City of Chicago

SO2021-1087

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 1535 N Maplewood Ave - App No. 20642T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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

A line 216 feet south of and parallel to West North Avenue; And the public alley next east of and parallel to North Maplewood Avenue; A line 241 feet south of and parallel to West North Avenue; And North Maplewood Avenue;

To those of a 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: 1535 North Maplewood Avenue

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ZONING NARRATIVE AND PLANS
AMENDED TO BE A TYPE-1
ZONING MAP AMENDMENT AT
1535 NORTH MAPLEWOOD AVENUE
FILE# 20642

Applicant seeks a map amendment from RS-3 Residential Single-Unit (Detached House) District to that of a RM-4.5 Residential Multi-Unit District in order to establish a proposed 3rd floor addition and two additional dwelling units to an existing two-story, two-dwelling unit with basement for a total of 4 dwelling unit building. Subject lot is 3,154.38 sq. ft. with three open off-street parking spaces at the rear of the property.

- Lot Area: 3,154.38 sq. ft.
- Floor Area Ratio: 1.374 proposed FAR
- Building Size: 4,335 sq. ft.
- Density (lot area per dwelling unit): four units at 788.5 sq. ft.
- Off-Street Parking Spaces: Three off-street parking spaces at the rear of the property.
- Setbacks: Front Yard = 7.33 ft. to stairs, no change to face of building

  Side Yard = 0.00 ft. south side
  2.645 ft. north side

  Rear Yard = 29.416 ft.
- Building Height: 41 ft. top of parapet

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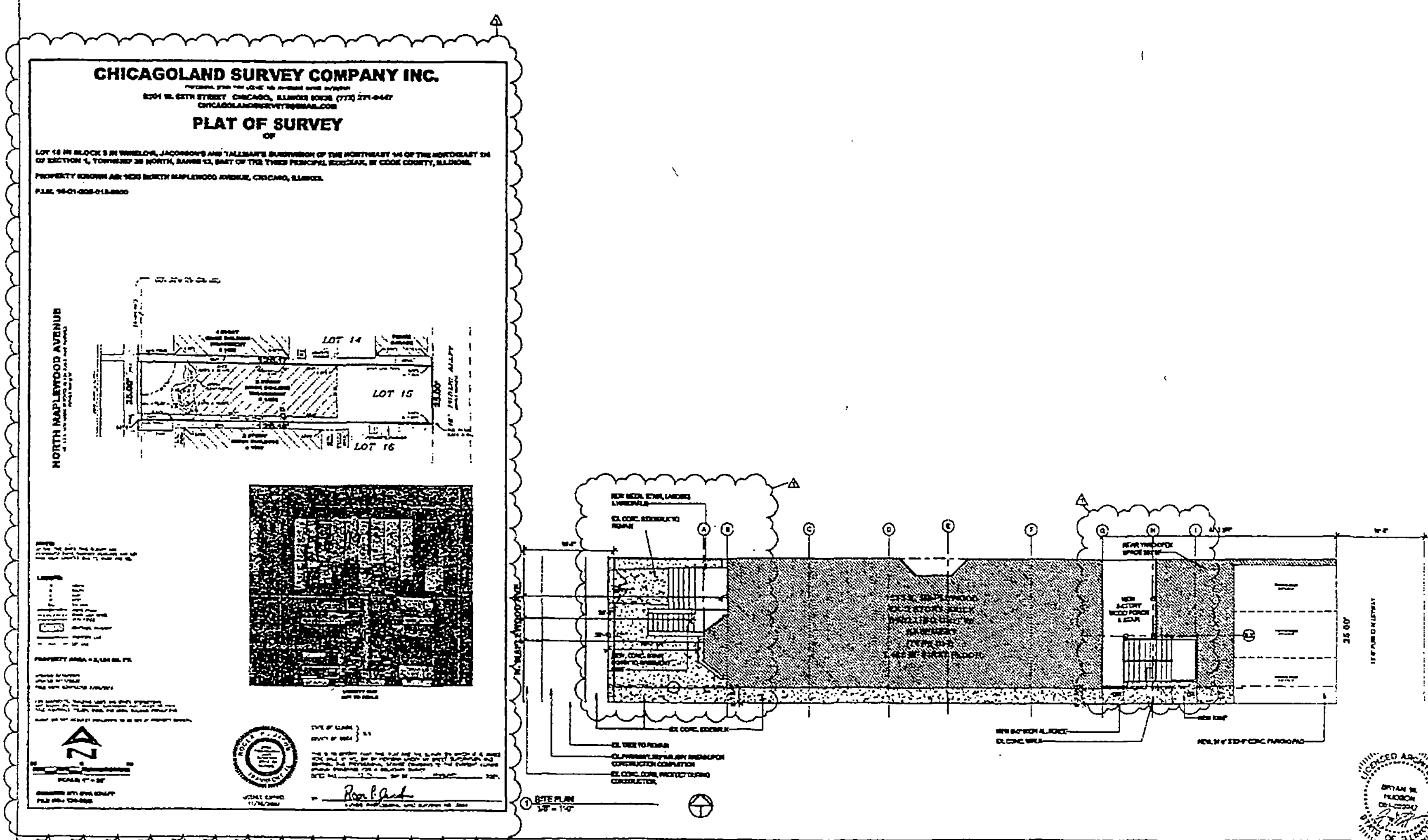
REVISIONS

No.	Description	Date
1	PERMIT REVISION	[illegible]
2	PERMIT REVISION	[illegible]
3	PERMIT REVISION	[illegible]



MULTIFAMILY RESIDENCE

1535 N. MAPLEWOOD AVE, CHICAGO, ILLINOIS, 60622

SITE PLAN & PLAT OF SURVEY

A-002

ISSUED FOR PERMIT: 2021.04.05

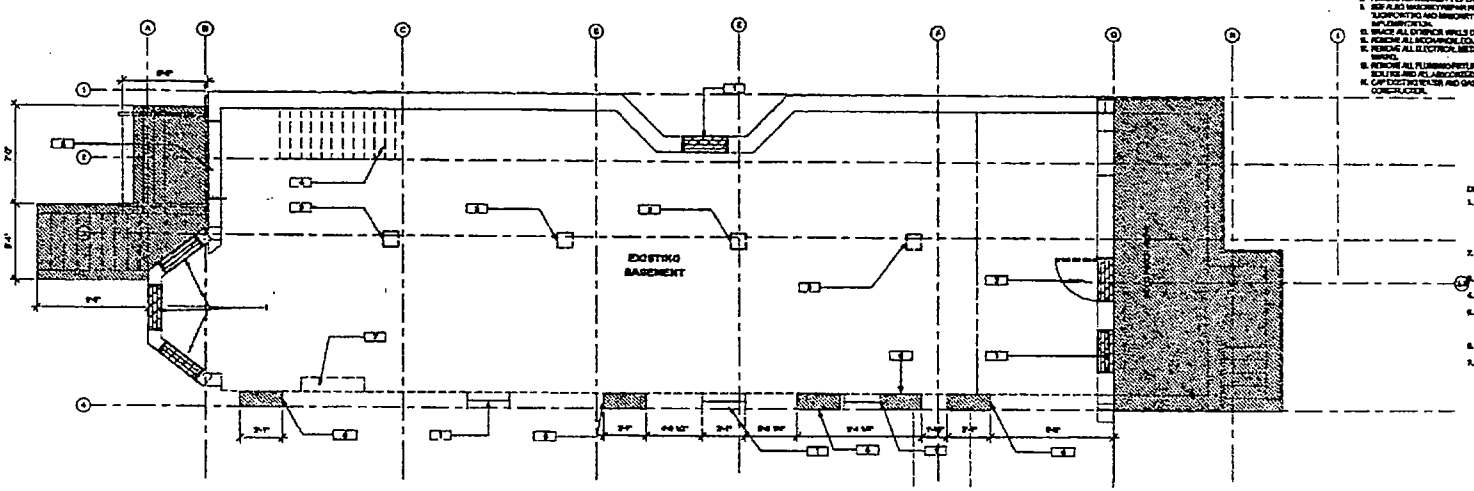
Final for Publication

REVISIONS

No.	Description	Date
1	PERMIT REVISION	2021.03.01
2	PERMIT REVISION	2021.03.16
3	PERMIT REVISION	2021.03.27

GENERAL DEMOLITION NOTES:

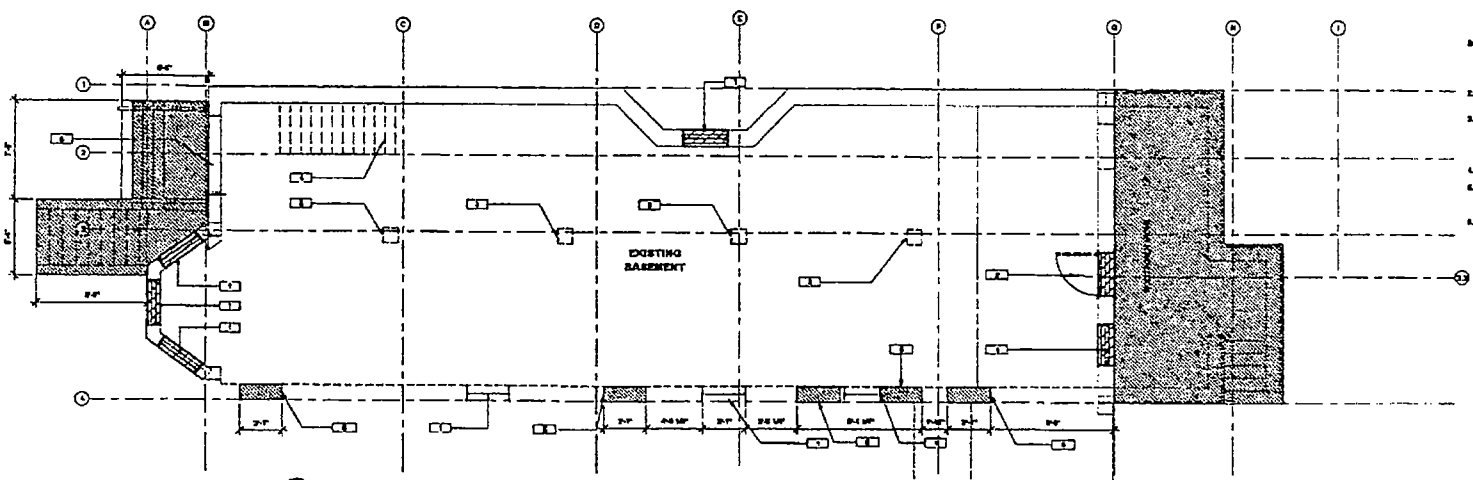
1. REMOVE EXISTING CONCRETE SLAB AND COLUMNS, SLAB BLAB
2. REMOVE ALL BRICK COLUMNS, ABANDONED FOOTINGS AND SERVE, PROVIDE TEMPORARY SUPPORTS AS NECESSARY.
3. REMOVE FINISHED FLOORS.
4. REMOVING EXISTING STAIRS.
5.
6. REMOVE ALL DOORS, GLASS BLOCKS, WINDOWS & FRAMES, REPAIR LINTELS & MASONRY AS REQUIRED. REMOVE ALL DAMAGED JACKS FOR NEW FLOOR JOISTS, SUPPORT FLOOR AS REQUIRED.
7. REMOVE FRAME PORCH STRUCTURE IN ENTIRETY INCLUDING CONCRETE FOUNDATIONS.
8. REMOVE ABANDONED PLUMBING FIXTURES.
9. REF ALSO MASONRY REPAIR REPLACEMENT TEMPORARY SUPPORTING AND MASONRY REPAIR FOR ROOF & INFORMATION.
10. SPACE ALL OPENING WALLS DURING CONSTRUCTION
11. REMOVE ALL MECHANICAL EQUIPMENT
12. REMOVE ALL ELECTRICAL METERS, PANELS, CIRCUITS WIRING.
13. REMOVE ALL PLUMBING FIXTURES, EQUIPMENT, INCLUDING SOLVENTS AND ALL ABANDONED PLUMBING PIPING.
14. CAP EXISTING WATER AND GAS UNDERGROUND CONNECTIONS.



DEMOLITION NOTES:

1. REMOVE EXISTING WINDOW AND FRAME, REPAIR OPENING TO RECEIVE NEW WINDOW. SEE WINDOW SCHEDULE FOR NEW SILL HEIGHT AND OPENING. REPAIR MASONRY AS REQUIRED.
2. REMOVE EXISTING DOOR & FRAME, REPAIR OPENING TO RECEIVE NEW DOOR.
3. REMOVE EXISTING BRICK COLUMN.
4. REMOVE EXISTING STAIR, PATCH & REPAIR OPENING.
5. NEW OPENING FOR BASEMENT ENTRY, INCLUDES NEW MAIN SHUT OFF & GAS METER. SEE NEW PLAN FOR LOCATION.
6. NEW OPENING FOR BASEMENT WINDOW.
7. REMOVE WINDOW & TEMPOUT

② DEMOLITION PLAN - 1ST FLR.
1/4" = 1'-0"



BASEMENT WINDOW WINDOW AND FRAME, REPAIR OPENING TO RECEIVE NEW WINDOW. SEE WINDOW SCHEDULE FOR NEW SILL HEIGHT AND OPENING. REPAIR MASONRY AS REQUIRED.

2. REMOVE EXISTING DOOR & FRAME, LOWER OPENING TO RECEIVE NEW DOOR.
3. REMOVE EXISTING BRICK COLUMN. TEMPORARILY PROP EXISTING BRICK COLUMN AS REQUIRED. SEE STRUCTURAL DRAWINGS FOR PROPOSED WORKS.
4. REMOVE EXISTING STAIR, PATCH & REPAIR OPENING.
5. NEW OPENING FOR BASEMENT ENTRY, INCLUDES NEW MAIN SHUT OFF & GAS METER. SEE NEW PLAN FOR LOCATION.
6. NEW OPENING FOR BASEMENT WINDOW.

① DEMOLITION PLAN - BASEMENT
1/4" = 1'-0"

MULTIFAMILY RESIDENCE

1535 N. MAPLEWOOD AVE, CHICAGO, ILLINOIS, 60622

DEMOLITION PLANS - BASEMENT & FIRST FLOOR

DRAWN BY	DATE
MDL	03/14/20
CHECKED BY	SHEET NO.
BMH	
PROJECT NO.	A-010

ISSUED FOR PERMIT: 2021.04.05

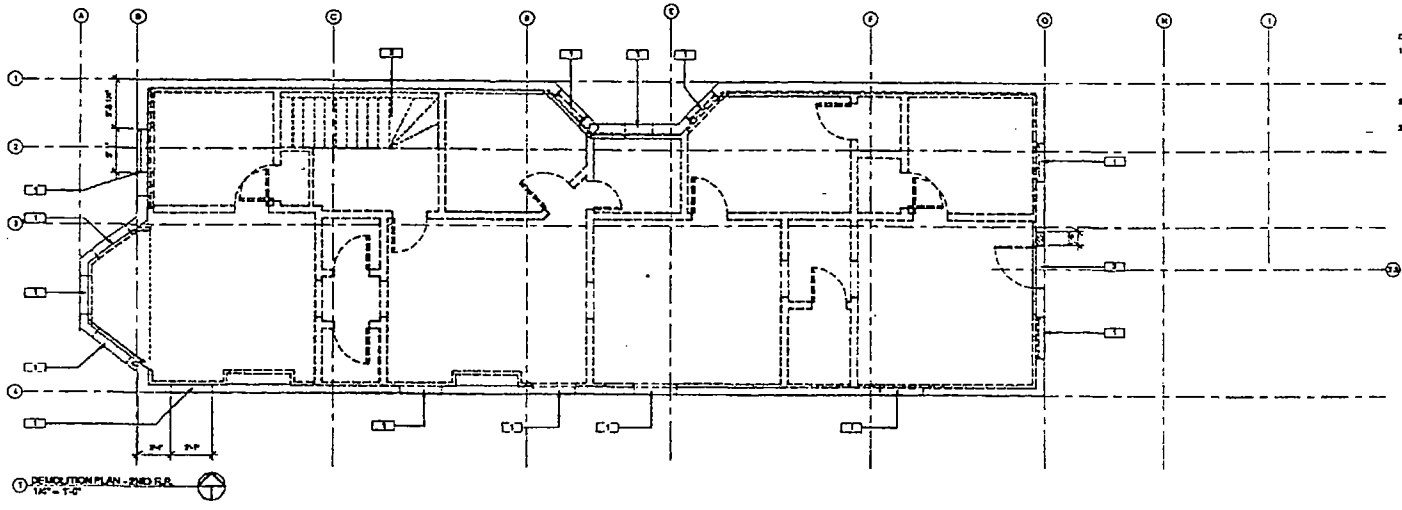
Final for Publication

REVISIONS

No.	Description	Date
1	PLANNING REVISION	2021.09.01
2	PLANNING REVISION	2021.09.14
3	PLANNING REVISION	2021.09.27

GENERAL DEMOLITION NOTES:

1. REMOVE EXISTING CONCRETE SLAB AND CHAMFER SLAB EDGE
2. REMOVE ALL BRICK COLUMNS, ASSOCIATED FOOTINGS AND REPAIR. PROVIDE TEMPORARY SUPPORTS AS NECESSARY.
3. REMOVE PRECAST FLOORS.
4. REMOVE DUCTWORK DRAFT.
5.
6. REMOVE ALL DOORS, GLASS BLOCKS, WINDOWS & FRAMES. REPAIR WALLS & MASONRY AS REQUIRED. REMOVE ALL DAMAGED WOOD NOT IN A FLOOR DESIGN. SUPPORT FLOOR AS REQUIRED.
7. REMOVE FRAME FOR DOOR & WINDOW IN ENTIRETY INCLUDING CONCRETE FOUNDATIONS.
8. REMOVE ALL WOOD FIREPLACE FLUES.
9. CUT & SET MASONRY AS NEW REPLACEMENT PATTERN FOR FLOOR FRAMING AND MASONRY REPAIRS FOR SCOPE & IMPLEMENTATION.
10. REMOVE ALL DOORS, WALLS & FRAMES (CONSTRUCTION)
11. REMOVE ALL MECHANICAL EQUIPMENT
12. REMOVE ALL ELECTRICAL WIRING, PANELS, CONDUIT & WIRING.
13. REMOVE ALL PLUMBING FIXTURES, EQUIPMENT, INCLUDING COLUMS AND ALL ASSOCIATED PLUMBING PIPING.
14. CAP EXISTING WATER AND GAS LINES DURING CONSTRUCTION.



1 DEMOLITION PLAN - 2ND F.B.
1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING WINDOW AND FRAME. REPAIR OPENING TO RECEIVE NEW WINDOW. SEE WINDOW SCHEDULE FOR NEW SILL HEIGHT AND OPENING. REPAIR HEADER AS NECESSARY.
2. REMOVE EXISTING DOOR & FRAME. LOWER OPENING TO RECEIVE NEW DOOR.
3. REMOVE EXISTING STUFF PATCH & REPAIR OPENING.

LICENSED ARCHITECT
BRYAN W. HUDSON
001-020010
STATE OF ILLINOIS

ISSUED FOR PERMIT: 2021.04.05

MULTIFAMILY RESIDENCE

1535 N. MAPLEWOOD AVE, CHICAGO, ILLINOIS, 60622

DEMOLITION PLAN - SECOND FLOOR

DRAWN BY: [illegible]
DATE: [illegible]
CHECKED BY: SMITH INC.
Client
PROJECT NO.: A-011
SCALE
PROFILE:

Final for Publication

REVISIONS

No.	Description	Date
1	PERMIT REVISION	2021.04.01
2	PERMIT REVISION	2021.05.05
3	PERMIT REVISION	2021.05.07

PROPOSED PLAN - BASEMENT
1/4" = 1'-0"

PROPOSED PLAN - FOUNDATION
1/4" = 1'-0"

MULTIFAMILY RESIDENCE

1535 N. MAPLEWOOD AVE, CHICAGO, ILLINOIS, 60622

PROPOSED PLANS - FOUNDATION & EASEMENT

DRAWN BY	DATE
SCALE	1/4"=1'0"
CHECKED BY	SHEET NO.
PROJECT NO.	A-100

ISSUED FOR PERMIT: 2021.04.05

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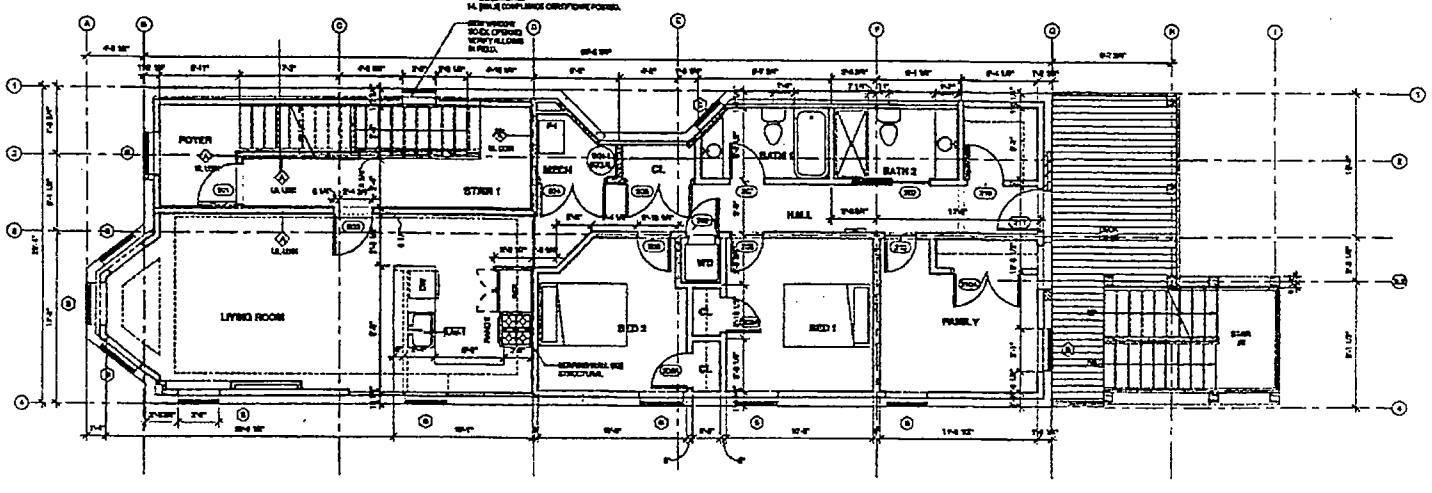
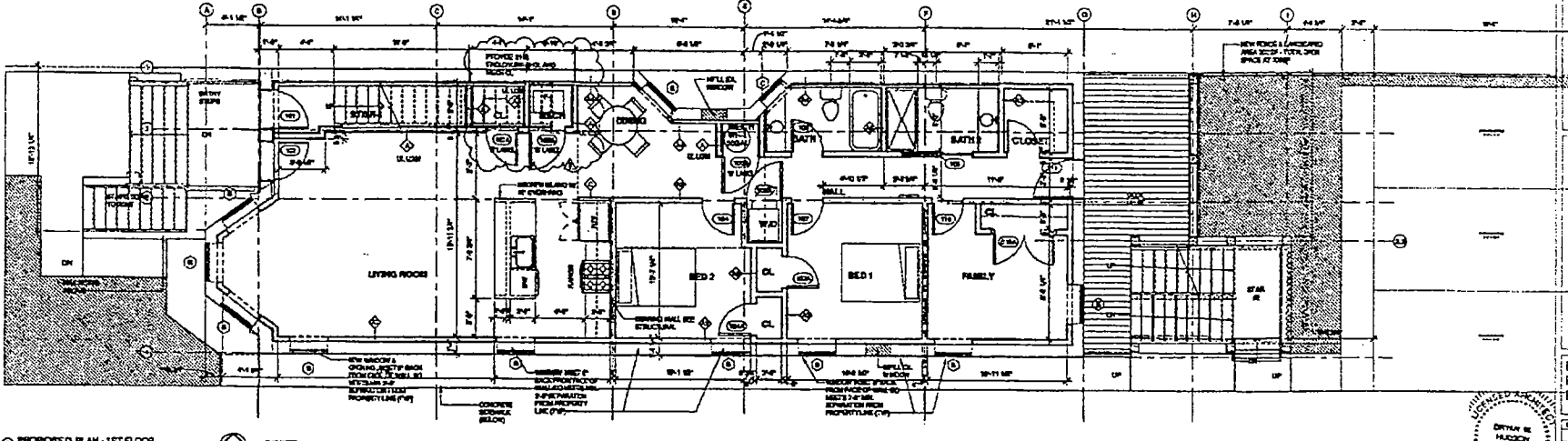


2 PROPOSED PLAN - SECOND FLOOR
1/4" = 1'-0"



1 PROPOSED PLAN - 1ST FLOOR
1/4" = 1'-0"

MULTIFAMILY RESIDENCE
1535 N. MAPLEWOOD AVE, CHICAGO, ILLINOIS, 60622

PROPOSED PLANS - FIRST & SECOND FLOOR

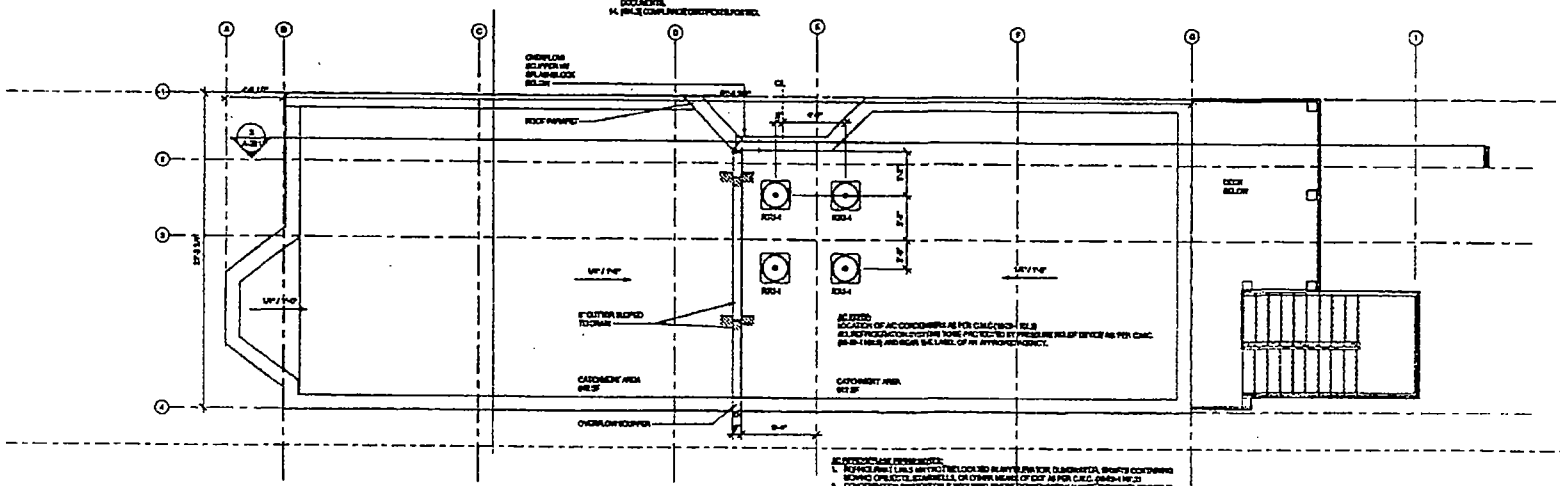
A-101

ISSUED FOR PERMIT: 2021.04.05

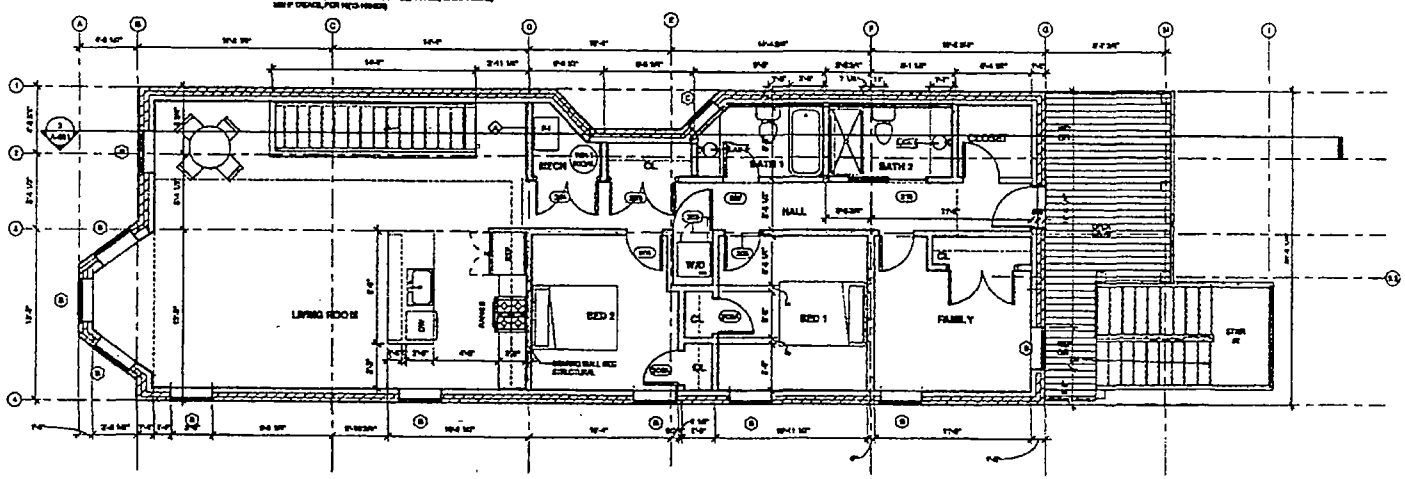
Final for Publication

REVISIONS

No.	Description	Date
1	PERMIT REVISION	2021.03.01
2	PERMIT REVISION	2021.03.12
3	PERMIT REVISION	2021.03.17



PROPOSED PLAN - ROOF
1/4" = 1'-0"



PROPOSED PLAN - THIRD FLOOR
1/4" = 1'-0"

MULTIFAMILY RESIDENCE
1535 N. MAPLEWOOD AVE, CHICAGO, ILLINOIS, 60622

PROPOSED PLANS - THIRD FLOOR & ROOF

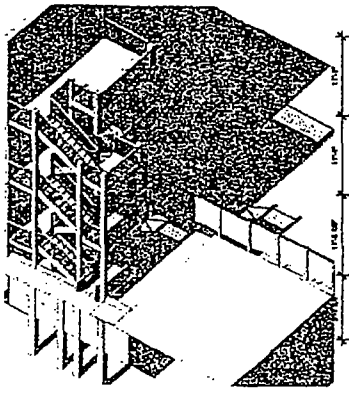
DRAWN BY: NCL
DATE: 10.14.20
CHECKED BY:
SHEET NO.
PROJECT NO.: 3.19
A-102

ISSUED FOR PERMIT: 2021.04.05

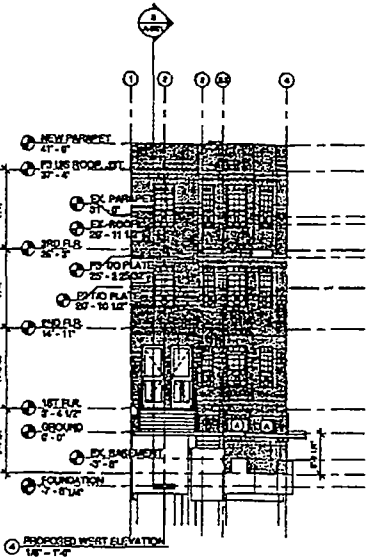
Final for Publication

REVISIONS

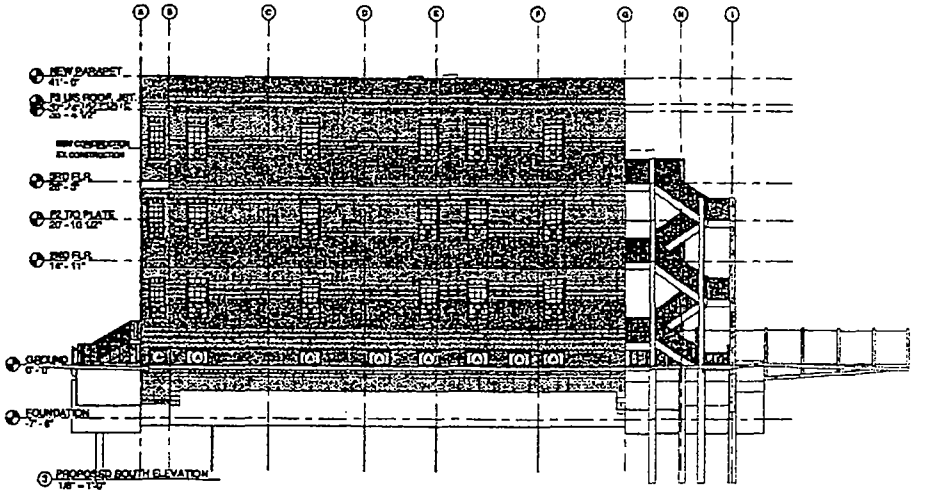
No.	Description	Date
1	PERMIT REVISION	02.21.2021
2	PERMIT REVISION	03.01.2021
3	PERMIT REVISION	03.17.2021



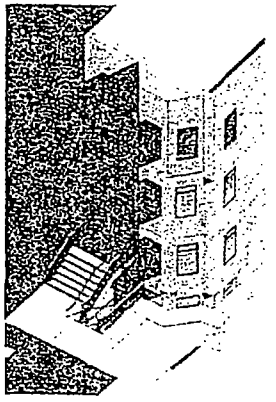
6 3D VIEW - REAR DECK



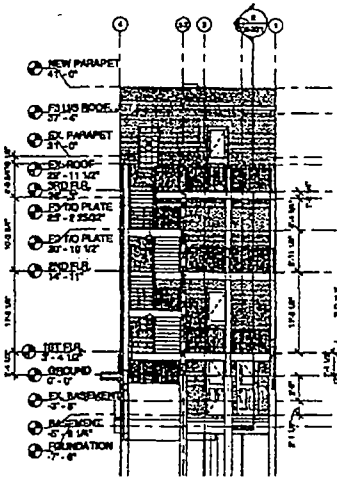
4 PROPOSED WEST ELEVATION
1/8" = 1'-0"



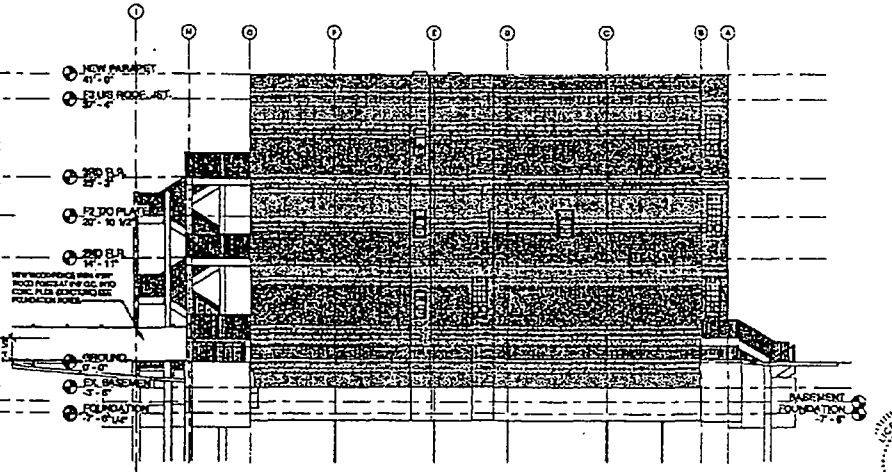
3 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



5 3D VIEW - FRONT PORCH



2 PROPOSED EAST ELEVATION
1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

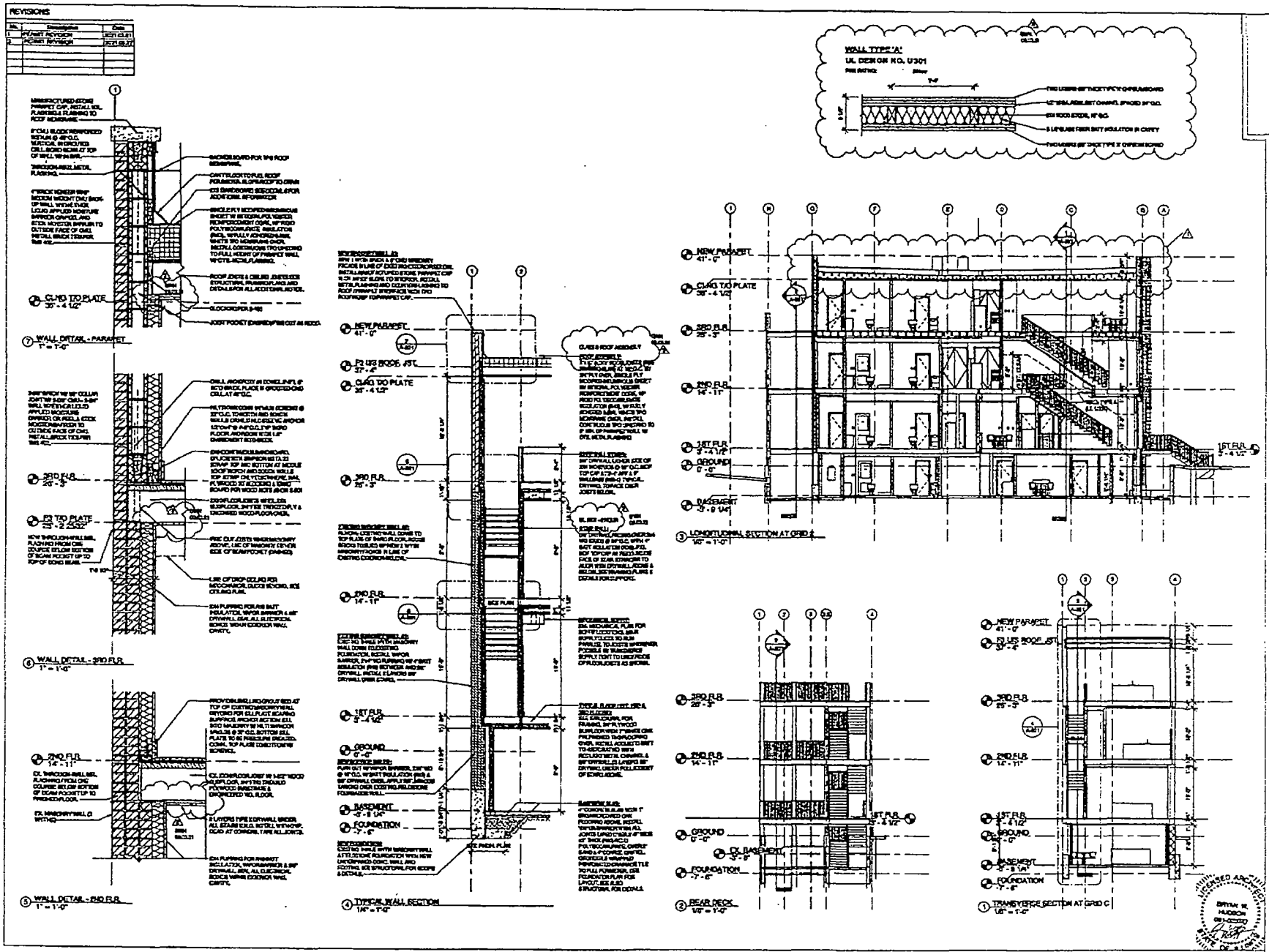
LICENSED ARCHITECT
BRYAN W. HUDSON
STATE OF ILLINOIS

MULTIFAMILY RESIDENCE

1535 N. MAPLEWOOD AVE, CHICAGO, ILLINOIS, 60622

PROPOSED ELEVATIONS - NORTH EAST SOUTH & WEST

DRAWN BY:
DATE:
SCALE:
PROJECT NO.
A-200

ISSUED FOR PERMIT: 2021.04.05

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