City of Chicago

O2018-6976

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-J at 1818 N Sawyer Ave - App No. 19799T1
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, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached Housing) District, as shown on Map 5-J in the area bounded by:

A line 400 feet next South of and parallel to West Cortland Avenue; North Sawyer Avenue; a line 425 feet South of and parallel to West Cortland Avenue; and the alley next West of and parallel to North Sawyer Avenue.

To those of **RT-4 Residential Two-Flat, Townhouse and Multi-Unit District**

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

Common Address of Property: 1818 North Sawyer Avenue, Chicago, IL

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NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1818 NORTH SAWYER AVENUE

The Application is to change zoning for 1818 North Sawyer Avenue from RS-3 to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant intends to construct a three-story, four dwelling unit building. There will be four (4) parking spaces. The footprint of the building shall be approximately 20 feet by 94 feet in size, and the building shall be 37 feet 9 inches high, as defined by City Code.

LOT AREA: 4,425 SQUARE FEET

FLOOR AREA RATIO: 1.18

BUILDING AREA: 5,220 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,106.25 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FOUR OFF-STREET PARKING SPACES.

FRONT SETBACK: 15 FEET

REAR SETBACK: 53 FEET 1 ¼ INCHES

SIDE SETBACK: 2 FEET (South) 3 FEET (North)

REAR YARD OPEN SPACE: 318 SQUARE FEET

BUILDING HEIGHT: 37 FEET 9 INCHES

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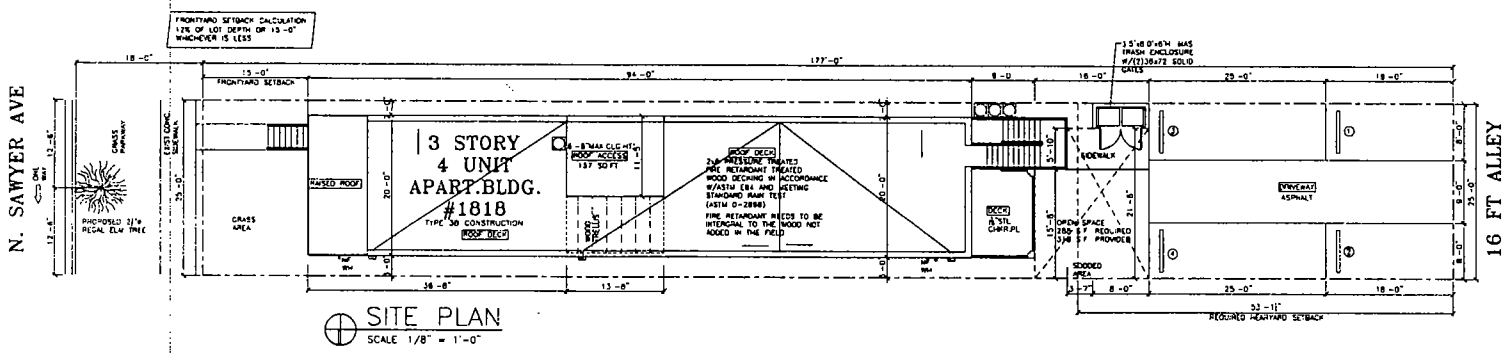

SITE PLAN
SCALE 1/8" = 1'-0"

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ISSUED FOR B-D

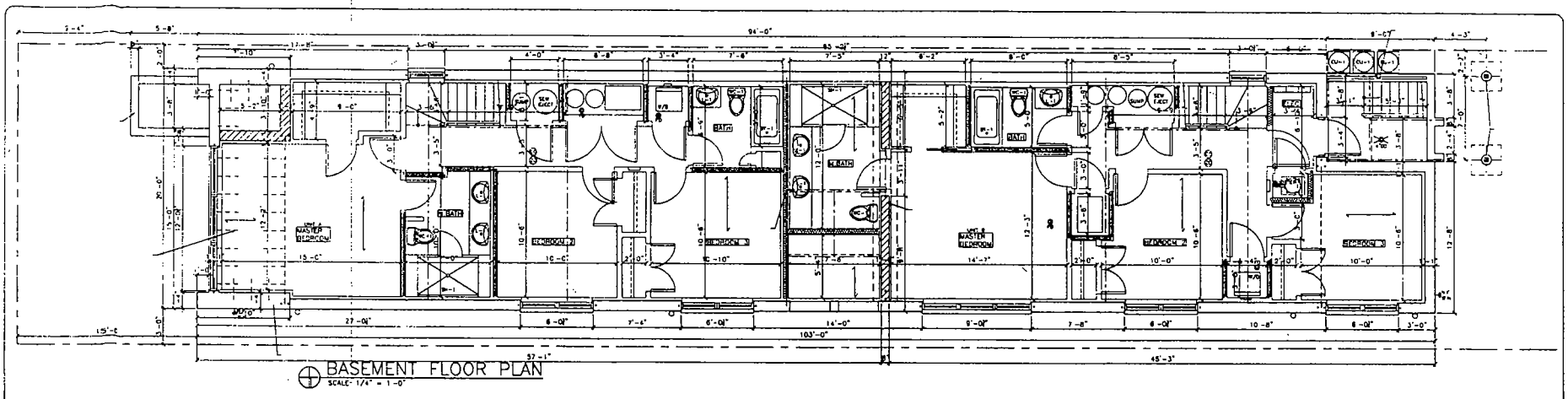
JOHN HANNA
001-010137
REGISTERED ARCHITECT
STATE OF ILLINOIS

PROJECT NAME & ADDRESS
1818 N SAWYER AVE
4 UNIT 3 STORY
MASONRY BLDG
W/BSMT
CHICAGO, ILLINOIS

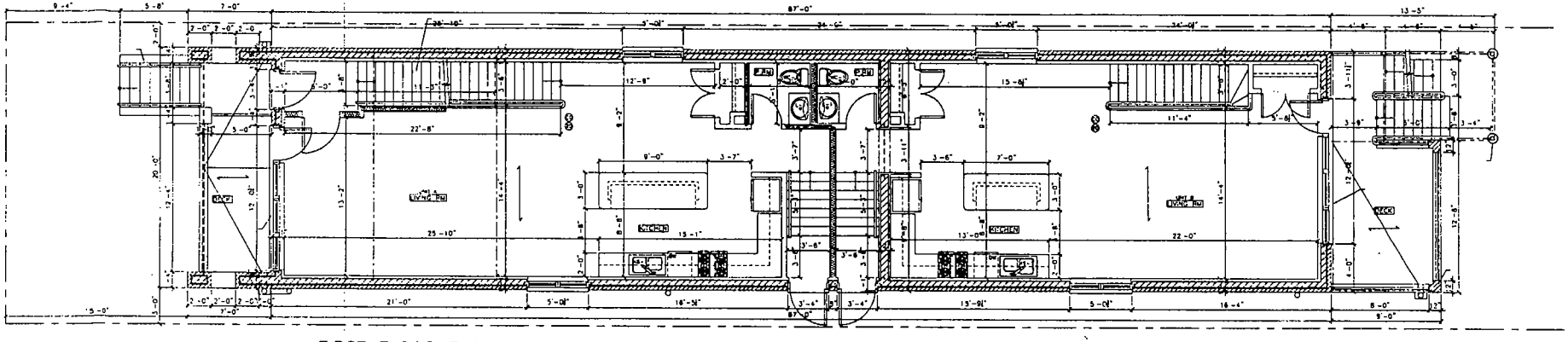
SHEET TITLE
SITE PLAN
& NOTES

FILENAME

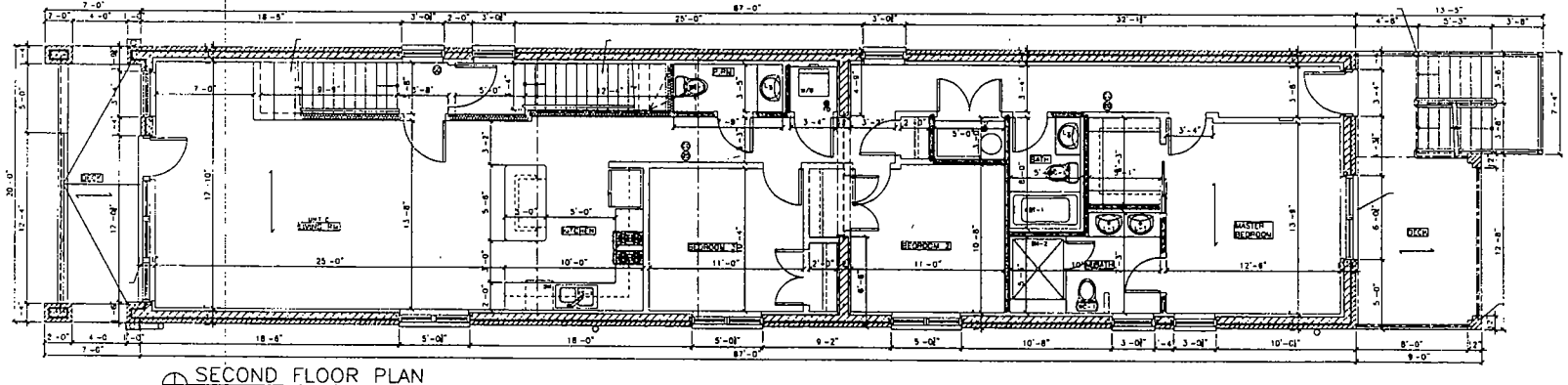
SHEET NUMBER
A-1



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



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



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

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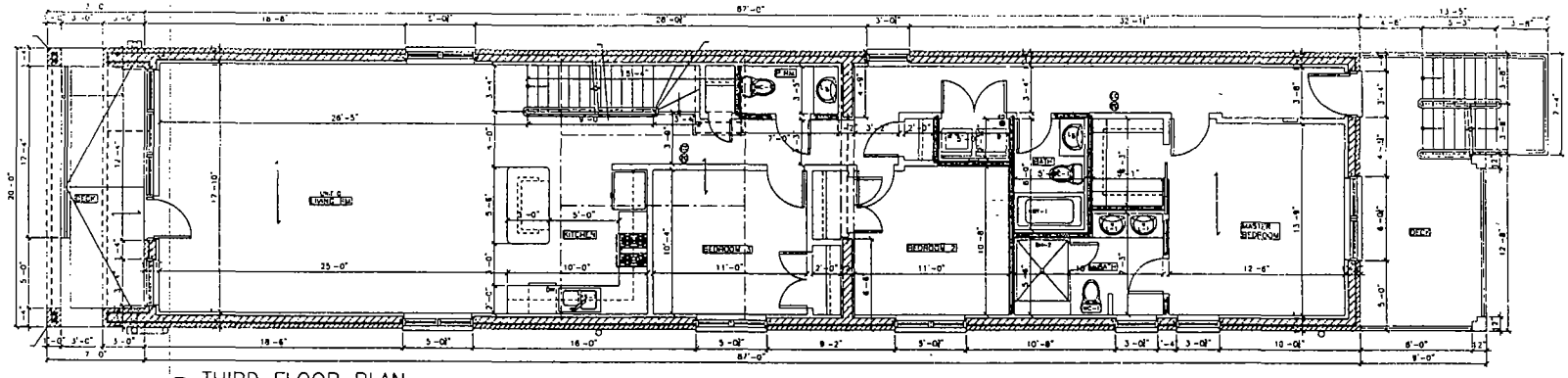
STATE OF ILLINOIS
JOHN C HANNA
001-010137
LICENSED ARCHITECT

PROJECT NAME & ADDRESS
1818 N. SAWYER AVE
4 UNIT 3 STORY
MASONRY BLDG.
W/BSMT.
CHICAGO, ILLINOIS

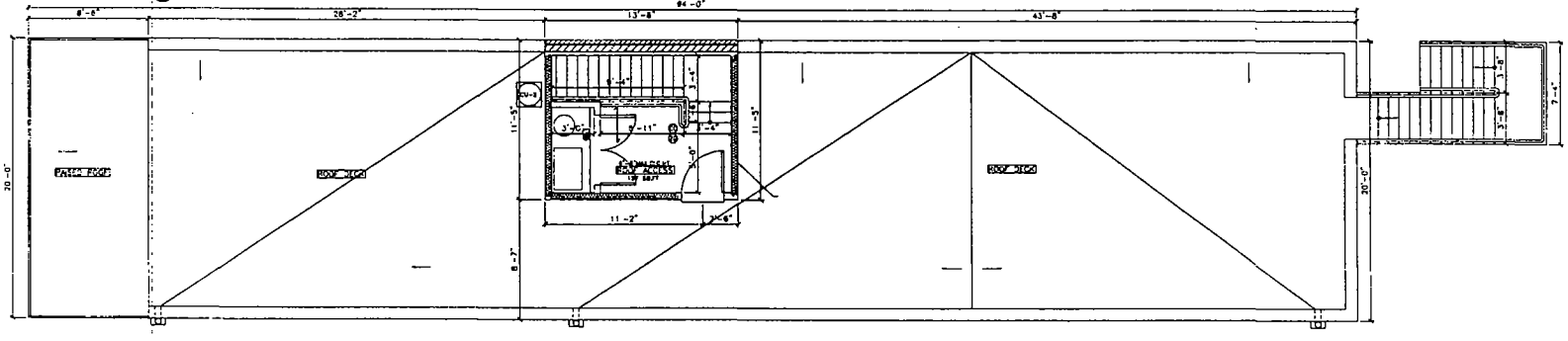
SHEET TITLE
BASEMENT THRU SECOND FLOOR PLANS

FILENAME

SHEET NUMBER
A-2



THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



ROOF ACCESS PLAN
SCALE 1/4" = 1'-0"

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JOHN C HANNA
001-010137
LICENSED ARCHITECT

PROJECT NAME & ADDRESS
1818 N. SAWYER AVE
4 UNIT 3 STORY
MASONRY BLDG.
W/BSMT.
CHICAGO, ILLINOIS

SHEET TITLE
THIRD FLOOR & ROOF ACCESS PLANS

FILENAME

SHEET NUMBER
A-3

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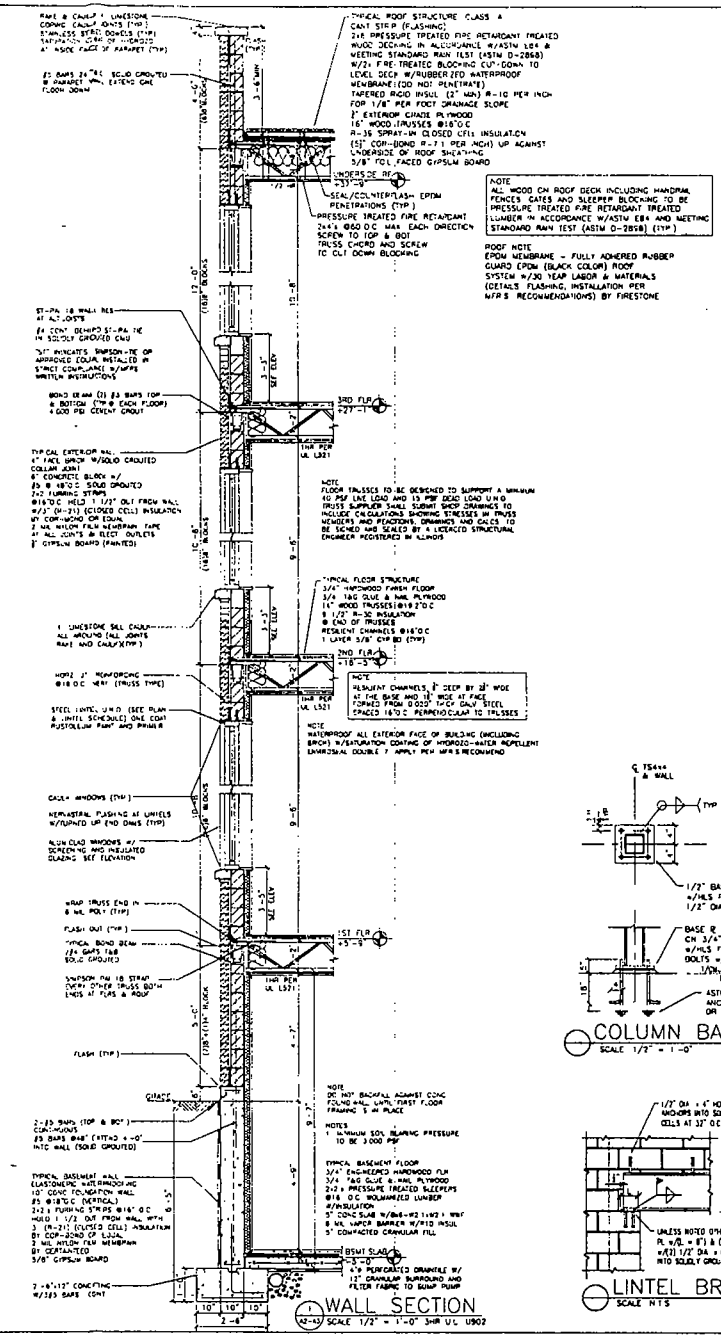
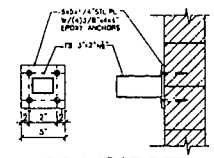
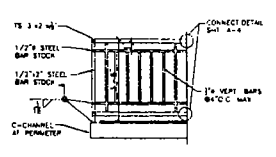
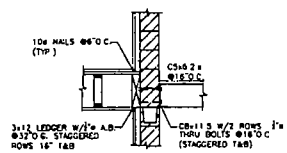




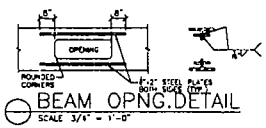
CONNECT.DETAIL
SCALE 1" = 1'-0"



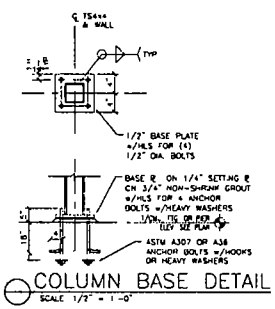
REAR BALCONY RAILING
SCALE NTS



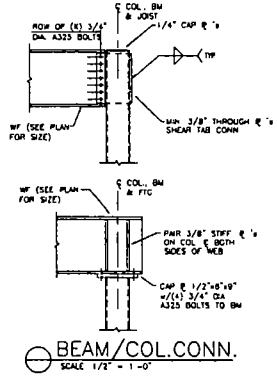
LEDGER DETAIL
SCALE 1/2" = 1'-0"



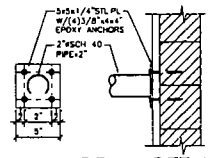
BEAM OPNG.DETAIL
SCALE 3/8" = 1'-0"



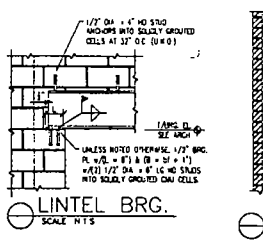
COLUMN BASE DETAIL
SCALE 1/2" = 1'-0"



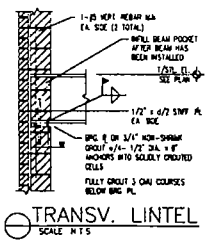
BEAM/COL.CONN.
SCALE 1/2" = 1'-0"



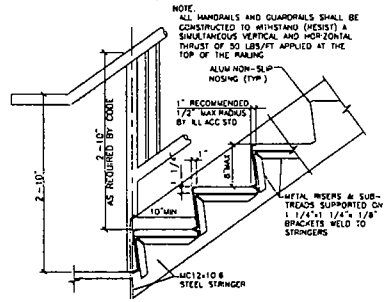
12 HANDRAIL DETAIL
SCALE 1" = 1'-0"



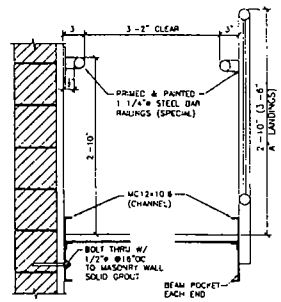
LINTEL BRG.
SCALE NTS



TRANSV. LINTEL
SCALE NTS



10 STAIR DETAIL
SCALE NTS



11 SECTION THRU TREAD
SCALE NTS
STAIR MANUFACTURER TO SUBMIT STAIR SHOP DRAWINGS & CALCULATIONS SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ILLINOIS

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STATE OF ILLINOIS
JOHN C HANNA
001-010137
REGISTERED ARCHITECT

PROJECT NAME & ADDRESS
1818 N SAWYER AVE
4 UNIT 3 STORY MASONRY BLDG W/BSMT.
CHICAGO, ILLINOIS

SHEET TITLE
WALL SECTION & DETAILS

FILENAME

SHEET NUMBER
A-4

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NOTES
1. WINDOWS TO BE ALUM CLAD INSULATED GLASS with SCREENS BY JELD-WEN OR EQUAL. FRAME COLOR TO BE WHITE
2. WINDOW "U" VALUE = .60 32
3. ALL WINDOWS CLOSER THAN 24" TO FINISH FLOOR SHALL BE TEMPERED SAFETY GLAZING (T)
4. USE SAFETY GLAZING WHERE REQUIRED BY CODE
5. ALL AWNING WINDOWS CLOSER THAN 24" TO FIN FLOOR SHALL BE LIMITED TO OPENING ONLY 4" MAX (EXCLUDING WINDOWS @BALCONIES)
6. WINDOW SUPPLIER/MANUFACTURER/INSTALLER TO DESIGN AND PROVIDE ALL NECESSARY STIFFENERS & SUPPORTS AS NECESSARY FOR WINDOW SYSTEM AND CONFIGURATION TO COMPLY WITH ALL CITY OF CHICAGO WIND LOAD REQUIREMENTS

NOTE
STAIRWAY, PORCH, DECK AND BALCONY RAILING WITH INTERIOR AND EXTERIOR SHALL BE DESIGNED TO RESIST A NON-CONCURRENT VERTICAL AND HORIZONTAL THRUST OF 50 LBS/FT (POUNDS-FORCE PER LINEAR FOOT) APPLIED AT THE TOP OF THE RAILING OR A CONCENTRATED LOAD OF 200 LBS/FT IN ANY DIRECTION WHICHEVER PRODUCES THE GREATER STRESS. SHALL SUBMIT SEALED CALCS AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION (TYP.)

13-124-350 Safety glazing required.
All glazed doors and any glazed panel more than 18 inches in width in multi-story apartment, hotel or motel structures and all such glazed panels less than 24 inches above the floor shall be considered hazardous locations and shall be glazed with safety glazing material. Glazed panels shall include glazing which is removable. All such glazed doors, storm doors, shower doors and portable enclosures

WINDOW SCHEDULE					
MARK	TYPE	SIZE	EA. SQ FT	VENT SQ FT	JELD-WEN NO
1	AWNING	4'-0" x 3'-0"	9.78	9.72	SCAW-4836-1
2	CASEMENT	6'-0" x 3'-0"	27.58	9.88	SCCA-3660-2
3	AWNING	3'-0" x 3'-0"	6.28	7.14	SCAW-3636-1
4	PICTURE	9'-0" x 5'-0"	40.00	-	-
5	FP IN-SWING	2'-0" x 8'-1"	11.71	18.44	SCHD-3-036-11
6	TRANSOM	3'-0" x 2'-0"	3.77	-	SCAW-3624-1
7	PICTURE	3'-6" x 6'-0"	7.13	-	SCAW-4036-1
8	PICTURE	3'-6" x 6'-0"	12.84	-	SCCA-4068-1
9	PICTURE	3'-6" x 6'-0"	19.00	-	-
10	FP IN-SWING	3'-0" x 8'-0"	13.98	21.46	SCHD-3-048-0
11	PICTURE	9'-0" x 6'-0"	50.00	-	-
12	CASEMENT	5'-0" x 4'-0"	18.06	20.40	SCCA-3080-2

(T) - TEMPERED SAFETY GLAZING REQUIRED BY CODE

NORTH ELEVATION
SCALE 3/16" = 1'-0"

EAST ELEVATION
SCALE 3/16" = 1'-0"

NOTE
ALL FLOOR ELEVATIONS ARE TO TOP OF THE STRUCTURE (TYP.)

NOTE
DO NOT INSTALL ANY ADDITIONAL LIMESTONE AT ELEVATIONS WITHOUT ARCHITECTS CONSENT. MASONRY CONTRACTOR IS NOT TO CHANGE OR OMIT ANY ELEVATION DETAILS WITHOUT CONTACTING ARCHITECT

NOTE
TYPICAL BRICK TO BE DARK GRAY WITH MATCHING MORTAR (TYP.)

WEST ELEVATION
SCALE 3/16" = 1'-0"

SOUTH ELEVATION
SCALE 3/16" = 1'-0"

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W/BSMT.
CHICAGO, ILLINOIS

SHEET TITLE
BUILDING ELEVATIONS

FILENAME

SHEET NUMBER
A-5

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