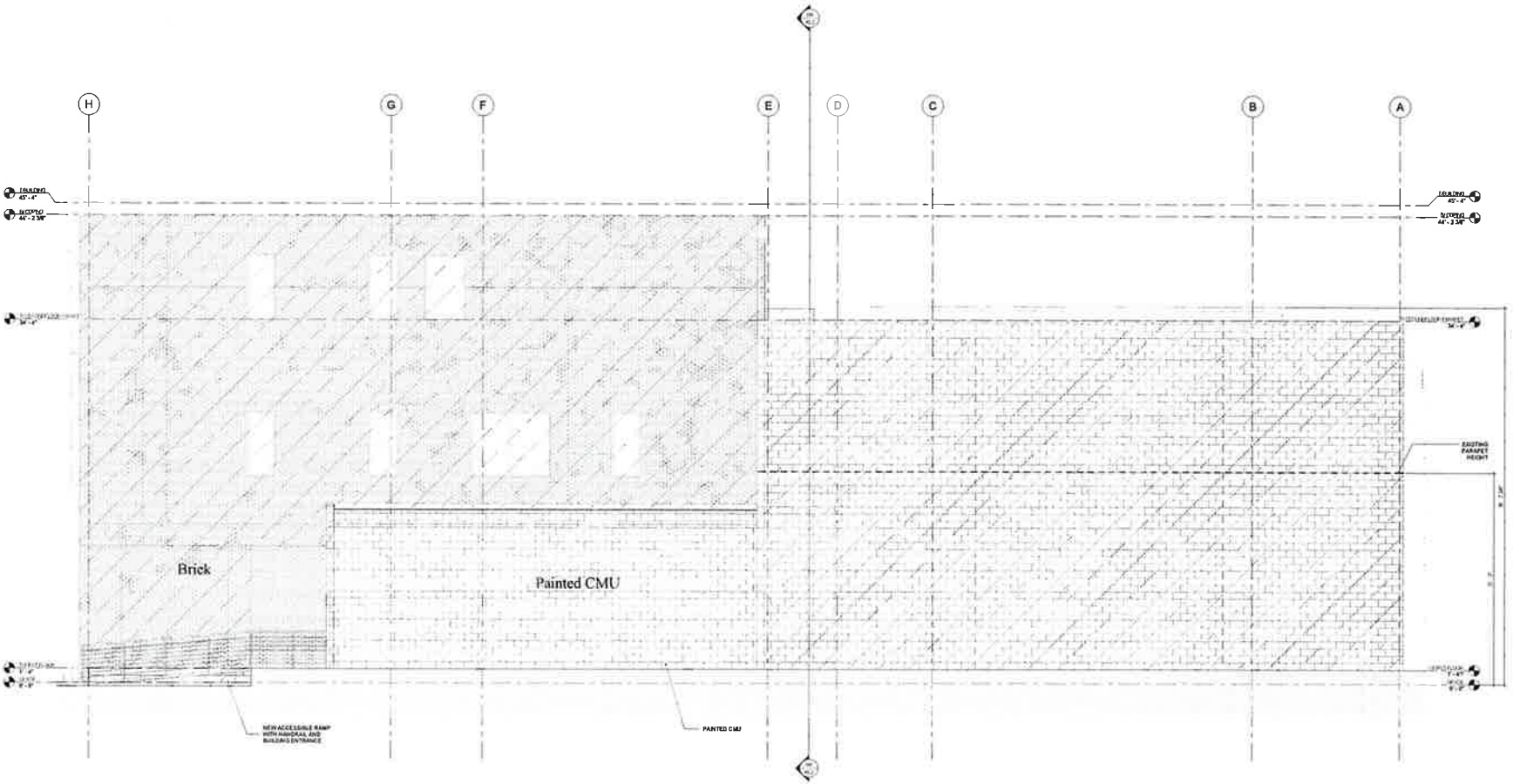
Scale	Date
As indicated	03/05/2025

Sheet No.

A4.3

GENERAL NOTES

1. T = TEMPERED GLASS
2. VERIFY ALL EXTERIOR DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION, NOTIFY ARCHITECT OF ANY DISCREPANCIES
3. ALL WINDOW & DOOR OPENINGS TO BE FULLY FLASHED WITH SELF-ADHERND, SELF HEALING ICE & WATER SHIELD



1 NORTH ELEVATION
1/4" = 1'-0"

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ARIA GROUP ARCHITECTS, INC.

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FIELD VERIFICATION
Contractor shall verify all layout dimensions and conditions of the job site and notify Aria Architects, Inc. of any discrepancies, omissions or discrepancies before beginning or continuing any work. Do not scale drawings.

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NO.	DATE	REMARKS
1	04/29/2024	ISSUED FOR PERMIT

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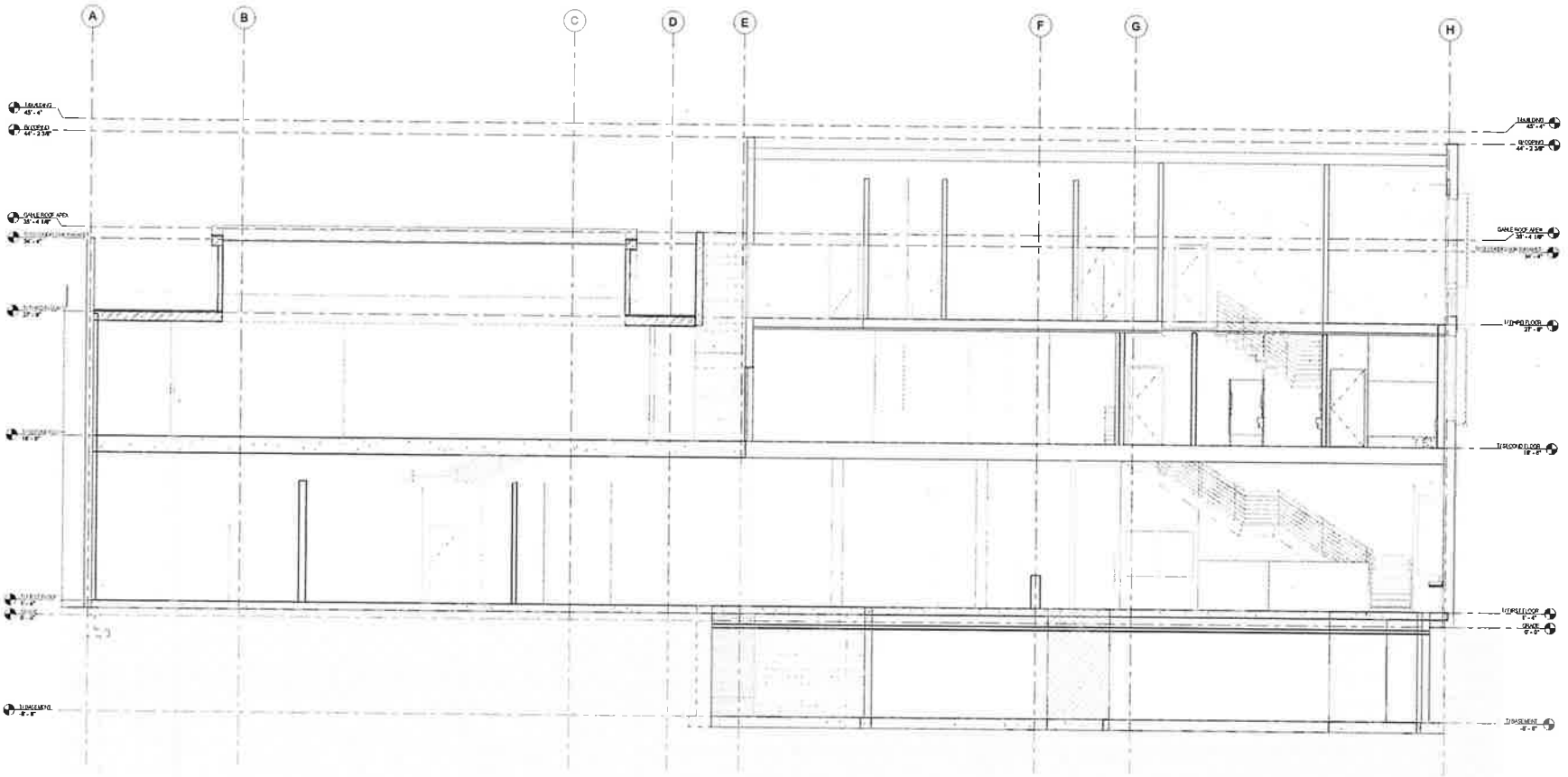
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Drawing Title
EXTERIOR ELEVATIONS

Job No	Drawn
23-470	Author

Scale	Date
As indicated	03/25/2024

Sheet No
A4.4



AA BUILDING SECTION
1/8" = 1'-0"

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Drawing Title
BUILDING SECTIONS

Job No	Drawn
2020	Author
Scale	Date
1/8" = 1'-0"	04/05/2021

Sheet No
A5.1