



# City of Chicago



SO2014-4173

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 5/28/2014

**Sponsor(s):** City Clerk (transmitted by)

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 11-H at 1763 W Cullom  
Ave - App No: 18042T1

**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 all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 11-H in the area bound by

West Cullom Avenue; the alley next east of and parallel to North Ravenswood Avenue; a line 92.5 feet south of and parallel to West Cullom Avenue; and a line 136.5 feet east of and parallel to North Ravenswood Avenue

to those of a RS3 Residential Single-Unit (Detached House) District and a corresponding uses 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:

1763 West Cullom Avenue

## SUBSTITUTE PLANS & NARRATIVE

### Narrative Zoning Analysis – 1763 West Cullom Avenue (18042-T1)

Proposed Zoning: RS3 Residential Single-Unit (Detached House) District

Lot Area: 27.3' x 92.5' totaling 2,525.25 sq. ft.

Applicant seeks a zoning change to construct a new 2 story single family home with on-site parking for three vehicles at the rear of the lot. The proposed home will contain 5 bedrooms. There will be no commercial space. The proposed building will be 27.96' in height.

- |     |                                    |   |
|-----|------------------------------------|---|
| (a) | Floor area ratio:                  | 0.84 FAR (2,111 sq. ft.)                  |
| (b) | Lot Area Per Dwelling Unit         | 2,525.25 sq. ft. per D.U.                 |
| (c) | The amount of off-street parking:: | 3   |
| (d) | Setbacks:                          |   |
|     | a. Front Setbacks:                 | 13.1'                                     |
|     | b. Rear Setbacks:                  | 0 ft. (applicant will seek variation)     |
|     | c. Side Setbacks:                  |   |
|     | East Side:                         | 2.46'                                     |
|     | West Side:                         | 3.0'                                      |
|     | d. Rear Yard Open Space:           | 0 sq. ft. (applicant will seek variation) |
| (e) | Building Height:                   | 27.96'                                    |

FINAL FOR PUBLICATION

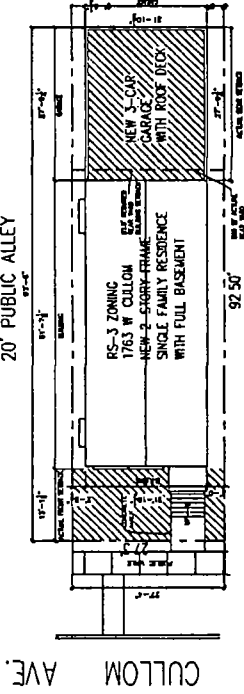
**PROPOSED:**  
**SINGLE-FAMILY RESIDENCE**  
**AND PRIVATE GARAGE**  
**1763 WEST CULLOM AVENUE**  
**CHICAGO, ILLINOIS 60613**

**ARCHITECT:**

**CD GROUP, LTD**

**249 E PROSPECT AVENUE, SUITE 100**  
**MOUNT PROSPECT, ILLINOIS 60056**  
**847-797-1700**

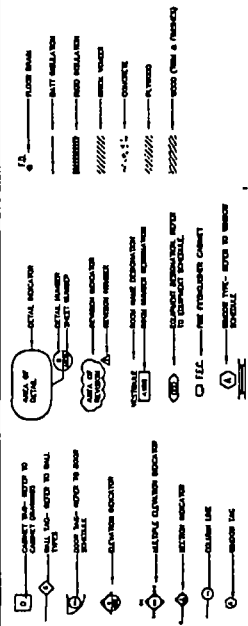
20' PUBLIC ALLEY



**N SITE PLAN**  
**SCALE: 1" = 10'-0"**



**ARCHITECTURAL SYMBOLS LEGEND**



**ABBREVIATIONS**

ABS	ABSORBER	AD	ADJUSTABLE	ADJ	ADJUST	ADJ	ADJUST	ADJ	ADJUST
AD	ADJUSTABLE	ADJ	ADJUST	ADJ	ADJUST	ADJ	ADJUST	ADJ	ADJUST
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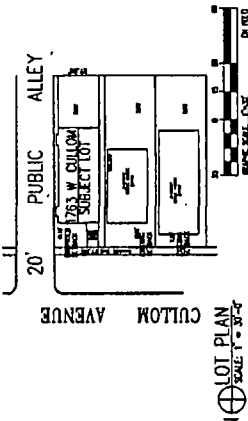
**INDEX OF DRAWINGS**

NO.	TITLE	DATE
A-1	COVER SHEET	
A-2	FLOOR PLANS	
A-3	FLOOR PLANS	
A-4	BUILDING ELEVATIONS	
A-5	BUILDING ELEVATIONS	
A-6	GARAGE ELEVATIONS	
A-7	WALL SECTIONS	
A-8	WALL SECTIONS	

**REQUIRED YARD SETBACKS**

FRONT YARD SETBACK	10'-0"
REAR YARD SETBACK	10'-0"
SIDE YARD SETBACK	5'-0"

**NEIGHBORING LOT PLAN**



**BUILDING CODE AND ZONING MATRIX**

Code	Description
PS-3	Professional Service
...	...

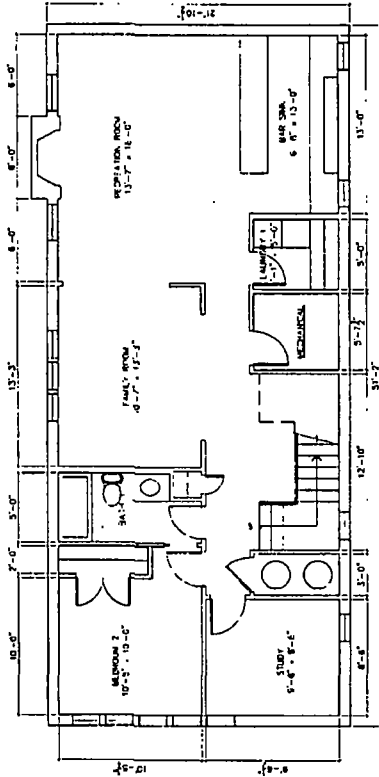
**GENERAL NOTES**

1. All work shall be in accordance with the applicable building codes of the City of Chicago.
2. The contractor shall obtain all necessary permits from the City of Chicago.
3. The contractor shall be responsible for obtaining all necessary approvals from the City of Chicago.
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**FINAL FOR PUBLICATION**

**ARCHITECT'S CERTIFICATION AND SEAL**  
 I, the undersigned, being a duly licensed architect under the laws of the State of Illinois, do hereby certify that the above is a true and correct copy of the plans for the above described work as the same were prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Illinois.

**DATE:** \_\_\_\_\_  
**SEAL:** \_\_\_\_\_



ALL WINDOWS IN THE BUILDING SHALL BE PROVIDED WITH ONE FULLY OPERABLE WINDOW PER ROOM.

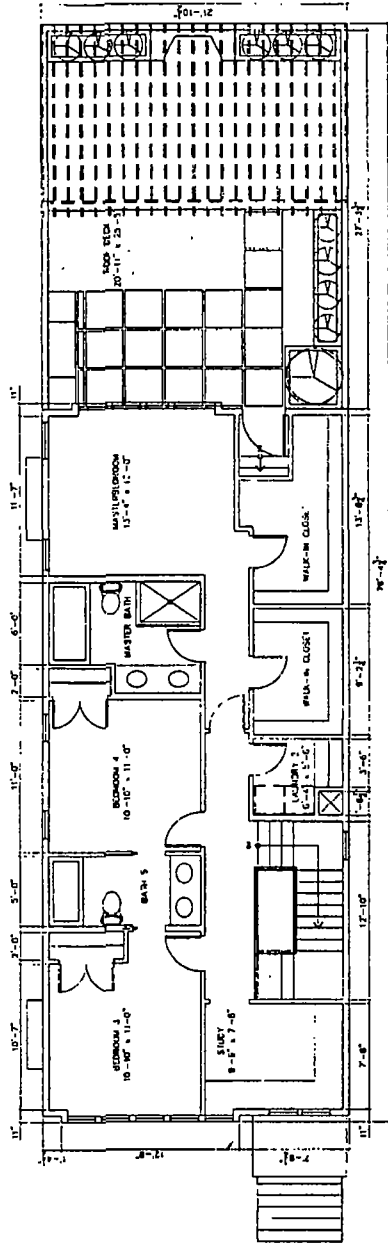
BASEMENT FLOOR PLAN (E)  
 SCALE: 1/4" = 1'-0"  
 0 2'-0" 3'-0" 4'-0" 10'-0"

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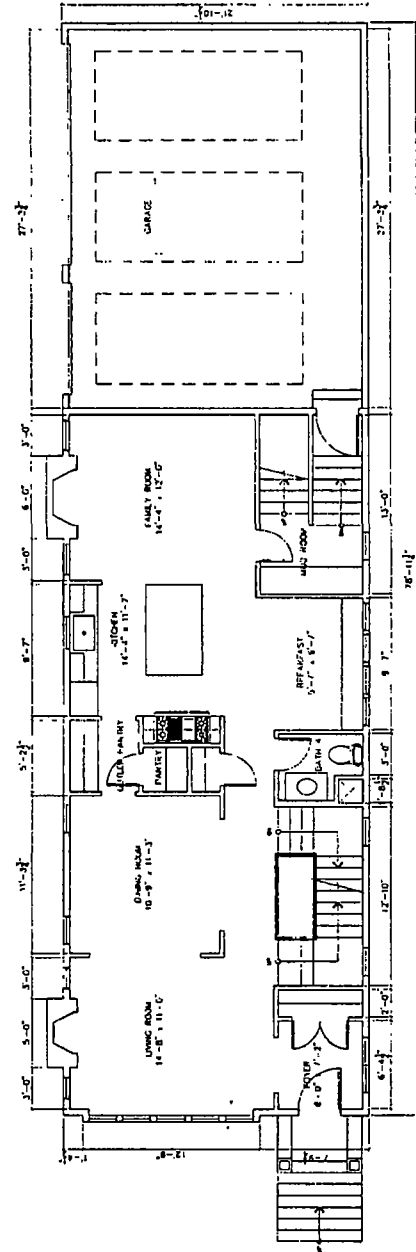
CD Group  
 Construction Design Architects, Ltd. 244 E. Progress Ave. #100  
 Construction Design Services, Ltd. Multiple Projects, E. 122nd St.  
 P | 647.787.1700 F | 647.787.1800

SINGLE FAMILY RESIDENCE  
 126 WEST TUDOR CITY CHICAGO (LUMBER 2021)

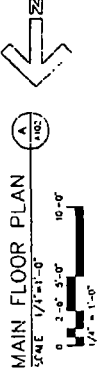
FOUNDATION PLAN & BASEMENT PLAN  
 SHEET NO. A101  
 DATE: 11/11/2021  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



ALL WINDOWS IN THE DINING SHALL BE SEPARATED FROM WINDOWS IN ADJACENT PROPERTIES BY SIX FEET OR MORE



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CD Group

1701 WEST FULLER AVE. CHICAGO, ILLINOIS 60622

TEL: 312.467.1100

FAX: 312.467.1100

PROJECT NO. A101

DATE 11/11/11

BY [Signature]

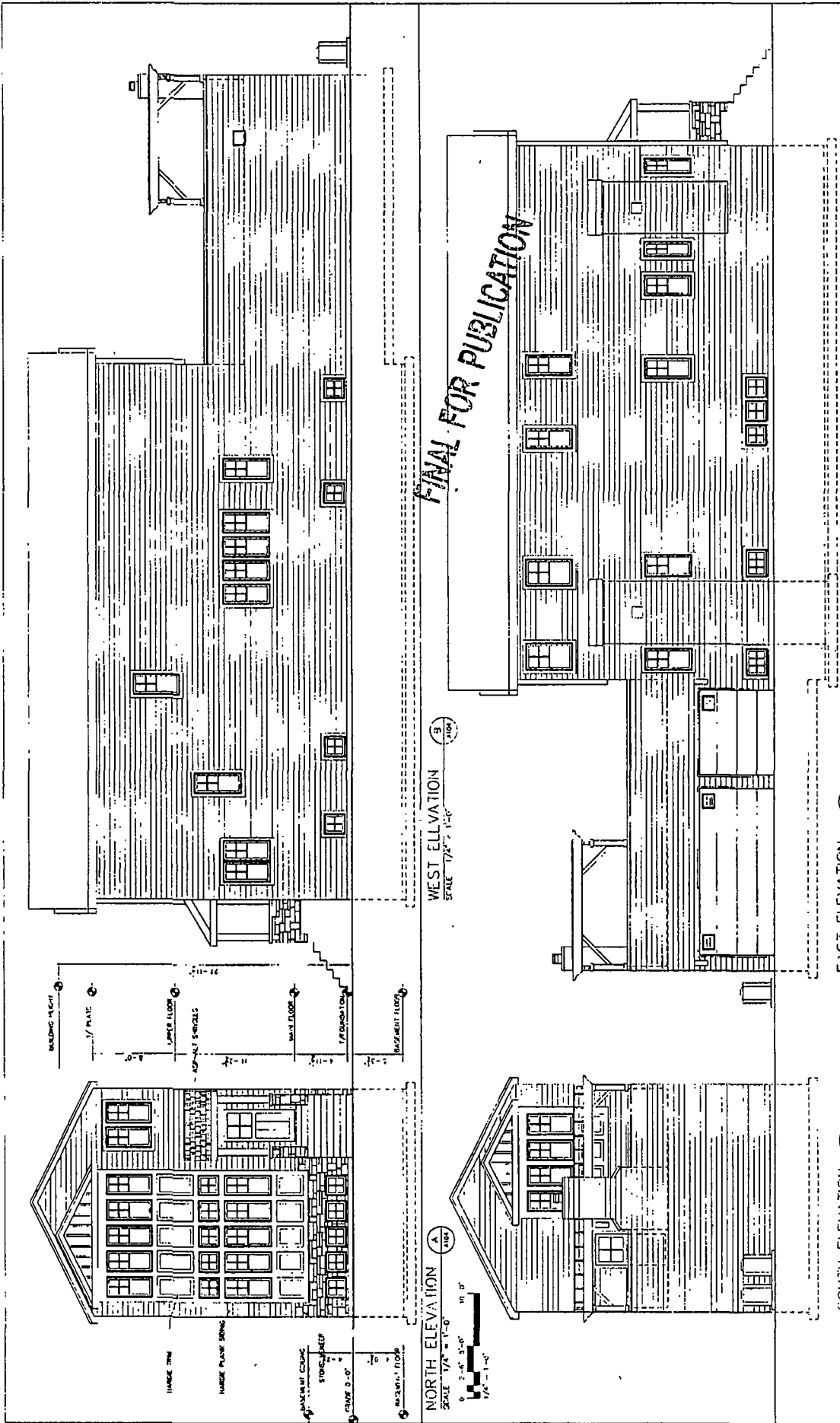
CHECKED BY [Signature]

CD Group

1701 WEST FULLER AVE. CHICAGO, ILLINOIS 60622

TEL: 312.467.1100

FAX: 312.467.1100



**CD Group**  
 Commercial Design Architects, L.P.  
 278 E. Pearson Ave. #108  
 Chicago, IL 60606  
 P: 312.787.1100  
 F: 312.787.1880

**SINGLE FAMILY RESIDENCE**  
 1701 WILLOW ST. CHICAGO, ILLINOIS 60611

**ELEVATIONS & SECTIONS**

DATE: 08/14/18  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. SMITH  
 PROJECT NO.: 18-001  
 SHEET NO.: A104