



City of Chicago



SO2016-8655

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1538 W Thomas St - App No. 19077T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19077
SUB

**SUBSTITUTE
ORDINANCE NO. 19077T1**

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 and indications as shown on Map No. 3-G in the area bounded by

The public alley next north of and parallel to West Thomas Street; a line 220 feet east of and parallel to North Ashland Avenue; West Thomas Street; and a line 196 feet east of and parallel to North Ashland Avenue,

to those of an RM 4.5 Residential 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: 1538 West Thomas Street

SUBSTITUTE
PROJECT NARRATIVE/PLANS
TYPE 1 - ZONING AMENDMENT
1538 W. THOMAS

Current Zoning: RS-3 Residential Single-Unit

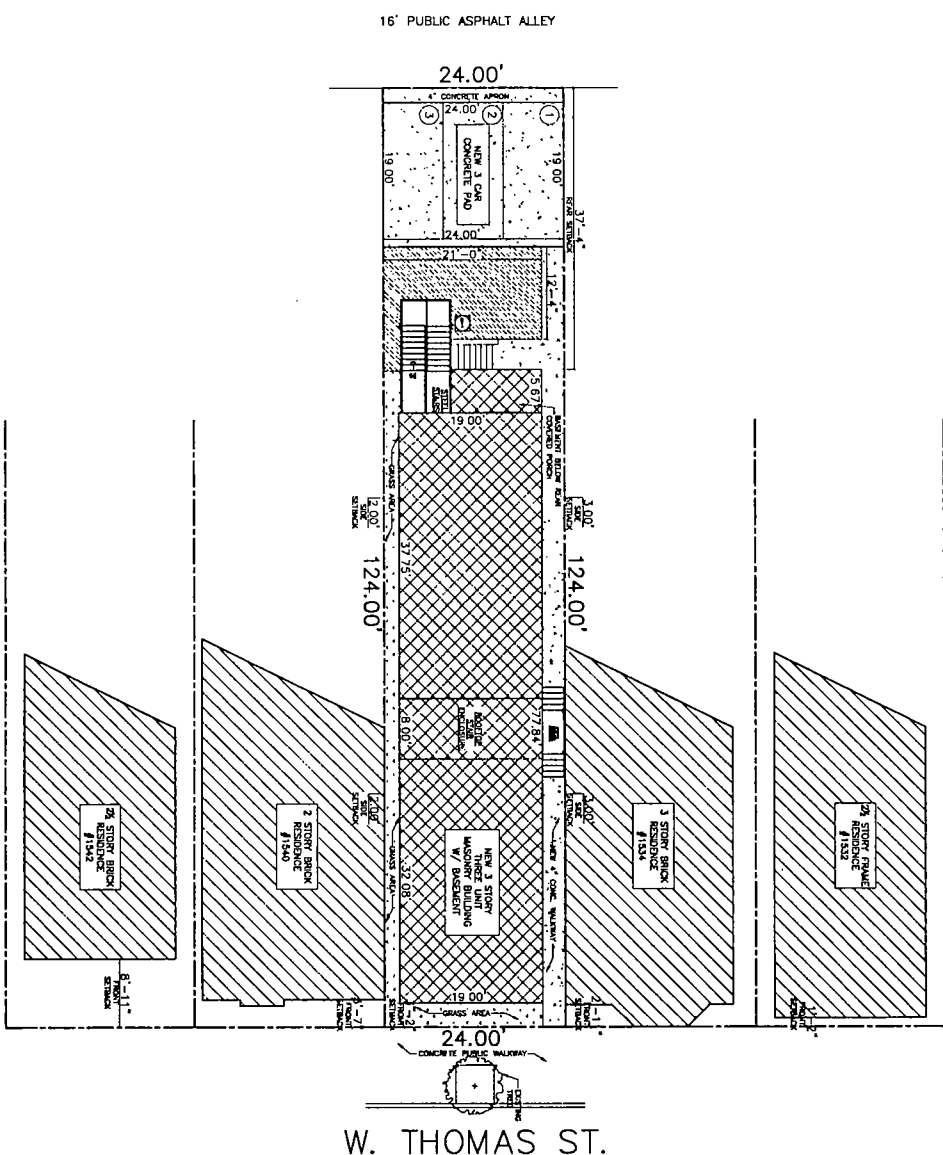
Proposed Zoning: RM-4.5 Residential Multi-Unit

The applicant is requesting a zoning amendment from an RS-3 Residential District to a RM-4.5 Residential District to allow the construction of a new three-story building consisting of 3 residential dwelling units, 3 automobile parking spaces, a basement, steel stairs, and a roof deck. Currently, a single-family residence sits on the 2,976 square foot lot, which will be demolished. The new construction will have a total floor area of 4,035 square feet.

Total Building Area	4,035 square feet
Lot Area	2,976 square feet
FAR	1.37
Minimum Lot Area Per Unit	992 square feet
Building Height	37 feet 10 inches
Automobile Parking	3 spaces (via concrete pads in rear)
East Setback	3 feet
West Setback	2 feet
Front Setback	3 feet, 2 inches
Rear Setback	37 feet, 4 inches
Rear Yard Open Space	201.1 square feet
Number of Units	3

FINAL FOR PUBLICATION

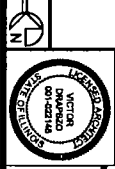
NEW 3 STORY - 3 UNIT MASONRY BUILDING W/ BASEMENT



W. THOMAS ST.

FINAL FOR PUBLICATION

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



PROJECT NO.	1538 W. THOMAS ST.
DATE	08-18-17
SCALE	1/8" = 1'-0"
SHEET	T1

ARCHITECTS
 ARCHITECTURE
 1538 W. THOMAS ST.
 CHICAGO, IL 60607
 773.777.5844

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
 I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL AND I HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROJECT AND I AM SURE THAT THE PROJECT WILL COMPLY WITH THE ENERGY CONSERVATION CODE OF CHICAGO 19-11. CODE OF ORDINANCES AS EFFECTIVE APRIL 22, 2012.

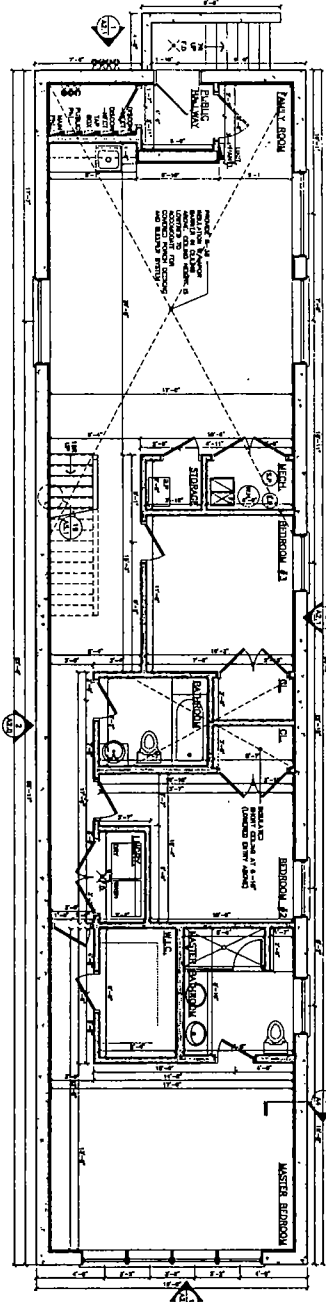
CERTIFICATION STATEMENT
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS.

SCORE SHEET
 1. GENERAL NOTES AND SPECIFICATIONS: 100%
 2. FOUNDATION: 100%
 3. STRUCTURAL: 100%
 4. MECHANICAL: 100%
 5. ELECTRICAL: 100%
 6. PLUMBING: 100%
 7. EXTERIOR FINISHES: 100%
 8. INTERIOR FINISHES: 100%
 9. OTHER: 100%

CODE MATRIX, NOTES, & SITE PLAN
 1538 W. THOMAS ST.
 CHICAGO, IL

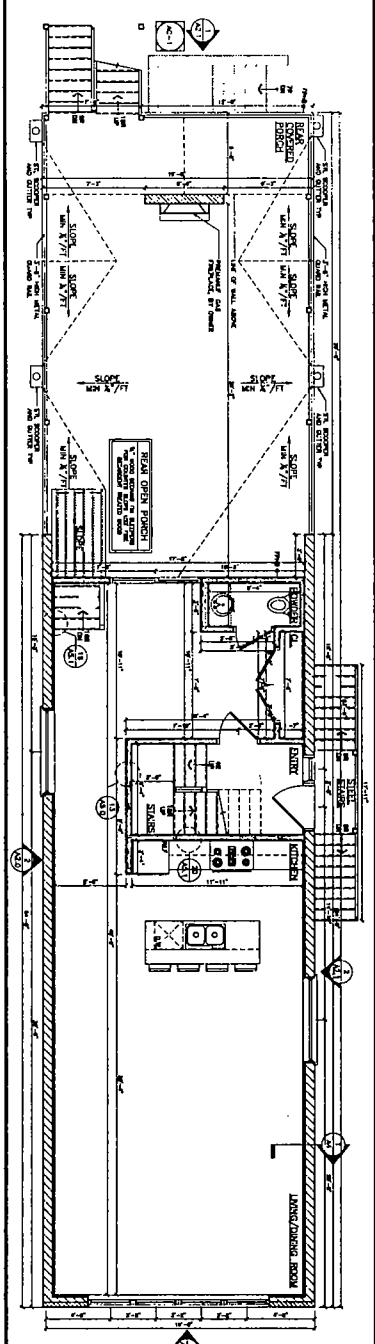
1 OF 16

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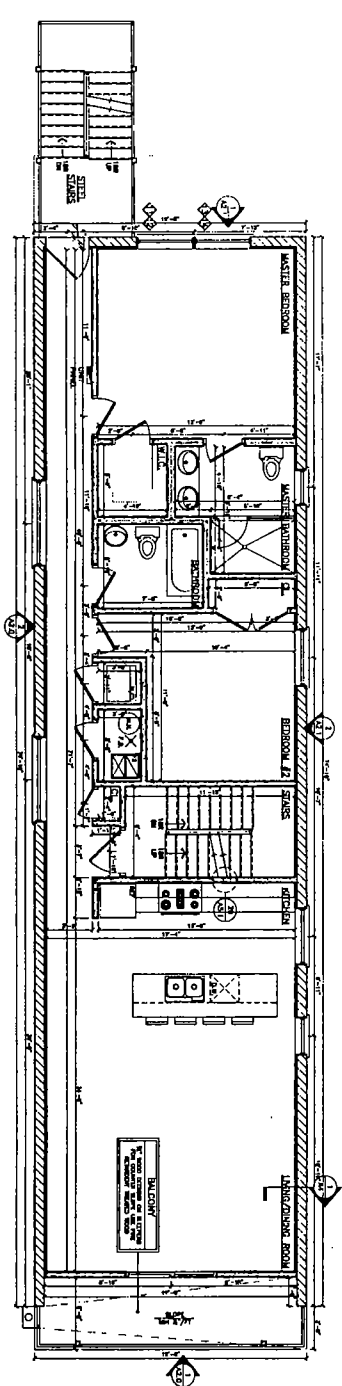
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

FINAL FOR PUBLICATION



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

FINAL FOR PUBLICATION



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



A1.0

PROJECT: 1538 W. THOMAS ST.
SCALE: 1/4" = 1'-0"
DATE: 08-14-17

ARCHITECTURE: ARCHITECTS
ARCHITECTURAL ENGINEERING

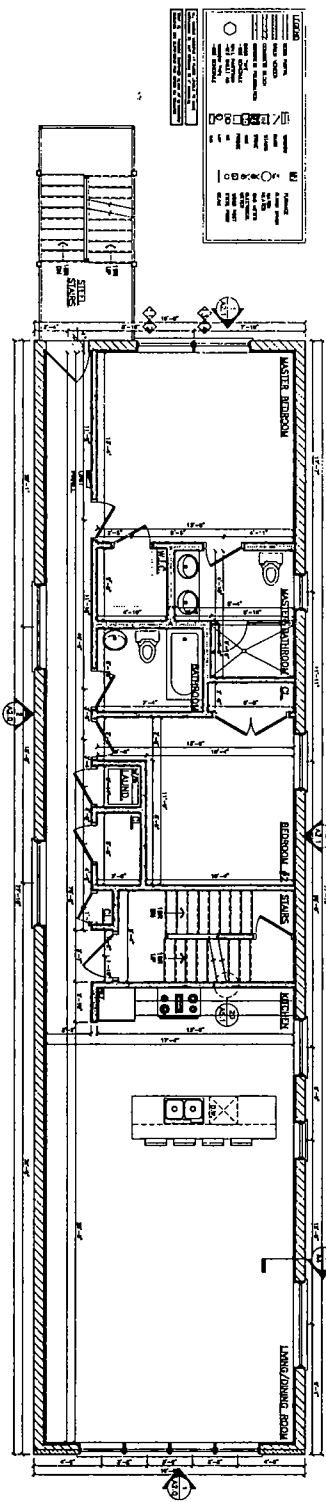
838 N. Dearborn Ave
Chicago, IL 60622
773.773.2766 office
773.773.2364 fax

1538 W. THOMAS ST.

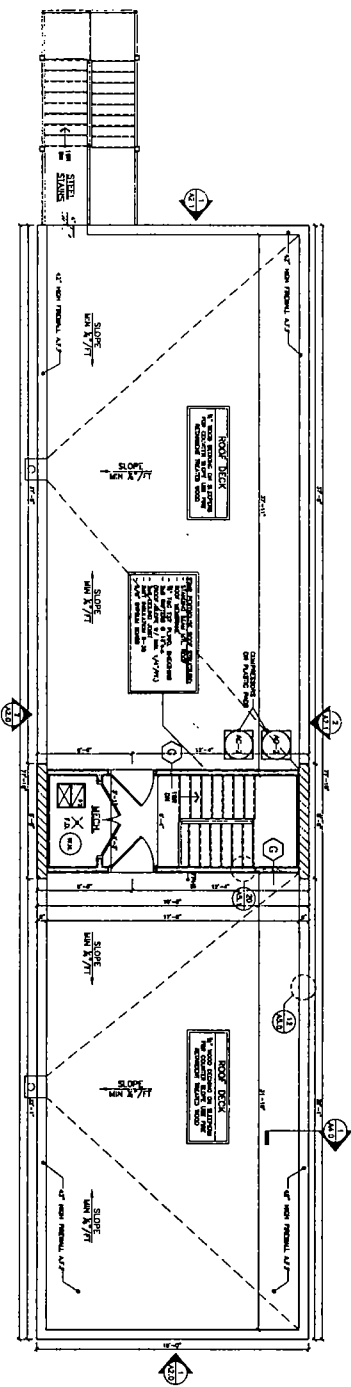
PROPOSED FLOOR PLANS

Checked by: J.E.
Drawing by: J.T.

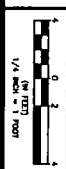
1
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



2
ROOF PLAN
SCALE 1/8" = 1'-0"



FINAL FOR PUBLICATION

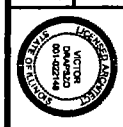
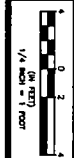
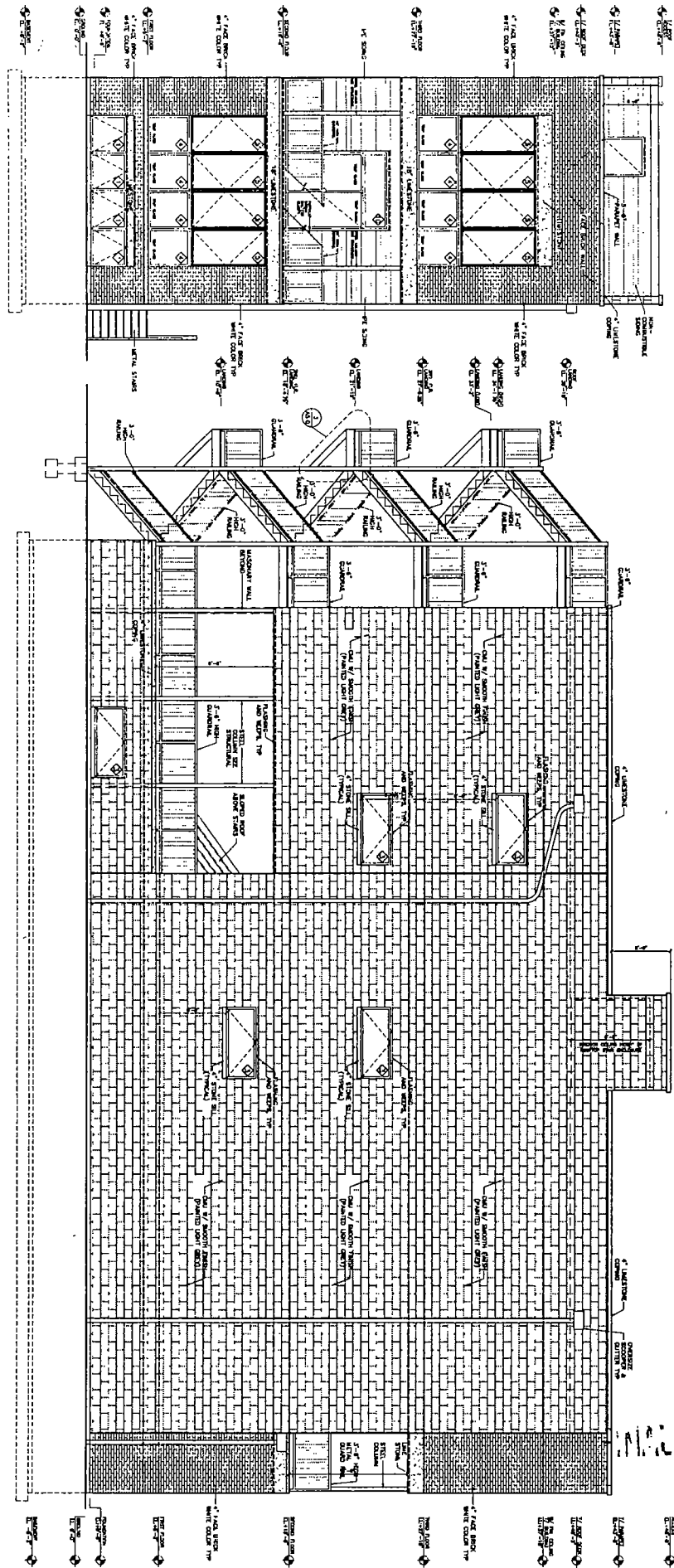


<p>PROJECT: ARCHITECTURE</p> <p>SCALE: PLANNING</p> <p>DATE: ARCHITECTURAL ENGINEERING</p>	<p>ARCHITECTS</p>	<p>528 N. Dearborn Ave. Chicago 9, ILL. 60622</p> <p>773 773 2196 office 773 773 8334 fax</p>	<p>1538 W. THOMAS ST.</p>	<p>PROPOSED FLOOR PLANS</p>	<p>Checked by: F.A.</p> <p>DRAWN BY: J.T.</p>
					<p>PROJECT: ARCHITECTURE</p> <p>SCALE: PLANNING</p> <p>DATE: ARCHITECTURAL ENGINEERING</p>

A1.1
1 OF 15

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



A2.0
1 OF 13

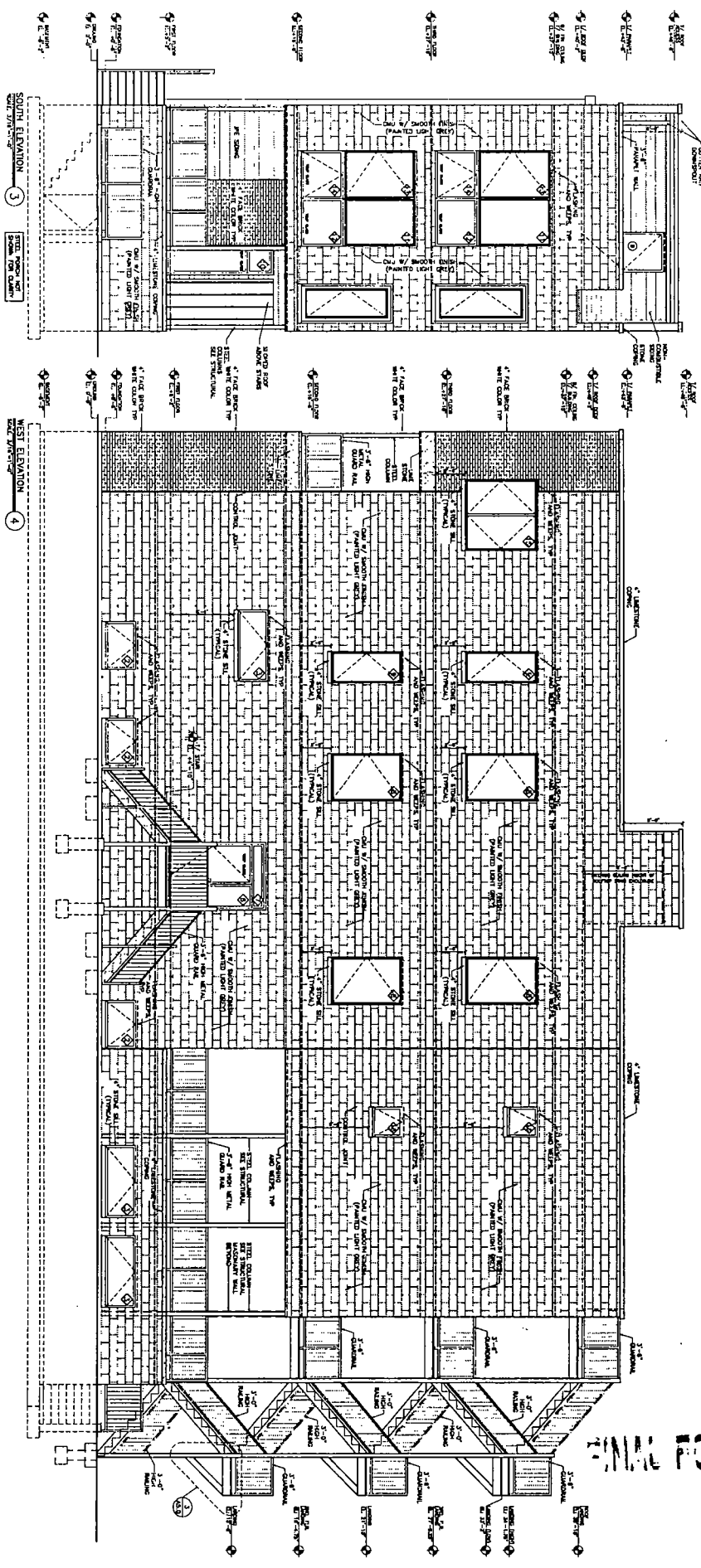
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NO. 1	PLANNING	
SCALE:	ARCHITECTS	
1/4" = 1'-0"		
DATE:		
08-16-17	ARCHITECTURAL ENGINEERING	773.773.2788 office 773.773.2864 fax

1538 W.
THOMAS ST.

PROPOSED
ELEVATIONS

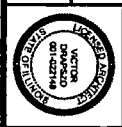
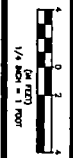
DATE	1/4"
CHANGED BY	J.F.
DATE	1/4"

NOT FOR PUBLICATION



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

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



A2.1
1 OF 14

PROJECT
SITE
SCALE
1/4" = 1'-0"
DATE
08-16-17

ARCHITECTURE
PLANNING
ARCHITECTS
ARCHITECTURAL ENGINEERING

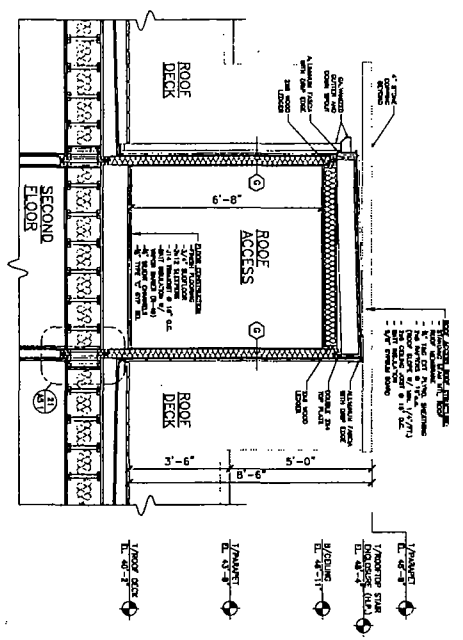
828 N. Dearborn Ave
Chicago, IL 60622
773 773 8796 office
773 773 8854 fax

1538 W.
THOMAS ST.

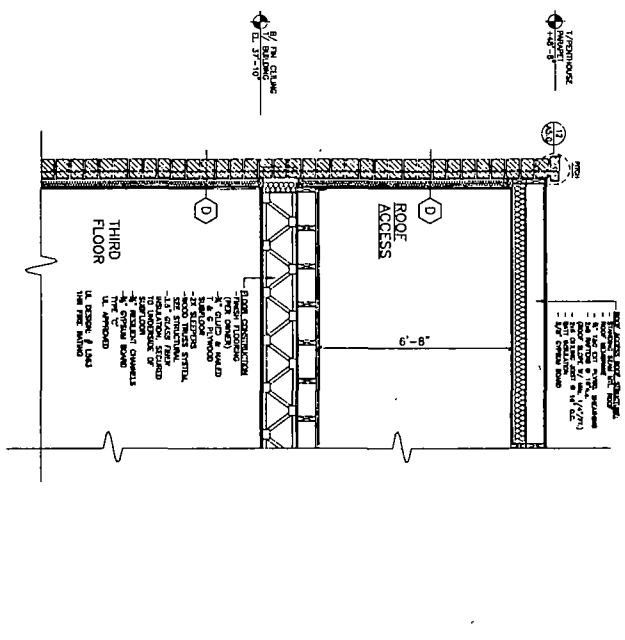
PROPOSED
ELEVATIONS

DATE
BY
CHECKED BY
DATE

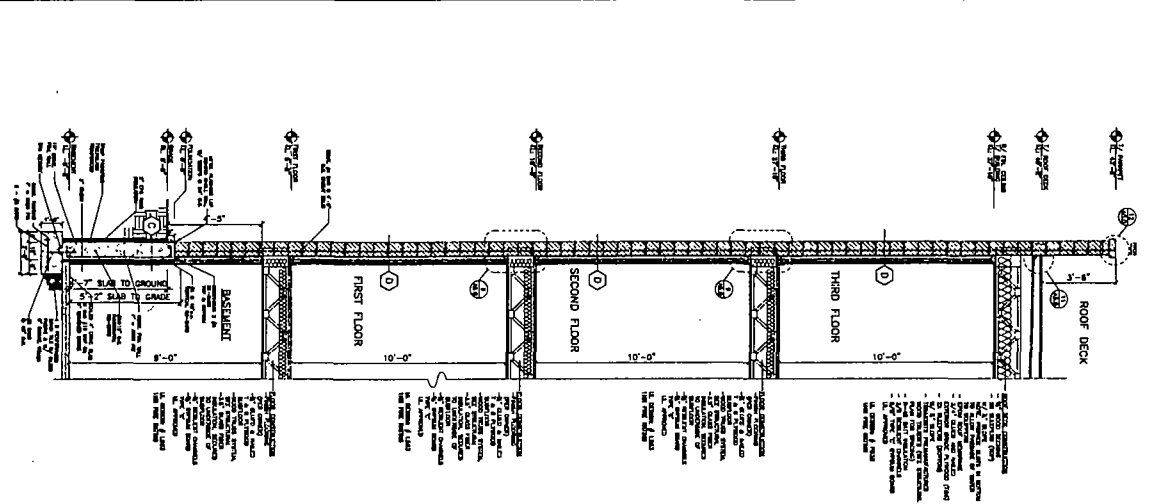
FINAL FOR PUBLICATION



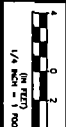
3 WALL ACCESS SECTION
SCALE: 1/2"=1'-0"



2 WALL ACCESS SECTION
SCALE: 1/2"=1'-0"



1 WALL SECTION
SCALE: 3/8"=1'-0"



FINAL FOR PUBLICATION



<p>A4.0</p>	<p>PROJECT: _____</p> <p>NO. _____</p> <p>SCALE: _____</p> <p>DATE: _____</p> <p>08-16-17</p>	<p>ARCHITECTURE</p> <p>PLANNING</p> <p>ARCHITECTS</p> <p>ARCHITECTURAL ENGINEERING</p>	<p>129 N. Dearborn Ave Chicago, IL 60622</p> <p>1538 W. THOMAS ST.</p> <p>773 773 3798 #8888 773 773 3534 #88</p>	<p>SCHEDULES</p>	<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>DRAWN BY: _____</p>
	<p>PROJECT: _____</p> <p>NO. _____</p> <p>SCALE: _____</p> <p>DATE: _____</p> <p>08-16-17</p>	<p>ARCHITECTURE</p> <p>PLANNING</p> <p>ARCHITECTS</p> <p>ARCHITECTURAL ENGINEERING</p>	<p>129 N. Dearborn Ave Chicago, IL 60622</p> <p>1538 W. THOMAS ST.</p> <p>773 773 3798 #8888 773 773 3534 #88</p>	<p>SCHEDULES</p>	<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>DRAWN BY: _____</p>