



City of Chicago



SO2021-1606

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/21/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 9-K at 4415-4425 W
School St - App No. 20684T1

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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-K in the area bounded by

North Kenneth Avenue; West School Street; The alley next east and parallel to North Kenneth Avenue; and a line 37.07 feet south of and parallel to West School Street.

to those of a RM 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: 4415-4425 W School Street

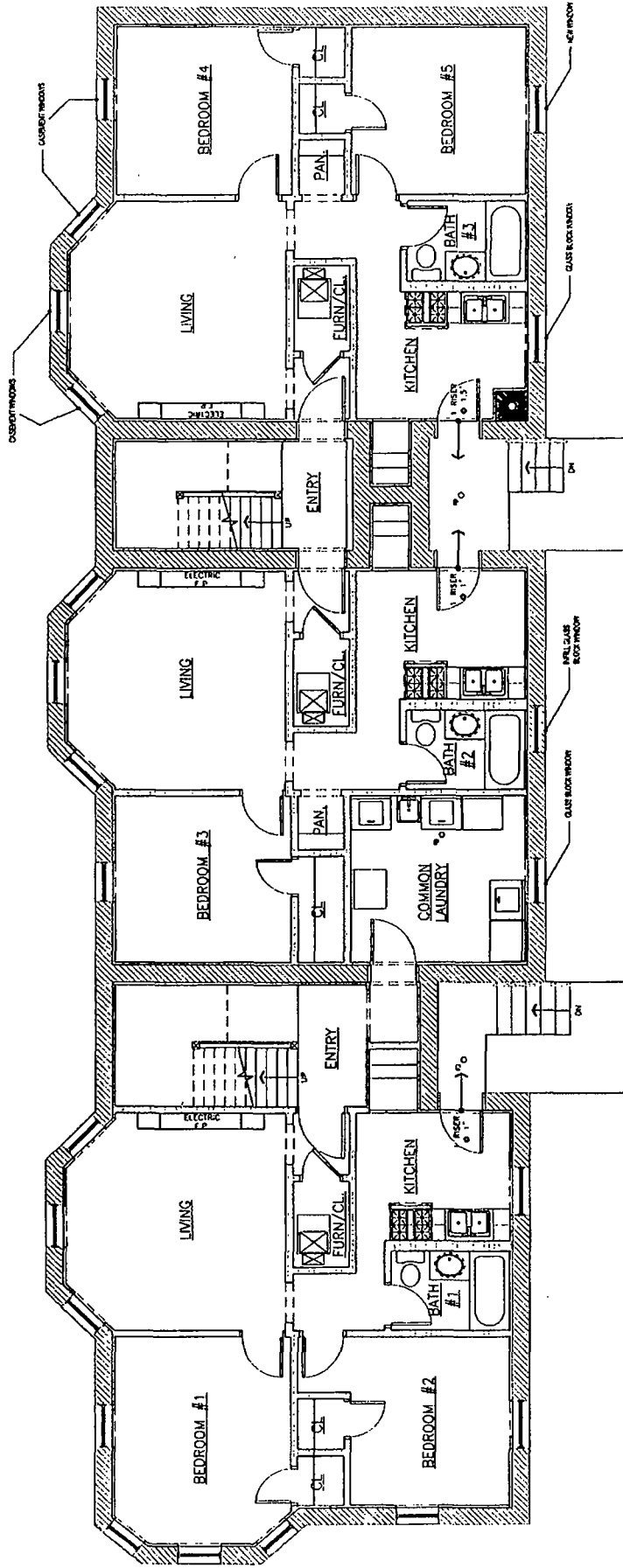
SUBSTITUTE PROJECT NARRATIVE
TYPE 1 ZONING AMENDMENT
4415-4425 W SCHOOL STREET

The Applicant seeks to rezone from RS3 Residential Single-Unit (Detached House) District to a RM5 Residential Multi-Unit District

The Applicant seeks a zoning map amendment to add two dwelling units to the ground floor of an existing six dwelling unit building to allow the conversion for a total of 8 dwelling units. The applicant will seek a relief to allow the reduction of the required two parking spaces. No changes are proposed to the size and structure of the building. All proposed renovations are within the interior of the building. No commercial space is provided.

Lot Area	4,688 SF
Density MLA (Lot area per unit)	586 sq. ft. (8 DU's)
Off Street Parking	Zero (none existing none provided) *
Rear Setback	16 feet 6 inches (existing)
South Side Setback	6 feet 4 inches (existing)
North side Setback	0 feet (existing)
Front Setback	12 feet 4 inches (existing)
Building SF	8,100 SF
FAR	1.73
Building Height	25 feet 6 inches (existing)

*The applicant will seek relief for the required 2 additional parking spaces.



PROPOSED BASEMENT

SCALE:

2

4415-25 W SCHOOL STREET
CHICAGO, IL

T. 312-545-0041
F. 312-244-3002
www.606.com

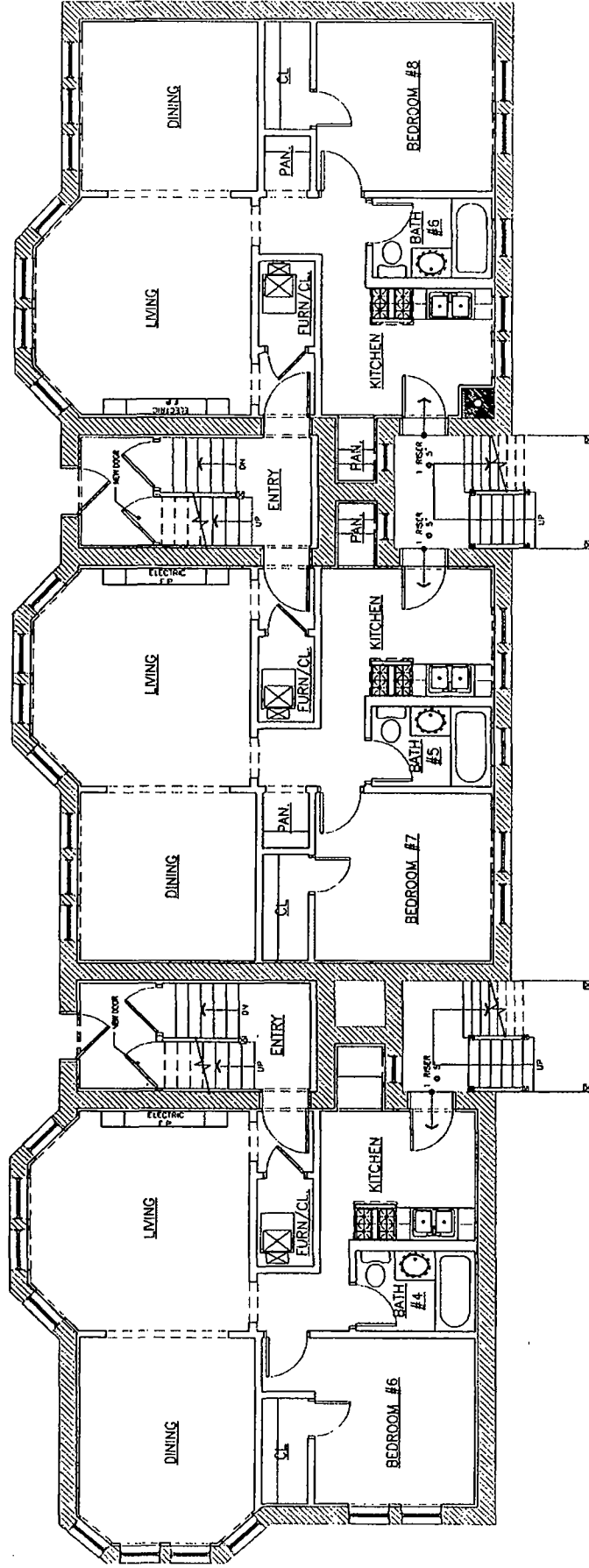
6 S. Western Ave.
Chicago, IL 60612

606
DESIGN • CONSTRUCTION

CLIENT INFORMATION

REV	DATE	DESCRIPTION
01	4-12-2021	OWNER REVIEW
02		
03		
04		
05		
06		
07		
08		
09		
10		

DATE: 4-12-2021
JOB NO: 2021-46
SPACE NUMBER(S): 606

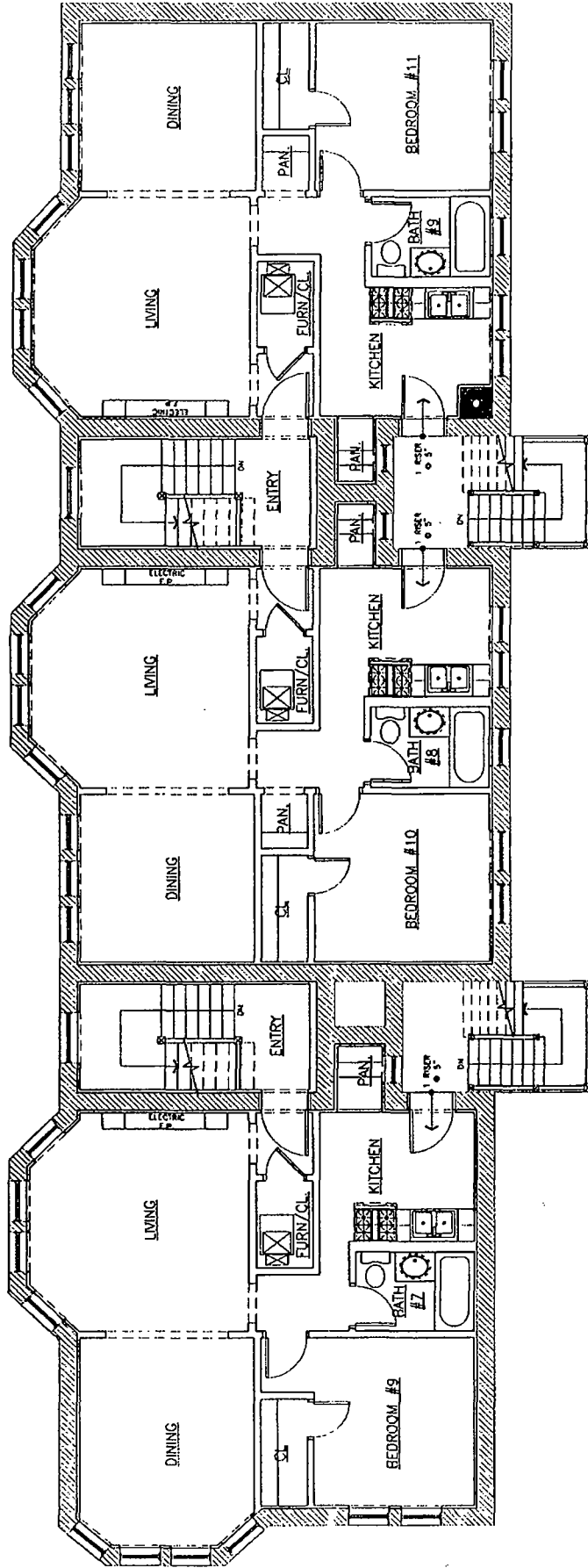


EXISTING FIRST FLOOR

SCALE:

3

<p>606 DESIGN • CONSTRUCTION 6 N. Warren Avenue Chicago, IL 60612</p>		<p>4415-25 W SCHOOL STREET CHICAGO, IL</p>		<p>CLIENT INFORMATION</p>	
<p>T: 312-945-0451 F: 312-945-0452 www.606.com</p>		<p>DATE: 4-12-2021</p>		<p>JOB NO: 2021-46</p>	
<p>DESCRIPTION</p>		<p>DATE: 6-12-2021</p>		<p>SPACE NUMBER(S) 606</p>	
BY	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE
01	PM	OWNER REVIEW			



EXISTING SECOND FLOOR

SCALE:

4

4415-25 W SCHOOL STREET
CHICAGO, IL

DATE:	4-12-2021
JOB NO.:	2021-45
SPACE NUMBER(S):	606

T: 312-415-6061
F: 312-234-3062
www.606.com
6 N. Western Ave
Chicago, IL 60611

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DESIGN • CONSTRUCTION

CLIENT INFORMATION

