



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Lakefront Protection Ordinance Project**

**952 W Carmen Ave (48<sup>TH</sup> Ward)**

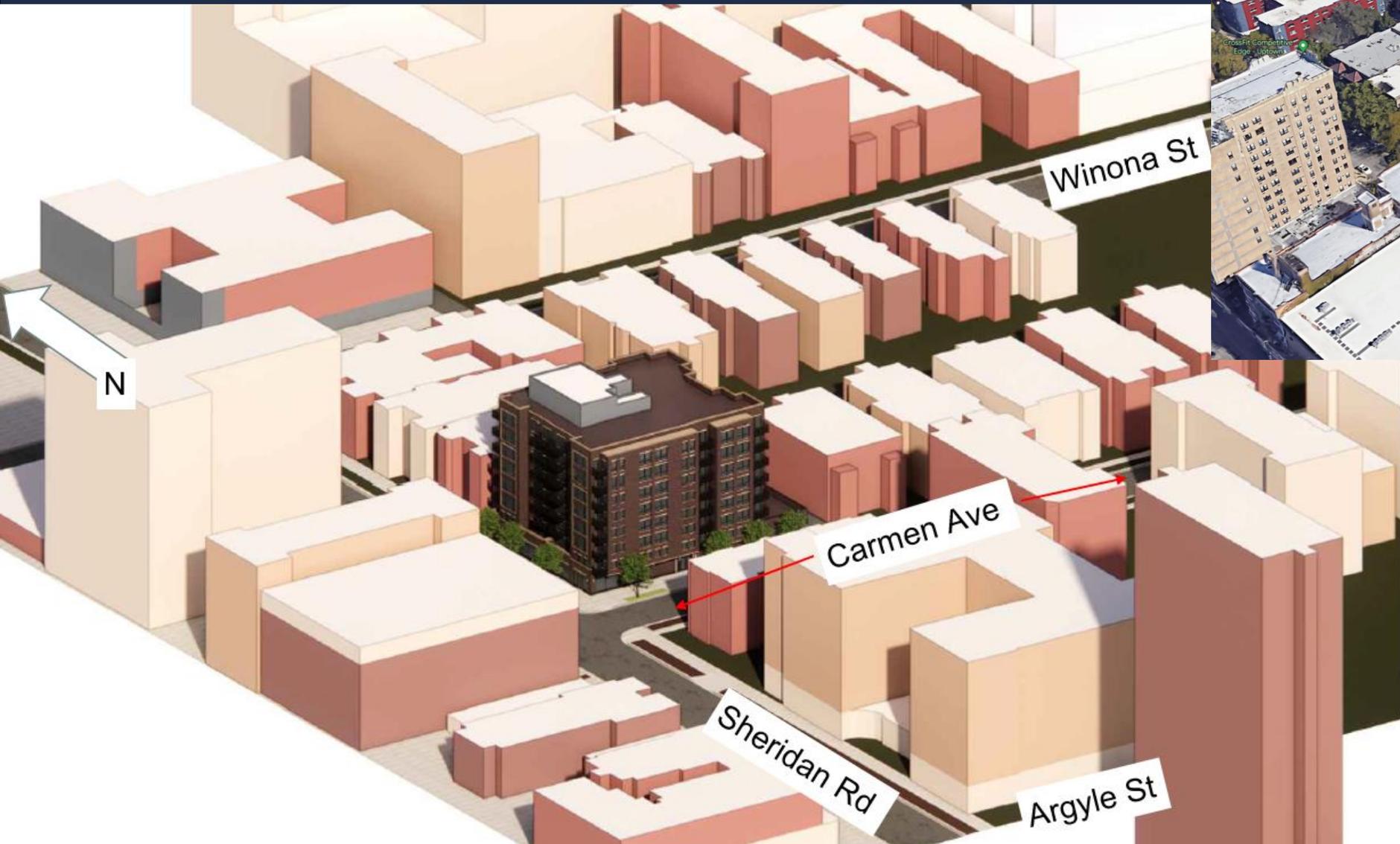
**5035 N Sheridan Inc.**

08/17/2023





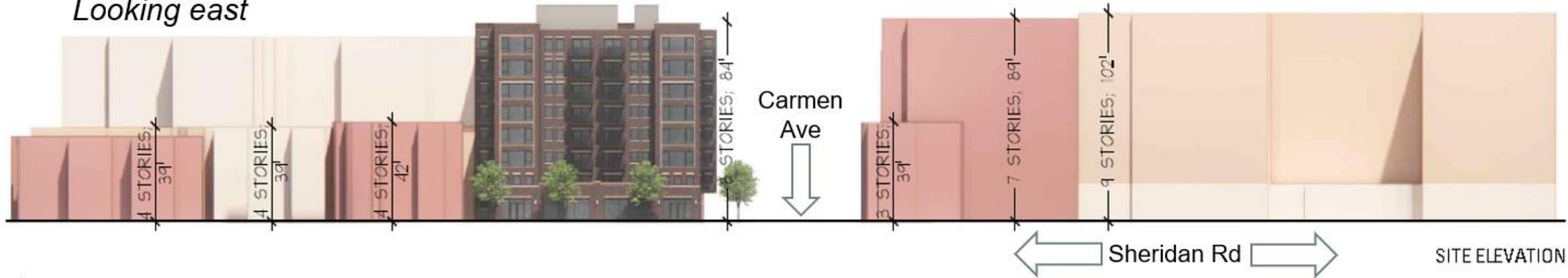




PRE-EXISTING AERIAL VIEW

AERIAL VIEW FROM SW DIRECTION

Looking east





**SITE ELEVATION FROM CARMEN AVE.**

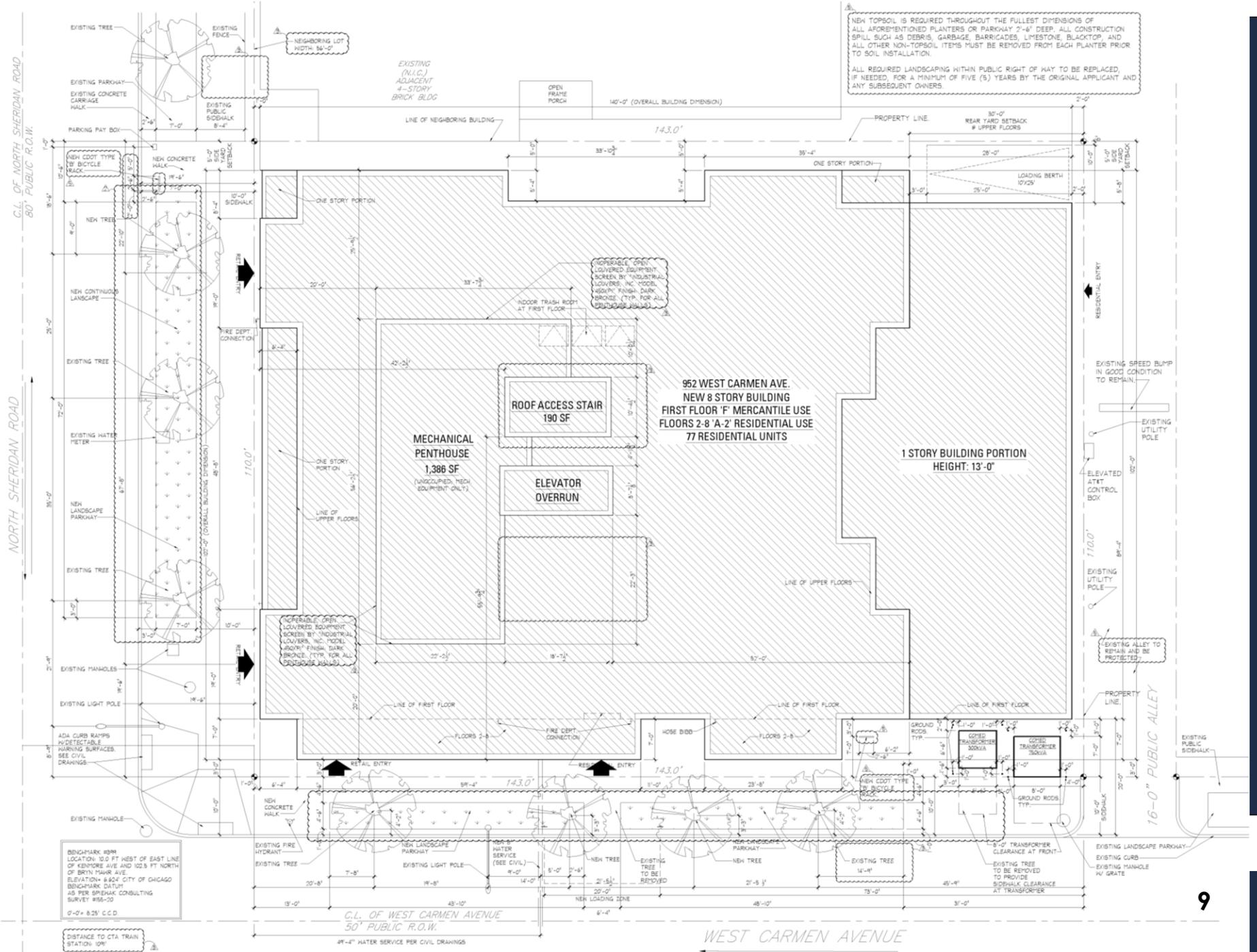
# Pedestrian Context



PRE-EXISTING STREET VIEW

NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL, SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACKTOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.

ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT OF WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.



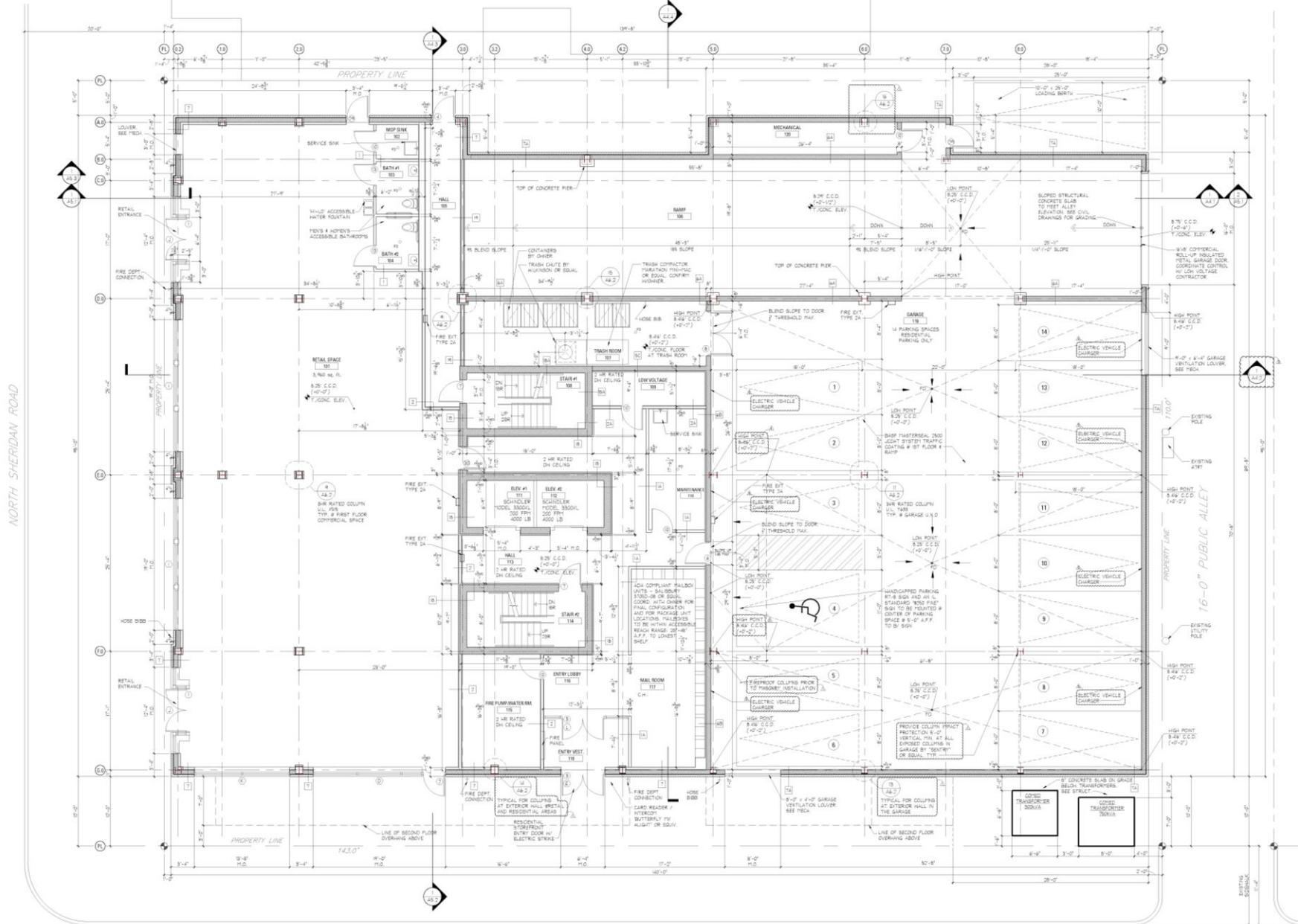
BD&PARK #89M  
 LOCATION: 15.0 FT WEST OF EAST LINE OF KENTON AVE AND 102.5 FT NORTH OF BRYN MAWR AVE.  
 ELEVATION: 84.64 CITY OF CHICAGO  
 BD&PARK DATUM AS PER SPID&K CONSULTING SURVEY #158-20  
 0'-0" = 8.25' C.C.D.

C.L. OF WEST CARMEN AVENUE  
 50' PUBLIC R.O.W.

WEST CARMEN AVENUE

# SITE PLAN

# GROUND FLOOR PLAN



**BENCHMARK #399**  
 LOCATION: 10.0 FT. WEST OF EAST LINE OF KENMORE AVE. AND  
 102.5 FT. NORTH OF BRYN MAWR AVE.  
 ELEVATION: 682.4 CITY OF CHICAGO BENCHMARK DATUM  
 SURVEY #155-22  
 AS PER ANDREW SPIEVAK LAND SURVEYOR, INC.  
 0'-0"=0.25' C.C.D.

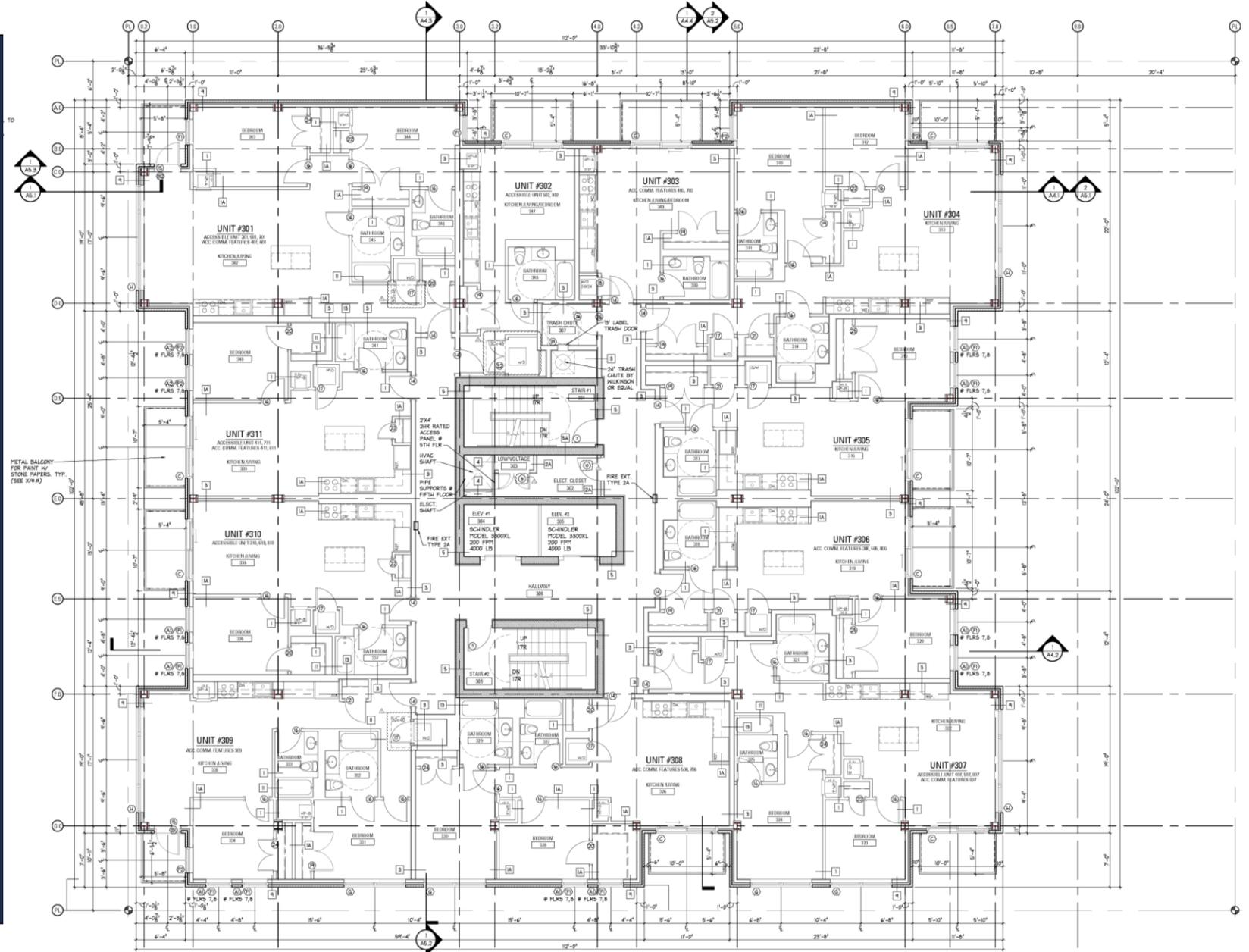
**GENERAL NOTE:**  
 PROVIDE FIRE RATED DRYWALL  
 CONTROL JOINTS AT ALL UNIT ENTRY  
 DOORS, TYP.  
 PROVIDE SOLID BLOCKING AT ALL UNIT  
 ENTRY DOORS

**STAIR NOTE:** (SEE A45 FOR ENLARGED STAIR PLANS & SECTIONS)  
 -ALL INTERIOR STAIRS TO BE STEEL PAN W/ CONCRETE TOPPING (PROVIDE SHOP  
 DRAWINGS)  
 -PROVIDE 1-1/2" x HANDRAIL @ 2'-0" ABOVE NOSING. ALL RAIL OPENINGS TO BE LESS  
 THAN 4" w/ NO "LADDER EFFECT"  
 -FES OF LANDINGS TO REMAIN CLEAR @ ALL TIMES (SEE GENERAL NOTE).  
 -ALL STAIR AND SUPPORTING CONSTRUCTION TO BE 2HR MIN.  
 -MAX. TREAD: 11"; MAX. RISER: 7"

**TYPICAL EGRESS DOOR NOTE:**  
 -ALL EGRESS DOORS TO BE RATED  
 (SEE DOOR SCHEDULE)  
 -ALL EGRESS DOORS TO BE  
 KEYLESS IN DIRECTION OF EGRESS.  
 -ALL EGRESS DOORS TO HAVE  
 SELF-CLOSING DEVICE



# TYP. RESIDENTIAL FLR PLAN



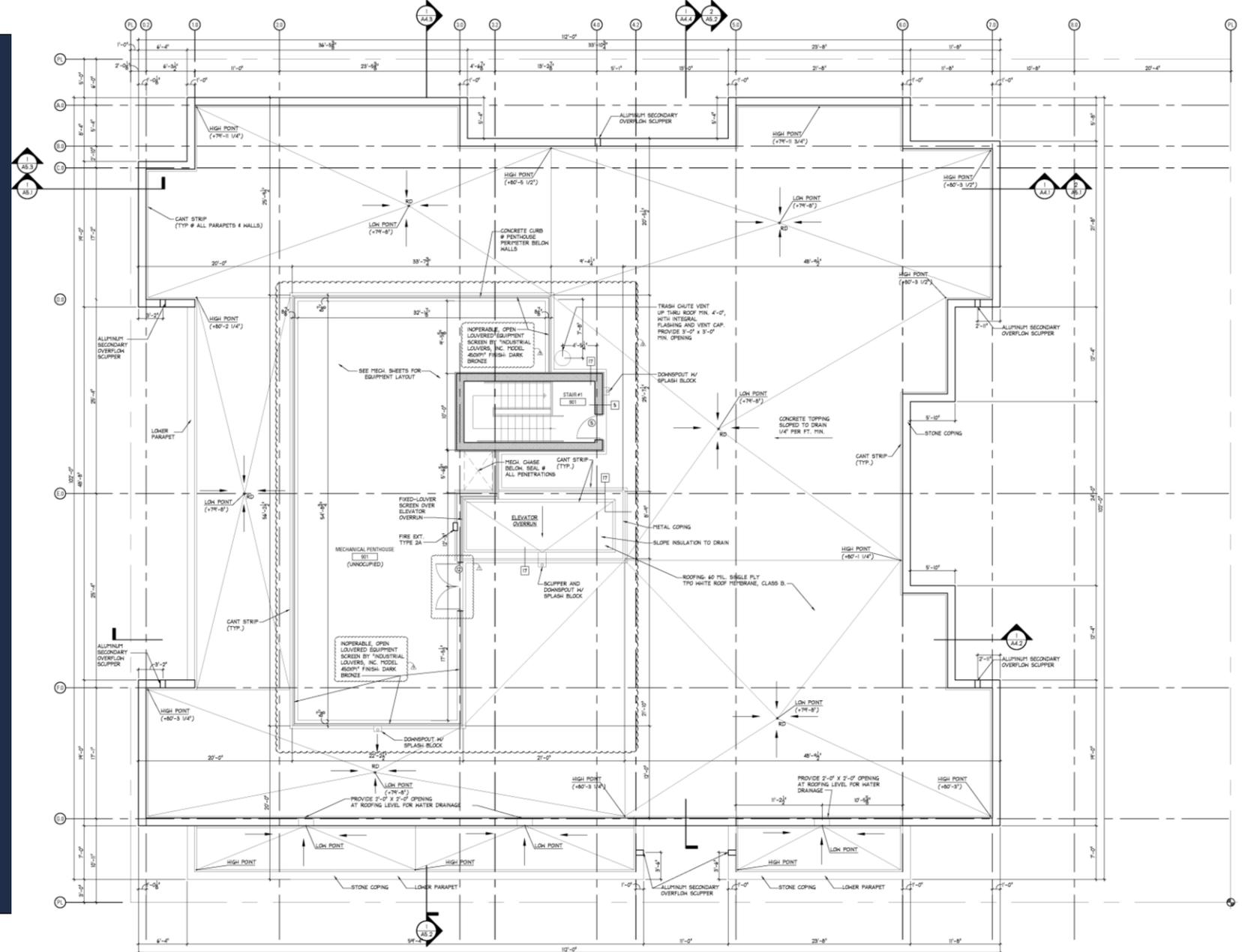
BENCHMARK #399  
 LOCATION: 10.0 FT. WEST OF EAST LINE OF KENMORE AVE. AND  
 122.5 FT. NORTH OF BRYAN PARK AVE.  
 ELEVATION+ 6.624' CITY OF CHICAGO BENCHMARK DATUM  
 AS PER ANDREW SPIENAK LAND SURVEYOR, INC.  
 SURVEY #155-22  
 0'-0"-8.25' C.C.D.

**GENERAL NOTE:**  
 PROVIDE FIRE RATED DRYWALL  
 CONTROL JOINTS AT ALL UNIT  
 ENTRY DOORS TYP.  
 -PROVIDE SOLID BLOCKING AT ALL UNIT  
 ENTRY DOORS

**STAIR NOTE:** (SEE A4.5 FOR ENLARGED STAIR PLANS & SECTIONS)  
 -ALL INTERIOR STAIRS TO BE RATED  
 CONTROL JOINTS AT ALL UNIT  
 ENTRY DOORS TYP.  
 -PROVIDE 1-1/2" x HANDRAIL @ 2'-10" ABOVE NOSING. ALL RAIL OPENINGS TO BE LESS  
 THAN 4" w/ NO "LADDER EFFECT."  
 -75% OF LANDING TO REMAIN CLEAR @ ALL TIMES (SEE GENERAL NOTE).  
 -ALL STAIR AND SUPPORTING CONSTRUCTION TO BE 2HR MIN.  
 -MAX. TREAD: 11"; MAX. RISER: 7"

**TYPICAL EGRESS DOOR NOTE:**  
 -ALL EGRESS DOORS TO BE RATED  
 (SEE DOOR SCHEDULE.)  
 -ALL EGRESS DOORS TO BE  
 KEYLESS IN DIRECTION OF EGRESS.  
 -ALL EGRESS DOORS TO HAVE  
 SELF-CLOSING DEVICE.

# ROOF PLAN



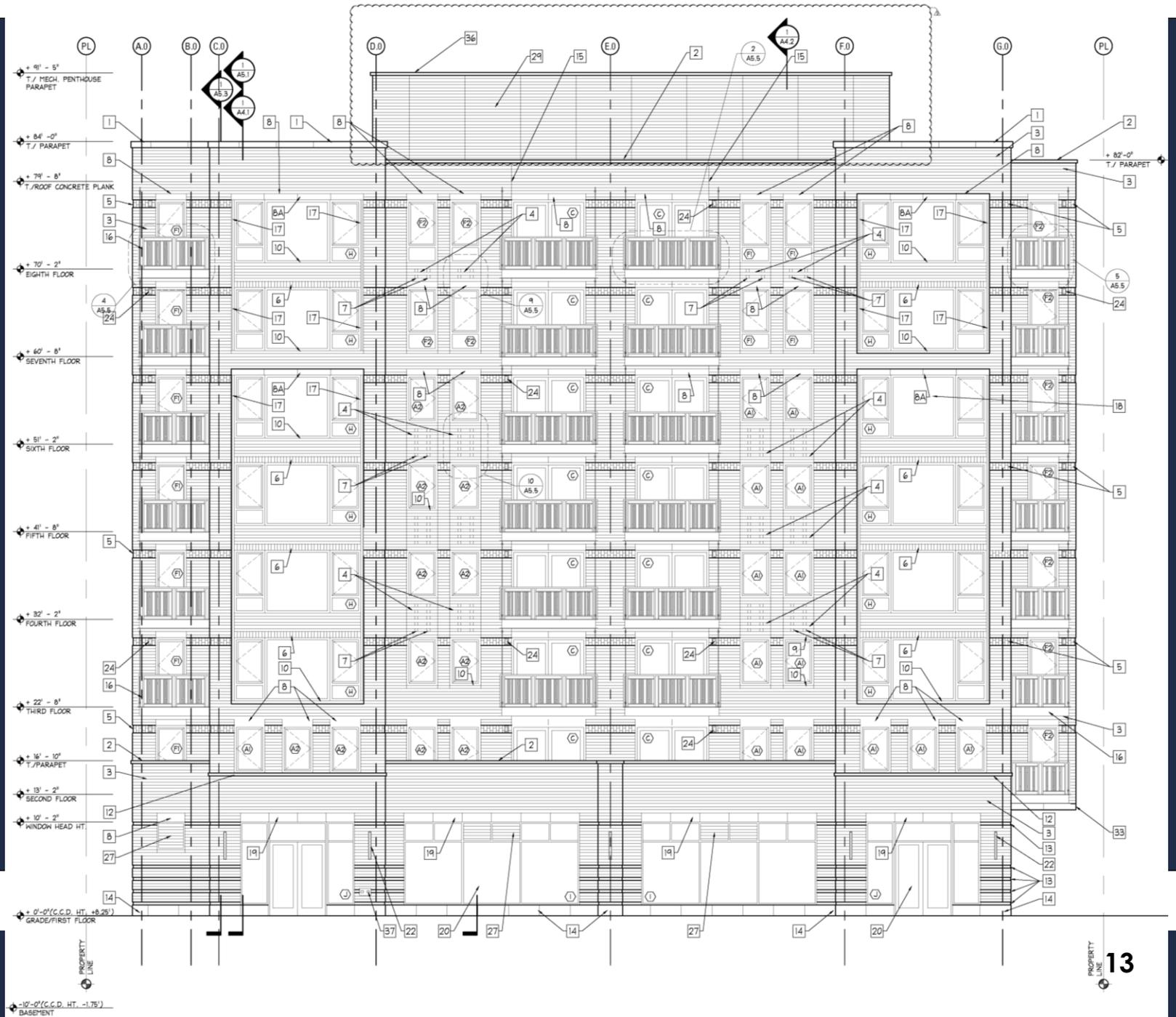
BENCHMARK #399  
 LOCATION: 10.0 FT. WEST OF EAST LINE OF KENMORE AVE. AND  
 102.5 FT. NORTH OF BRYN MAWR AVE.  
 ELEVATION= 6.624' CITY OF CHICAGO BENCHMARK DATUM  
 AS PER ANDREW SPIENAK LAND SURVEYOR, INC.  
 SURVEY #155-22  
 0'-0"=8.25' C.C.D.

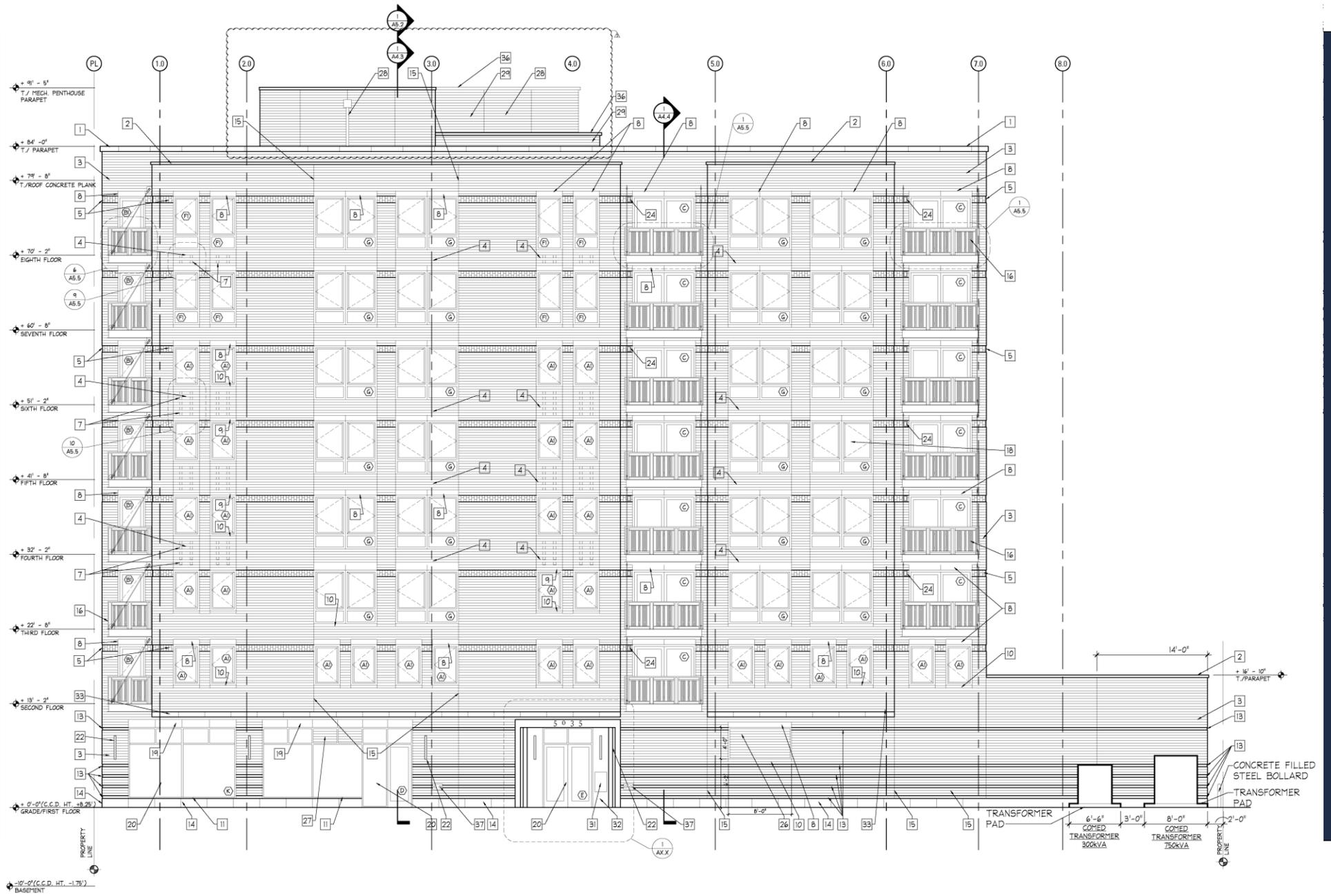
**GENERAL NOTE:**  
 PROVIDE FIRE RATED DRYWALL  
 CONTROL JOINTS AT ALL UNIT ENTRY  
 DOORS. TYP.  
 -PROVIDE SOLID BLOCKING AT ALL UNIT  
 ENTRY DOORS

**STAIR NOTE:** (SEE A4.5 FOR ENLARGED STAIR PLANS & SECTIONS)  
 -ALL INTERIOR STAIRS TO BE STEEL PAN W/ CONCRETE TOPPING (PROVIDE SHOP  
 DRAWINGS).  
 -PROVIDE 1-1/2" Ø HANDRAIL @ 2'-10" ABOVE NOSING. ALL RAIL OPENINGS TO BE LESS  
 THAN 4" w/ NO FLASSER EFFECT!  
 -75% OF LANDING TO REMAIN CLEAR @ ALL TIMES (SEE GENERAL NOTE).  
 -ALL STAIR AND SUPPORTING CONSTRUCTION TO BE 2HR MIN.  
 -MAX. TREAD: 11", MAX. RISER: 7"

**TYPICAL EGRESS DOOR NOTE:**  
 -ALL EGRESS DOORS TO BE RATED  
 (SEE DOOR SCHEDULE.)  
 -ALL EGRESS DOORS TO BE  
 KEYLESS IN DIRECTION OF EGRESS.  
 -ALL EGRESS DOORS TO HAVE  
 SELF-CLOSING DEVICE.

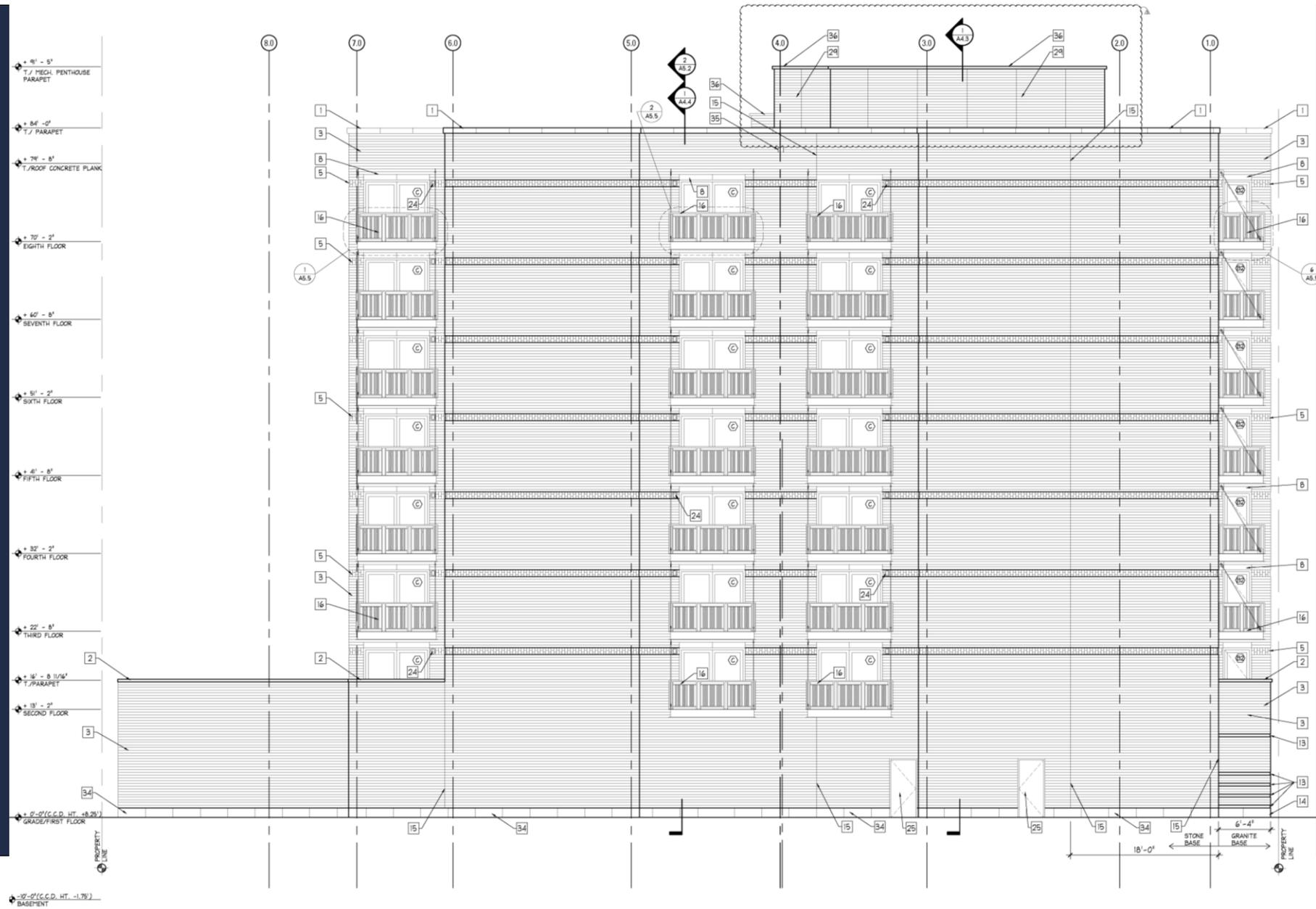
# BUILDING ELEVATION (WEST)



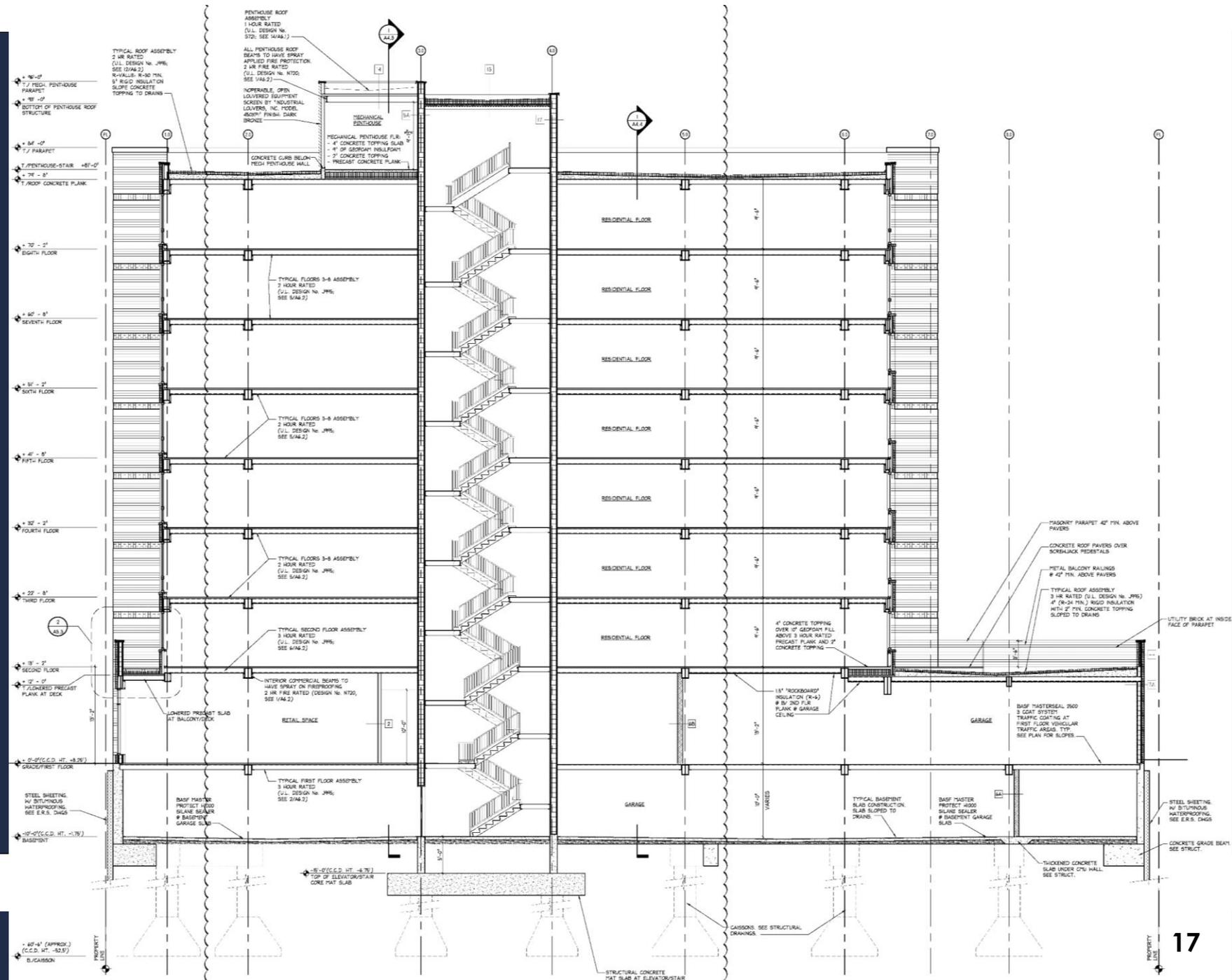


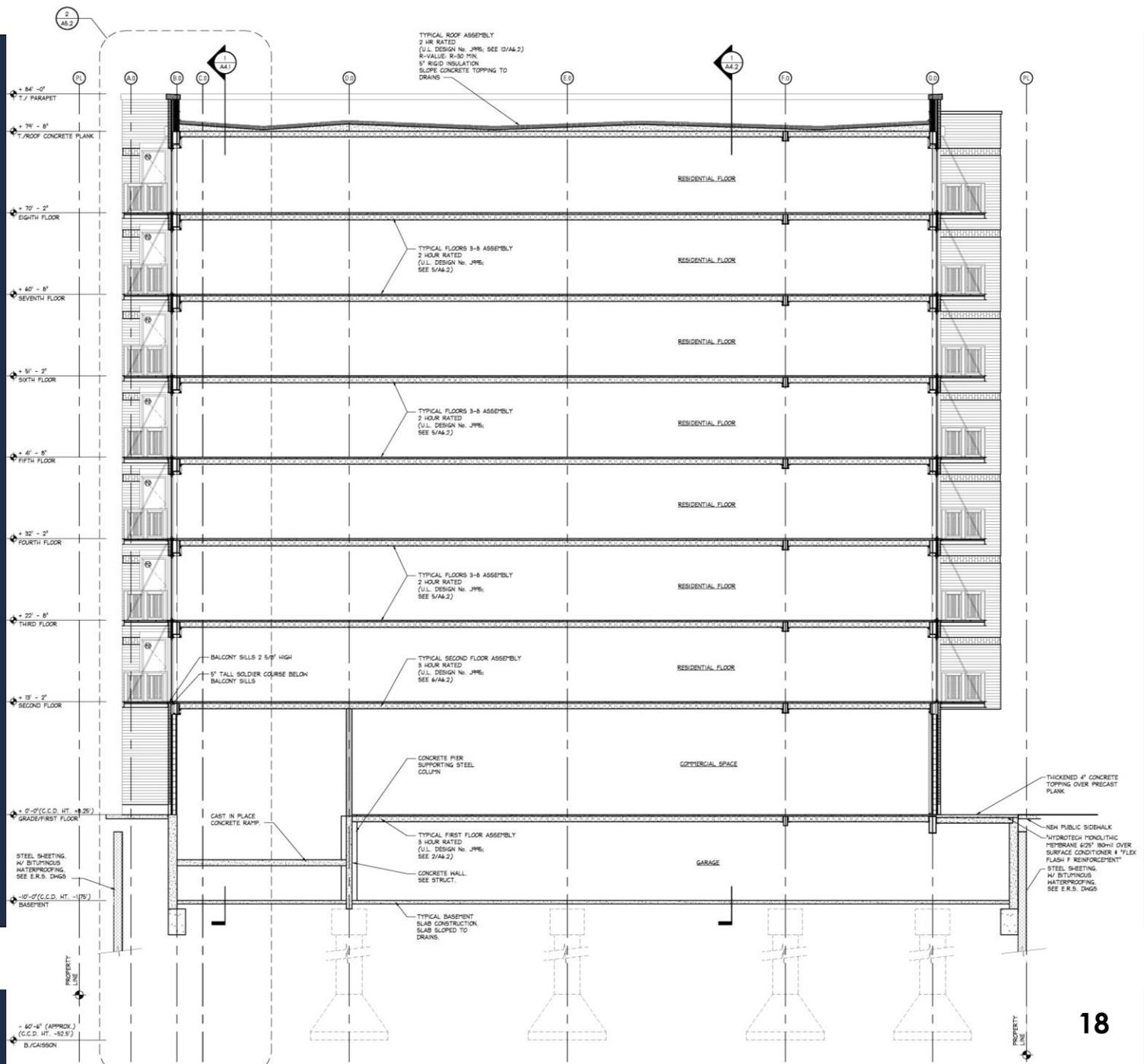
**BUILDING ELEVATION (SOUTH)**





**BUILDING ELEVATION (NORTH)**





# BUILDING SECTIONS

SHERIDAN RD



NEIGHBORHOOD CONTEXT



FACE BRICK - MEDIUM IRONSPOT #46

PROJECTS VIDEO



CARMEN AVE

# Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
- 8. Increase personal safety**
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
- 10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive**
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
- 14. Coordinate all public and private development within the water, park, and community zones**



# DPD Recommendations

The Department of Planning and Development has reviewed the proposal with regard to the requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance and has concluded that the proposed project would be in compliance with the applicable Policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, particularly:

- Policy No. 8: The proposal will increase safety by adding residents and commercial activity to this location, creating more “eyes on the street” to discourage unwanted behavior.
- Policy No. 10: The proposal will ensure a harmonious relationship between the lakeshore parks and community edges by increasing and diversifying the community population and its utilization of the parks.
- Policy No. 14: The proposal helps to coordinate public and private development in one of the community zones near the water and parks.

With respect to the Policies and Purposes not enumerated here, the Department of Planning and Development has determined that they are not applicable or primary objectives of this proposal.

Based on the findings in this report, it is the recommendation of the Zoning Administrator that the Chicago Plan Commission approve Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 779 as being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.