



# City of Chicago



O2016-6352

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 1665 N Richmond St - App No. 18957T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 18957T1  
INTRO. DATE  
9-14-16

**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 of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-I in the area bounded by:**

**A line 25 feet South of and parallel to West Wabansia Avenue; the public alley next East of and parallel to North Richmond Street; a line 50 feet South of and parallel to West Wabansia Avenue; North Richmond Street.**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1665 North Richmond Street, Chicago**

**NARRATIVE FOR TYPE 1 REZONING FOR  
1665 NORTH RICHMOND STREET, CHICAGO, IL**

The subject property is currently improved with a two-story residential building with 2 dwelling units. The Applicant proposes to build a rear two-story addition and to establish an additional dwelling unit within the existing building (basement), for a total of three dwelling units within the building. The Applicant needs a zoning change to comply with the minimum lot area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.15
Lot Area:	3,000 SF
Building Floor Area:	3,461 SF
Density:	1,000 SF per DU
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 9.27 feet Side: 3.65 feet (south) and .59 feet (north) Rear: 59.78 feet Rear Yard Open space: 837 square feet
Building height:	29 feet and 6 inches

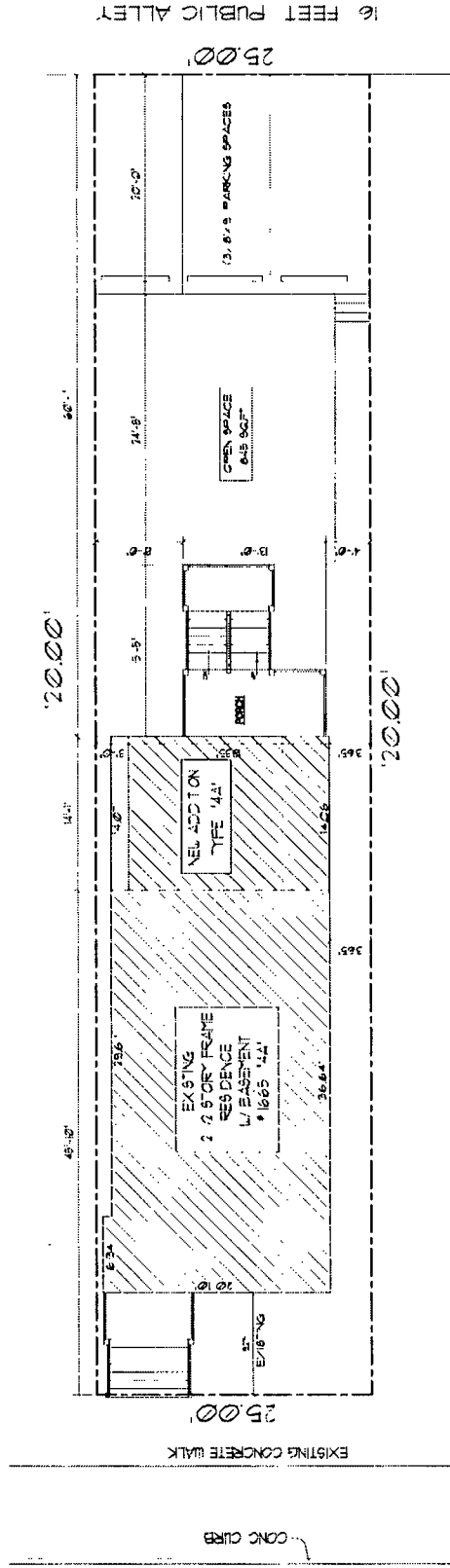
**FINAL FOR PUBLICATION**

1665 N. RICHMOND ST.  
CHICAGO, IL. 60647

SCOPE OF WORK

CONVERT 2 UNIT BUILDING INTO 3 UNIT RESIDENTIAL BUILDING  
ERECT REAR FRAME ADDITION, REPLACE FRONT OPEN WOOD PORCH  
SAME SIZE AND SAME LOCATION AND NEW REAR WOOD PORCH

N. RICHMOND STREET

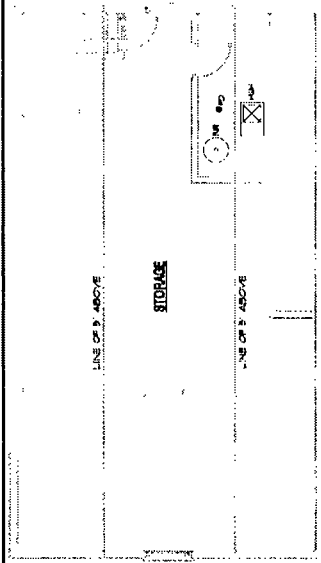


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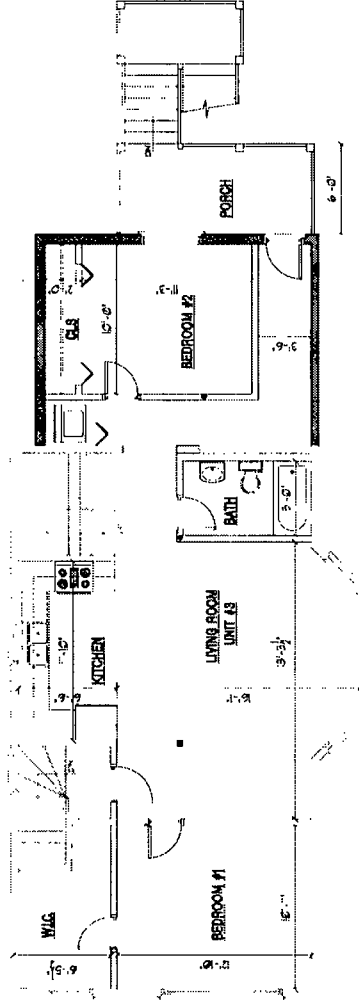
SITE PLAN

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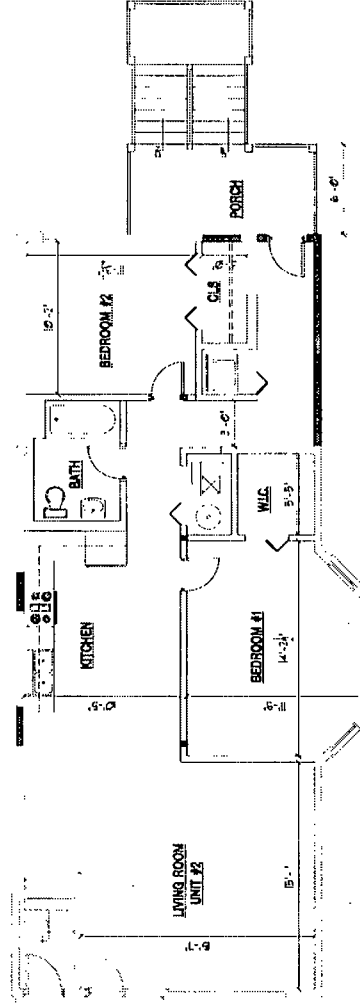
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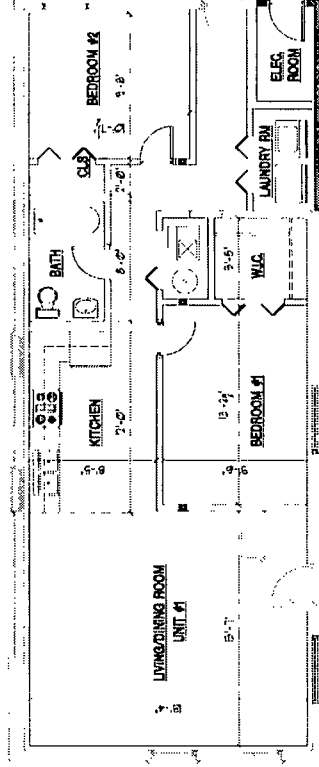
**ATTIC PROPOSED PLAN / 316 sq.ft.**



**SECOND FLOOR PROPOSED PLAN / 1,045 sq.ft.**



**FIRST FLOOR PROPOSED PLAN / 1,068 sq.ft.**



**BASEMENT PROPOSED PLAN / 1,032 sq.ft.**

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<p><b>Casillo &amp; Company Inc</b>          401 Lawrence Ave.          Westerville, OH 43081          P 614 211 2222 F 614 241 8000          email: info@casillo.com</p>	<p><b>PROPOSED FLOOR PLANS</b>          10'-0" x 10'-0" (10' x 10')          10'-0" x 10'-0" (10' x 10')          10'-0" x 10'-0" (10' x 10')          10'-0" x 10'-0" (10' x 10')</p>	<p><b>BUILDING ADDITION</b>          10'-0" x 10'-0" (10' x 10')          10'-0" x 10'-0" (10' x 10')          10'-0" x 10'-0" (10' x 10')          10'-0" x 10'-0" (10' x 10')</p>	<p><b>DATE</b>          10/1/2011</p>	<p><b>A-1</b></p>
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A-2

DATE

BY

HC

SCALE

• FRONT & REAR ELEVATIONS

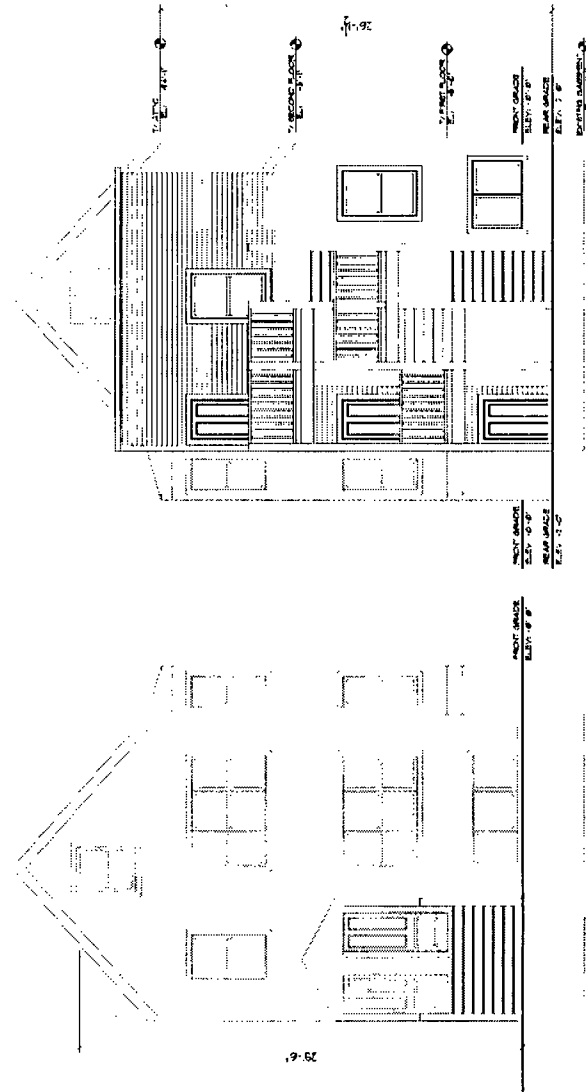
BUILDING ADDITION

REAR ELEVATION

FRONT ELEVATION

Casullo & Company Inc  
601 Lawrence Ave  
Westerville, IL 60091  
P 312 317 8440 F 312 261 5593  
casulloandcompany@gmail.com

1. BUILDING ADDITION  
2. REAR ELEVATION  
3. FRONT ELEVATION  
4. SIDE ELEVATION  
5. ROOF PLAN  
6. FLOOR PLAN  
7. SECTION  
8. DETAIL  
9. OTHER





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