



City of Chicago



SO2018-1878

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 1531 N Maplewood Ave - App No. 19566T1
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 RS3 Residential Single–Unit (Detached House) District symbols as shown on Map No. 3 - I in the area bounded by:

A line 266 feet south of and parallel to West North Avenue; the public alley next east of and parallel to North Maplewood Avenue; a line 291 feet south of and parallel to West North Avenue; North Maplewood Avenue.

To those of an RM4.5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication.


Common address of property: 1531 North Maplewood Avenue, Chicago

FINAL FOR PUBLICATION

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR
1531 NORTH MAPLEWOOD AVE., CHICAGO, IL**

The subject property is currently vacant. The Applicant intends to build a new 3-story three dwelling unit residential building. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with three dwelling units
Floor Area Ratio:	1.3
Lot Area:	3,146 Square Feet
Building Floor Area:	4,086 Square Feet
Density:	1,048 Square Feet per Dwelling Unit
Off- Street parking:	3 Parking spaces:
Set Backs:	Front: 15 Feet North Side: 3 Feet / South Side: 2 Feet Rear: 37 Feet 9 Inches Rear Yard Open space: 204.52 Square Feet
Building height:	37 Feet 9 Inches



180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
TEL (312) 394-1881

PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 12-30145

PROJECT NAME & ADDRESS
1531 N. MAPLEWOOD
3 UNIT 3 STORY
MASONRY BLDG
W/BSMT.
CHICAGO, ILLINOIS


SHEET TITLE
SITE PLAN
& NOTES

FILE NAME

SHEET NUMBER
A-1

DATE
12/17/2018

DESIGNED BY
CHECKED BY
DRAWN BY
PROJECT NO.
18018

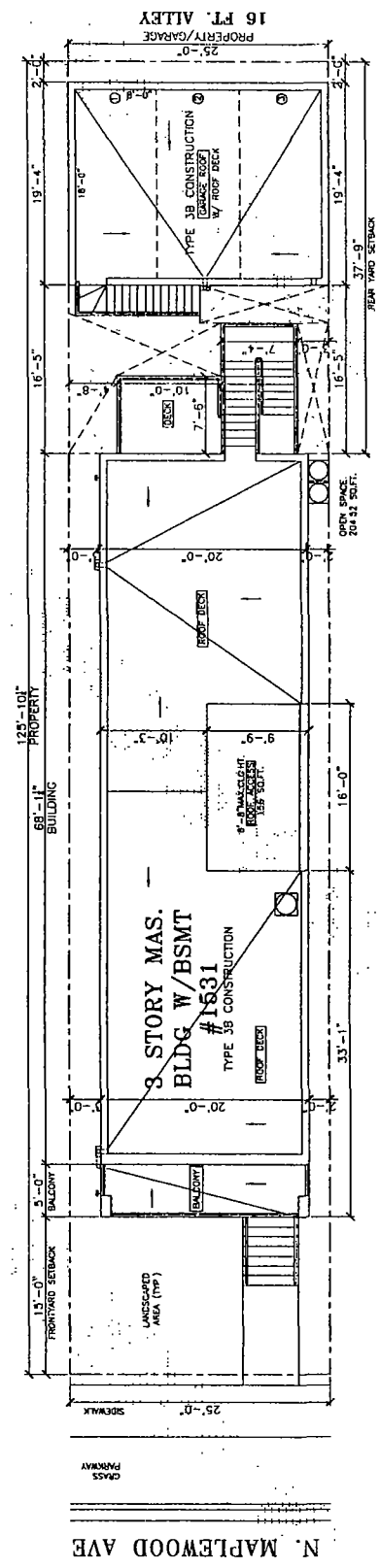


PROJECT NAME & ADDRESS
1531 N. MAPLEWOOD
3 UNIT 3 STORY
MASONRY BLDG
W/BSMT.
CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN
& NOTES

FILE NAME

SHEET NUMBER
A-1



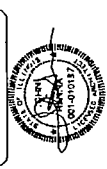
⊕ SITE PLAN
SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

MANNA
ARCHITECTS, INC.
1815 N. MAPLEWOOD
CHICAGO, ILLINOIS 60642
TEL: (312) 754-1800
FAX: (312) 754-1801
PROFESSIONAL DESIGN FIRM
LICENSE NUMBER 14-00145

MANNA
ARCHITECTS, INC.
1815 N. MAPLEWOOD
CHICAGO, ILLINOIS 60642
TEL: (312) 754-1800
FAX: (312) 754-1801
PROFESSIONAL DESIGN FIRM
LICENSE NUMBER 14-00145

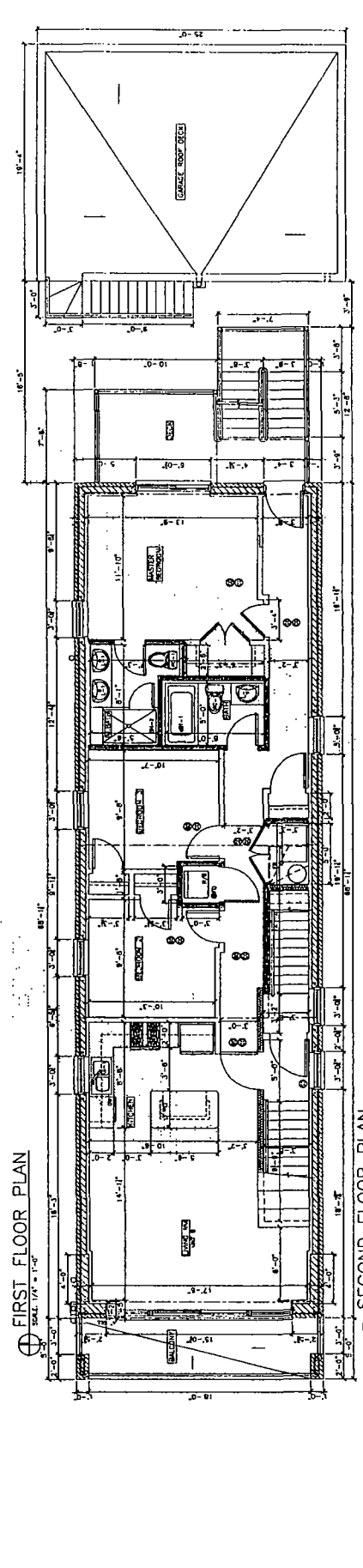
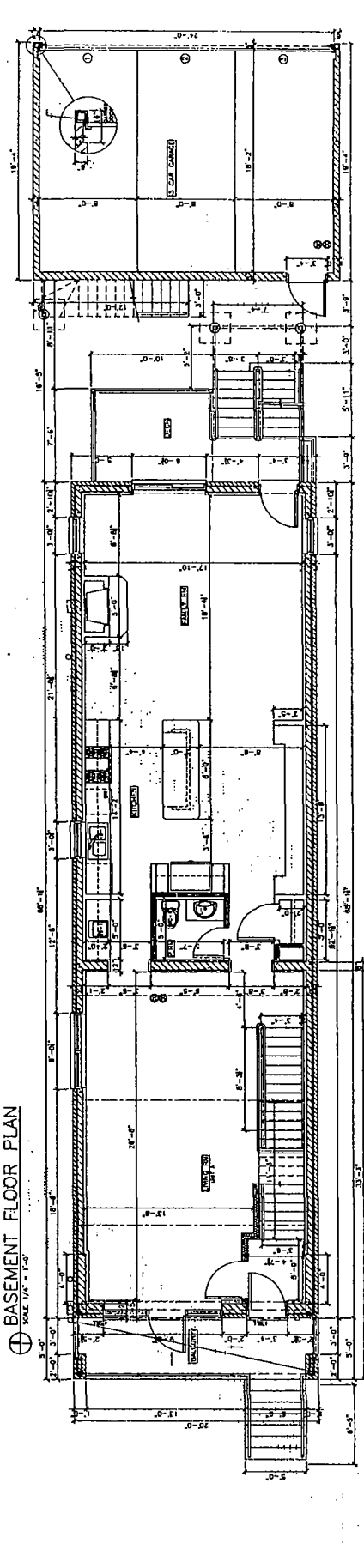
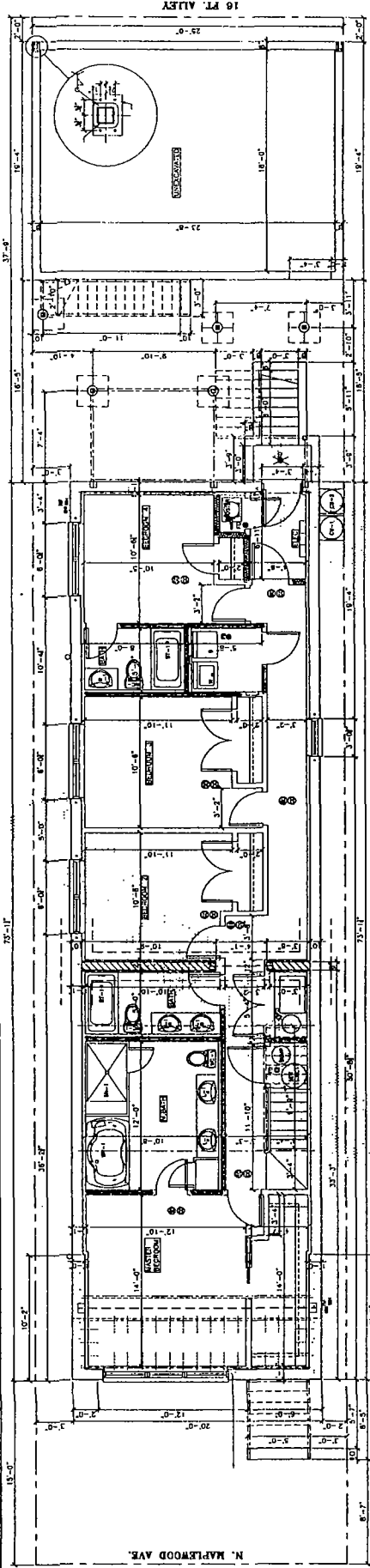


PROJECT NAME & ADDRESS
1531 N. MAPLEWOOD
3 UNIT 3 STORY
MASONRY BLDG.
W/BSMT
CHICAGO, ILLINOIS

SHEET TITLE
BASEMENT THRU
SECOND FLOOR
PLANS

FLORIANE
SHEET NUMBER
A-2

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HANNA ARCHITECTS, INC.
 (312) 754-1000
 100 W. WASHINGTON
 CHICAGO, ILLINOIS 60601
 FAX (312) 754-1001
 PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER 041-101045

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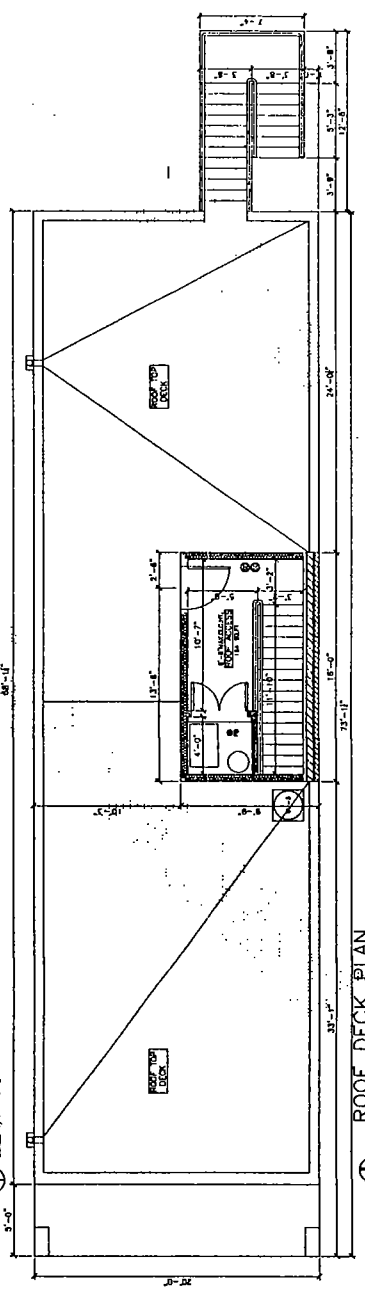
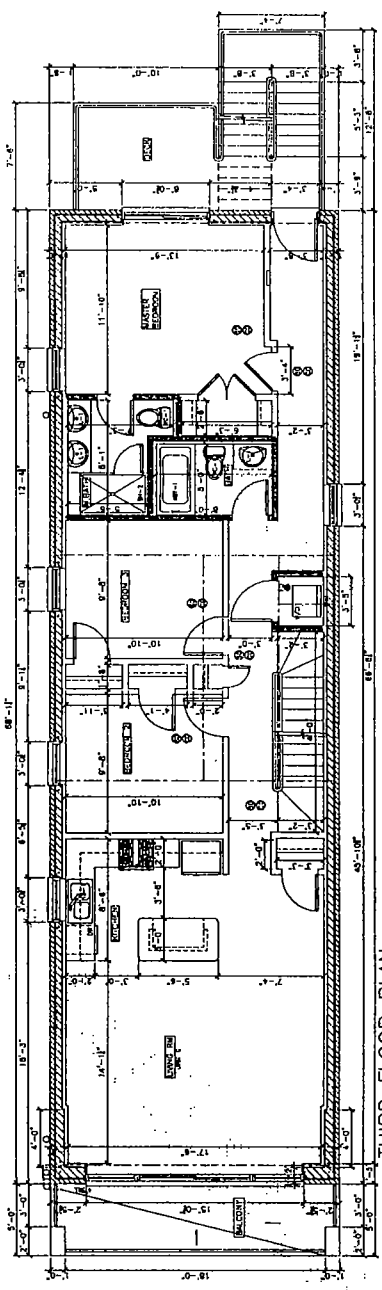


PROJECT NAME & ADDRESS
 1531 N. MAPLEWOOD
 3 UNIT 3 STORY
 MASONRY BLDG.
 W/BSMT.
 CHICAGO, ILLINOIS

SHEET TITLE
 THIRD FLOOR
 & ROOF
 DECK PLANS

FILE NAME

SHEET NUMBER
 A-3



FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

HANNA ARCHITECTS, INC.
1312 750-1800
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 181-001485

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

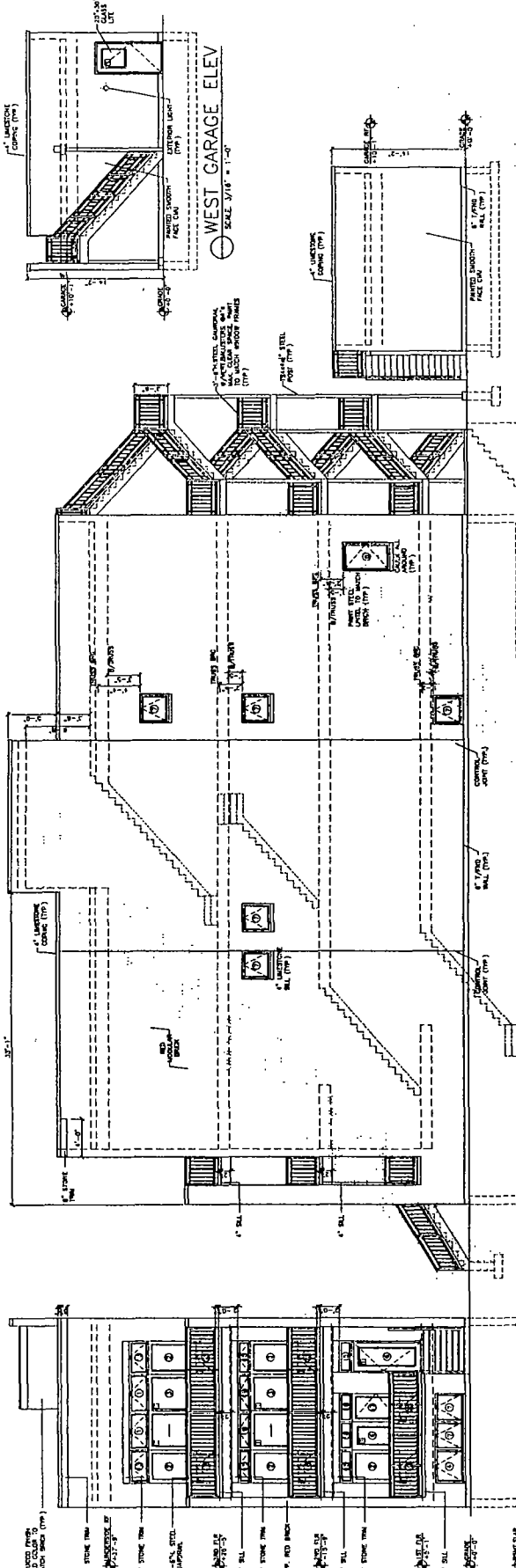
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DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/11/11



PROJECT NAME & ADDRESS
1531 N. MAPLEWOOD
3 STORY, 8 STORY
MUNICIPAL BLDG.
W/BSMT
CHICAGO, ILLINOIS

SHEET TITLE
BUILDING
ELEVATIONS

FILE NAME
SHEET NUMBER
A-5



NOTE:
DO NOT INSTALL ANY ADDITIONAL LUNASTONE OR LUNASTONE CARPENTER IS NOT TO CHANGE OR USE ANY OTHER MATERIALS WITHOUT CONSULTING ARCHITECT

NOTE:
ALL FLOOR LUNASTONES ARE TO BE INSTALLED TO THE TOP OF THE STRUCTURE (TYP)

NOTE:
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3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

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