NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1355 West 16th Street
From RM-4.5 to RM-4.5

The Property

The subject property is a 2,750 square foot vacant lot located in an RM-4.5, Residential Multi-Unit District.

The property previously included a two-story building with three units and a detached two car garage.

The improvements burnt down in a fire in 2023. The Applicant would like to rebuild a similar structure on the lot.

The Applicant previously filed a rezoning application for this property to rezone the subject site from an RT-4 to RM-4.5 that was approved by City Council on 01/15/2025. This Application is to correct a clerical error on the previously approved application.

The Project

Hafeez Shaka (the "Applicant") seeks to rezone the property to allow the construction of a two-story residential building with three units and a detached two car garage. The building will be 29.60' in height.

The proposed building will follow much of the same exterior design as the previous building to fit in with the characteristic of the area.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RM-4.5, Residential Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

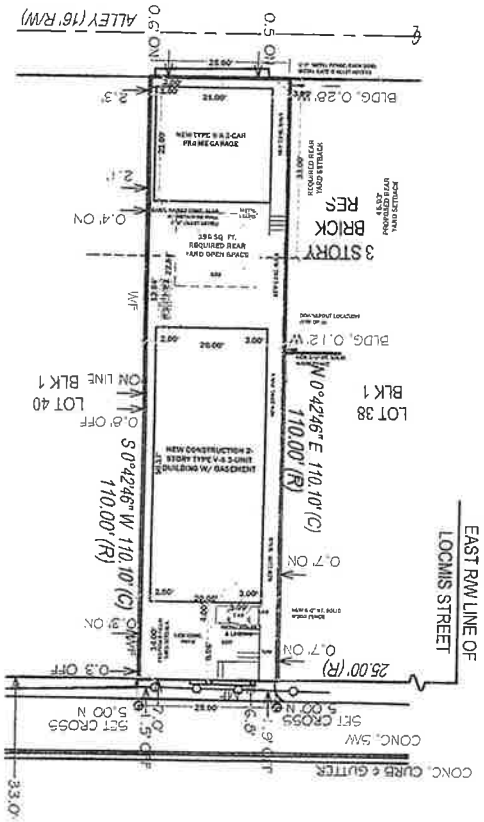
The Applicant also is filing a Type 1 rezoning application to seek optional variations under section 17-13-0303-D as follows: 1) to reduce the front yard setback from 25.78 feet to 14.0 feet per section 17-13-1101-B; and 2) to reduce a third required parking space to zero per section 17-13-1101-C. Two parking spaces will be provided.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,750 square feet	
FAR:	0.73	
Floor Area:	2,008 square feet	
Residential Dwelling Units:	3	
MLA Density:	916.66 square feet	
Height:	29.60'	
Bicycle Parking:	0	
Automobile Parking:	2*	
Rear Yard Open Space:	646 square feet	
Setbacks:	Front (north/16th):	14.0'*
	East:	2.0'
	West:	3.0'
	Rear (south/alley):	45.93'

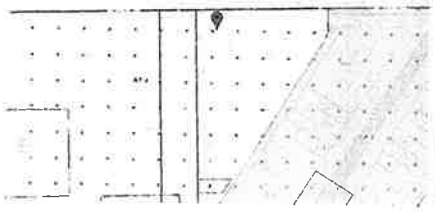
A set of plans is attached.
*The Applicant is seeking setback and parking relief under section 17-13-0303-D as described above.

1355 W. 16TH ST. - NEW CONSTRUCTION 2-STORY TYPE V-A 3-UNIT RESIDENTIAL BLDG. W/ BSMT. & NEW 2-CAR DETACHED FRAME GARAGE



1 SITE PLAN
1" = 10'



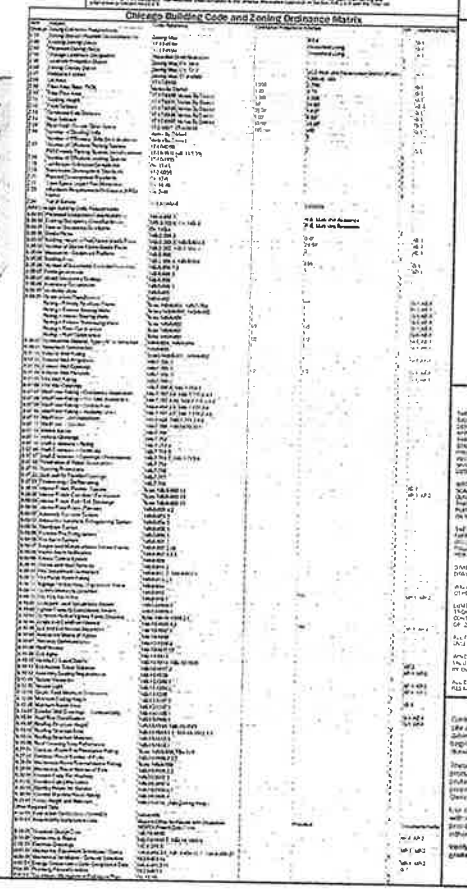


2 ZONING MAP
N.T.S.



3 PROPOSED RESIDENCE
N.T.S.





ZONING DATA

DATA FOR FEE CALCULATION

CODES AND ORDINANCES

2022 ELECTRICAL CODE

RESIDENTIAL DESIGN CRITERIA

STRUCTURAL FRAMING LUMBER

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ENGINEERED WOOD PRODUCTS

COMMON NOTES

CONTRACTOR - OWNER NOTE

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DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2- CAR GARAGE

HAFEEZ SHAKA

1355 W. 16TH ST.
CHICAGO, IL 60608

1"=1'-0"
3/8"=1'-0"
1/2"=1'-0"
3/4"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	09/30/2014
SIDEWALK ADDENDUM	10/20/2014
PERMIT REVISIONS	12/22/2014
PERMIT REVISIONS	03/26/2015
PERMIT REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	PROPOSED ARCH. PLANS
AE-1	4	PROPOSED GARAGE & ELEVATIONS
AE-2	5	PROPOSED ELEVATIONS & ROOF PLAN
AE-3	6	GARAGE ELEVTIONS & SECTIONS
E-1	7	PROPOSED ELEC. PLANS
M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

PRINT DATE: 9/30/2014
12:15 PM

SHEET	PAGE	OF
G-1	1	10

SITE PLAN & ZONING

NEW 2-STORY FRAME 3-UNIT RESIDENCE W/ NEW DETACHED 2-CAR FRAME GARAGE

GENERAL REQUIREMENTS & AGREEMENTS

EMERGENCY ESCAPE & STAIRS

RDUGH CARPENTRY

MATERIALS AND WORKMANSHIP

EXCAVATION / SITEWORK

CONCRETE WORK

GENERAL NOTES

DUMPSTERS

FINISHES - MISC.

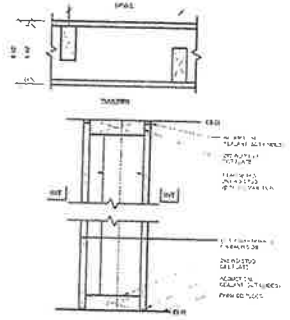
ABBREVIATIONS

SHEET TAG LEGEND

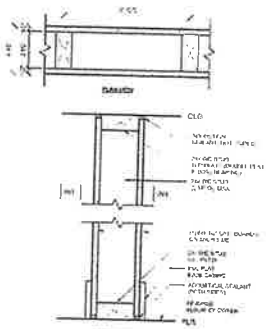
ELECTRICAL LEGEND

WALL TYPE LEGEND

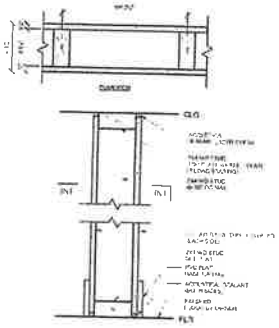
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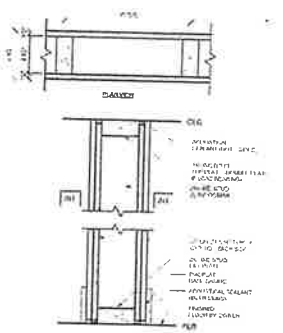
INTERIOR PLUMB. PARTITION
NOT TO SCALE



INTERIOR NON RATED PARTITION
NOT TO SCALE



INTERIOR 1HR-RATED PARTITION (UL-U305)
NOT TO SCALE



INTERIOR 2HR-RATED PARTITION (UL-U301)
NOT TO SCALE

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NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ SHAKA

1355 W. 16TH ST.
CHICAGO, IL 60608

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1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN MOSPY
PROJECT MGR: P. PAVLOVCIK
DRAWN BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT: M. ILKOV

PERMIT SET

NOTES

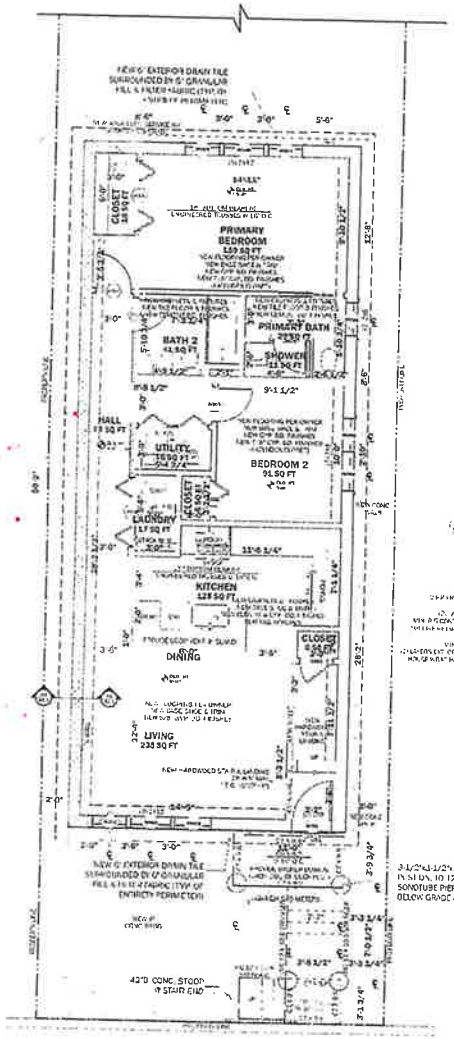
SHEET LEGEND

TAG	#	TITLE
G1	1	SITE PLAN & ZONING
G2	2	GENERAL NOTES & LEGENDS
AP-1	3	PROPOSED 4/6CH. PLANS
AE-1	4	PROPOSED GARAGE & ELEVATIONS
AE 2	5	PROPOSED ELEVATIONS & ROOF PLAN
AE 3	6	GARAGE ELEVTIONS & SECTIONS
E-1	7	PROPOSED ELEC. PLANS
M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

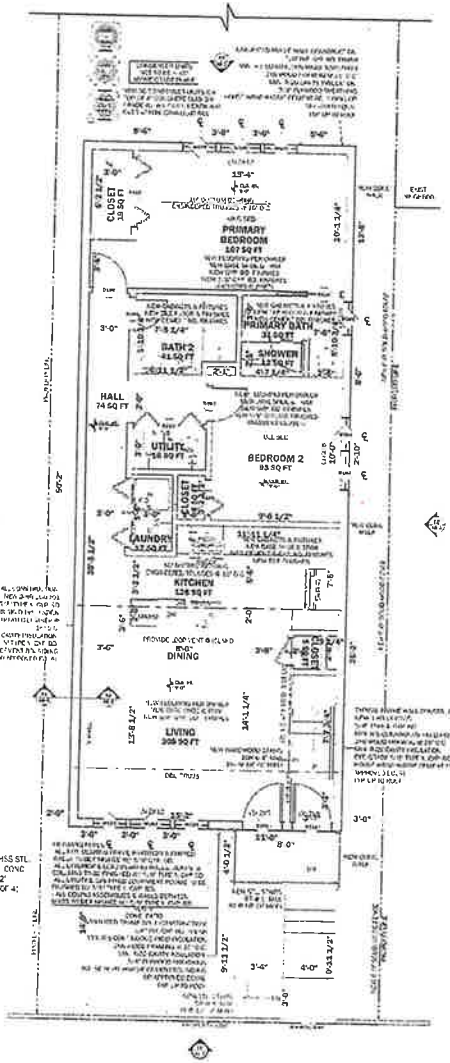
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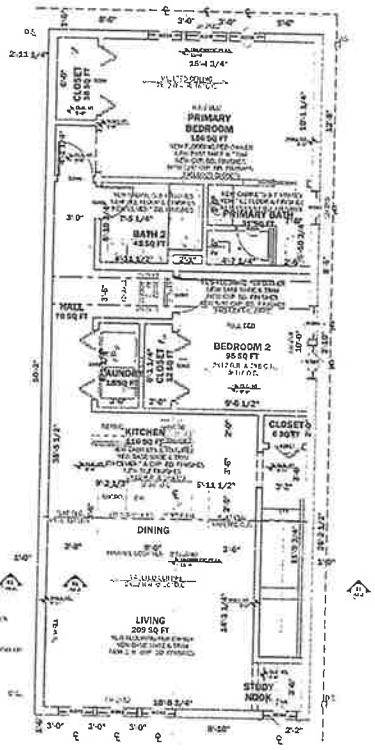
SHEET NAME: GENERAL NOTES & LEGENDS



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



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



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



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

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DESIGN FIRM REGISTRATION # IDL0007001

NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ SHAKA

1355 W. 26TH ST.
CHICAGO, IL 60608

PLAN APPROVAL

DRAWN BY: SAMUEL PAVLOVCIK

PERMIT SET

NOTES

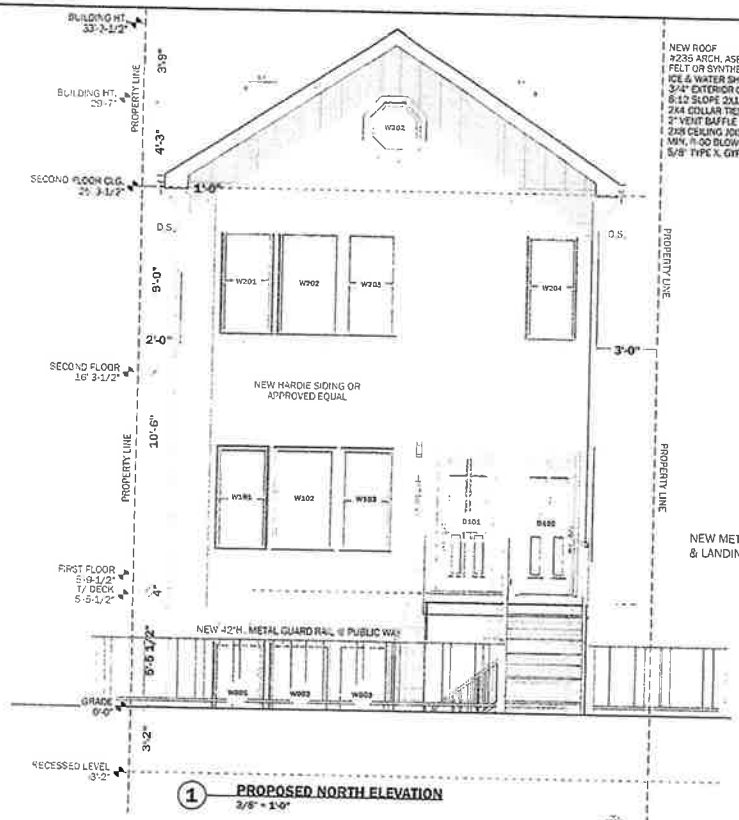
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TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	PROPOSED ARCH. PLANS
AE-1	4	PROPOSED GARAGE & ELEVATIONS
AE-2	5	PROPOSED ELEVATIONS & ROOF PLAN
AE-3	6	GARAGE ELEVATIONS & SECTIONS
E-1	7	PROPOSED ELEC. PLANS
M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

PRINT DATE: 9/16/2024
SCALE: AS NOTED

NO. AP-1 | PAGE 3 | OF 10

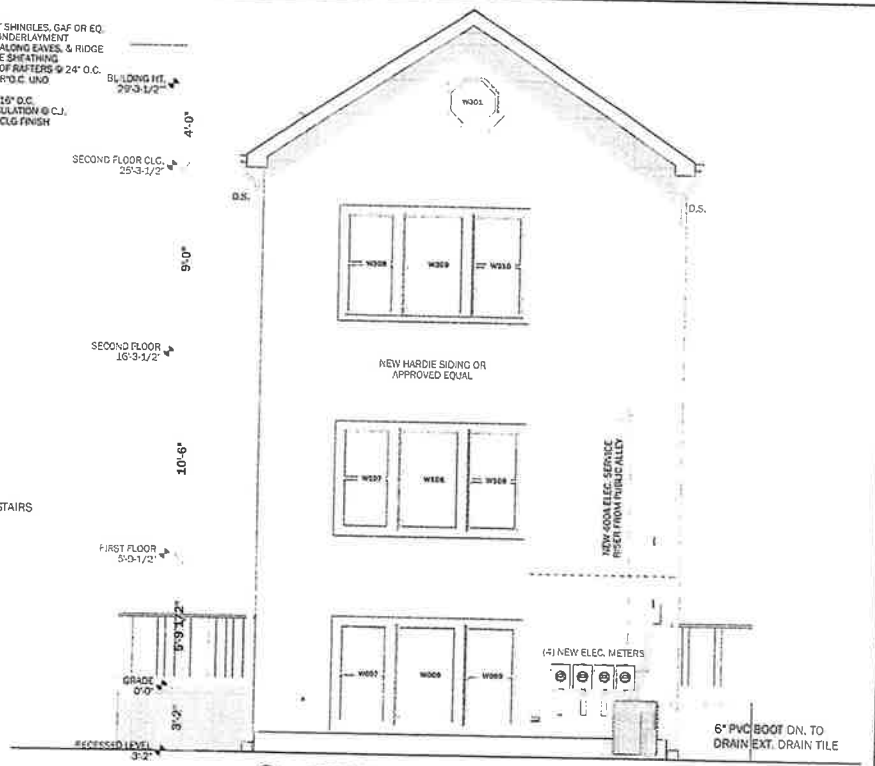
PROPOSED ARCH. PLANS



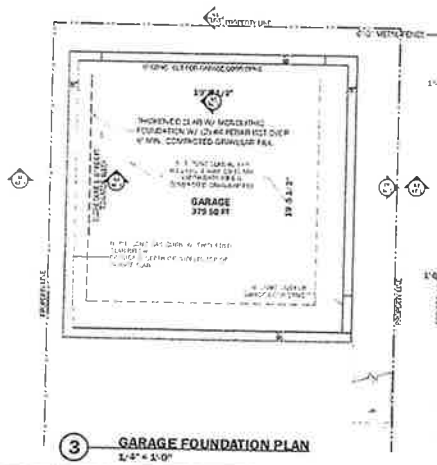
1 **PROPOSED NORTH ELEVATION**
3/8" = 1'-0"

NEW ROOF
1 #235 ARCH. ASPHALT SHINGLES, GAF OR EQ.
FELT OR SYNTHETIC UNDERLAYMENT
ICE & WATER SHIELD ALONG EAVES, & RIDGE
3/4" EXTERIOR GRADE SHEATHING
6:12 SLOPE 2X12 ROOF RAFTERS @ 24" O.C.
2X4 COLLAR TIES @ 48"O.C. UNO
2" VENT BAFFLE
2X8 CEILING JOIST @ 16" O.C.
MIN. R-60 BLOWN INSULATION @ C.J.
5/8" TYPE X, GYP BD. CLG FINISH

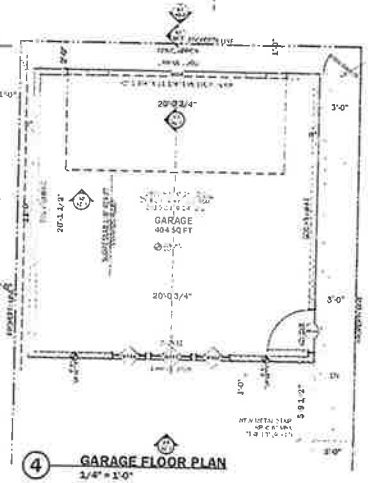
NEW METAL STAIRS & LANDINGS



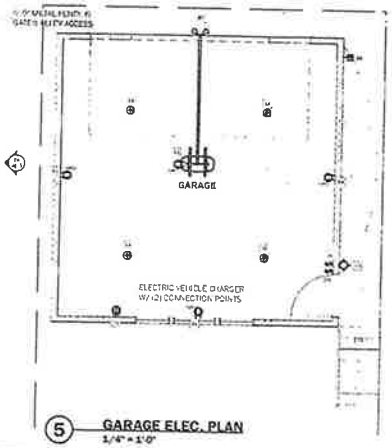
2 **PROPOSED SOUTH ELEVATION**
3/8" = 1'-0"



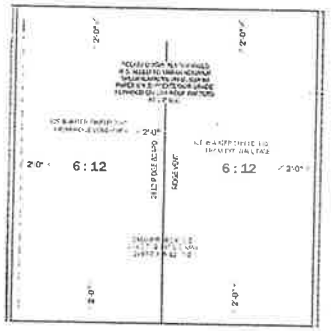
3 **GARAGE FOUNDATION PLAN**
1/4" = 1'-0"



4 **GARAGE FLOOR PLAN**
1/4" = 1'-0"



5 **GARAGE ELEC. PLAN**
1/4" = 1'-0"



6 **GARAGE ROOF PLAN**
1/4" = 1'-0"

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NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2- CAR GARAGE

HAFEEZ
SHAKA

1355 W. 16TH ST.
CHICAGO, IL 60608

1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
3/8" = 1'-0"
1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN KOURY
DRAWN BY: SAMUEL PAVLOVCIK

PERMIT SET

PERMIT SET	7/31/2024

NOTES

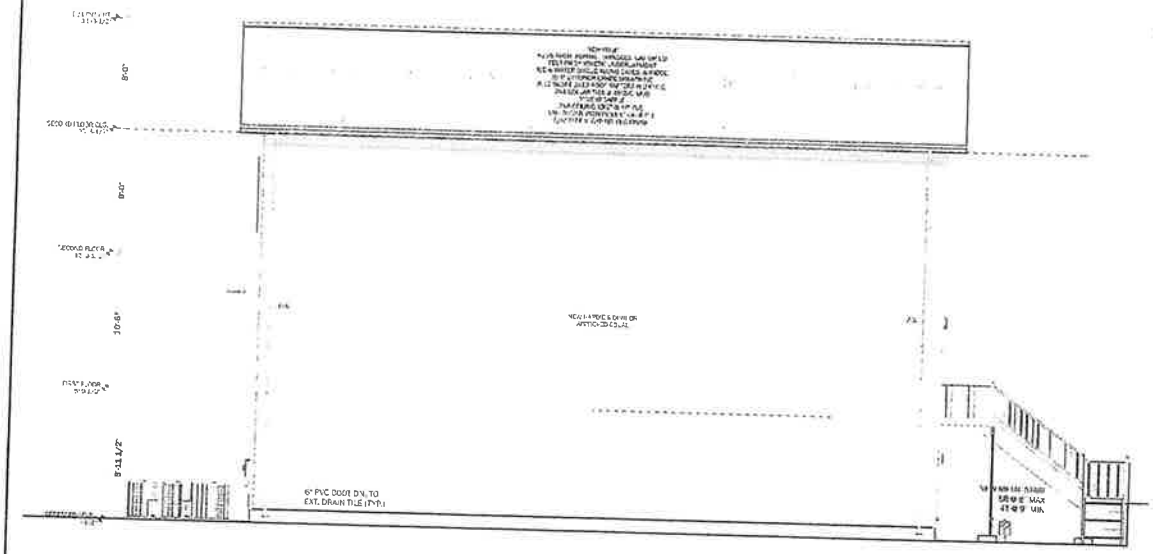
SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	PROPOSED ARCH. PLANS
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AE 3	6	GARAGE ELEVTIONS & SECTIONS
E 1	7	PROPOSED ELEC. PLANS
M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

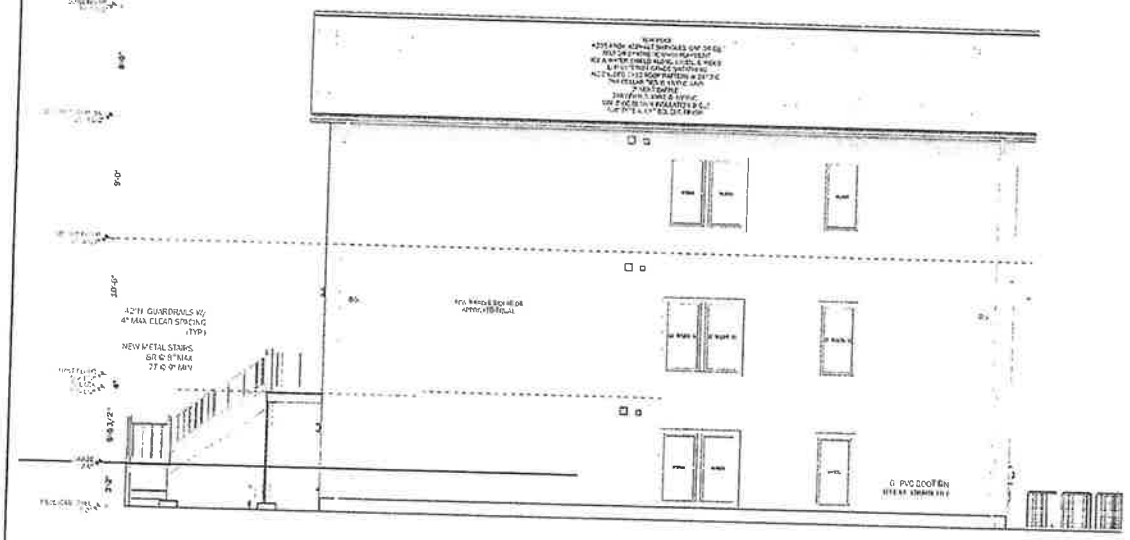
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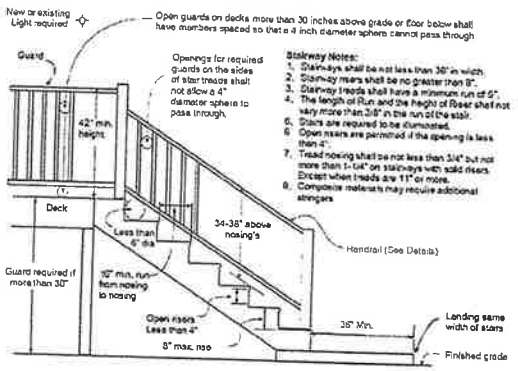
PROPOSED GARAGE & ELEVATIONS



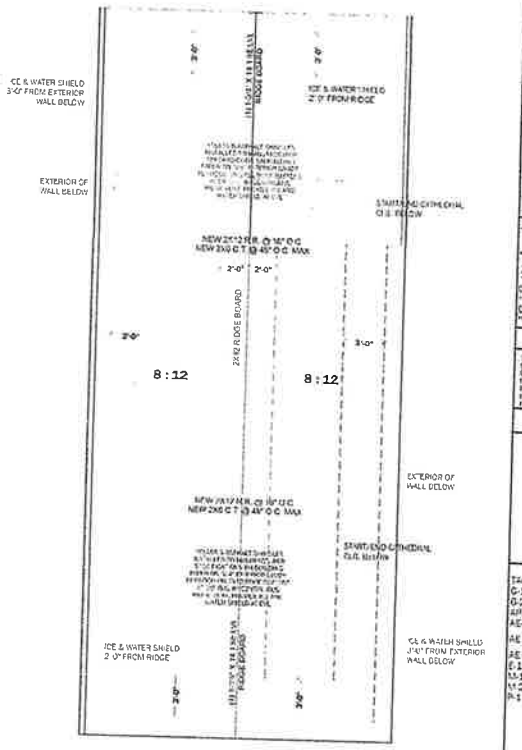
1 **PROPOSED EAST ELEVATION**
1/4" = 1'-0"



2 **PROPOSED WEST ELEVATION**
1/4" = 1'-0"



TYP. STAIR DETAILS
N.T.S



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

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NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ SHAKA

1355 W. 16TH ST.
CHICAGO, IL 60608

1"=1'-0"
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3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

PERMIT SET

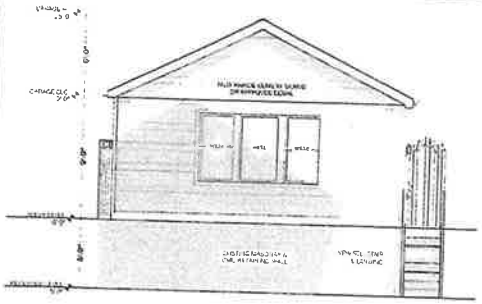
NOTES

SHEET LEGEND

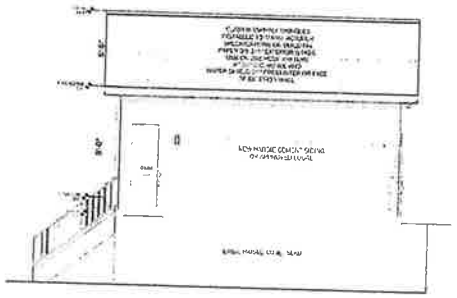
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E-1	7	PROPOSED ELEC. PLANS
M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

PRINT DATE 8/16/2024
SHEET NO. AE-2
SHEET 5
OF 10

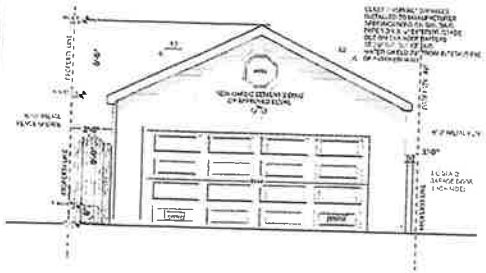
PROPOSED ELEVATIONS & ROOF PLAN



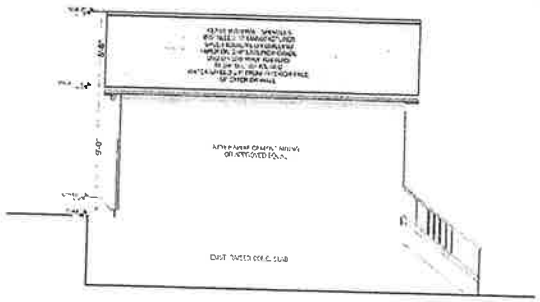
1 GARAGE NORTH ELEVATION
1/4" = 1'-0"



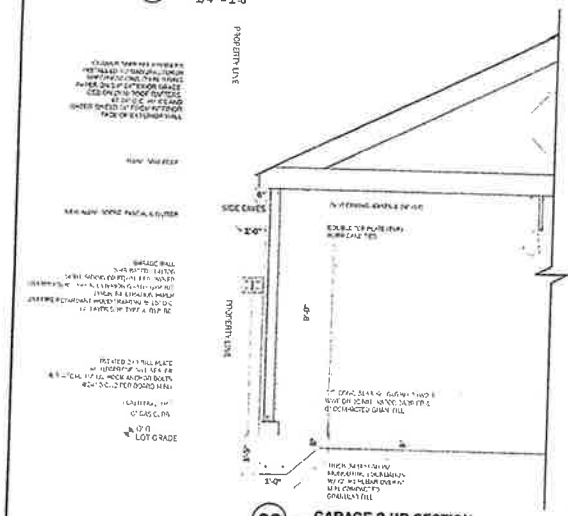
2 GARAGE WEST ELEVATION
1/4" = 1'-0"



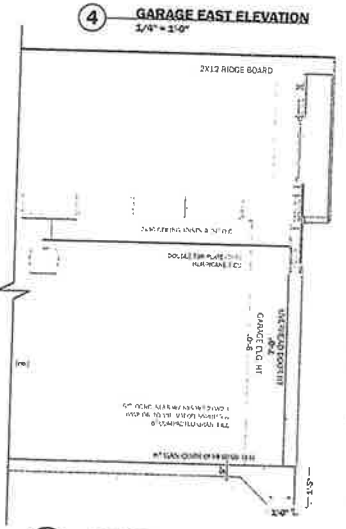
3 GARAGE SOUTH ELEVATION
1/4" = 1'-0"



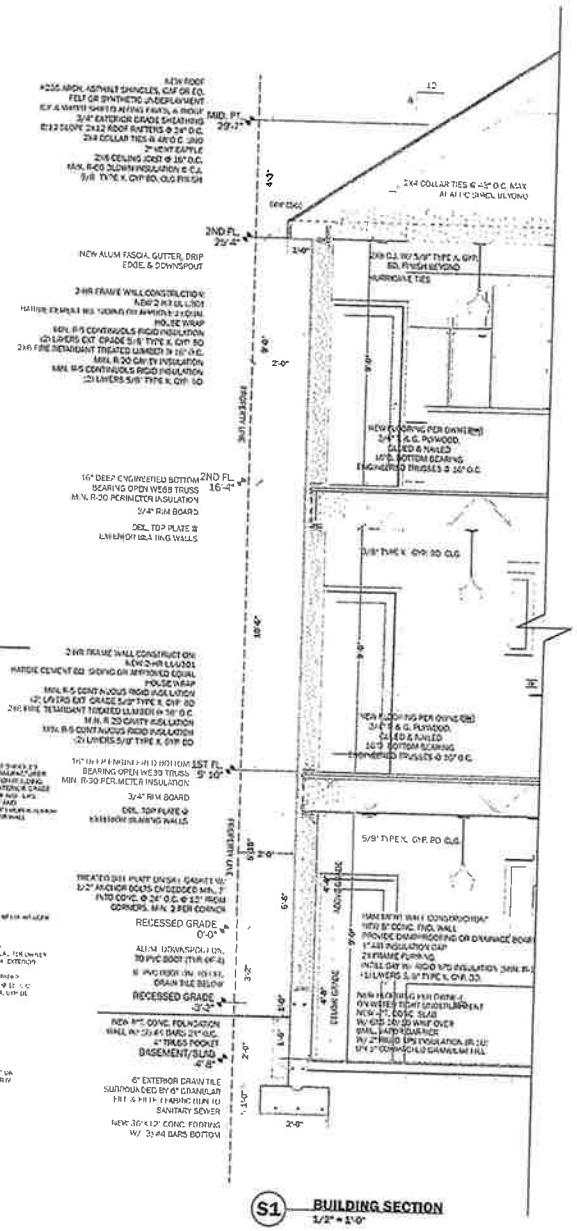
4 GARAGE EAST ELEVATION
1/4" = 1'-0"



S2 GARAGE 2-HR SECTION
1/2" = 1'-0"



S3 GARAGE 1-HR SECTION
1/2" = 1'-0"



S1 BUILDING SECTION
1/2" = 1'-0"

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DESIGN FIRM REGISTRATION # 184.002931

NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2- CAR GARAGE

HAFEEZ
SHAKA

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CHICAGO, IL 60608

PLAN APPROVAL

PERMIT SET

NOTES

SHEET LEGEND

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P-1	10	PLUMBING DIAGRAMS

PRINT DATE: 9/30/2024 12:54:15

SHEET AE-3 6 10

GARAGE ELEVTIONS & SECTIONS

ELECTRICAL NOTES:
2022 ELECTRICAL CODE

ADDITIONAL ELECTRICAL NOTES:
AT LEAST 100% OF LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES MUST BE HIGH EFFICIENCY BULBS Sec.404.1

ALL NEW RECEPTACLES TO BE TAMPER RESISTANT

ALL 20 AMP RECEPTACLES IN KITCHEN & BATH SHALL BE GROUND FAULT PROTECTED

ALL NEW, MODIFIED OR EXTENDED CIRCUITS SHALL BE ARC-FAULT PROTECTED PER 2014 NEC (sec 210.12(B))
A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED WITHIN 15 FEET OF ALL SLEEPING AREAS R314.3.1
A SMOKE DETECTOR/ALARM MUST BE INSTALLED IN EACH SLEEPING ROOM, IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EVERY FLOOR INCLUDING THE BASEMENT (2015 I.R.C. R314.3)
INTERCONNECTION AND HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING WITHOUT REMOVAL OF INTERIOR FINISHES

ELECTRICAL SERVICE DIAGRAM
N.T.S

UNIT-1 PANEL SCHEDULE

CIRCUIT #	DESTINATION	BREAKER SIZE	WIRE SIZE	CIRCUIT #	DESTINATION	BREAKER SIZE	WIRE SIZE

UNIT-2 PANEL SCHEDULE

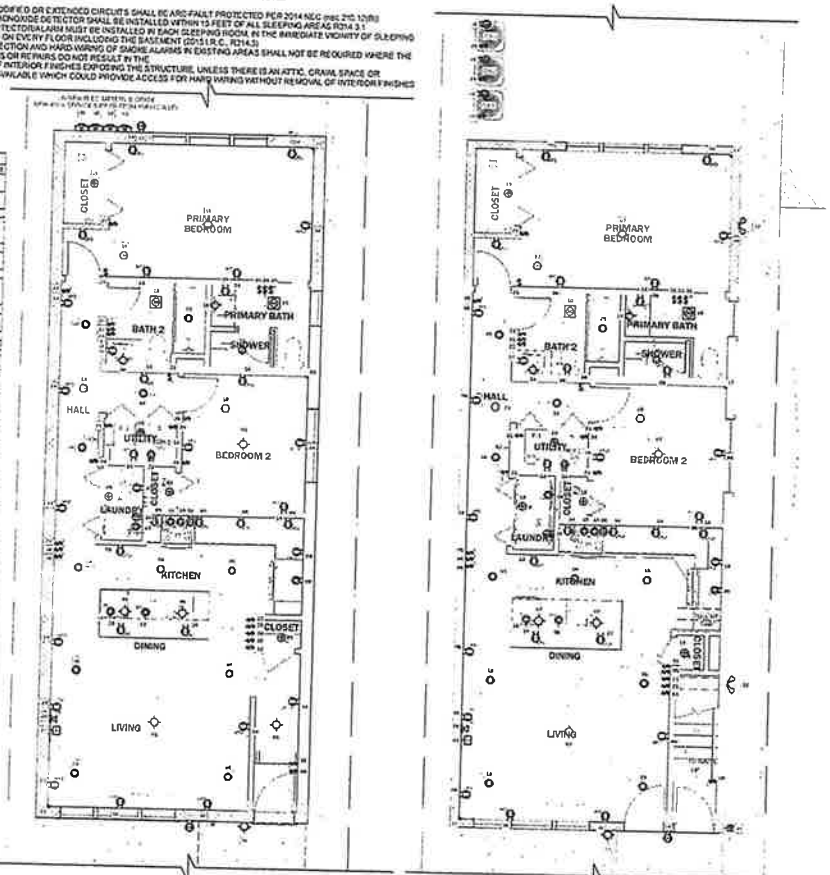
CIRCUIT #	DESTINATION	BREAKER SIZE	WIRE SIZE	CIRCUIT #	DESTINATION	BREAKER SIZE	WIRE SIZE

UNIT-3 PANEL SCHEDULE

CIRCUIT #	DESTINATION	BREAKER SIZE	WIRE SIZE	CIRCUIT #	DESTINATION	BREAKER SIZE	WIRE SIZE

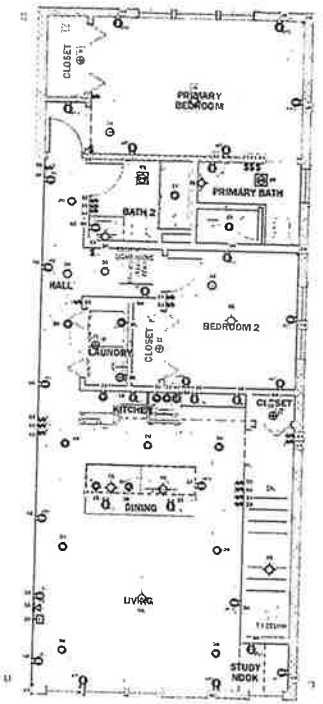
COMMON PANEL SCHEDULE

CIRCUIT #	DESTINATION	BREAKER SIZE	WIRE SIZE	CIRCUIT #	DESTINATION	BREAKER SIZE	WIRE SIZE

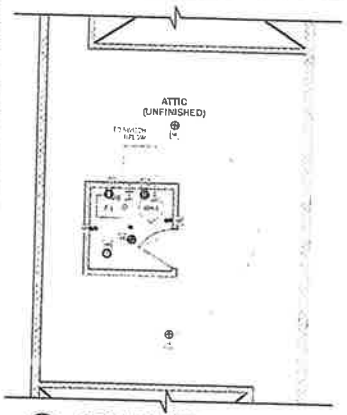


1 BASEMENT ELEC. PLAN
1/4" = 1'-0"

2 FIRST FLOOR ELEC. PLAN
1/4" = 1'-0"



3 SECOND FLOOR ELEC. PLAN
1/4" = 1'-0"



4 ATTIC ELEC. PLAN
1/4" = 1'-0"

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NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2- CAR GARAGE

HAFEEZ SHAKA

1355 W. 16TH ST.
CHICAGO, IL 60608

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN KOURY
DRAWN BY: SAMUEL PAVLOVCK

PERMIT SET

NOTES

SHEET LEGEND

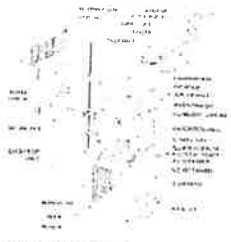
TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AS-1	3	PROPOSED ARCH. PLANS
AE-1	4	PROPOSED GARAGE & ELEVATIONS
AS-2	5	PROPOSED ELEVATIONS & ROOF PLAN
AE-2	6	GARAGE ELEVTIONS & SECTIONS
E-1	7	PROPOSED ELEC. PLANS
M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

PRINT DATE 9/16/2024

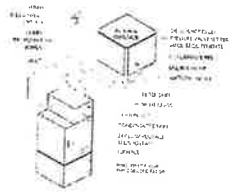
NO. E-1 | SHEET 7 | OF 10

PROPOSED ELEC. PLANS

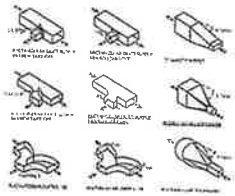
MECHANICAL NOTES:



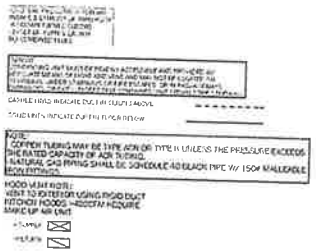
FURNACE DIAGRAM
NOT TO SCALE

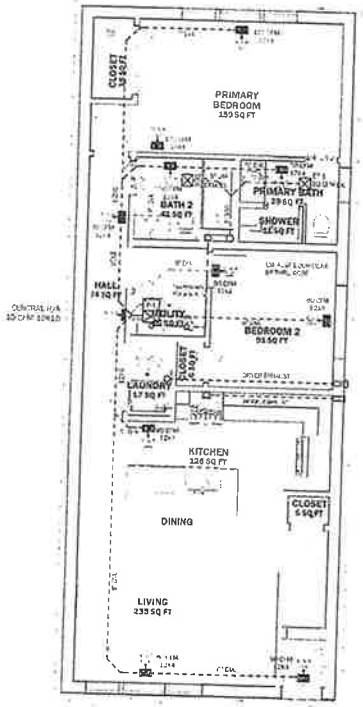


REFRIGERATION DIAGRAM
NOT TO SCALE

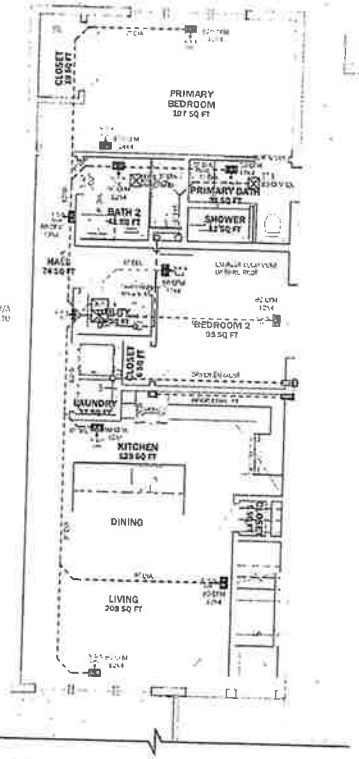


DUCT DETAILS
NOT TO SCALE

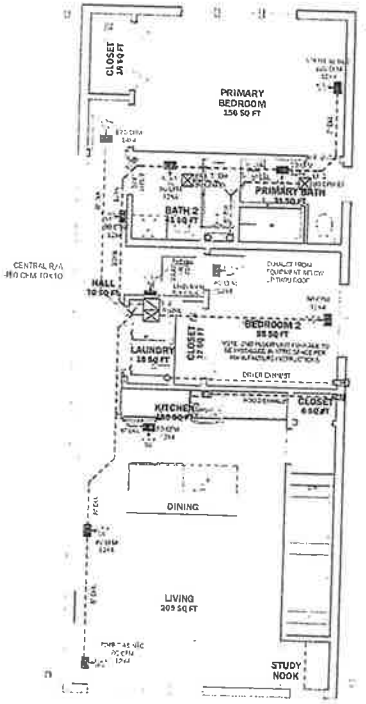




1 BASEMENT MECH. PLAN
1/4" = 1'-0"



2 FIRST FLOOR MECH. PLAN
1/4" = 1'-0"



3 SECOND FLOOR MECH. PLAN
1/4" = 1'-0"

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NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ SHAKA

1355 W. 20TH ST.
CHICAGO, IL 60608

PLAN APPROVAL

DRAWN BY: HASAN QURY
DRAWN BY: SAMUEL PAVLOVCIK

PERMIT SET

PERMIT SET	03.01.24
PERMIT RESUBMITTAL	05.01.24
PERMIT RESUBMITTAL	06.03.24

NOTES

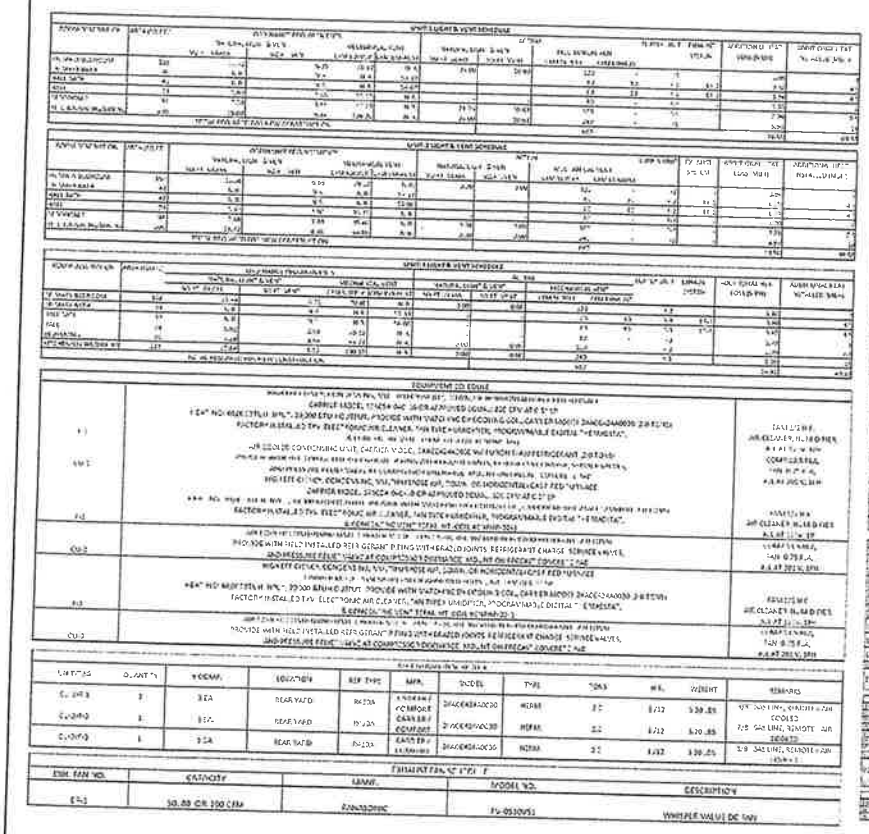
SHEET LEGEND

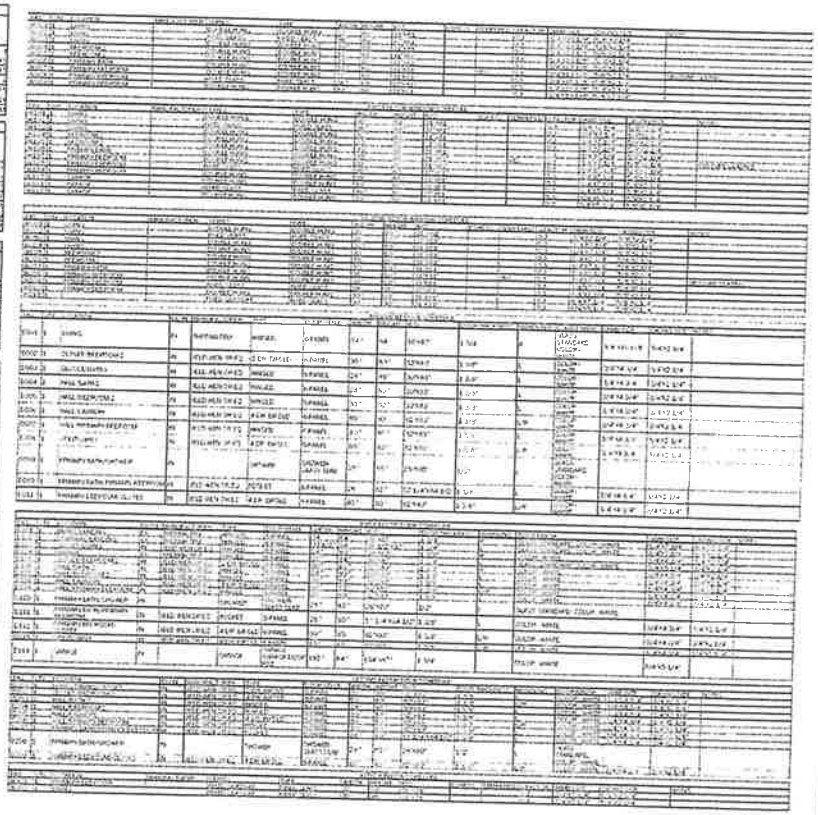
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E-1	7	PROPOSED ELEC. PLANS
M-1	8	MECHANICAL PLANS
M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

PRINT DATE: 9/16/2024

SHEET M-1 8 10

MECHANICAL PLANS





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NEW CONSTRUCTION, 3-UNIT RESIDENTIAL BUILDING & 2-CAR GARAGE

HAFEEZ

SHAKA

1335 W. 16TH ST.
CHICAGO, IL 60608

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"



PLAN APPROVAL

NO.	REMARKS	DATE

DRAWN BY: M.SHAHOPIRI

DRAWN BY: SAMUEL PAVLOVCK

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	09/19/2024

NOTES

SHEET LEGEND

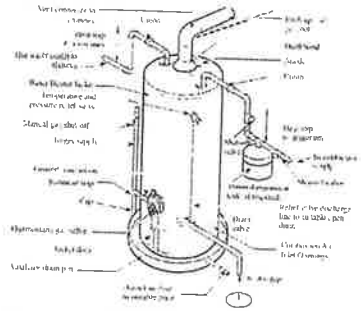
TAG	#	TITLE
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M-2	9	SCHEDULES
P-1	10	PLUMBING DIAGRAMS

PRINT DATE	SHT	REV	OF
9/19/2024 12:42:55	M-2	9	10

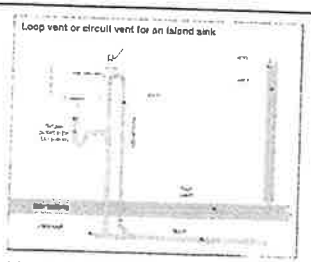
SCHEDULES

PLUMBING NOTES:

Typical Installation



WATER HEATER DIAGRAM
NOT TO SCALE

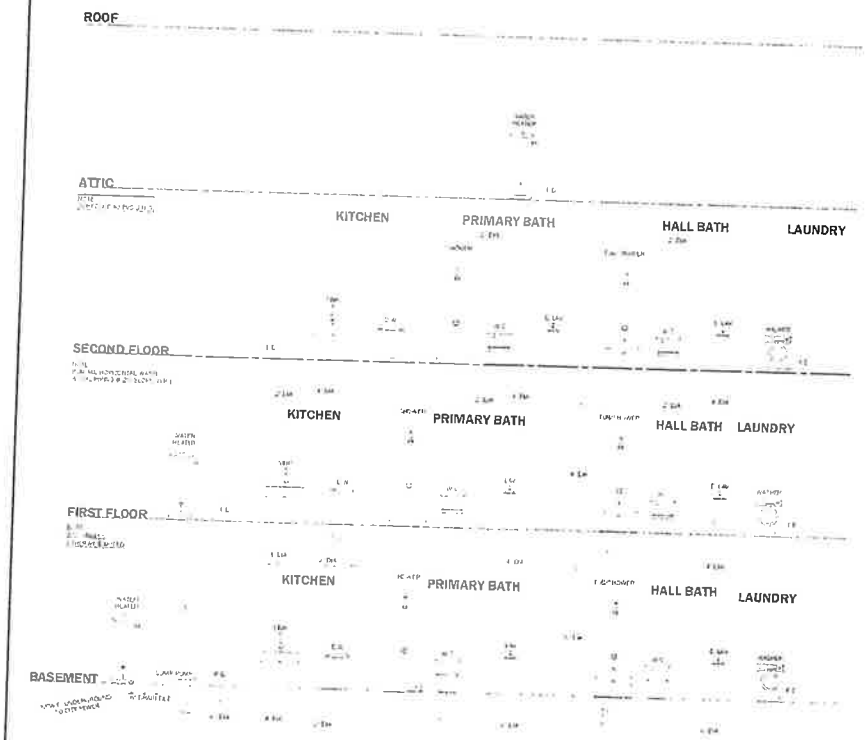


LOOP VENT DIAGRAM
NOT TO SCALE

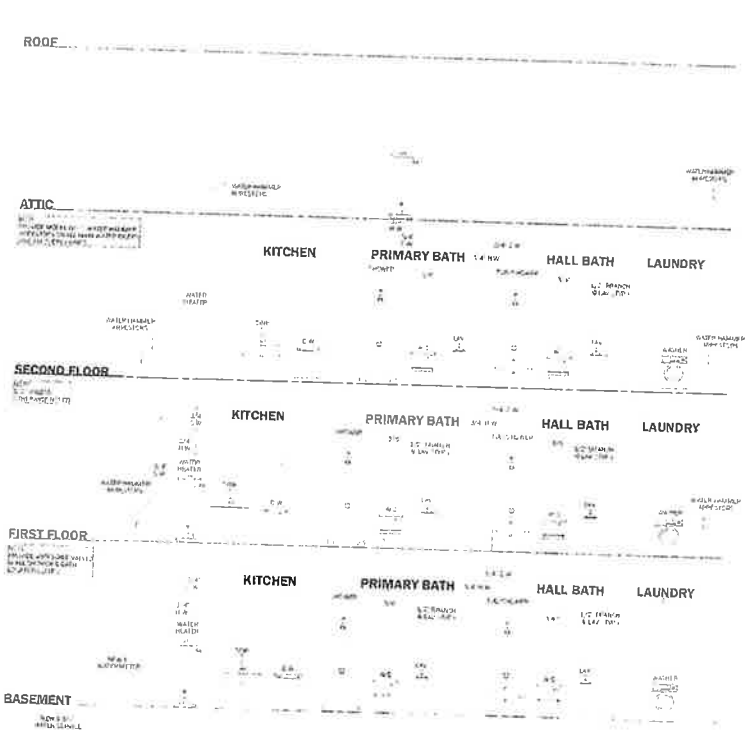
Water Service Size	Water Meter Size
1"	1"
1 1/2"	1"
2"	1 1/2"
3"	2"
4"	3"

Pipe Size (Inches)	Maximum Flow (3 Feet/Second) Suction Header/Pipeline	Maximum Flow (8 Feet/Second) Discharge Header/Pipeline
1 Inch Pipe	13 Gallons per minute	35 Gallons per minute
1 1/2 Inch Pipe	30 Gallons per minute	110 Gallons per minute
2 Inch Pipe	46 Gallons per minute	94 Gallons per minute
2 1/2 Inch Pipe	70 Gallons per minute	135 Gallons per minute
3 Inch Pipe	115 Gallons per minute	210 Gallons per minute

Flush Tanks		Flush Valves	
Load (No. of fix. units)	Demand (GPM)	Load (No. of fix. units)	Demand (GPM)
1	3.0	1	-
2	5.0	2	-
3	6.5	3	-
4	6	4	-
5	4.9	5	15
6	5.5	6	17.5
7	6.1	7	19.7
8	6.8	8	22.2
9	7.5	9	24.5
10	8.2	10	27
11	8.8	11	27.8
12	9.5	12	29.5
13	10.2	13	29.5
14	10.9	14	29.5
15	11.5	15	29
16	12	16	34.8
17	12.6	17	37.6
18	13	18	38.9
19	13.5	19	34.2
20	14.2	20	36
21	15	21	36.5
22	15.4	22	41.5
23	15.8	23	42.6
24	24.3	40	46
25	24.8	45	49.5
26	25	50	55.5
27	25.5	60	54.6
28	26	70	59.5
29	26	80	61.5



1 DWV DIAGRAM
NOT TO SCALE



2 WATER SUPPLY DIAGRAM
NOT TO SCALE

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1"=10'-0"

PLAN APPROVAL

DRAWN BY: NEW/ACQUITY
DRAWN BY: SAMUEL PAVLOVCIK

PERMIT SET

DESCRIPTION	DATE
ISSUED SET	9/16/2024
PLANNER REVIEW	9/16/2024
PERMIT REVISIONS	9/16/2024
PERMIT APPROVAL	
PERMIT ISSUED	

NOTES

SHEET LEGEND

TAG	#	TITLE
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P-1	10	PLUMBING DIAGRAMS

PRINT DATE: 9/16/2024 12:24:43

TITLE: P-1 | SHEET: 10 | OF: 10

PLUMBING DIAGRAMS