



City of Chicago



O2019-9327

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-H at 1757 W School St - App No. 20276T1
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, the Chicago Zoning Ordinance, be amended by changing all the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.9-H in the area bounded by

West School Street; a line 25 feet east of and parallel to North Ravenswood Avenue; the public alley next south of and parallel to West School Street; and North Ravenswood Avenue;

to those of an RM-4.5 Residential Multi-Unit District is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1757 West School Street

ZONING NARRATIVE FOR 1757 WEST SCHOOL STREET, CHICAGO, IL 60657

TYPE 1 NARRATIVE AND PLANS

Use:	Existing single family residence will remain. The reason for this change is to comply with the density, specifically, the floor area ratio. The existing first floor of the single family residence contains around 1,383 sq. ft. The existing second floor of the single family residence contains around 1,399 sq. ft. and its rear addition will be around 74 sq. ft. The existing third floor of the single family residence contains around 974 sq. ft. and the three dormers will be around 244 sq. ft. When complete, the existing single family residence will contain a total of 4,074 sq. ft.
Project's Floor Area:	1.30
Project's Density:	1 Dwelling Unit, 3,125 sq. ft.
Parking:	Two (2) parking spaces. A new 2-car garage has been built.
Setbacks:	Front: 7'-9 3/4" Rear: 35'-0" Side Setbacks: <ul style="list-style-type: none">▪ East Side Setback: 2'-6"▪ West Side Setback: 0'
Building Height:	29'-2"

CODE AND ZONING SUMMARY

ZONE: RM-4.5
 SITE AREA: 3,125 SF (TOTAL)
 F.A.R.: 1.70
 MAX. BUILDING AREA ALLOWED: 5,312.5 SF
 MAX. BUILDING HEIGHT (ZONING): 45'-0"
 PROPOSED (EXISTING) BUILDING HEIGHT: 25'-7" AT MIDPOINT OF ROOF RAFTERS (EXISTING TO REMAIN)

EXISTING AREA COUNTING TOWARD F.A.R.
 3RD FLOOR: 974 SF
 2ND FLOOR: 1,399 SF
 1ST FLOOR: 1,383 SF
 TOTAL EXISTING AREA FOR F.A.R.: 3,756 SF

NEW AREA COUNTING TOWARD F.A.R. (AREA OF WORK)
 3RD FLOOR: 1,218 SF *INCLUDES 2 NEW DORMERS*
 2ND FLOOR: 1,473 SF *INCLUDES NEW ADDITION*
 1ST FLOOR: 1,383 SF
 TOTAL NEW AREA FOR F.A.R.: 4,074 SF

CONSTRUCTION TYPE: IV-A (EXISTING TO REMAIN)
 GARAGE CONSTRUCTION TYPE: IV-A (EXISTING TO REMAIN)

OCCUPANCY TYPE: A-1 - DETACHED SINGLE-FAMILY HOME (EXISTING TO REMAIN)








ZONING OCCUPANCY USE: A-1 - DETACHED SINGLE-FAMILY HOME (EXISTING TO REMAIN)

NO. OF OCCUPANTS: 33 PEOPLE
 EXIT CAPACITY: 390 PEOPLE
 MAXIMUM EXIT DISTANCE ALLOWED: 100'-0"
 MAXIMUM EXIT DISTANCE PROPOSED: 82'-9"

NO. OF FLOORS IN SCOPE OF WORK: 3
 TOTAL NO. OF FLOORS IN BUILDING: 3 (EXISTING TO REMAIN)

PARKING REQUIRED: 2 SPACES
 PARKING PROVIDED: 2 SPACES (EXISTING TO REMAIN)

SYMBOL LEGEND

 EXISTING WALL TO BE REMOVED
 NEW WALL CONSTRUCTION
 NEW WALL WITH INSULATION
 EXISTING WALL TO REMAIN
 EXISTING TO REMAIN - N.I.C.
 EXISTING DOOR TO REMAIN
 NEW DOOR

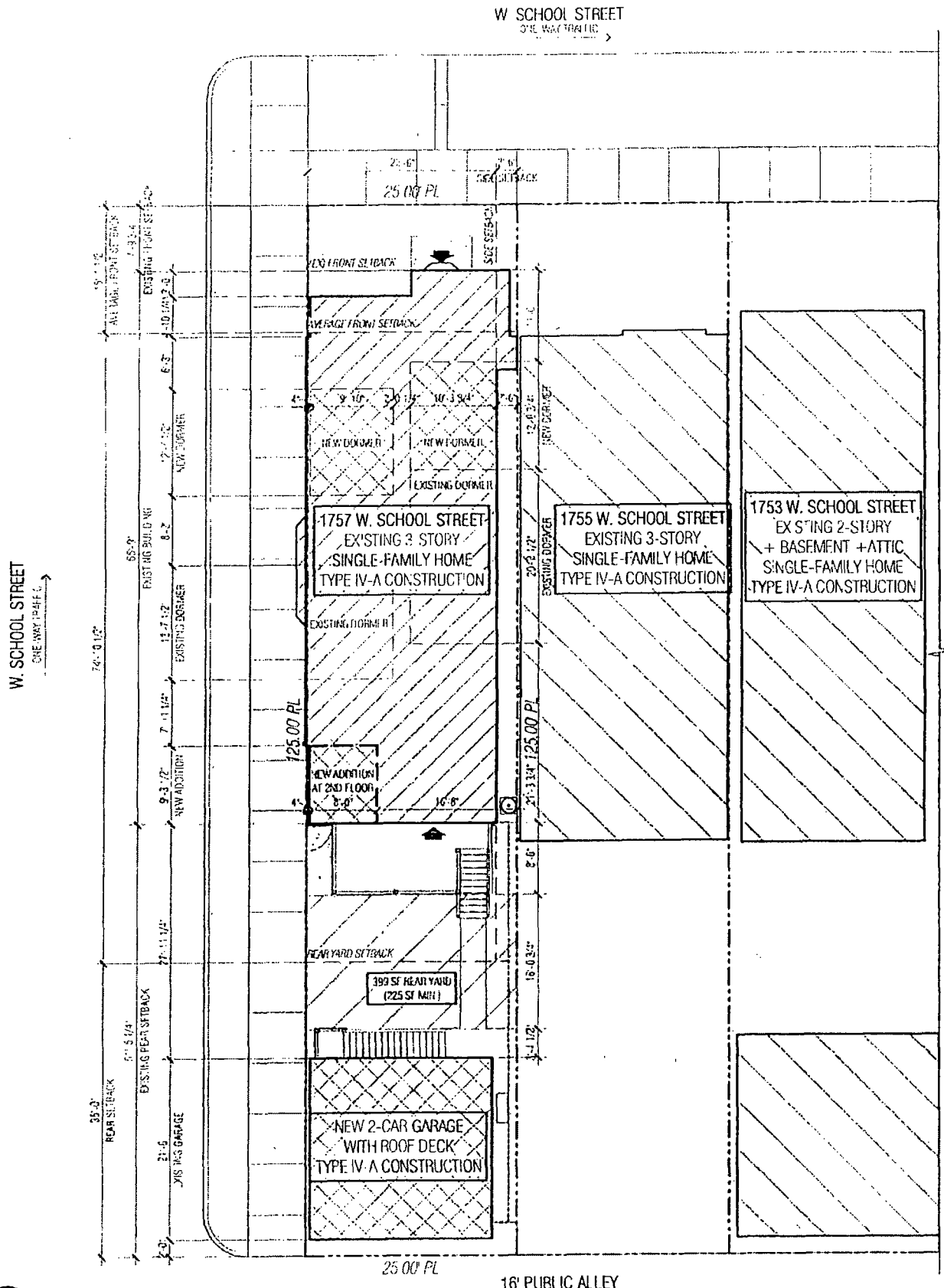


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POWELL RESIDENCE
 1757 W. SCHOOL
 CHICAGO, IL 60657

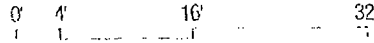
GENERAL INFO

DATE: 12.03.2019



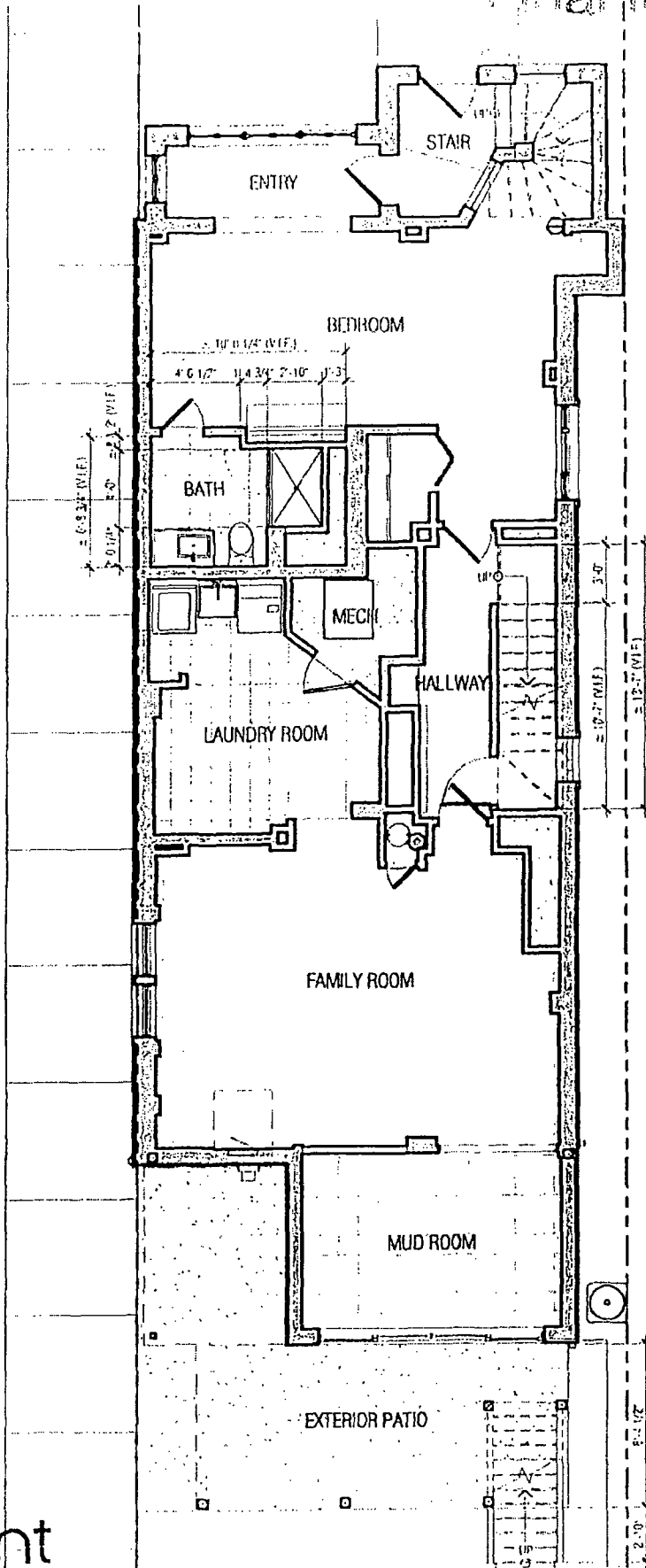
POWELL RESIDENCE
1757 W. SCHOOL
CHICAGO, IL 60657

SITE PLAN



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SCALE: 1/16" = 1'-0"
DATE: 12.03.2019



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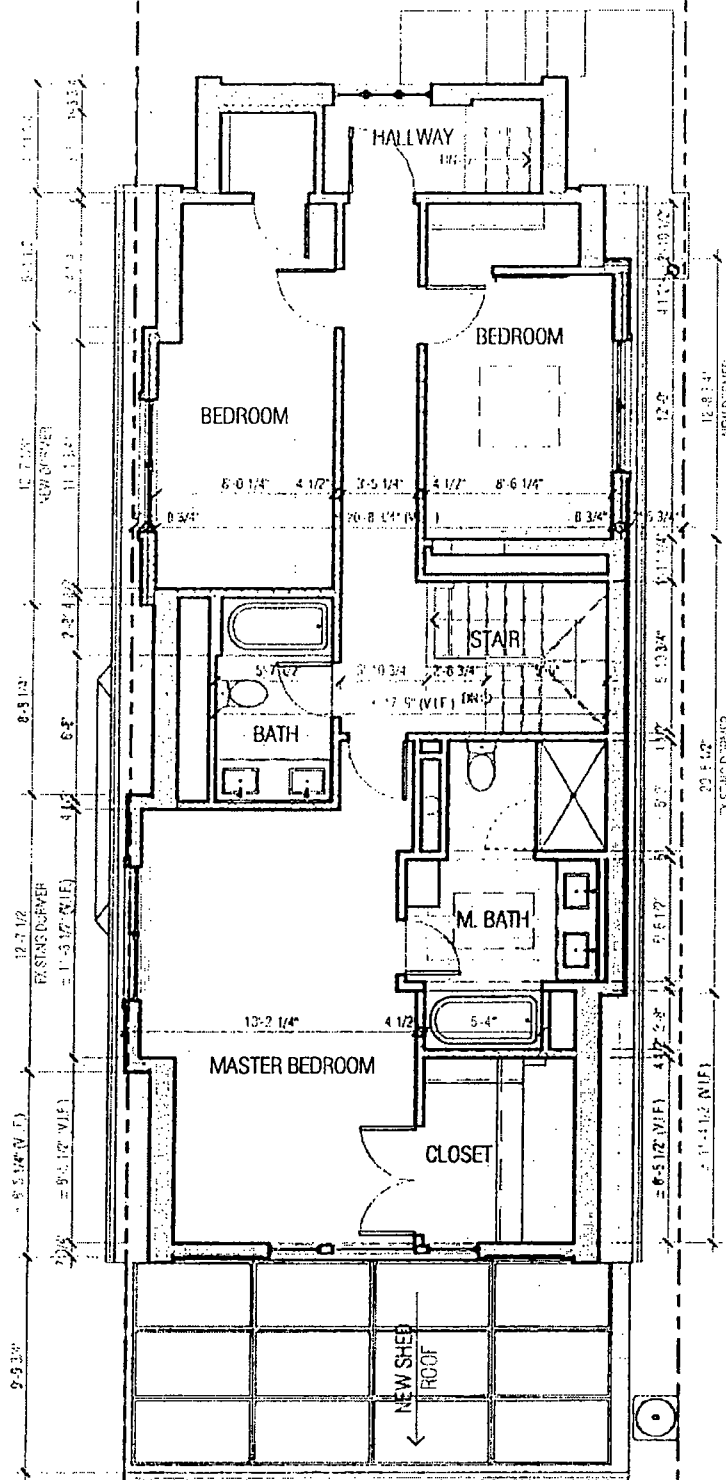
POWELL RESIDENCE
1757 W. SCHOOL
CHICAGO, IL 60657

FIRST FLOOR PLAN

0' 2' 8' 16'

SCALE: 1/8" = 1'-0"

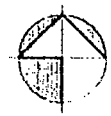
DATE: 12.03.2019



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code compliance.

POWELL RESIDENCE
1757 W. SCHOOL
CHICAGO, IL 60657

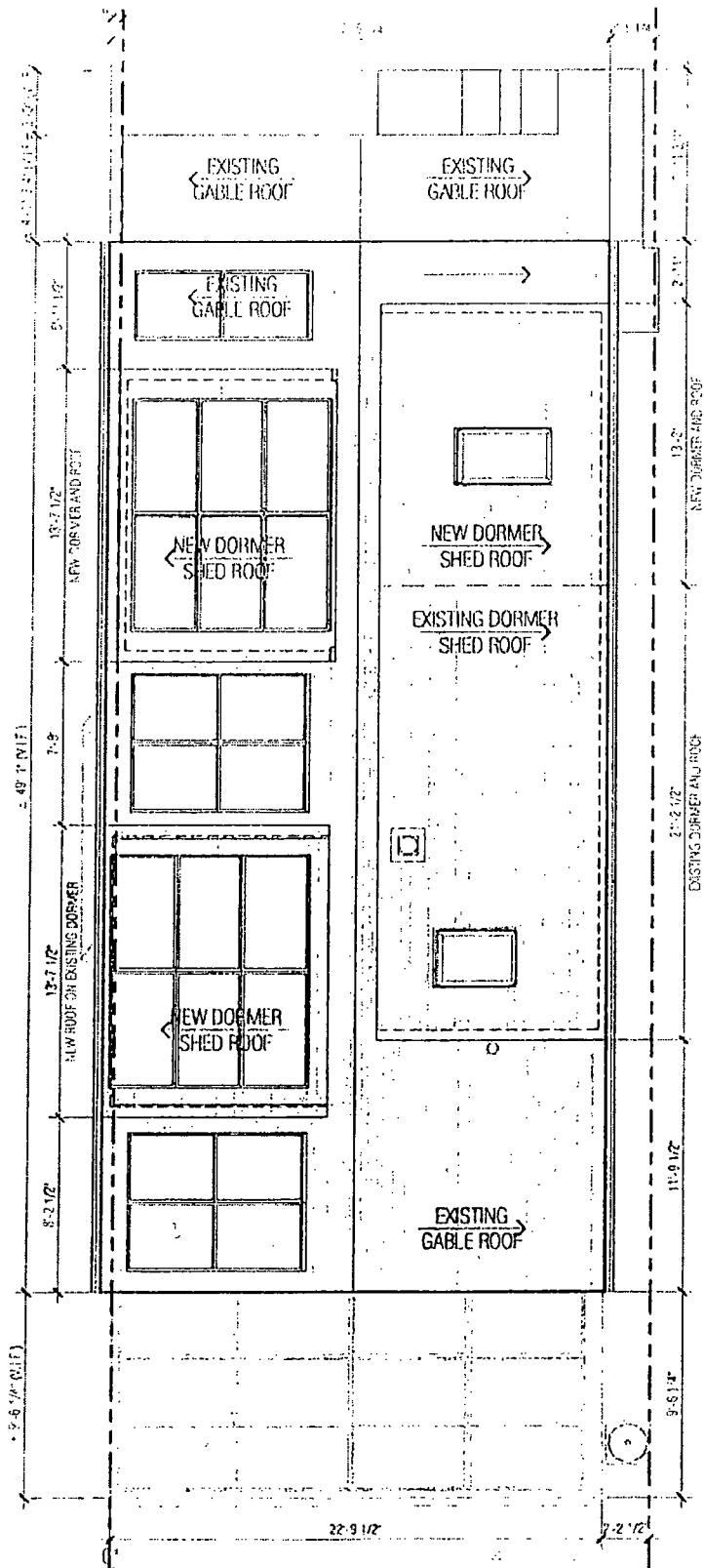


THIRD FLOOR PLAN

0 2 8 16

SCALE: 1/8" = 1' 0"

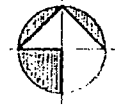
DATE: 12.33.2019



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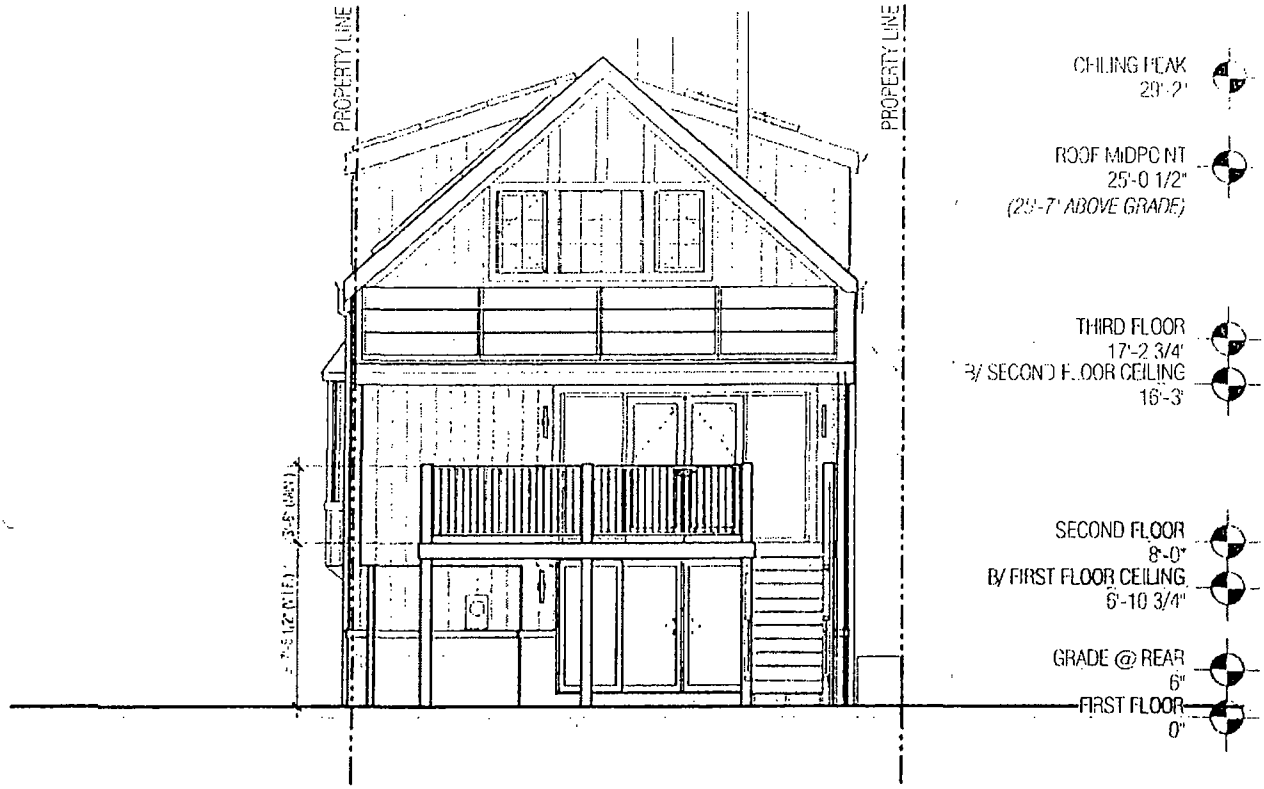
POWELL RESIDENCE
1757 W. SCHOOL
CHICAGO, IL 60657



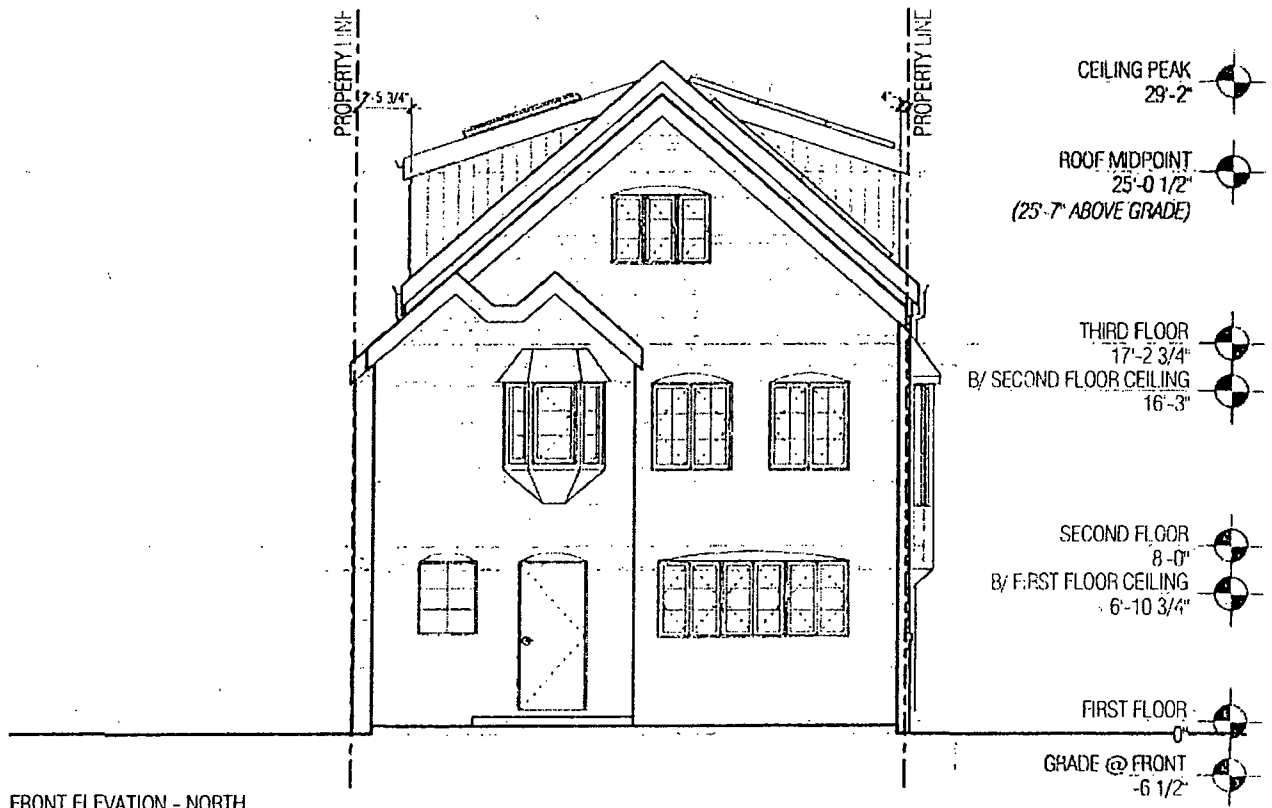
ROOF PLAN

0' 2' 8' 16'

SCALE: 1/8" = 1'-0"
DATE: 12.03.2019



REAR ELEVATION - SOUTH



FRONT ELEVATION - NORTH

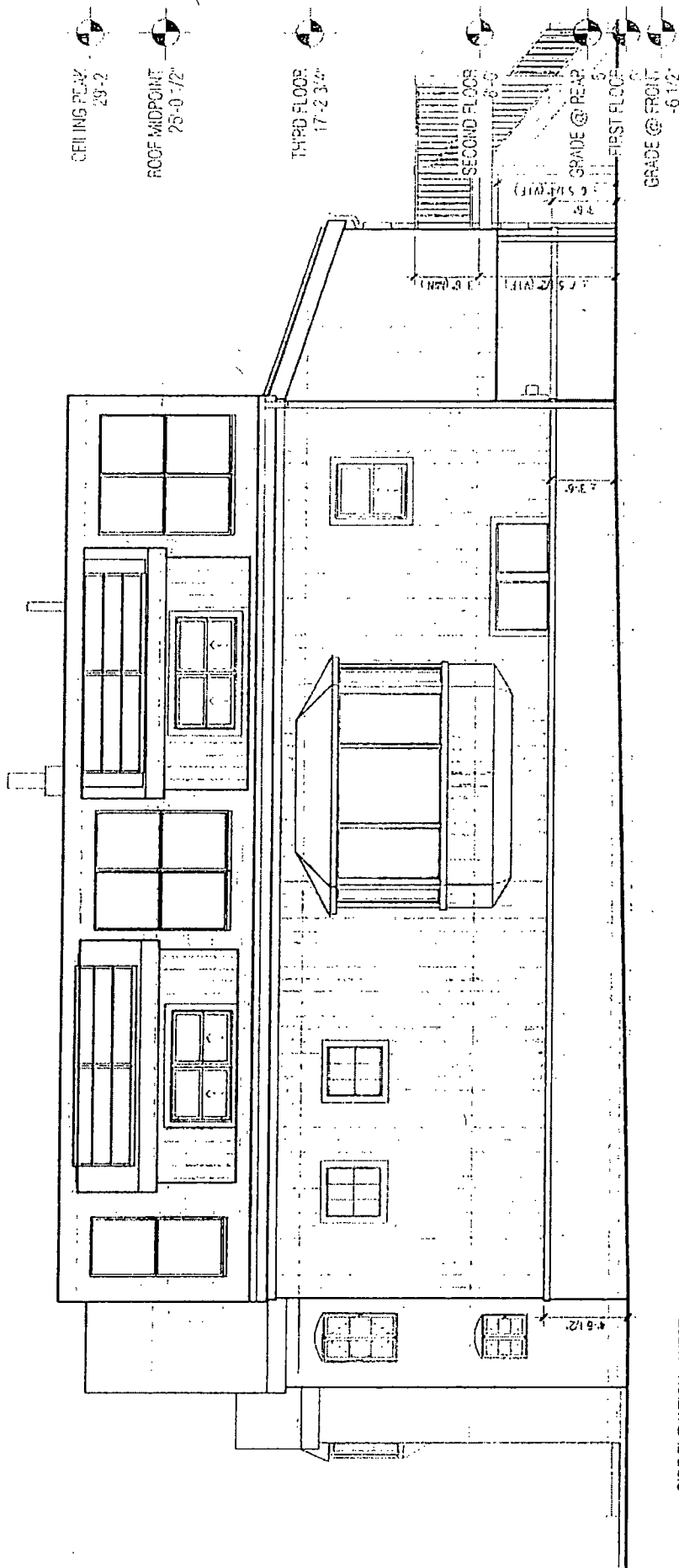
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POWELL RESIDENCE
1757 W SCHOOL
CHICAGO, IL 60657

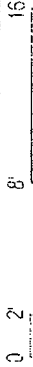
ELEVATIONS

0' 2' 8' 16'
SCALE: 1/8" = 1'-0"
DATE: 12 03 2019



SIDE ELEVATION - WEST

ELEVATIONS

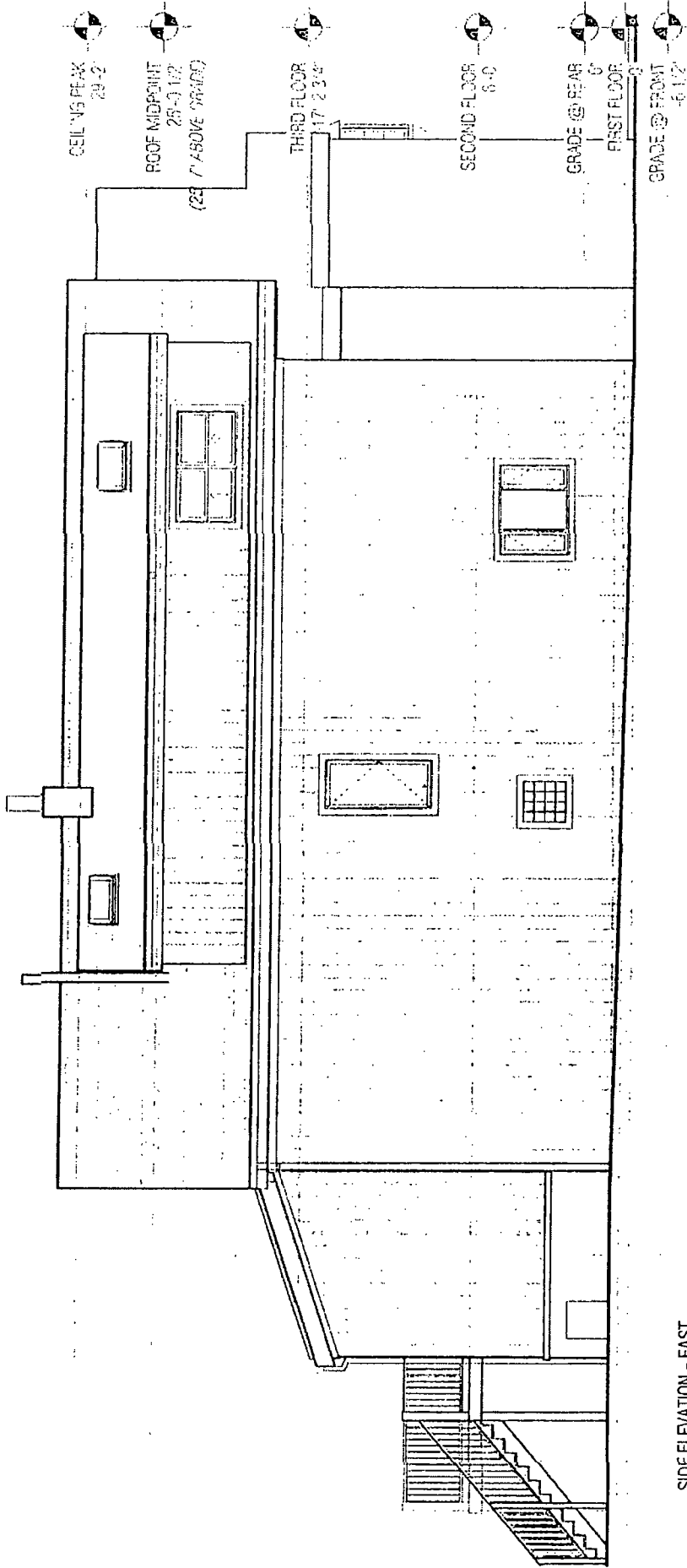


SCALE 1/8" = 1'-0"
DATE: 12.08.2019

POWELL RESIDENCE
1757 W. SCHOOL
CHICAGO, IL 60657

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coordination with the Department of Building Regulations is required to confirm
conditions and details.



SIDE ELEVATION - EAST

ELEVATIONS

0' 2' 4' 8' 16'

SCALE 1/8" = 1'-0"
DATE 12.03.2019

POWELL RESIDENCE
1757 W. SCHOOL
CHICAGO, IL 60657



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