



# City of Chicago



SO2020-5712

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 11/16/2020

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning-Reclassification Map No. 26-I at 2501-2511 W 103rd St - App No. 20557T1

**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 the current RS2, Residential Single-Unit (Detached House) District symbols and indications as show on Map No. 26-I in an area bound by

West 103<sup>rd</sup> Street; South Campbell Avenue; the alley next south of and parallel to West 103<sup>rd</sup> Street; and South Maplewood Avenue.

To those of a C1-1, Neighborhood Commercial District.

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

Common Address of Property: 2501-2511 West 103<sup>rd</sup> Street, Chicago, Illinois 60655

**Substitute Narrative and Plans  
Type 1 Zoning Map Amendment  
2501-2511 West 103<sup>rd</sup> Street  
Chicago, IL 60643  
RS2 to C1-1**

Pursuant to Section 17-13-0303-C, this rezoning submittal requires the following additional narrative information:

**1. Proposed Land Use:**

*The applicant proposes to rezone the subject property from RS2 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District. The subject property is improved with an existing 2-story school building. The purpose of the zoning amendment is to permit the applicant to convert the existing 2-story building into a new office building*

**2. Lot Area**

*33,206.25 square feet*

**3. The Project's Floor Area Ratio**

*The existing building's Floor Area Ratio ("FAR") is 0.4231.*

**4. The Project's Density (lot area per dwelling)**

*Not applicable as this is not a residential project.*

**5. Building Height**

*The existing building has two distinct elevations: its bell tower and the roof line for the building.*

*Bell Tower: 54 feet, 10 inches  
Main roof line: 33 feet, 3 inches*

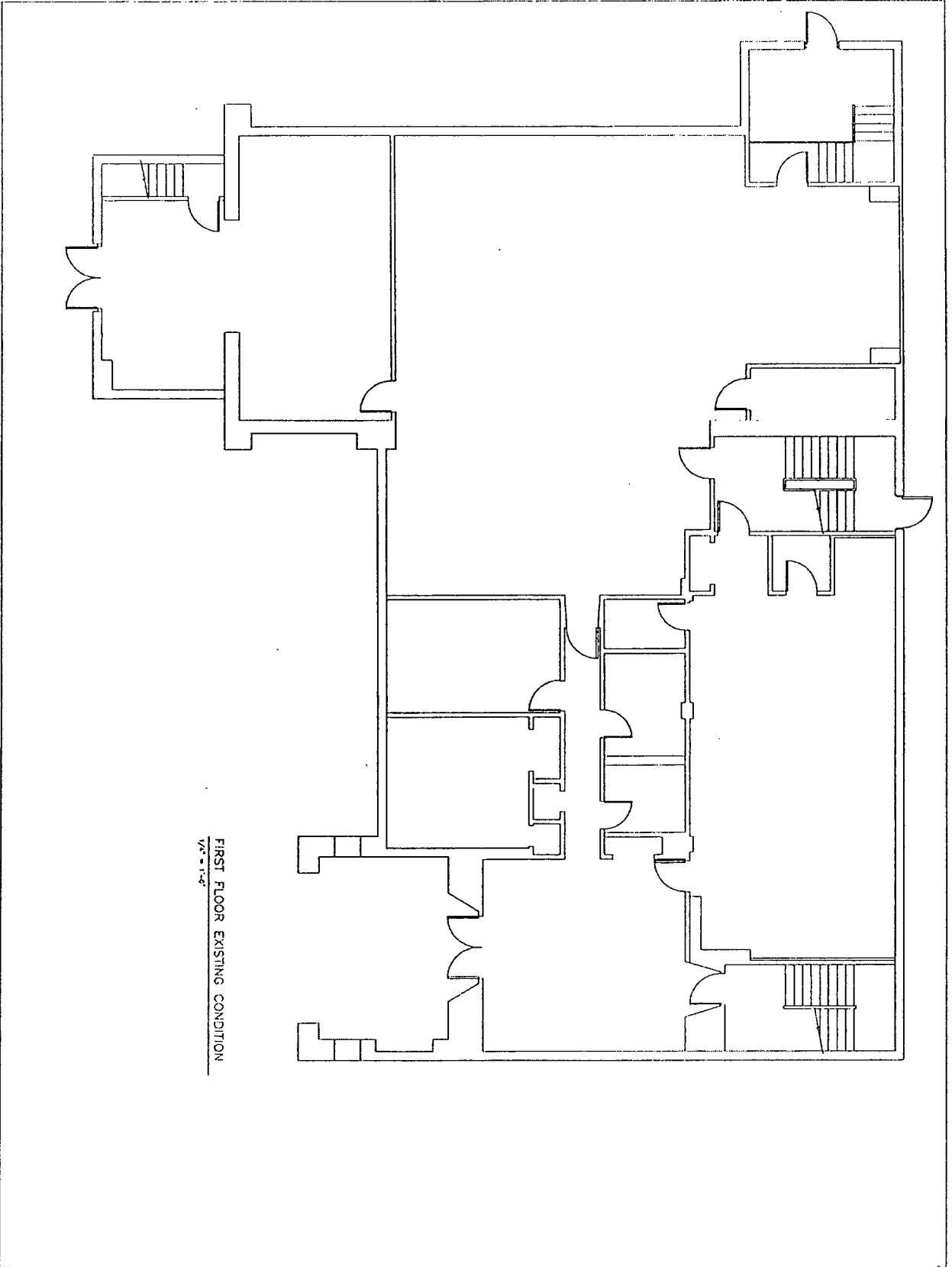
**6. Parking**

*38 parking spaces.*

**7. Setbacks**

*Existing setbacks are as follows: Front 40.79 feet, Rear 2.41 feet, Side (East) 25.28 feet, Side (West) 151.45 feet.*





FIRST FLOOR EXISTING CONDITION  
1/8" = 1'-0"



KIMYAN  
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ARCHITECT

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INTERIOR REMODELING

2501 W. 103RD ST.,  
CHICAGO, ILLINOIS

ARCHITECTURAL DRAWING

DATE: 08/14/2014

SCALE: AS SHOWN

PROJECT: 2501 W. 103RD ST.

CLIENT: [REDACTED]

ARCHITECT: KIMYAN ADVEJONG ARCHITECT

DRAWN BY: [REDACTED]

CHECKED BY: [REDACTED]

DATE: 08/14/2014

DATE: 08/14/2014  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
DATE: 08/14/2014  
PROJECT: 2501 W. 103RD ST.  
CLIENT: [REDACTED]  
ARCHITECT: KIMYAN ADVEJONG ARCHITECT  
DRAFTSMAN: [REDACTED]



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SUITE 1000  
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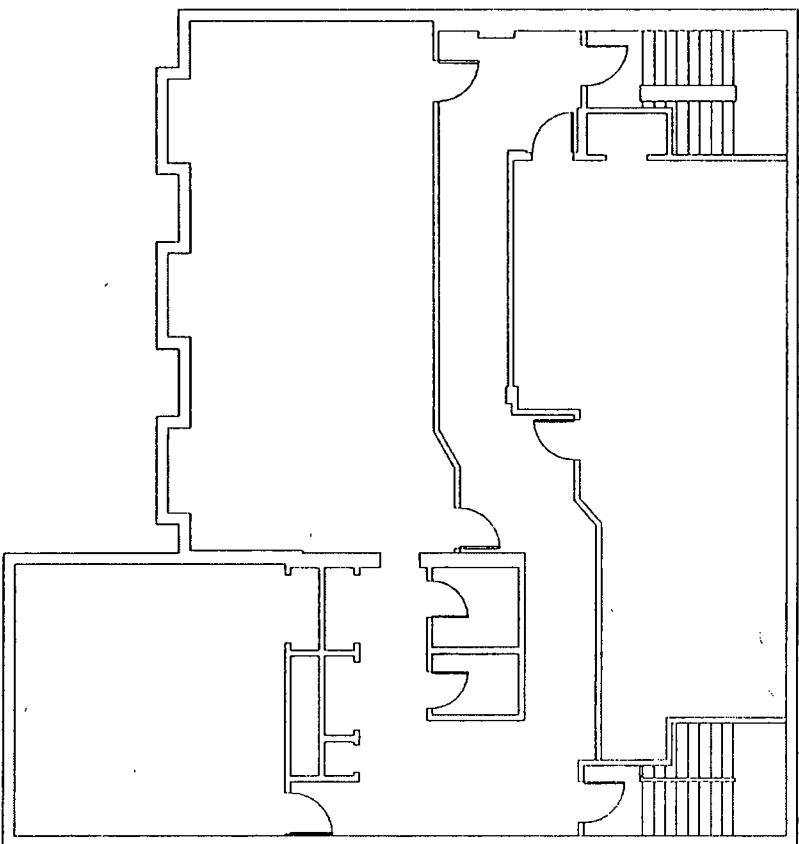
INTERIOR REMODELING

2501 W. 103RD ST.,  
CHICAGO, ILLINOIS

ARCHITECTURAL DRAWING

NO.	DESCRIPTION	DATE
1	CONCEPT	10/10/07
2	SCHEMATIC	11/15/07
3	PRELIMINARY	12/10/07
4	FINAL	01/15/08

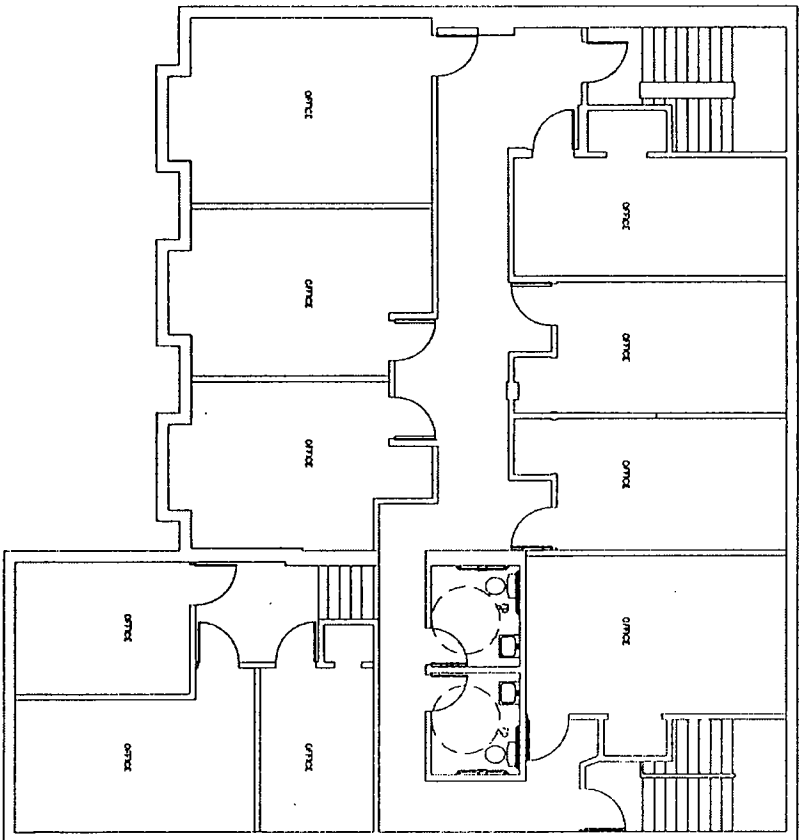
SECOND FLOOR EXISTING CONDITION  
1/8" = 1'-0"



DATE	SCALE
10/10/07	1/8" = 1'-0"

A2





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



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INTERIOR REMODELING

2501 W. 103RD ST.,  
CHICAGO, ILLINOIS

ARCHITECTURAL DRAWING

NO.	DESCRIPTION	DATE
1	ADOPTION	5.17.12

DATE	BY
5.17.12	AK
5.17.12	AK
5.17.12	AK

A4



Street View

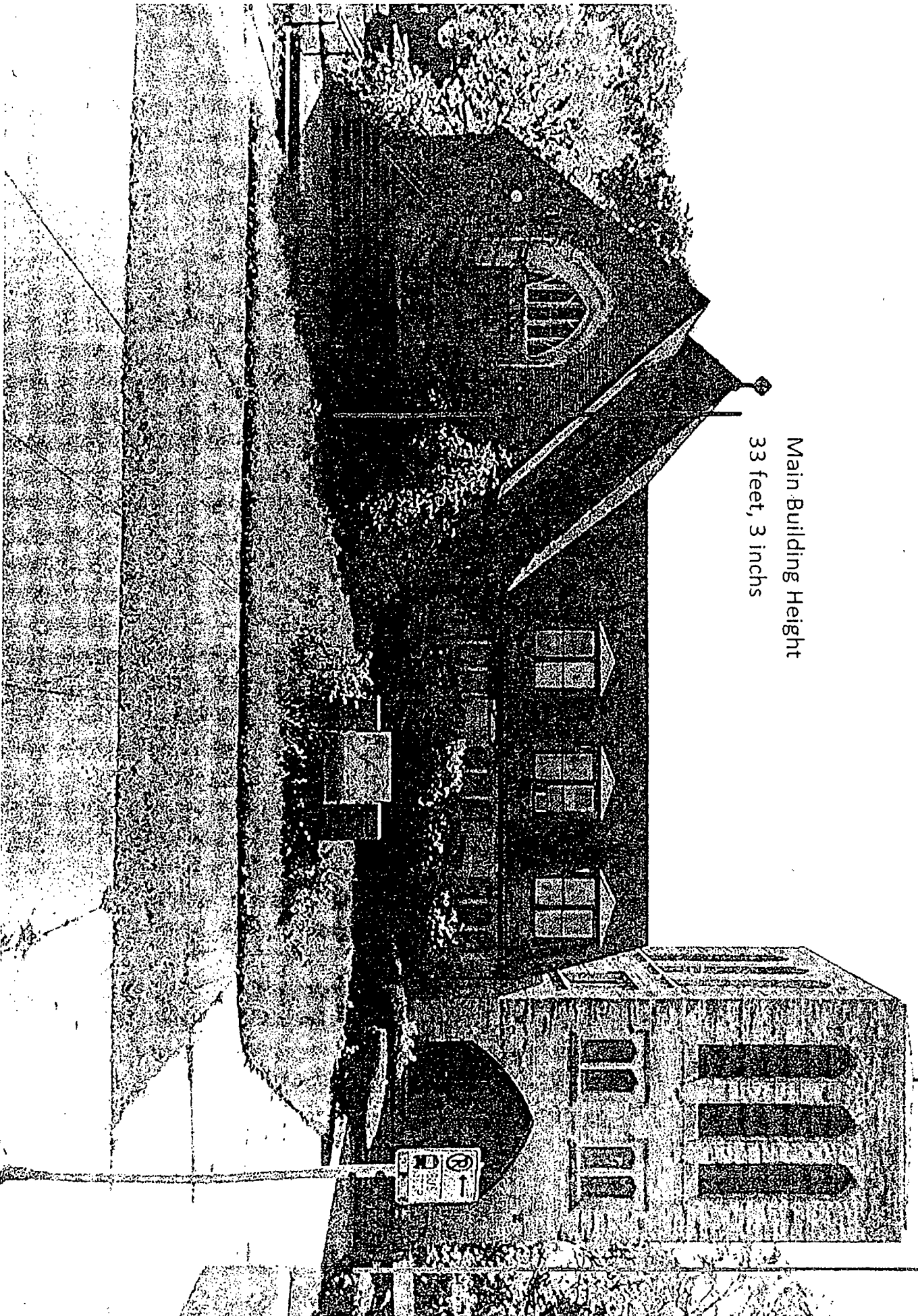
Elevation Showing Building Height

Final for Publication

Main Building Height  
33 feet, 3 inches



Bell Tower  
54 feet, 10



# Final for Publication

Elevation Showing Building Height

Bell Tower Height  
54 feet, 10 inches

Main Building Height  
33 feet, 3 inches

