City of Chicago

O2021-608

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-N at 6603 W Higgins Ave - App No. 20619T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 13-N in the area bounded by

> West Higgins Avenue; a line 25 feet northwest of North Natoma Avenue as measured at the southwesterly right-of-way line of West Higgins Avenue and perpendicular thereto; the alley next north of and parallel to West Berwyn Avenue; and a line 50 feet northwest of North Natoma Avenue as measured at the southwesterly right-of-way line of West Higgins Avenue and perpendicular thereto,

to those of a B1-2 Neighborhood Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 6603 West Higgins Avenue

NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING

AT

6603 W. Higgins Ave., Chicago, IL

45th Ward

The Applicant intends to change the zoning from the existing RS-3 to B1-2 to construct a new upper story addition to erect a second floor apartment (1 dwelling unit) to the existing 1 story commercial/office space. This establishment is described as:

ZONING: B1-2

LOT AREA: 2,772 SF

MINIMUM LOT AREA PER DWELLING UNIT: 2,772 SF

FLOOR AREA RATIO: 1.08

2nd FLOOR AREA ADDITION: 1,436 SF (25'X38')

EXISTING FLOOR AREA: 1,564 SF (25'X58')

EXISTING OFF-STREET PARKING: 2

EXISTING FRONT SETBACK: 0

EXISTING REAR SETBACK: 31.7'

EXISTING SIDE SETBACK: EAST = 0' ; WEST = 0'

EXISTING BUILDING HEIGHT: 15'

PROPOSED BUILDING HEIGHT: 25'

* FRONT AND SIDE SETBACKS WILL SEEK RELIEF

Attachments included.

FINAL FOR PUBLICATION

GRID STUDIO

6603 W HIGGINS — CHICAGO, ILLINOIS

WALL LEGEND	
	MASONRY WALLS
	NEW PARTITIONS
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	CONCRETE WALLS

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
A-0	SITE PLAN + GENERAL NOTES
D-1	DEMOLITION PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	FOUNDATION PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	WALL SECTIONS
P-1	PLUMBING PLANS
M-1	MECHANICAL PLANS
M-2	MECHANICAL PLANS
E-1	ELECTRICAL PLANS
E-2	ELECTRICAL PLANS

SCALE = 1" = 1'-0"

GENERAL NOTES:

SHOULD THE OWNER(S) OR CONTRACTOR(S) FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR ANYOTHER DOCUMENTS, HE OR SHE SHOULD NOTIFY THE ARCHITECT AT ONCE TO OBTAIN CLARIFICATION PRIOR TO BIDDING.

THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OVER THE MEANS AND METHODS OF CONSTRUCTION.

THE ARCHITECT WILL NOT PROVIDE SITE VISITS OR INSPECTIONS UNLESS SPECIFIED ON THE CONTRACT.

EXISTING UTILITIES SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION AND KEPT IN SERVICE UNLESS SPECIFIED

THE CONTRACTORS ARE REQUIRED TO COORDINATE THE SCHEDULING OF EXISTING AND ALL NEW CONSTRUCTION WITH THE OWNERS AND ADJACENT PROPERTY OWNERS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING, AND DIRECTING THE WORK USING THEIR BEST SKILLS AND ATTENTION.

ON SITE VERIFICATION OF DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EACH SUB-CONTRACTOR.

ALL PARTITION DIMENSIONS ON PLAN SHEET ARE FACE OF SHEATROCK AND FACE OF SHEATHING.

ENERGY CONSERVATION NOTES:

THE PLANS WERE PREPARED USING THE PRESCRIPTIVE METHOD FOR THE NEW ADDITION

THE EXTERIOR WALLS SHALL HAVE A MINIMUM INSULATION RATING OF R 20 OR R-13+5

THE MINIMUM INSULATION RATING FOR CEILINGS IN THE THERMAL BARRIER SHALL BE R-49

ALL WINDOWS NEW AND REPLACEMENT SHALL HAVE A U FACTOR OF 0.30 OR LESS.

A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER OR DESIGN PROFESSIONAL, SHALL BE POSTED ON A WALL WHERE THE FURNACE/ELECTRICAL SERVICE PANEL LOCATED. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION THROUGH OUT THE HOUSE, DUCTS OUTSIDE CONDITIONED SPACES, AND U FACTORS FOR FENESTRATIONS.

ENERGY INSULATION COMPLIANCE FOR ALTERATIONS SHALL BE AS FOLLOWS PER ICC 2012 IECC/IBC BUILDING ENVELOPE

EXCEPTION 2
EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.

EXCEPTION 3
CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITIES IS NOT EXPOSED

BASEMENTS: PER TABLE R402.1.2 ILLINOIS SPECIFIC AMENDMENTS WITH INCORPORATIONS THE REQUIRED INSULATION FOR BASEMENTS IN CLIMATE ZONE 5 AND NAMING 4 (2) 10/13

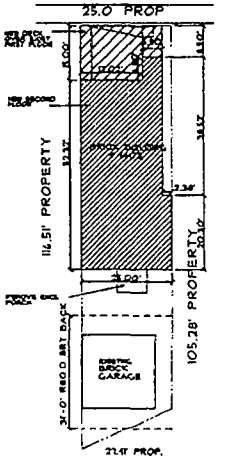
PROVIDE R-30 INSULATION AT ALL EXPOSED FLOOR JOISTS

ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO THE LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

ALL RECESSED LUMINARIES INSTALLED BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF 2.0 CFM AT 75 PA PRESSURE DIFFERENTIALS. ALL LUMINARIES SHALL BE SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING COVERING.

ALL CONSTRUCTION SHALL CONFORM TO THE CODES AND ORDINANCES OF THE 2014 CHICAGO BUILDING CODE INCLUDING AMENDMENTS
2018 CHICAGO ELECTRICAL CODE

W. HIGGINS AVENUE



SITE PLAN

SCALE 1/16" = 1'-0"

NORTH

ZONING REQUIREMENTS		ORDINANCE REQ'D	ACTUAL
L01	ZONING DISTRICT CZO TITLE 17	RS-3	
	A) USE OF PROPERTY	RESIDENTIAL	
L02	LANDMARK BUILDING / LANDMARK DISTRICT	N/A	
L03	LAKEFRONT PROTECTION DISTRICT	N/A	
L04	ZONING OVERLAY	N/A	
L05	PEDESTRIAN STREET	N/A	
L06	LOT AREA	2800 SF	2772 SF
L07	MAXIMUM FLOOR AREA RATIO	0.9	
L08	TOTAL BUILDING AREA	2,495 SF	2486 SF
L09	BUILDING HEIGHT 17-17-0304	30'	25
L10	SETBACKS:		
	A) MINIMUM FRONT SETBACK	AVERAGE OF 4	0
	B) MINIMUM SIDE SETBACK	30%	0
	C) MINIMUM REAR SETBACK	25%	EXISTING NO CHANGE
L11	REAR YARD OPEN SPACE	225/43	EXISTING NO CHANGE
L12	NUMBER OF DWELLING UNITS		1
L13	OFF STREET PARKING	1	2

BUILDING INFORMATION	
OCCUPANCY CLASSIFICATION	R-6 RESIDENTIAL AND B BUSINESS
CLASSIFICATION OF WORK	ADDITION
CONSTRUCTION TYPE	TYPE IIIA
REQUIRED HRS OF FIRE RESISTANCE	
EXTERIOR BEARING WALLS	2 HR
INTERIOR BEARING WALLS	1 HR
INTERIOR NON BEARING WALLS	0
COLUMNS	1 HR
BEAMS	1 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	30 MINUTES
PARAPETS	2 HR
BUILDING HEIGHT	25
BUILDING AREA	2486 SF
SPRINKLER SYSTEM	N/A

GS

GRID STUDIO

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED IN ACCORDANCE WITH THE CHICAGO BUILDING CODE, AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE 2014 CITY OF CHICAGO BUILDING CODE AND AMENDMENTS.

GCP-02A03 5-12-2020
JOB NO. DATE
BLDG PERMIT 5-12-20

GRID STUDIO
RAMON CONTRERAS
ARCHITECT
5351 S MONTGOMERY
CHICAGO IL 60609
TEL 773-261-4261
FAX 773-276-1069
grideuddio@yahoo.com

REVISIONS

1

2

SCOPE
INTERIOR REPAIRS TO FIRST FLOOR, NEW SECOND FLOOR ADDITION WITH DECKS, NEW REAR LOGGIA OPEN PORCH TO AN EXISTING OFFICE SPACE

GRID STUDIO

6603 W HIGGINS
CHICAGO ILLINOIS

2020-44
RC

5-12-2020

A-0
OF XXX

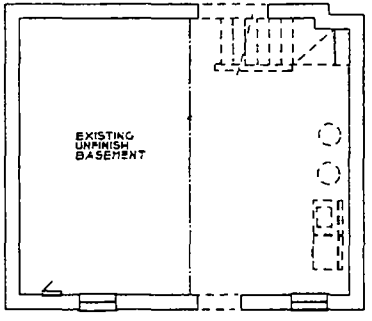
FINAL FOR PUBLICATION

DEMOLITION NOTES

-CONTRACTOR SHALL PROVIDE PROPER SHORING AND BRACING AS NEEDED TO EXISTING STRUCTURE WHEN REMOVING FLOORS WALLS, STAIRS AND A PART OF BUILDING STRUCTURE
-REMOVE EXISTING LATHS, PLASTER AND DRYWALL FROM EXISTING PARTITIONS AS NEEDED.
-REMOVE EXISTING FINISH FLOOR AS NEEDED
-REMOVE EXISTING PLUMBING FIXTURES AND BASTIES, VENTS AND WATER LINES AS NEEDED
-REMOVE ELECTRICAL DEVICES, SIGNS AND FIXTURES AS NEEDED
-REMOVE ALL MECHANICAL COMPONENTS AS NEEDED.
-IF ANY STRUCTURACTURAL MEMBER ARE DAMAGE, CRACK WALLS OR CEILINGS ARE EXPOSED CONTACT THE ARCHITECT FOR REVIEW AND CORRECTION.

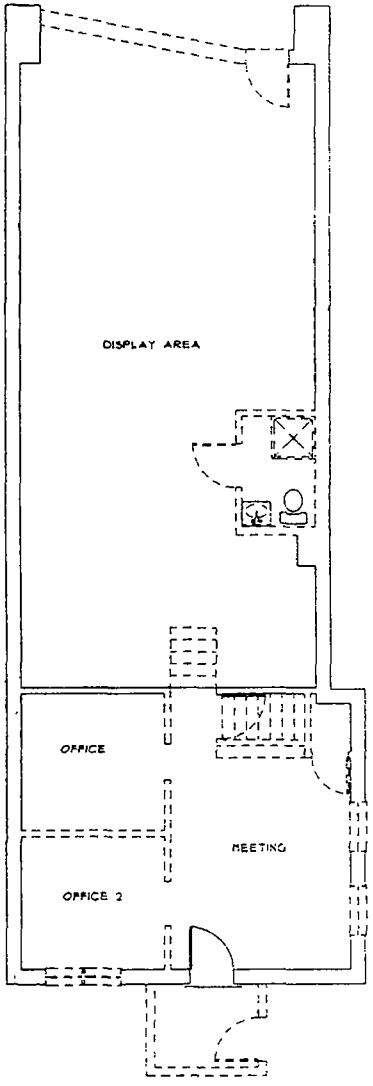
WALL LEGEND

	MASONRY WALLS
	NEW PARTITIONS
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	CONCRETE WALLS



FIRST FLOOR
DEMOLITION PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR
DEMOLITION PLAN

SCALE 1/4" = 1'-0"

GRID STUDIO
RAMON CONTRERAS
ARCHITECT
[illegible]
CHICAGO, ILLINOIS
TEL [illegible]
FAX [illegible]
[illegible]

REVISIONS

1
2

SCOPE
INTERIOR REPAIRS TO FIRST FLOOR, NEW SECOND FLOOR ADDITION WITH DECKS, NEW REAR WOOD OPEN PORCH TO [illegible] EXISTING OFFICE SPACE

GRID STUDIO

6603 W HIGGINS
CHICAGO ILLINOIS

[illegible]
[illegible]
[illegible] OF FIVE

FINAL FOR PUBLICATION

ROOM FINISH SCHEDULE (TYP)				
ROOM	FLOOR FINISH	WALL FINISH	CEILING FINISH	REMARKS
BEDROOMS	H.B.	PAINT	PAINT	
BATHROOMS	C.T.	EGG SHELL	EGG SHELL	PROVIDE 7'-0" HIGH C.T. ON TUB AREAS ON A CEMENT BD.
UTILITY ROOMS	C.T.	PRIMER	PRIMER	PROVIDE MOISTURE RESISTANT GYP BD ON WALLS
LIVING ROOMS	H.B.	PAINT	PAINT	
KITCHENS	H.B.	PAINT	PAINT	
FAMILY ROOM	H.B.	PAINT	PAINT	
HALLS	H.B.	PAINT	PAINT	

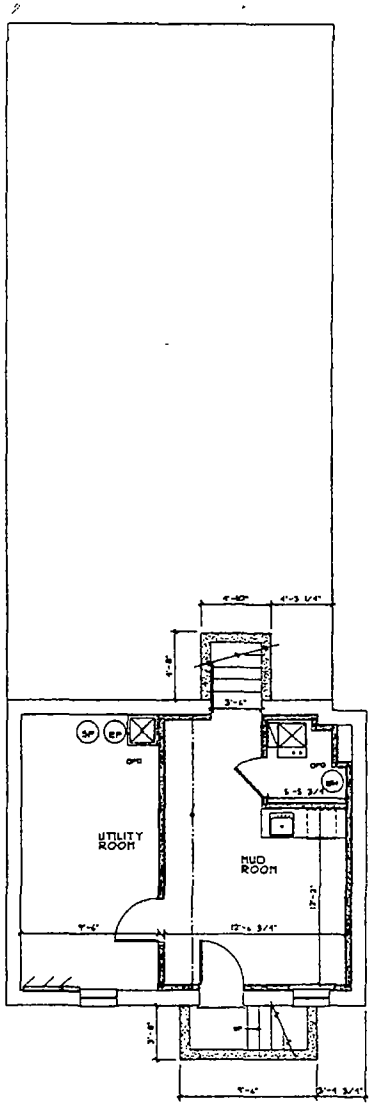
FLAME SPREAD RATING

MATERIALS USED FOR INTERIOR WALL AND CEILING FINISH SHALL CONFORM AS FOLLOW:
RESIDENTIAL UNITS: CLASS 1

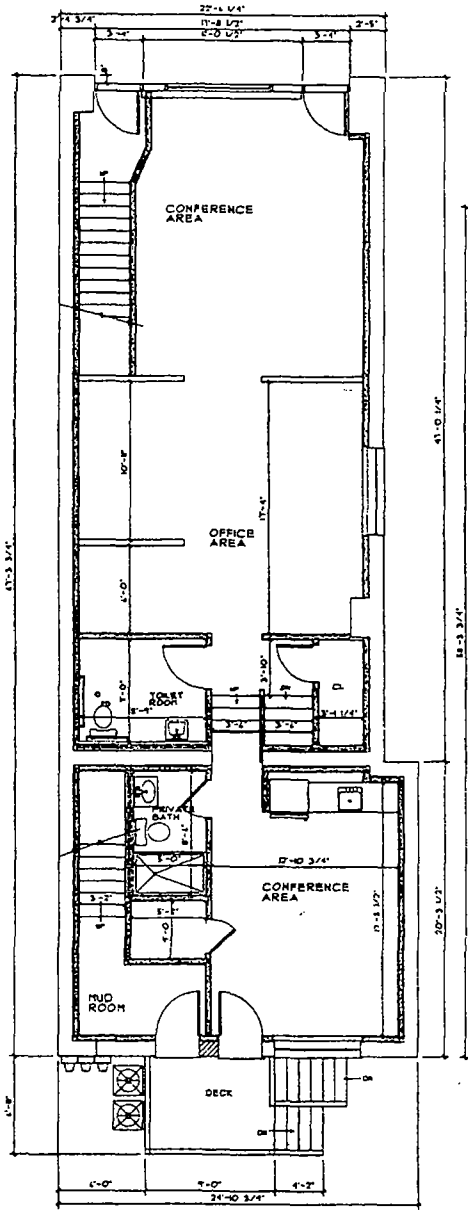
FLAME SPREAD RATING

CLASSIFICATION	FLAME SPREAD RATING	SMOKE DEVELOPED INDEX
CLASS 1	0 TO 25	200
CLASS 2	26 TO 75	450
CLASS 3	76 TO 200	450

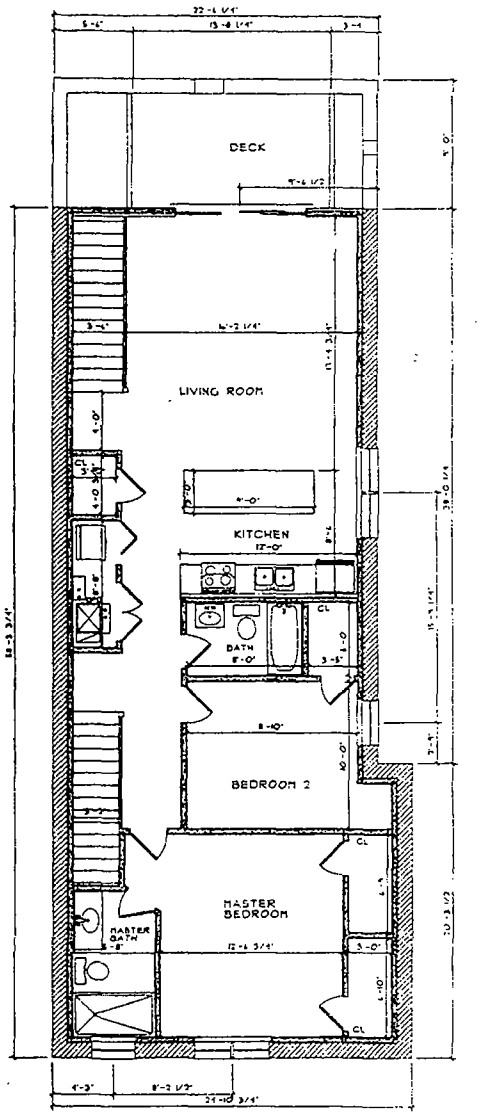
FLOOR COVERING TO BE CLASS D FLAME SPREAD
ROOF COVERING TO BE CLASS A FLAME SPREAD
TRIM MUST BE LESS RESISTANT TO FLAME SPREAD THAN CLASS 3 MATERIAL



BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"
NORTH



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
NORTH



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
NORTH

GRID STUDIO
RAMON CONTRE
ARCHITECT

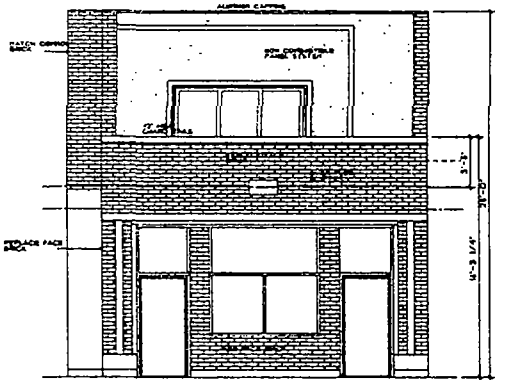
REVISIONS

SCOPE
INTERIOR REPAIRS
FIRST FLOOR ADDITION
FLOOR ADDITION
DECKS, DEE MEAN
OPEN PORCH TO
EXISTING OFFICE

GRID STUD

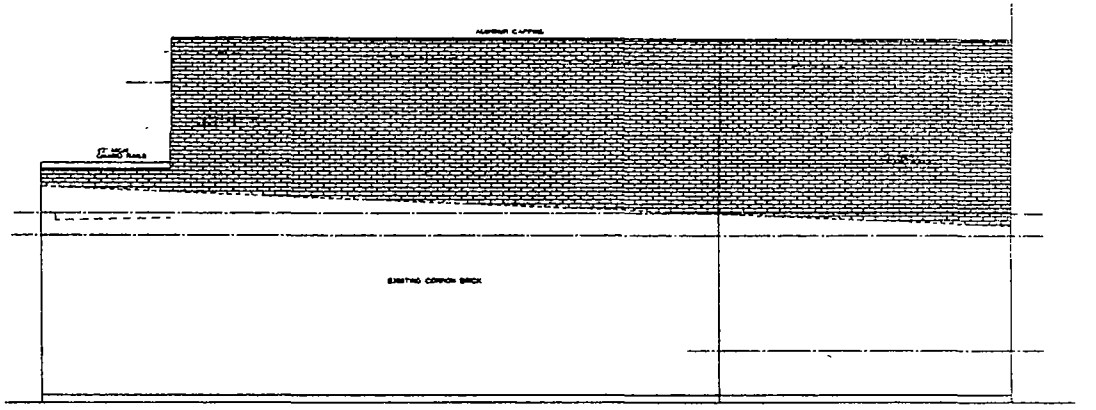
2603 W. HOGI
CHICAGO ILL

FINAL FOR SUBMISSION



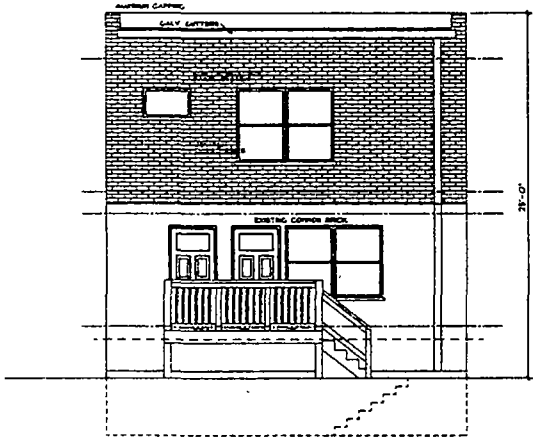
NORTH ELEVATION

SCALE 1/4" = 1'-0"



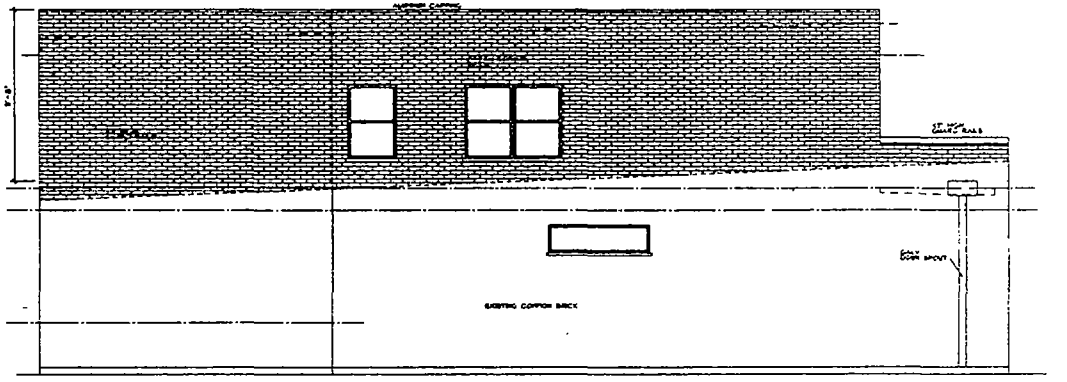
WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

GRID STUDIO
RAMON CONTRERAS
ARCHITECT

REVISIONS

SCOPE:
INTERIOR REPAIRS TO
FIRST FLOOR AND SECOND
FLOOR ADDITION WITH
DECKS, NEW REAR ROOF
OPEN PORCH TO AN
EXISTING OFFICE SPACE

GRID STUDIO

1405 E HIGGINS
CHICAGO ILLINOIS

2020-14
RC

A-E

2-10-2020

OF FIVE