City of Chicago

SO2017-5488

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1717 N Humboldt Blvd - App No. 19305T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19305T1
INTRO. DATE:
JULY 26, 2017
SUB TO A
TYPE 1

SUBSTITUTE

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. 5-I in the area bounded by:

A line 100 feet North of and parallel to West Wabansia Avenue; the public alley next East of and parallel to North Humboldt Boulevard; a line 50 feet North of and parallel to West Wabansia Avenue; North Humboldt Boulevard.

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District

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

Common address of property: 1717 North Humboldt Boulevard, Chicago IL.

NARRATIVE FOR TYPE 1 REZONING FOR 1717 NORTH HUMBOLDT BOULEVARD, CHICAGO

The subject property is currently vacant. The Applicant intends to build a new three-story residential building with 6 dwelling units. 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 an RS3 Residential Single–Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Residential Building with 6 Dwelling Units
Floor Area Ratio:	1.2
Lot Area:	7,500 square feet
Building Floor Area:	9,000 square feet
Density:	1,250 square feet per DU
Off- Street parking:	Parking spaces: 9
Set Backs:	Front: 11 feet 6 inches North Side: 5 feet / South Side: 5 feet Rear: 47 feet Rear Yard Open space: 489 square feet
Building height:	37 feet 9 inches

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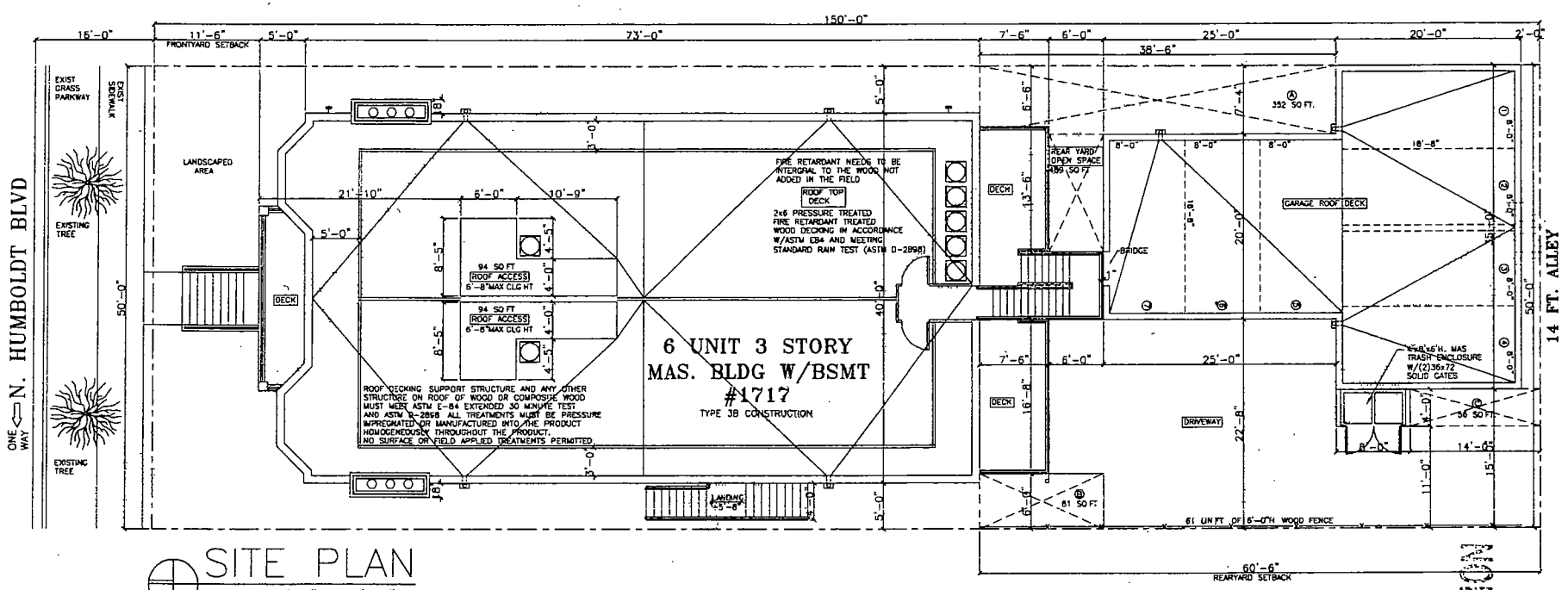

SITE PLAN

SCALE: 3/16" = 1'-0"

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STATE OF ILLINOIS
JOHN HANNA
001-010137
LICENSED ARCHITECT

PROJECT NAME & ADDRESS
1717 N. HUMBOLDT
6 UNIT 3 STORY
APART. BLDG. W/BSMT
CHICAGO, ILLINOIS

SHEET TITLE

FILENAME

SHEET NUMBER

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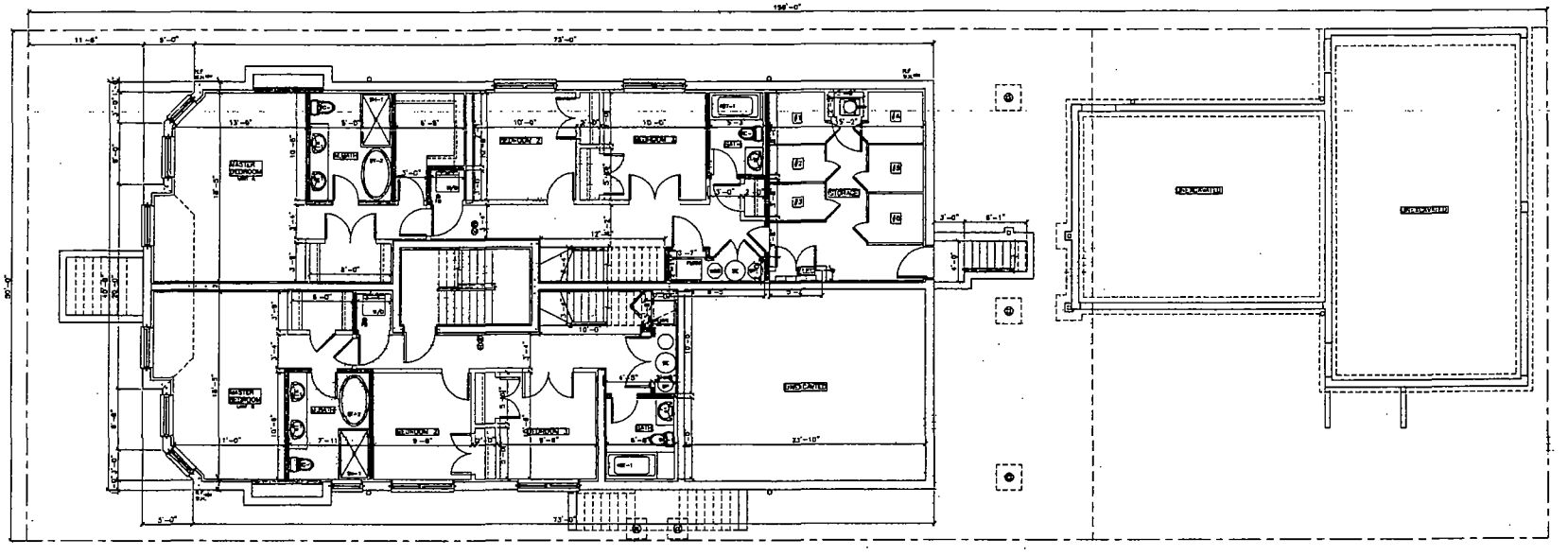
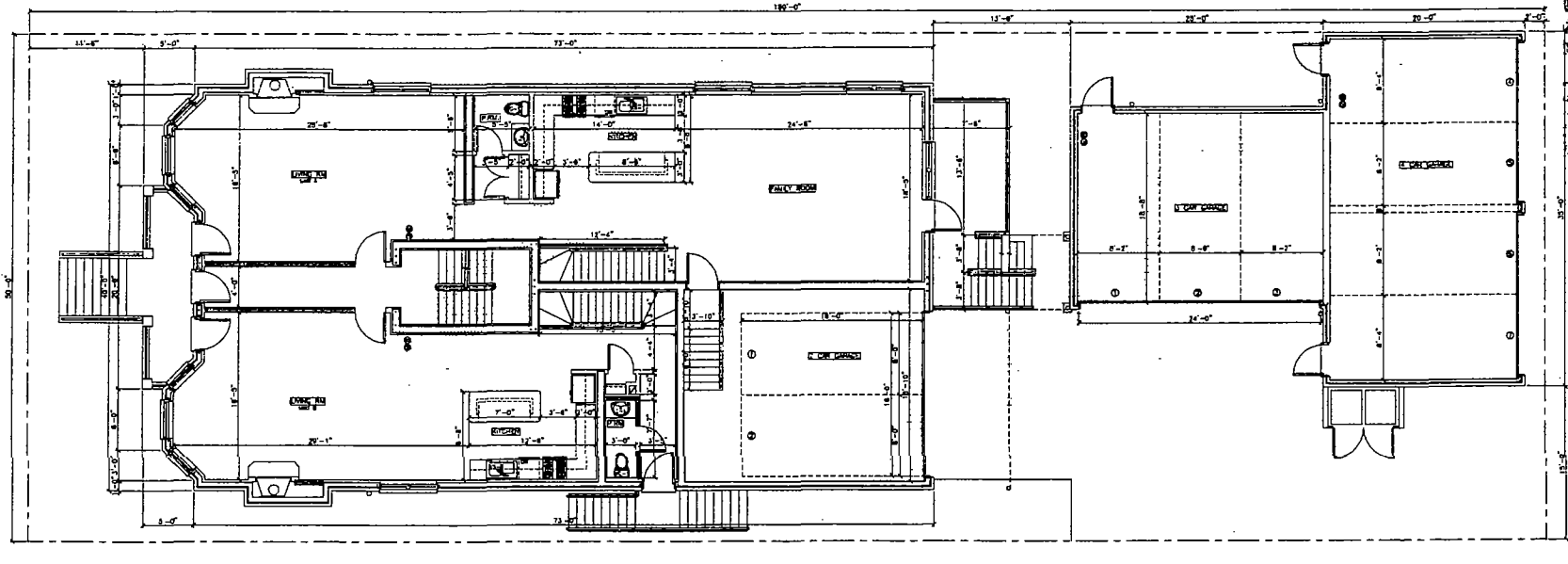


BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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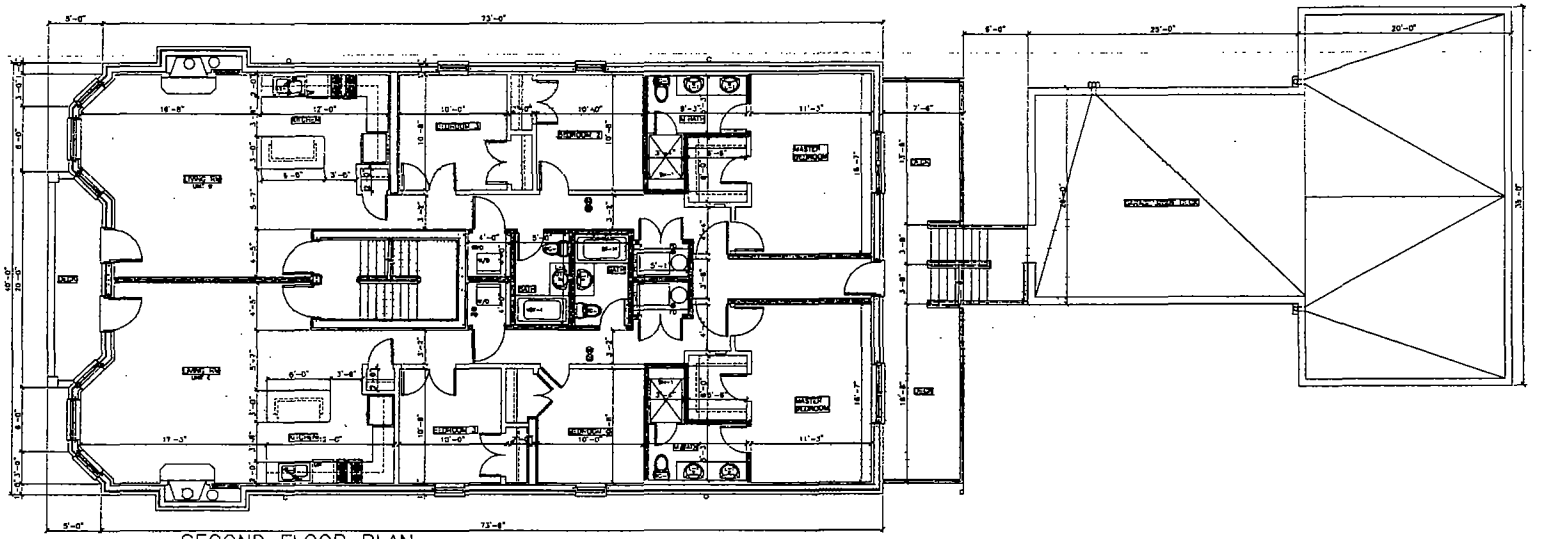
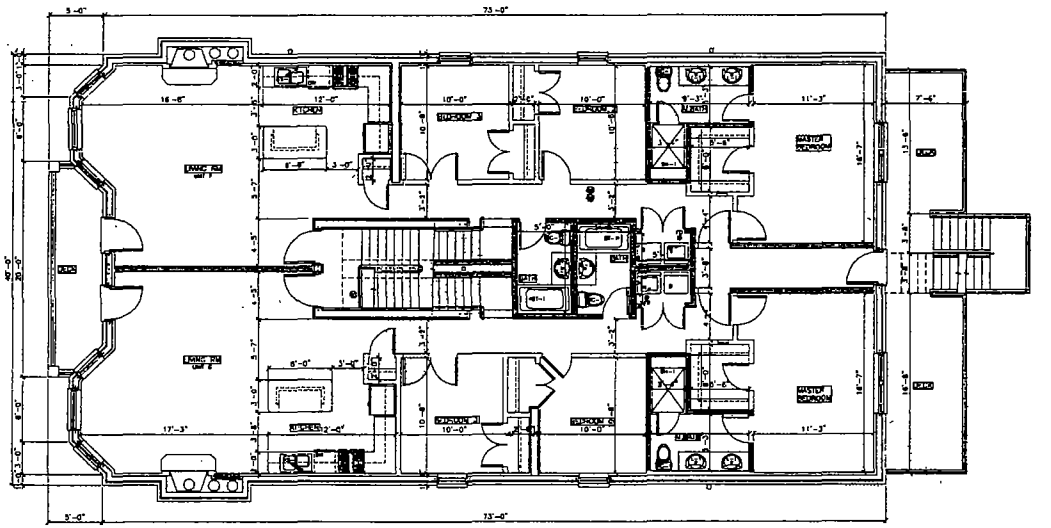


SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

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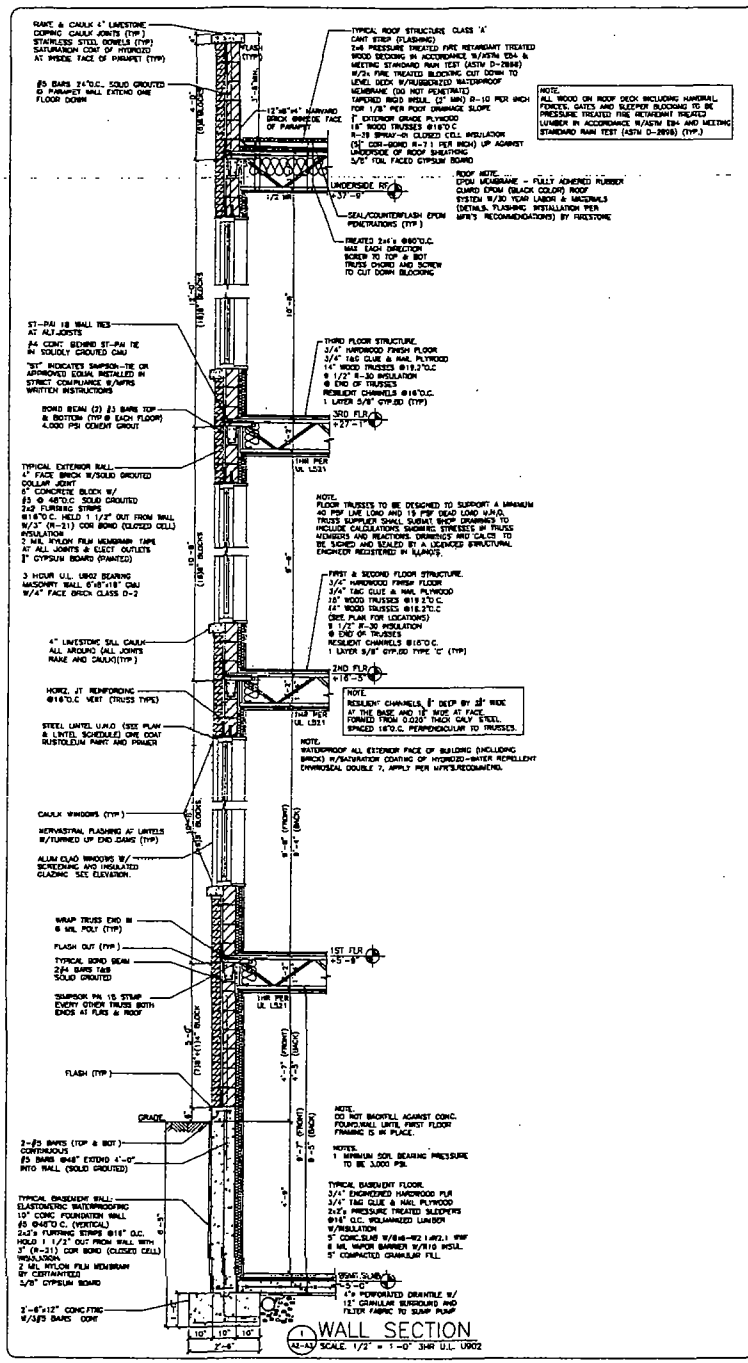

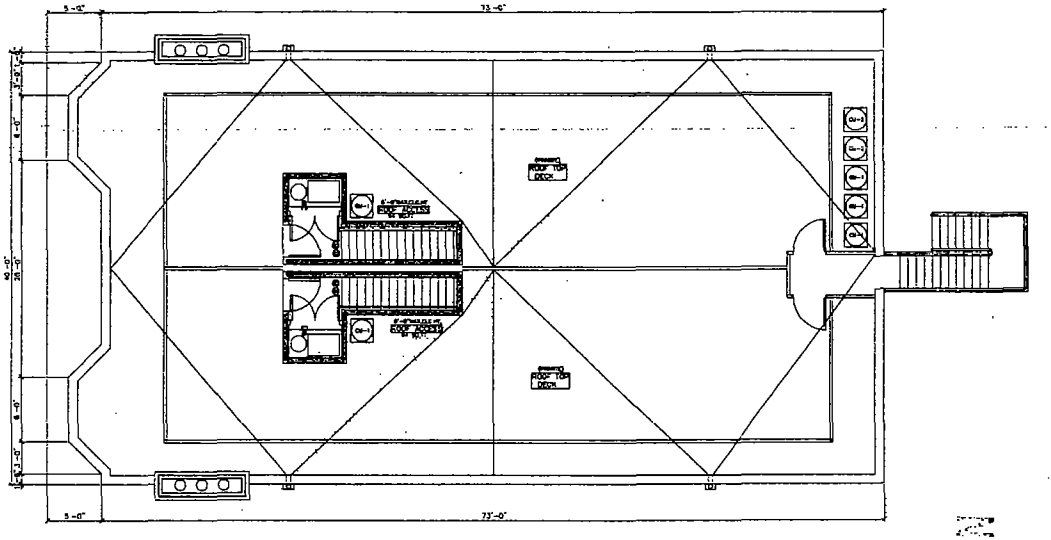

ROOF DECK PLAN
SCALE: 3/16" = 1'-0"

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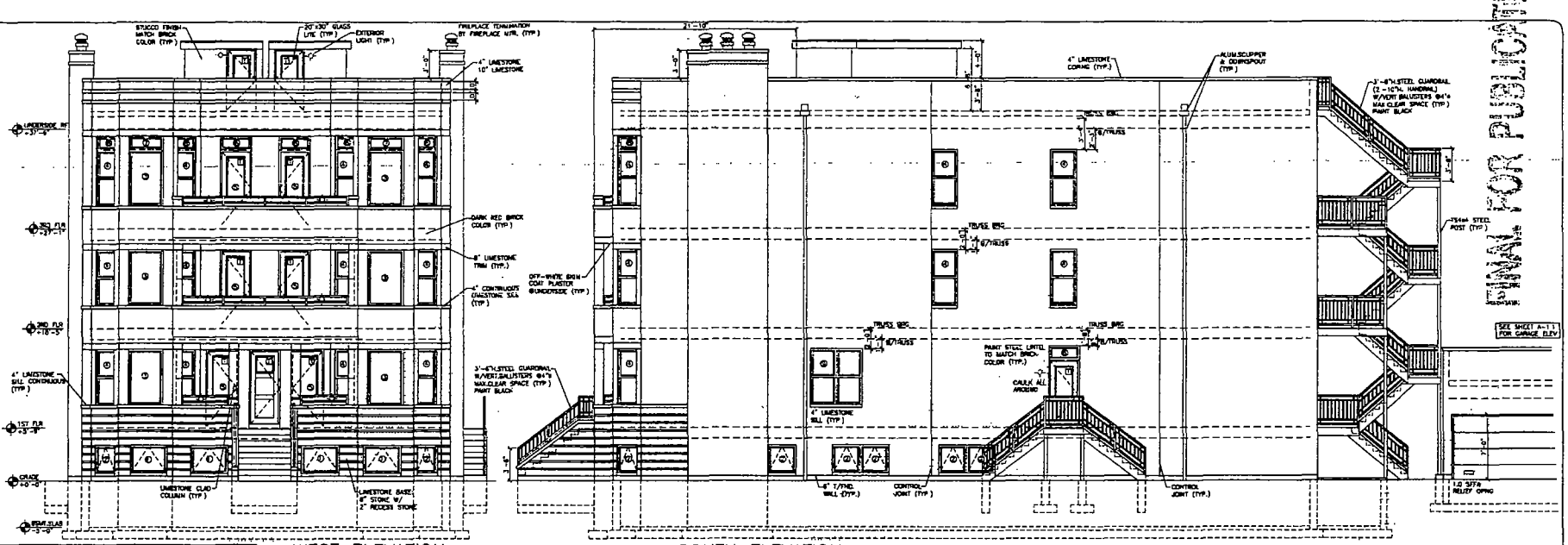


WEST ELEVATION

SCALE 3/16" = 1'-0"

SOUTH ELEVATION

SCALE 3/16" = 1'-0"

WINDOW SCHEDULE					
MARK	TYPE	SIZE	LT. SQ FT	VENT SQ.FT	JELD-WEN NO.
1	AWNING	4'-0"x3'-0"	8.78	8.72	SCAW-4836-1
2	AWNING	3'-0"x3'-0"	8.28	7.14	SCAW-3636-1
3	PICTURE	3'-10"x6'-0"	17.80	--	SCDH-3-068-10
4	DOUBLE HUNG	2'-10"x6'-0"	11.68	6.72	SCDH-2832-1
5	FR IN-SWING	3'-0"x8'-0"	13.98	21.46	SCHD-3-068-0
6	TRANSOM	3'-0"x1'-0"	2.02	--	SCAW-3818-1
7	TRANSOM	3'-10"x1'-6"	2.87	--	SCDH-3-8/1-4
8	TRANSOM	2'-10"x1'-6"	2.12	--	SCDH-2-8/1-4
9	DOUBLE HUNG	5'-7"x6'-0"	23.38	13.44	SCDH-2832-2
10	DOUBLE HUNG	4'-11"x6'-0"	19.80	11.84	SCDH-2432-2

T - TEMPERED SAFETY GLAZING REQUIRED BY CODE.

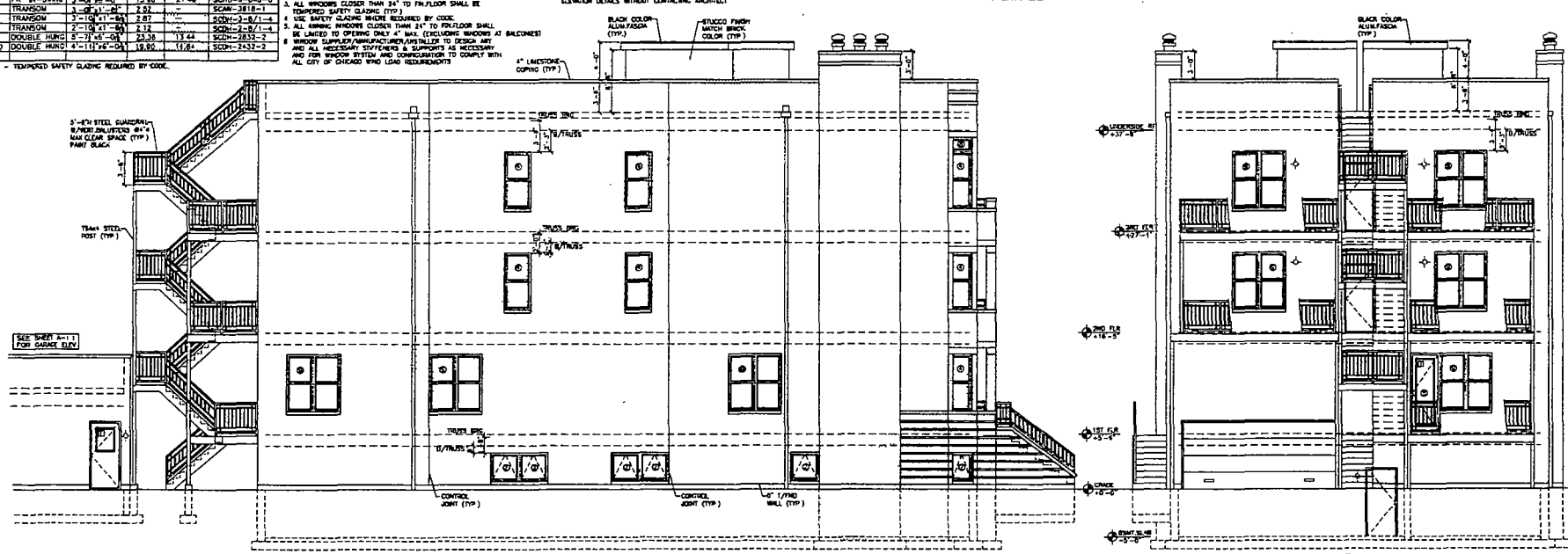
NOTES:
1. WINDOWS TO BE ALUM.CLAD INSULATED GLASS, WITH SCREENS BY JELD-WEN OR EQUAL. FRAME COLOR TO BE BLACK.
2. WINDOW "U" VALUE = 0.32
3. ALL WINDOWS CLOSER THAN 24" TO FIN.FLOOR SHALL BE TEMPERED SAFETY GLAZING (TYP.)
4. USE SAFETY GLAZING WHERE REQUIRED BY CODE.
5. ALL AWNING WINDOWS CLOSER THAN 24" TO FIN.FLOOR SHALL BE LIMITED TO OPENING ONLY 4" MAX. (EXCLUDING WINDOWS AT BALCONIES)
6. WINDOW SUPPLIER/MANUFACTURER/INSTALLER TO DESIGN ANY AND ALL NECESSARY STIFFENERS & SUPPORTS AS NECESSARY AND FOR WINDOW SYSTEM AND CONFIGURATION TO COMPLY WITH ALL CITY OF CHICAGO WIND LOAD REQUIREMENTS

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:
STAIRWAY, PORCH, DECK AND BALCONY RAILING BOTH INTERIOR AND EXTERIOR SHALL BE DESIGNED TO RESIST A SIMULTANEOUS 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 GREATEST STRESS. SHALL SUBMIT SEALED CALCULATIONS AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION (TYP.)

13-124-350 Safety glazing materials
All glazed doors, and any glazed panel more than 18 inches in width immediately adjacent to any door wherein the sill of such glazed panel is less than 24 inches above the floor shall be considered hazardous locations and shall be glazed with safety glazing materials. Glazed doors shall include, among others, the following sliding glass doors storm doors, shower doors and bathtub enclosures.



NORTH ELEVATION

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EAST ELEVATION

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