



City of Chicago



O2019-3872

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/29/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1513 W Thomas St - App No. 20034T1
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 House) District, as shown on Map 3-G in the area bounded by:

West Thomas Street; a line 490.50 feet East of North Ashland Avenue; the alley next South of and parallel to West Thomas Avenue; and a line 465.50 feet East of North Ashland Avenue.

To those of **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: 1513 West Thomas, Chicago, IL

Final for Publication

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1513 WEST THOMAS STREET**

The Application is to change zoning for 1513 West Thomas Street from RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District. This zoning change is for purposes to allow Applicant to construct a three-story, three dwelling unit building with a basement. There will be a three-car garage at the rear of the property. The footprint of the building shall be approximately be 20 feet by 74 feet 8 inches in size. The building height shall be 37 feet 8 inches high, as defined by code.

LOT AREA: 3,125 SQUARE FEET

FLOOR AREA RATIO: 1.37

BUILDING AREA: 4,227.99 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,041.67 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET, GARAGE PARKING SPACES PROVIDED.

FRONT SETBACK: 12 FEET 10 INCHES


REAR SETBACK: 37 FEET 6 INCHES

SIDE SETBACK: 3 FEET (WEST) 2 FEET (EAST)

OPEN YARD SPACE: 160 SQUARE FEET

BUILDING HEIGHT: 37 FEET 8 INCHES

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A-HANNA ARCHITECTS
1121 N. WASHINGTON
CHICAGO, ILLINOIS 60610
TEL: (312) 730-1811
FAX: (312) 730-1811

PROFESSIONAL DESIGN FIRM
LICENSE NUMBER 001-001017

PROJECT NAME & ADDRESS
**1513 WEST THOMAS STREET
CHICAGO, ILLINOIS
3 UNIT APARTMENT BUILDING**

SHEET TITLE
**SITE PLAN
CODE MATRIX**

CLIENT
**WEST THOMAS STREET
3 UNIT APARTMENT BUILDING**

DATE
10/15/13



NEW / SPECIFICATION CODE COMPLIANCE STATEMENT

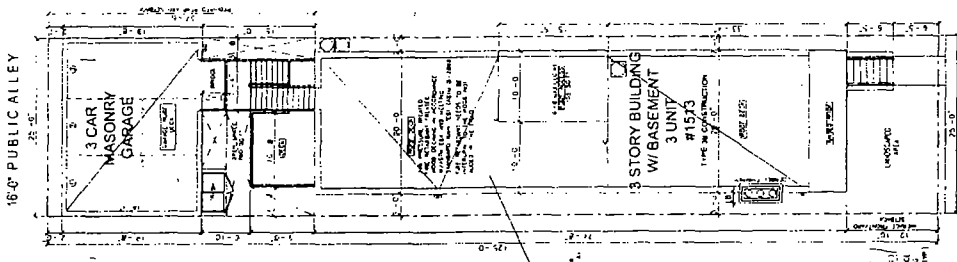
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE 2012 IBC AND 2012 IRC AS AMENDED BY THE 2013 CODES OF ORDINANCES. THE DESIGNER HAS CONDUCTED A VISUAL VERIFICATION OF THE COMPLIANCE OF THIS PLAN WITH THE 2012 IBC AND 2012 IRC AS AMENDED BY THE 2013 CODES OF ORDINANCES.

SEAL / PROFESSIONAL ENGINEER STATEMENT

I, ROBERT J. WILLIAMS, REGISTERED PROFESSIONAL ENGINEER, NO. 001-001017, STATE OF ILLINOIS, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND I AM AWARE OF THE REQUIREMENTS OF THE 2012 IBC AND 2012 IRC AS AMENDED BY THE 2013 CODES OF ORDINANCES.

DATE: 10/15/13

PROJECT: 1513 WEST THOMAS STREET



- 2013 IBC, SECTION 703.5.1, 703.5.2, 703.5.3, 703.5.4, 703.5.5, 703.5.6, 703.5.7, 703.5.8, 703.5.9, 703.5.10, 703.5.11, 703.5.12, 703.5.13, 703.5.14, 703.5.15, 703.5.16, 703.5.17, 703.5.18, 703.5.19, 703.5.20, 703.5.21, 703.5.22, 703.5.23, 703.5.24, 703.5.25, 703.5.26, 703.5.27, 703.5.28, 703.5.29, 703.5.30, 703.5.31, 703.5.32, 703.5.33, 703.5.34, 703.5.35, 703.5.36, 703.5.37, 703.5.38, 703.5.39, 703.5.40, 703.5.41, 703.5.42, 703.5.43, 703.5.44, 703.5.45, 703.5.46, 703.5.47, 703.5.48, 703.5.49, 703.5.50, 703.5.51, 703.5.52, 703.5.53, 703.5.54, 703.5.55, 703.5.56, 703.5.57, 703.5.58, 703.5.59, 703.5.60, 703.5.61, 703.5.62, 703.5.63, 703.5.64, 703.5.65, 703.5.66, 703.5.67, 703.5.68, 703.5.69, 703.5.70, 703.5.71, 703.5.72, 703.5.73, 703.5.74, 703.5.75, 703.5.76, 703.5.77, 703.5.78, 703.5.79, 703.5.80, 703.5.81, 703.5.82, 703.5.83, 703.5.84, 703.5.85, 703.5.86, 703.5.87, 703.5.88, 703.5.89, 703.5.90, 703.5.91, 703.5.92, 703.5.93, 703.5.94, 703.5.95, 703.5.96, 703.5.97, 703.5.98, 703.5.99, 703.5.100

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HANNA ARCHITECTS
 1127 N. LAKE
 400 W. WASHINGTON
 CHICAGO, ILLINOIS 60607
 (312) 786-1000
 PROFESSIONAL DESIGNER
 ARCHITECT CORPORATION
 LICENSE NUMBER 01-037433

REMARKS: THESE PLANS ARE THE PROPERTY OF HANNA ARCHITECTS. NO PART OF THESE PLANS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HANNA ARCHITECTS.

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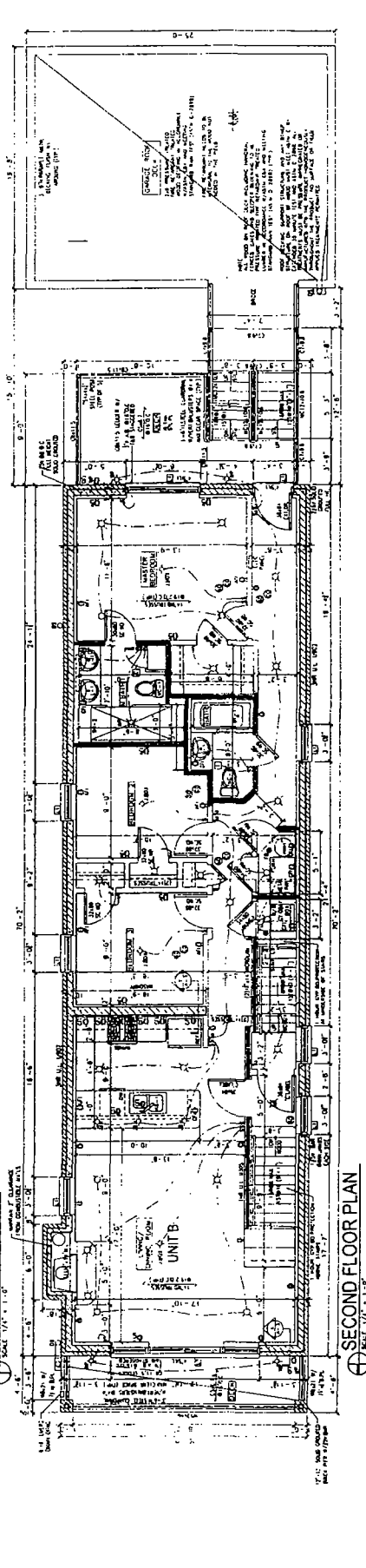
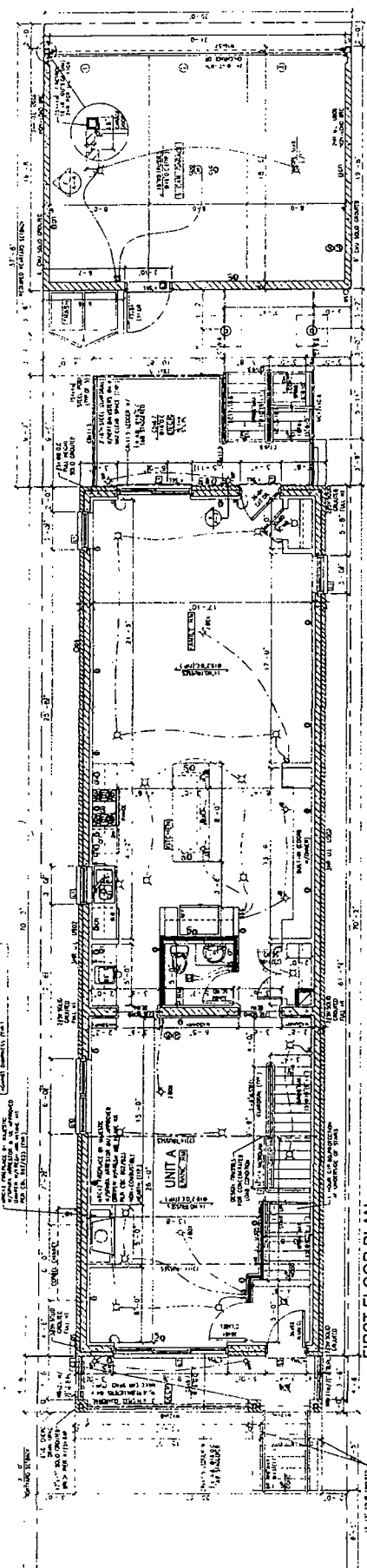
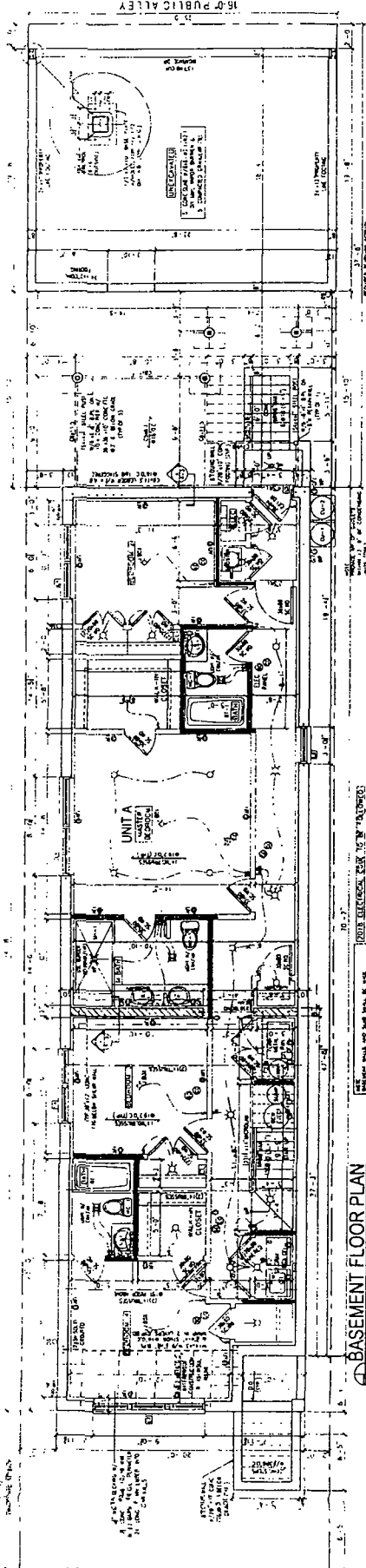
PROJECT NAME & ADDRESS:
 1513 WEST THOMAS STREET
 CHICAGO, ILLINOIS
 3 UNIT APARTMENT BUILDING



SHEET TITLE:
 BASEMENT THRU
 SECOND FLOOR
 PLAN

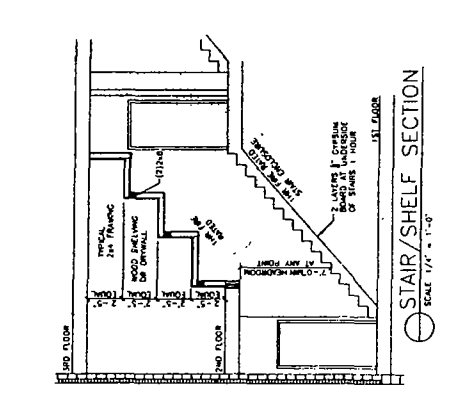
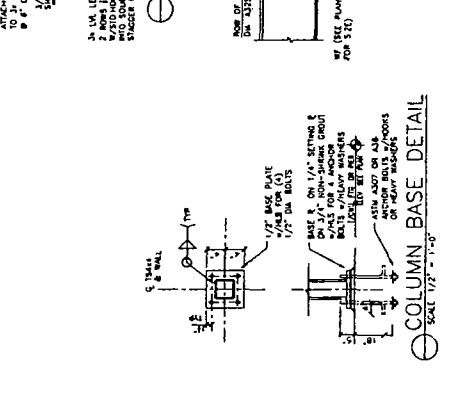
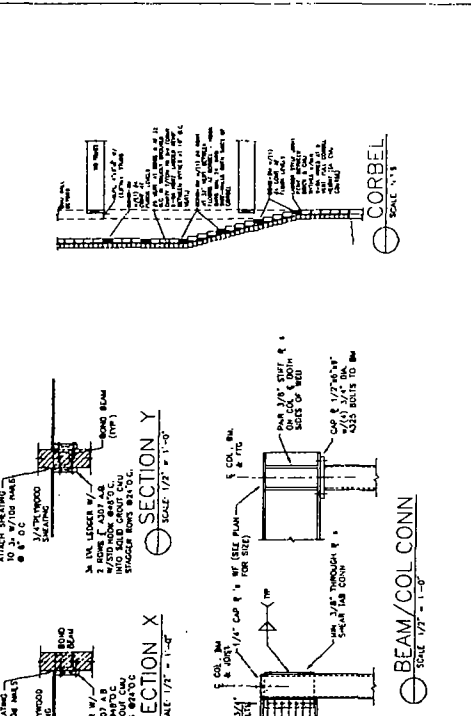
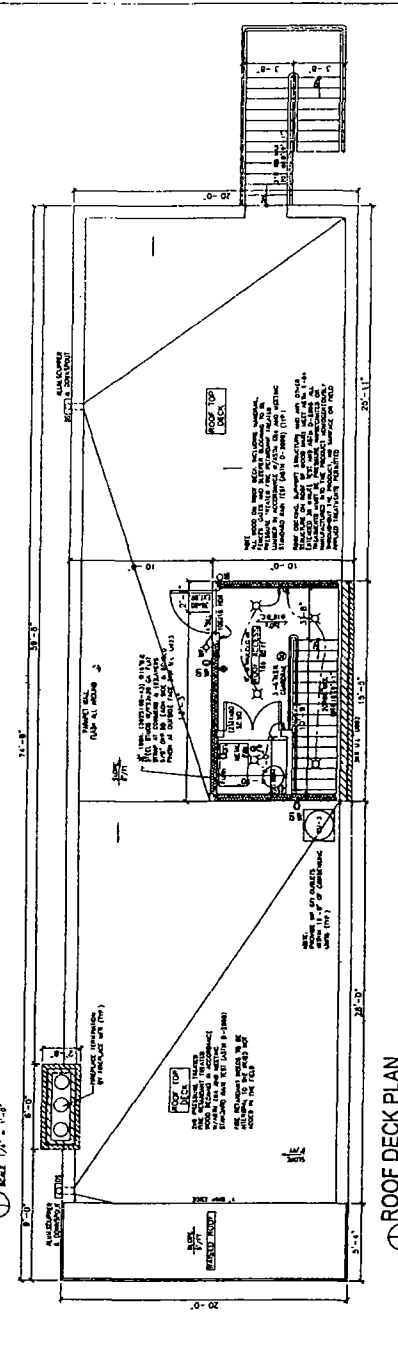
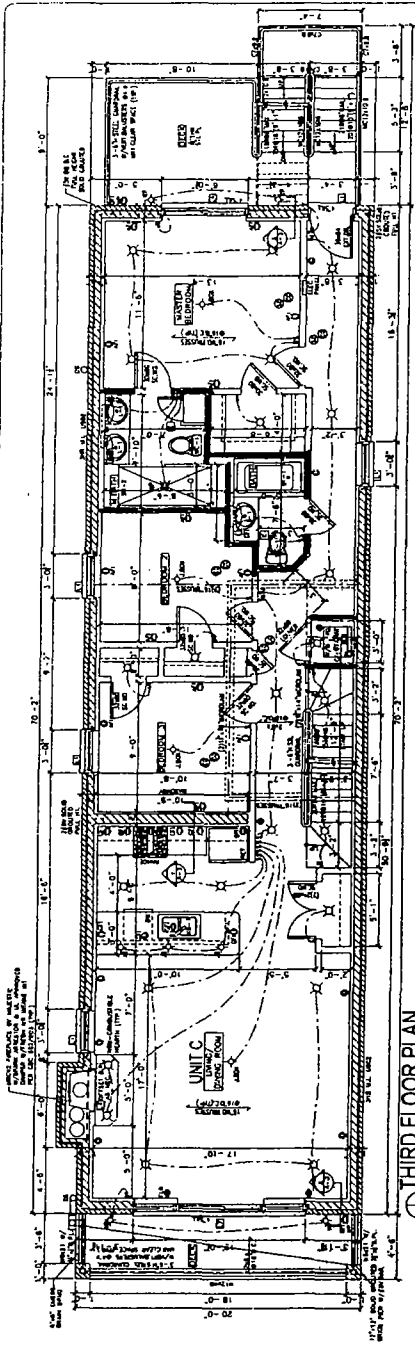
FILE NAME:

SHEET NUMBER:
 A-2



HANNA ARCHITECTS, INC. 2019

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ELECTRICAL SYMBOLS

- 1 SINGLE POLE SWITCH
- 2 3-WAY SWITCH
- 3 DIMMER SWITCH
- 4 GROUND FAULT INTERRUPTER
- 5 RECESSED DOWNLIGHT
- 6 RECESSED DOWNLIGHT
- 7 DOUBLE WALL FLOOD LIGHT
- 8 WALL FLOOD LIGHT
- 9 WALL FLOOD LIGHT
- 10 SHORT DETECTOR (L.D.S.)
- 11 SHORT DETECTOR (L.D.S.)
- 12 SHORT DETECTOR (L.D.S.)
- 13 SHORT DETECTOR (L.D.S.)
- 14 SHORT DETECTOR (L.D.S.)
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- 38 SHORT DETECTOR (L.D.S.)
- 39 SHORT DETECTOR (L.D.S.)
- 40 SHORT DETECTOR (L.D.S.)

WALL SYMBOLS

- 1 2 1/4" WOOD WALL STUDS @ 16" O.C.
- 2 2 1/4" WOOD WALL STUDS @ 16" O.C.
- 3 2 1/4" WOOD WALL STUDS @ 16" O.C.
- 4 2 1/4" WOOD WALL STUDS @ 16" O.C.
- 5 2 1/4" WOOD WALL STUDS @ 16" O.C.
- 6 2 1/4" WOOD WALL STUDS @ 16" O.C.
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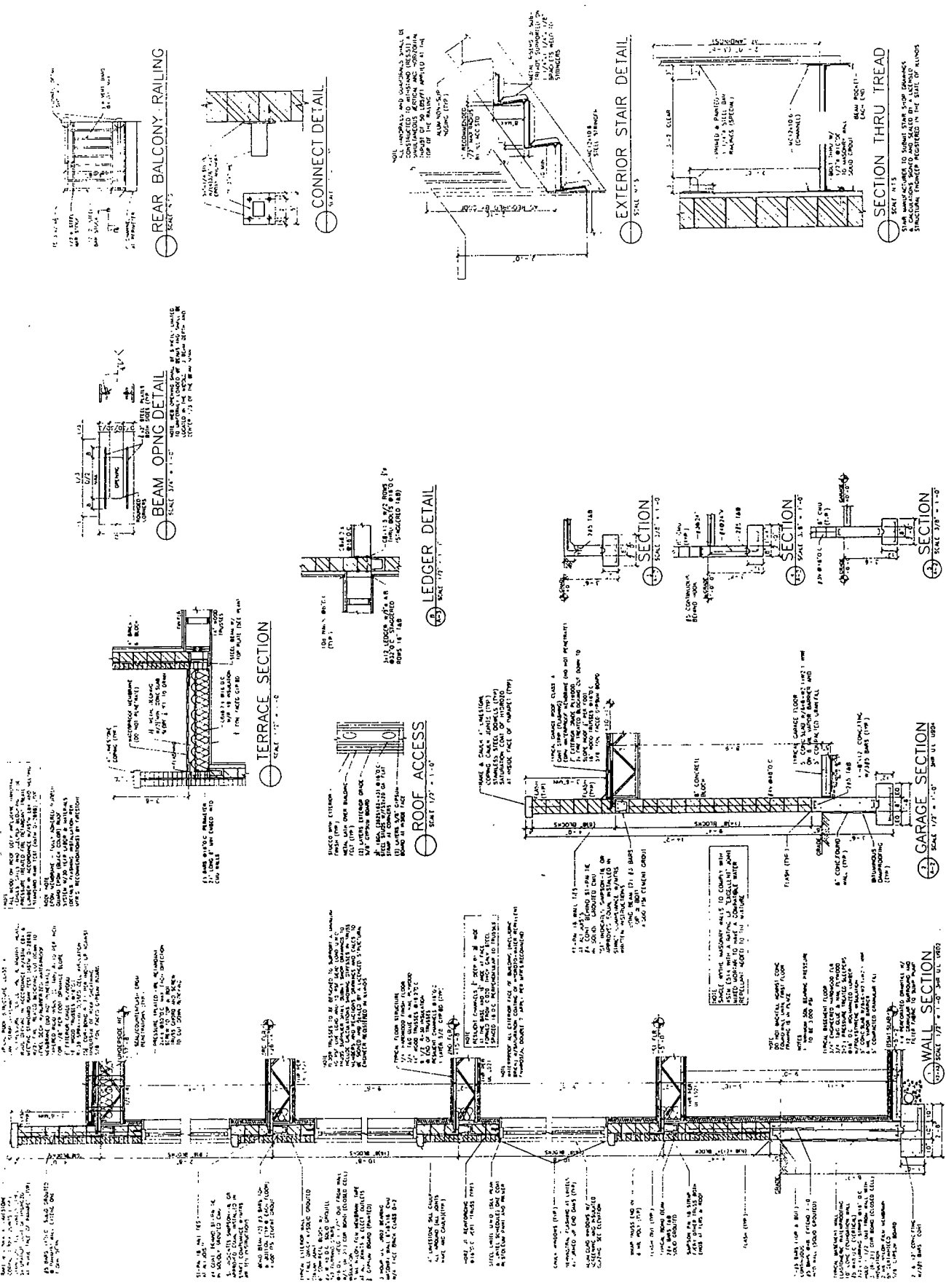
UNITEL SCHEDULE

UNITEL	DESCRIPTION	REMARKS
1	UNITEL 1	
2	UNITEL 2	
3	UNITEL 3	
4	UNITEL 4	
5	UNITEL 5	
6	UNITEL 6	
7	UNITEL 7	
8	UNITEL 8	
9	UNITEL 9	
10	UNITEL 10	
11	UNITEL 11	
12	UNITEL 12	
13	UNITEL 13	
14	UNITEL 14	
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34	UNITEL 34	
35	UNITEL 35	
36	UNITEL 36	
37	UNITEL 37	
38	UNITEL 38	
39	UNITEL 39	
40	UNITEL 40	

NOTES

- STAIRS, ETC., SHALL BE CONSTRUCTED WITH 2" REINFORCED CONCRETE AND INTERIOR FINISH OF 3/8" GYPSUM BOARD FOR LAMP AND REFRIGERATOR. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND INTERIOR FINISH OF 3/8" GYPSUM BOARD FOR LAMP AND REFRIGERATOR. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND INTERIOR FINISH OF 3/8" GYPSUM BOARD FOR LAMP AND REFRIGERATOR.
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Final for Publication



HANNA ARCHITECTS, INC.
 1112 N. W. 380
 100 N. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 991 1881
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 21-011491

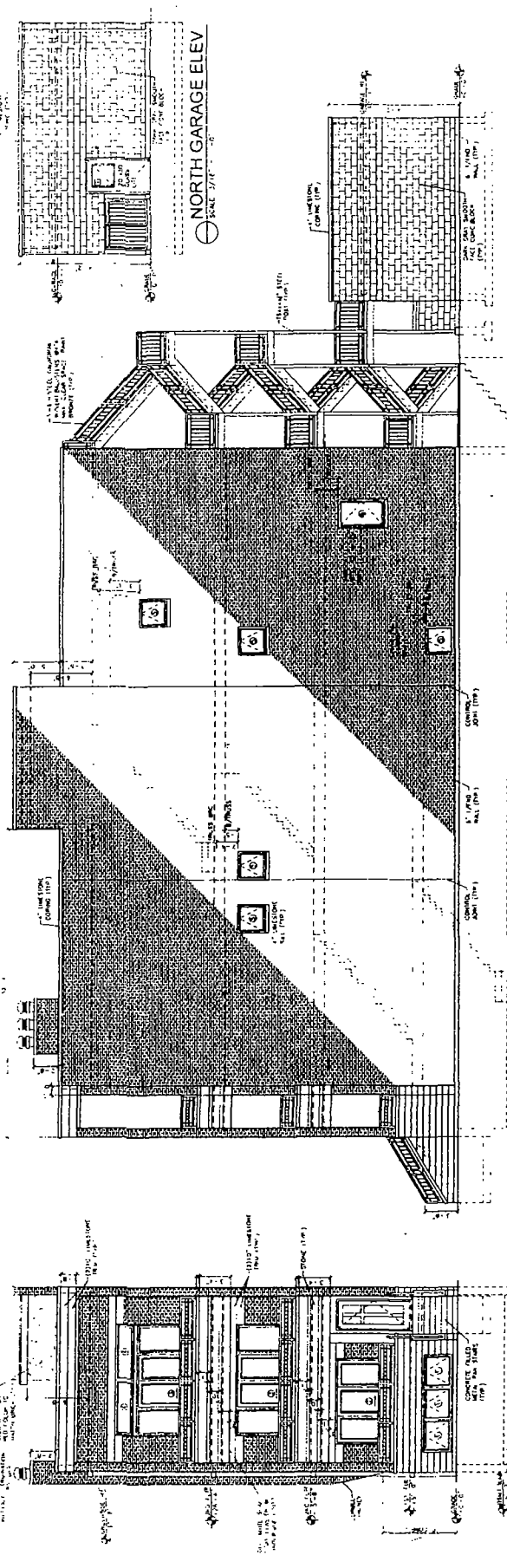
THESE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS AND CONDITIONS OF CONTRACT HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY.
 I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY.
 I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY.



PROJECT NAME & ADDRESS
 1515 WEST THOMAS STREET
 CHICAGO, ILLINOIS
 3 BRK APARTMENT BUILDING

SHEET TITLE
 BUILDING ELEVATIONS

FILE NAME
 SHEET NUMBER
 A-5

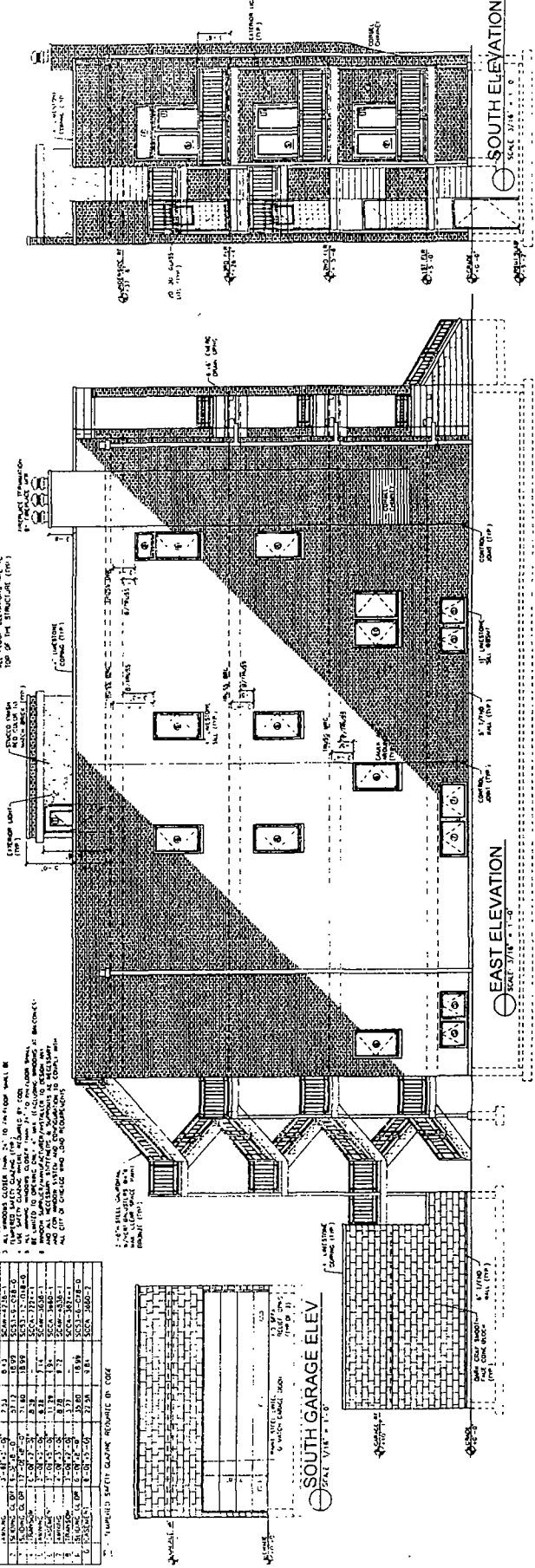


NORTH GARAGE ELEV
 SCALE 1/8" = 1'-0"

WEST ELEVATION
 SCALE 1/8" = 1'-0"

WEST ELEVATION
 SCALE 1/8" = 1'-0"

NORTH ELEVATION
 SCALE 3/8" = 1'-0"



SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

EAST ELEVATION
 SCALE 1/8" = 1'-0"

SOUTH GARAGE ELEV
 SCALE 1/8" = 1'-0"

WINDOW SCHEDULE

NO.	TYPE	SIZE	FINISH	GLASS	OPERATION	MARKING
1	DOUBLE HUNG	36" x 48"	WOOD	6-1/2"	SWING	1515
2	DOUBLE HUNG	36" x 48"	WOOD	6-1/2"	SWING	1515
3	DOUBLE HUNG	36" x 48"	WOOD	6-1/2"	SWING	1515
4	DOUBLE HUNG	36" x 48"	WOOD	6-1/2"	SWING	1515
5	DOUBLE HUNG	36" x 48"	WOOD	6-1/2"	SWING	1515
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19	DOUBLE HUNG	36" x 48"	WOOD	6-1/2"	SWING	1515
20	DOUBLE HUNG	36" x 48"	WOOD	6-1/2"	SWING	1515

HANNA ARCHITECTS
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 100 W. WASHINGTON
 CHICAGO, IL 60601
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 PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER: 001453

MANNA ARCHITECTS, INC.
 1513 WEST THOMAS STREET
 CHICAGO, ILLINOIS 60601
 PROJECT NUMBER: 1513WTH
 SHEET NUMBER: 1513WTH-01

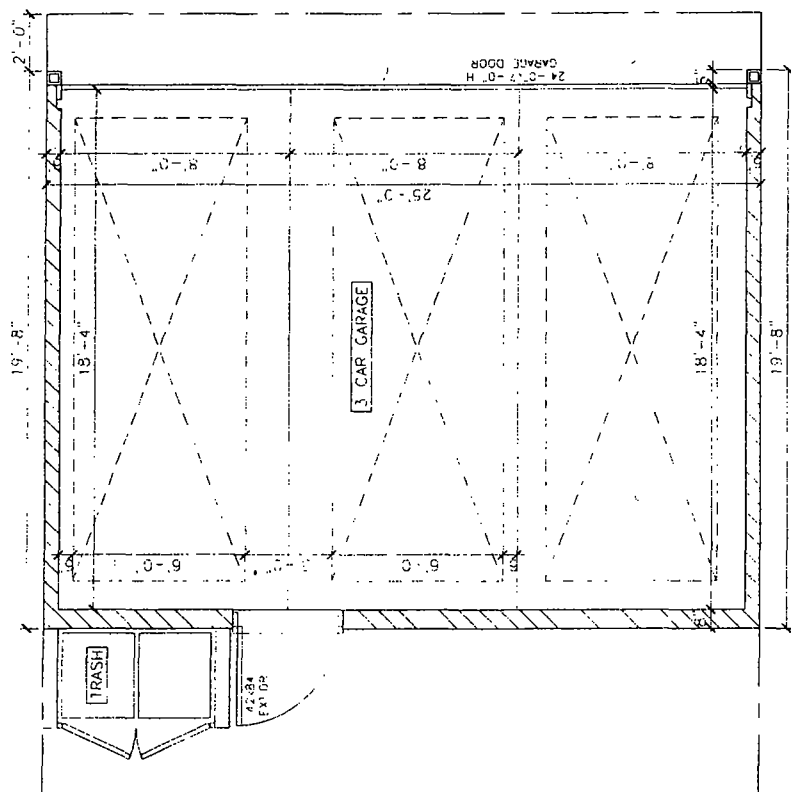
CONTRACTOR:
 1513 WEST THOMAS STREET
 CHICAGO, ILLINOIS 60601
 PROJECT NUMBER: 1513WTH
 SHEET NUMBER: 1513WTH-01



PROJECT NAME & ADDRESS
 1513 WEST THOMAS STREET
 CHICAGO, ILLINOIS
 3 UNIT APARTMENT BUILDING

SHEET TITLE
 GARAGE

FILENAME
 SHEET NUMBER



GARAGE PLAN
 SCALE 1/2" = 1'-0"

Final for Publication