



City of Chicago



O2021-4593

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 1545 W Thomas St - App No. 20856T1
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 Single-Unit (Detached House) District, as shown on Map 7-G in the area bounded by:

A line 128.50 feet East of and parallel to North Ashland Avenue; West Thomas Street; a line 152.50 feet East of and parallel to North Ashland Avenue; and the alley next South of and parallel to West Thomas Street,

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: 1545 West Thomas Street, Chicago, IL 60622.

NARRATIVE AND PLANS
FOR THE PROPOSED ZONING MAP AMENDMENT

AT 1545 WEST THOMAS STREET

The Application is for a Zoning Map Amendment from RS-3 Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District. The Applicant intends to construct a three (3) dwelling unit building with three (3) off-street parking spaces under a carport. The footprint of the building shall approximately be 19.50 feet by 87.00 feet in size. The building height shall be 37 feet, 10 inches, as defined by City Code.

LOT AREA: 2,990.40 SQUARE FEET

FLOOR AREA RATIO: 1.43

BUILDING AREA: 4,269.30 SQUARE FEET

MINIMUM LOT AREA per DWELLING UNIT: 996.80 SQUARE FEET PER UNIT FOR EACH OF THE THREE (3) DWELLING UNITS

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED UNDER A CARPORT.

FRONT SETBACK: 8.10 FEET

REAR SETBACK: 29.30 FEET

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

BUILDING HEIGHT: 37 FEET 10 INCHES

MANNA
 ARCHITECTS
 1012 N. LAUREL
 CHICAGO, ILL. 60610
 PHONE: 312-335-7777
 FAX: 312-335-7700
 PROJECT NO. 03-01-1000
 ARCHITECT: MANNA ARCHITECTS, INC.
 LICENSE NO. 03-01-1000

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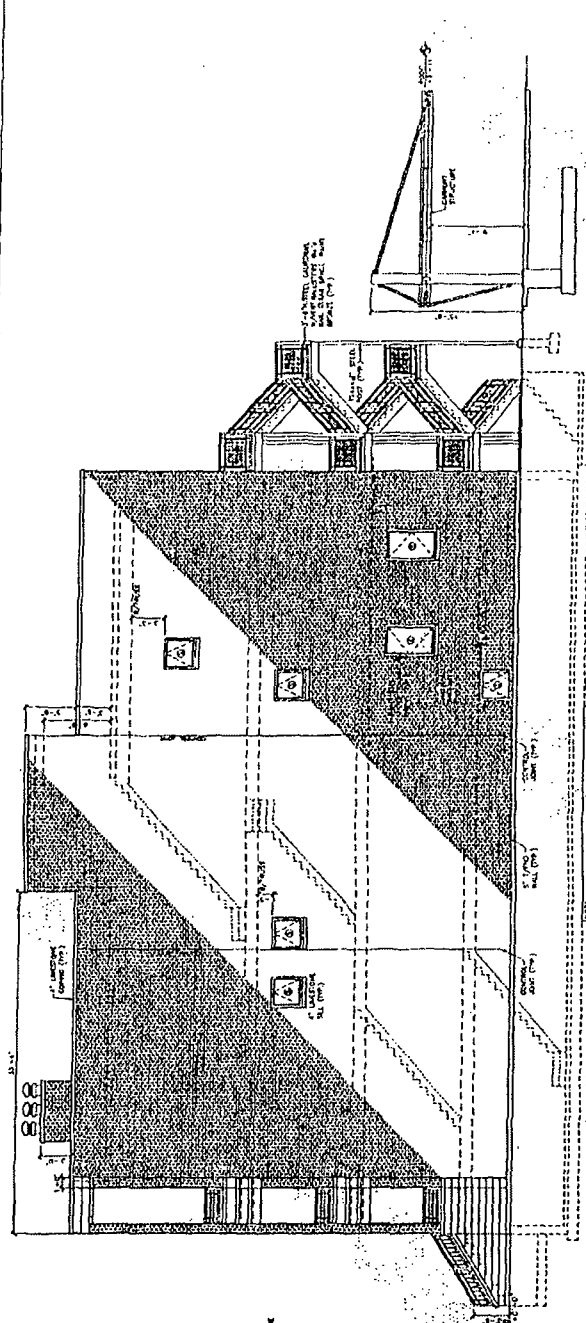
PROJECT NO. 03-01-1000
 ARCHITECT: MANNA ARCHITECTS, INC.
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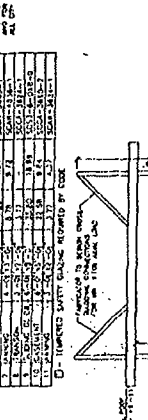
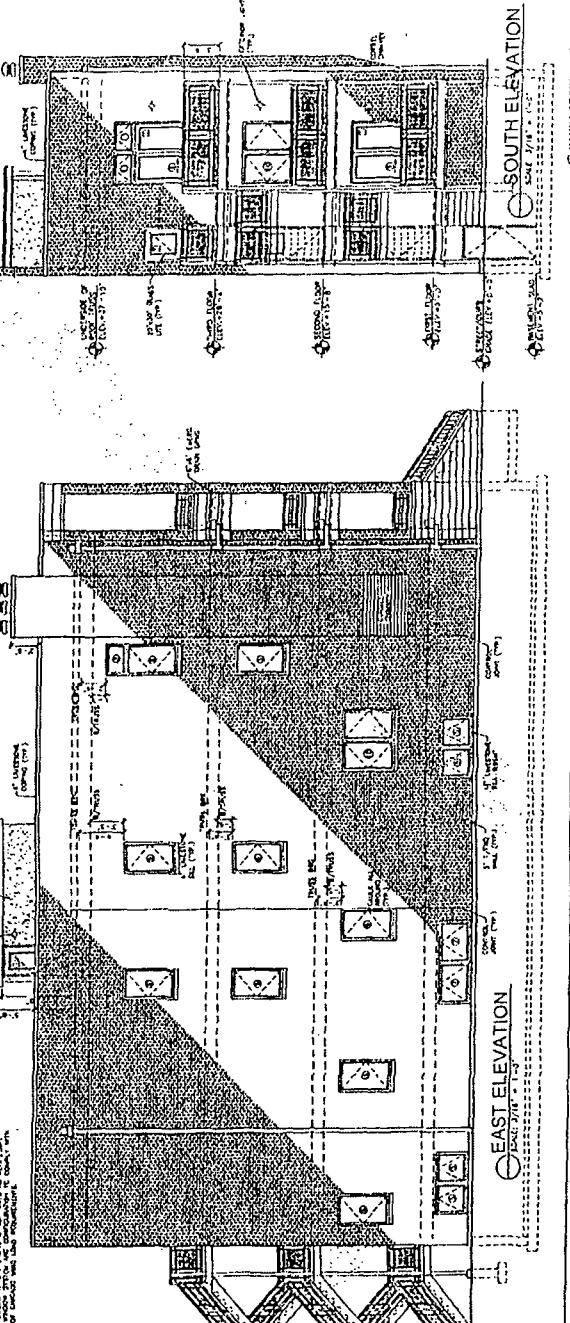
NORTH ELEVATION
 SCALE: 3/8" = 1'-0"

WEST ELEVATION
 SCALE: 3/8" = 1'-0"

NOTES:
 1. ALL WORK TO BE APPROVED BY THE CITY OF CHICAGO.
 2. ALL WORK TO BE APPROVED BY THE STATE OF ILLINOIS.
 3. ALL WORK TO BE APPROVED BY THE COUNTY OF COOK.
 4. ALL WORK TO BE APPROVED BY THE BOARD OF ARCHITECTS.
 5. ALL WORK TO BE APPROVED BY THE BOARD OF ENGINEERS.
 6. ALL WORK TO BE APPROVED BY THE BOARD OF PLANNING.
 7. ALL WORK TO BE APPROVED BY THE BOARD OF ZONING.
 8. ALL WORK TO BE APPROVED BY THE BOARD OF HEALTH.
 9. ALL WORK TO BE APPROVED BY THE BOARD OF EDUCATION.
 10. ALL WORK TO BE APPROVED BY THE BOARD OF SOCIAL SERVICES.
 11. ALL WORK TO BE APPROVED BY THE BOARD OF COMMERCE.
 12. ALL WORK TO BE APPROVED BY THE BOARD OF LABOR RELATIONS.
 13. ALL WORK TO BE APPROVED BY THE BOARD OF PROFESSIONAL REGULATION.
 14. ALL WORK TO BE APPROVED BY THE BOARD OF OCCUPATIONAL REGULATION.
 15. ALL WORK TO BE APPROVED BY THE BOARD OF PROFESSIONAL STANDARDS.
 16. ALL WORK TO BE APPROVED BY THE BOARD OF PROFESSIONAL ETHICS.
 17. ALL WORK TO BE APPROVED BY THE BOARD OF PROFESSIONAL CONDUCT.
 18. ALL WORK TO BE APPROVED BY THE BOARD OF PROFESSIONAL INTEGRITY.
 19. ALL WORK TO BE APPROVED BY THE BOARD OF PROFESSIONAL RESPONSIBILITY.
 20. ALL WORK TO BE APPROVED BY THE BOARD OF PROFESSIONAL ACCOUNTABILITY.

WINDOW SCHEDULE


NO.	TYPE	SIZE	LOCATION	REMARKS
1	DOUBLE HUNG	36" x 48"	1ST FLOOR	ENTRANCE
2	DOUBLE HUNG	36" x 48"	2ND FLOOR	ENTRANCE
3	DOUBLE HUNG	36" x 48"	3RD FLOOR	ENTRANCE
4	DOUBLE HUNG	36" x 48"	4TH FLOOR	ENTRANCE
5	DOUBLE HUNG	36" x 48"	5TH FLOOR	ENTRANCE
6	DOUBLE HUNG	36" x 48"	6TH FLOOR	ENTRANCE
7	DOUBLE HUNG	36" x 48"	7TH FLOOR	ENTRANCE
8	DOUBLE HUNG	36" x 48"	8TH FLOOR	ENTRANCE
9	DOUBLE HUNG	36" x 48"	9TH FLOOR	ENTRANCE
10	DOUBLE HUNG	36" x 48"	10TH FLOOR	ENTRANCE
11	DOUBLE HUNG	36" x 48"	11TH FLOOR	ENTRANCE
12	DOUBLE HUNG	36" x 48"	12TH FLOOR	ENTRANCE
13	DOUBLE HUNG	36" x 48"	13TH FLOOR	ENTRANCE
14	DOUBLE HUNG	36" x 48"	14TH FLOOR	ENTRANCE
15	DOUBLE HUNG	36" x 48"	15TH FLOOR	ENTRANCE
16	DOUBLE HUNG	36" x 48"	16TH FLOOR	ENTRANCE
17	DOUBLE HUNG	36" x 48"	17TH FLOOR	ENTRANCE
18	DOUBLE HUNG	36" x 48"	18TH FLOOR	ENTRANCE
19	DOUBLE HUNG	36" x 48"	19TH FLOOR	ENTRANCE
20	DOUBLE HUNG	36" x 48"	20TH FLOOR	ENTRANCE



EAST ELEVATION
 SCALE: 3/8" = 1'-0"

SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"

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012730 LPD
101 W. JACKSON ST.
CHICAGO, ILLINOIS 60601
FAX: 312-786-1991


PROFESSIONAL DESIGNER'S SEAL
REGISTERED ARCHITECT
LICENSE NO. 012730 LPD

PROJECT NAME: 101 WEST THOMAS STREET CHICAGO, ILLINOIS 3 UNIT APARTMENT BUILDING

SHEET TITLE: WALL SECTIONS

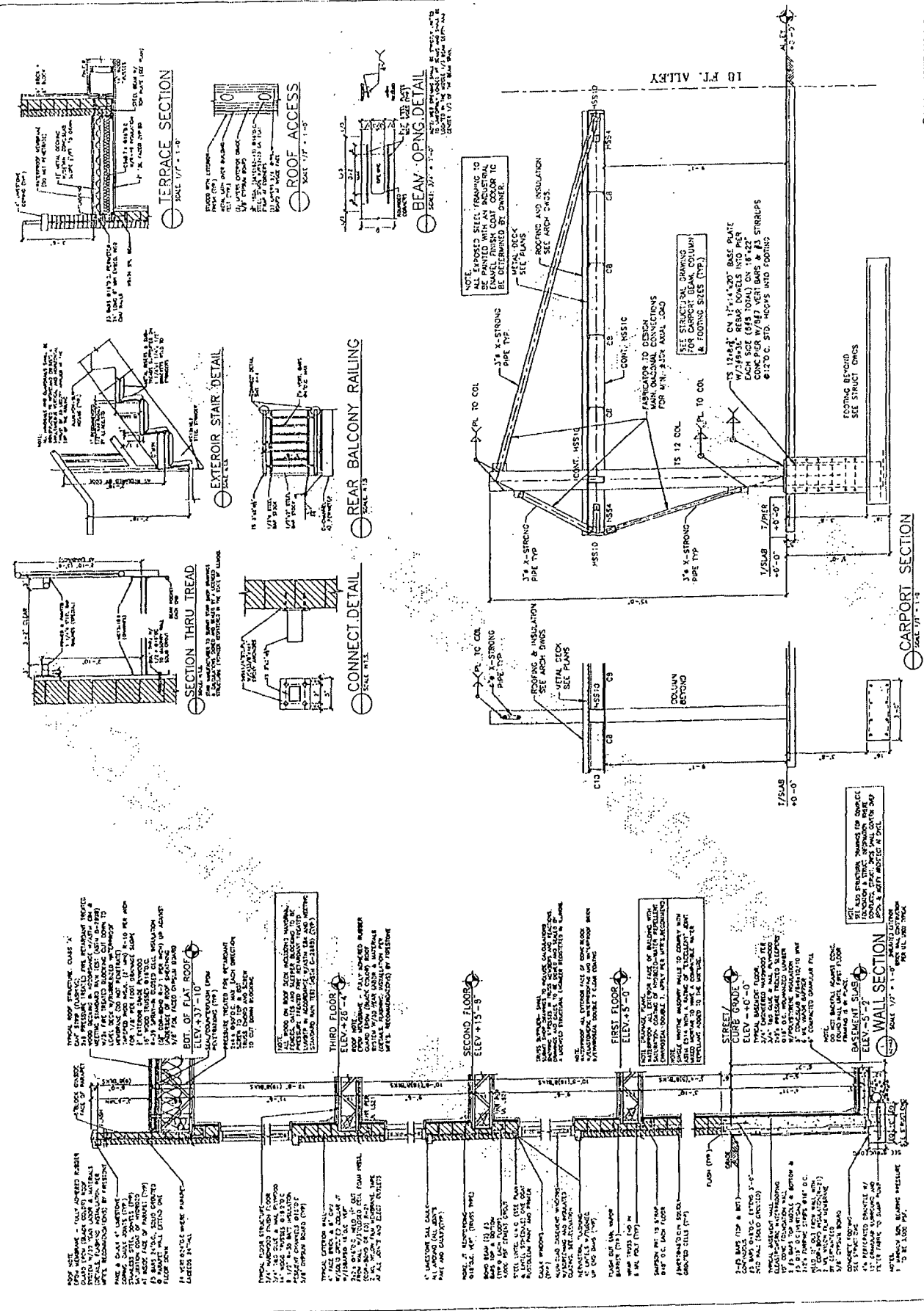
FOUNDATEE: [Blank]

SHEET NUMBER: A-



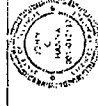
PROFESSIONAL ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 012730 LPD

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



AHANNA
ARCHITECTS

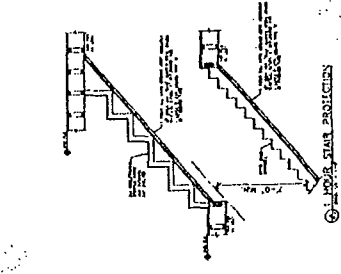
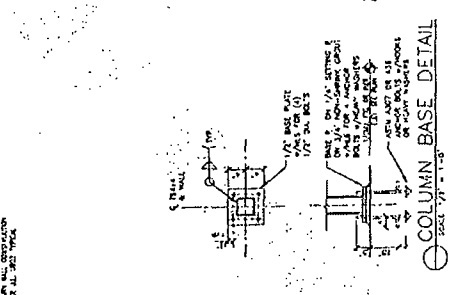
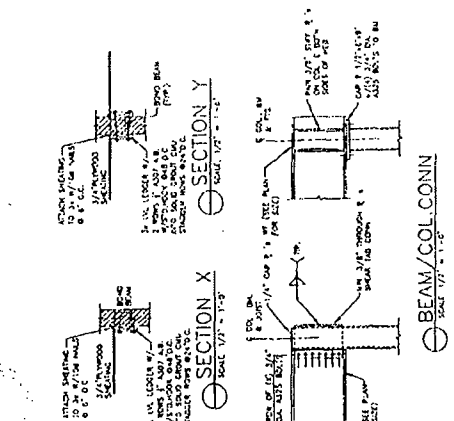
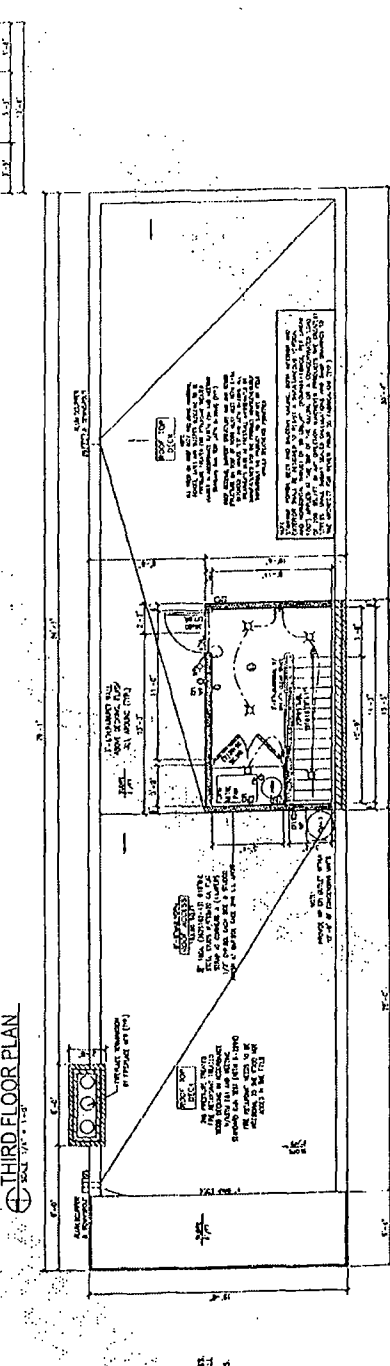
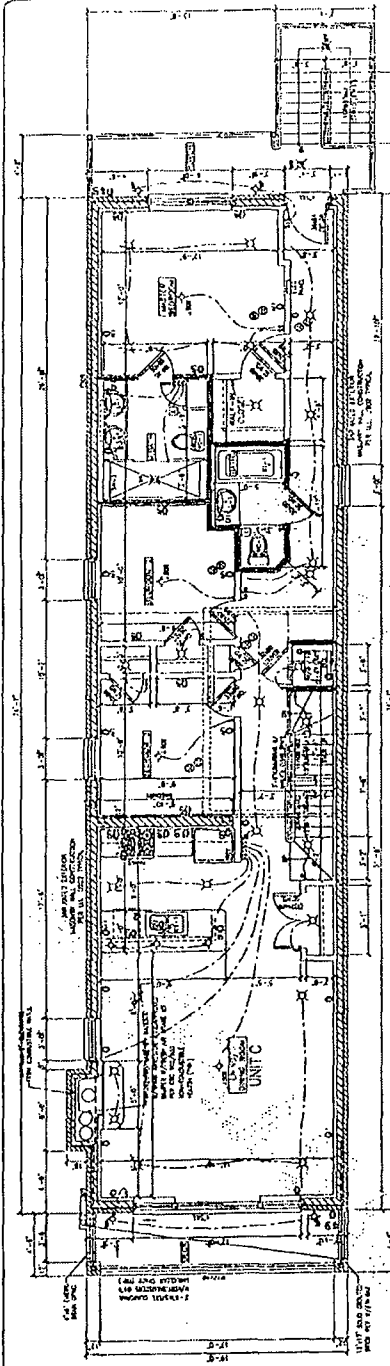
1131 N. WASHINGTON
CHICAGO, ILLINOIS 60610
PHONE: 312-427-1111
FAX: 312-427-1112
WWW.AHANNA.COM



PROJECT NAME & ADDRESS
1845 WEST
THOMAS STREET
CHICAGO, ILLINOIS
3 UNIT APARTMENT
BUILDING

SHEET TITLE
THIRD FLOOR
& ROOF DEC
FLOOR PLAN

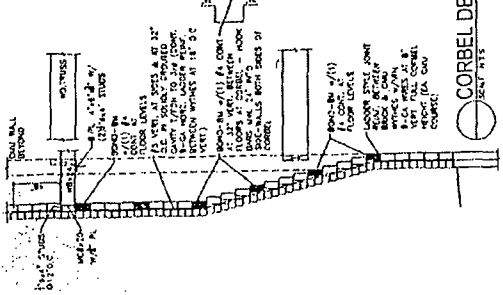
PLAN NO.
STREET NO. MARK



- ELECTRICAL SYMBOLS**
- 1 - 1/2" SWG STEEL
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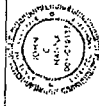
- WALL SYMBOLS**
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- LEGEND**
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A HANNA ARCHITECTS, INC.
 3111 N. WASHINGTON
 CHICAGO, ILLINOIS 60657
 TEL: (312) 321-1101
 PROFESSIONAL DESIGN FIRM
 ARCHITECTS, ENGINEERS, INTERIORS
 LICENSE NO. 00000000000000000000

PROJECT NAME: 3 UNIT APARTMENT BUILDING
 PROJECT NO: 1546 WEST THOMAS STREET CHICAGO, ILLINOIS
 SHEET NO: 1-1-1
 DATE: 10/15/11



PROJECT NAME & ADDRESS
 1546 WEST THOMAS STREET
 CHICAGO, ILLINOIS
 3 UNIT APARTMENT BUILDING
 SHEET TITLE
 BASEMENT FLOOR
 SECOND FLOOR
 PLAN
 DRAWING NO.
 SHEET NUMBER 1-1-1

