



# City of Chicago



SO2017-7045

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/11/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1907 W Schiller St - App No. 19392T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE  
ORDINANCE

# 19392T1  
TO TT INTRO. DATE:  
OCT. 11, 2017

***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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.3-H in the area bounded by

West Schiller Street; West Evergreen Avenue; and a line 76.95 feet west of the intersection of West Schiller Street and West Evergreen Avenue as measured at the south right-of-way line of West Schiller Street and perpendicular thereto,

to those of a RT4 (A) Residential Two-Flat, Townhouse and 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: 1907 West Schiller Street

**17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE AND PLANS***  
1907 W. Schiller, Chicago, IL

Proposed Zoning: RT-4(A)

Lot Area: 4,015 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 38 feet in height. Onsite parking for three (3) cars will be provided in an attached garage accessed at the rear of the subject zoning lot from West Evergreen Ave.

(A) The Project's Floor Area Ratio: 6019.0 square feet ( 1.32 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):  
3 dwelling units (1,338.3 square feet per unit)

(C) The amount of off-street parking: 3 parking spaces

(D) Setbacks:

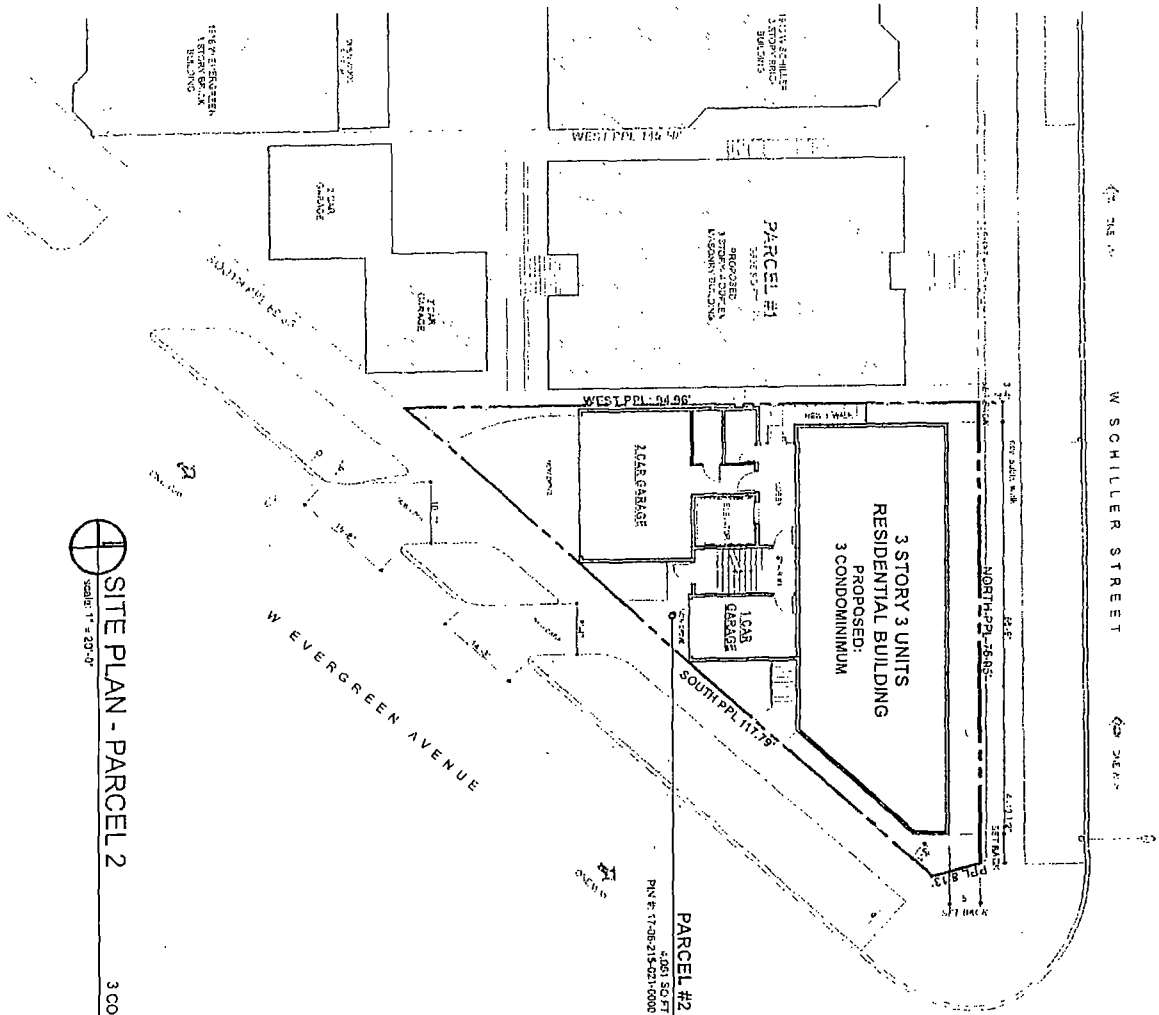
a. Front Setback: 5 feet  
\*Variation required

b. Rear Setback: 0 feet  
\*Variation required

c. Side Setbacks:  
West: 0 feet  
East: 3 feet  
\*Variations required

(E) Building Height: 38 feet

FINAL FOR PUBLICATION



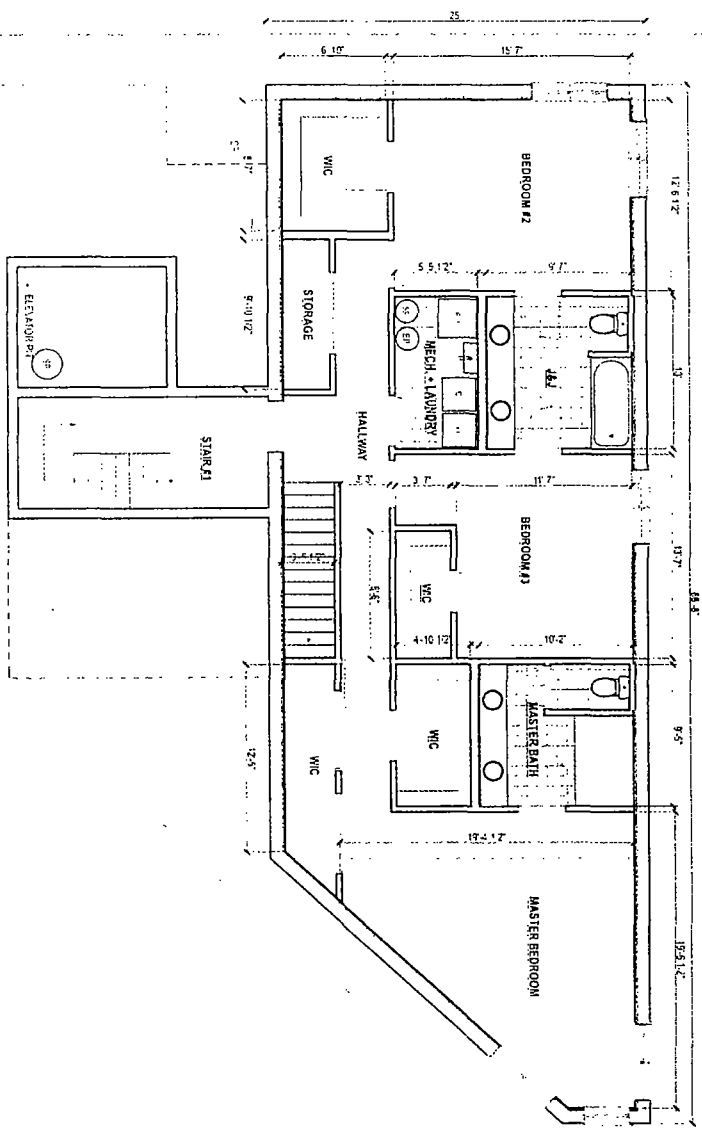
SITE PLAN - PARCEL 2

3 CONDOMINIUM UNITS

FINAL FOR PUBLICATION

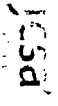
	<p><b>John Conrad Schiess</b> Architects 728 961 1500</p>	<p>4650 Ashland Avenue River Forest, Illinois 60303 Old P.O. Address 6302</p>		<p>CONTRACT NO. 2007-000333 DATE OF ISSUE: 08/14/07 THIS PLAN IS THE PROPERTY OF JOHN CONRAD SCHIESS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN CONRAD SCHIESS ARCHITECTS.</p>	<p>1. I hereby certify that I am a duly Licensed Professional Engineer in the State of Illinois, and I am the author of the design shown on this plan. I am not aware of any other person who has contributed to the design shown on this plan.</p> <p>John C. Schiess Professional Engineer No. 001-0011 State of Illinois</p>	<table border="1"> <tr> <td>ISSUED FOR</td> <td>DATE</td> </tr> <tr> <td>ZONING APPROVAL</td> <td>By 25 11</td> </tr> <tr> <td></td> <td>DATE</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	ISSUED FOR	DATE	ZONING APPROVAL	By 25 11		DATE							<p>STATE OF ILLINOIS DEPARTMENT OF LAND AND NATURAL RESOURCES DIVISION OF LAND SURVEYING PROFESSIONAL ENGINEER No. 001-0011 John C. Schiess</p> <p><b>SK171</b></p>
ISSUED FOR	DATE																		
ZONING APPROVAL	By 25 11																		
	DATE																		

PLAN FOR PUBLICATION



PROPOSED LOWER LEVEL PLAN


1 700 sq ft Living Space  
(excluded from FAR)



**John Conrad Schuess Inc.**  
Architects-LEED AP  
708 365 1500  
400 Ashland Avenue  
River Forest, Illinois 60155  
Oak Park, Illinois 60102

I certify that I am a duly Licensed Professional Engineer in the State of Illinois, No. 081200117, and that I have prepared the drawings herein for the purpose of securing a building permit for the construction of the building herein shown in accordance with the Illinois Building Code, 1995 Edition, and the Illinois State Board of Fire Marshal's Rules and Regulations, 1995 Edition, and the Illinois State Board of Health's Rules and Regulations, 1995 Edition.

I certify that I am a duly Licensed Professional Engineer in the State of Illinois, No. 081200117, and that I have prepared the drawings herein for the purpose of securing a building permit for the construction of the building herein shown in accordance with the Illinois Building Code, 1995 Edition, and the Illinois State Board of Fire Marshal's Rules and Regulations, 1995 Edition, and the Illinois State Board of Health's Rules and Regulations, 1995 Edition.



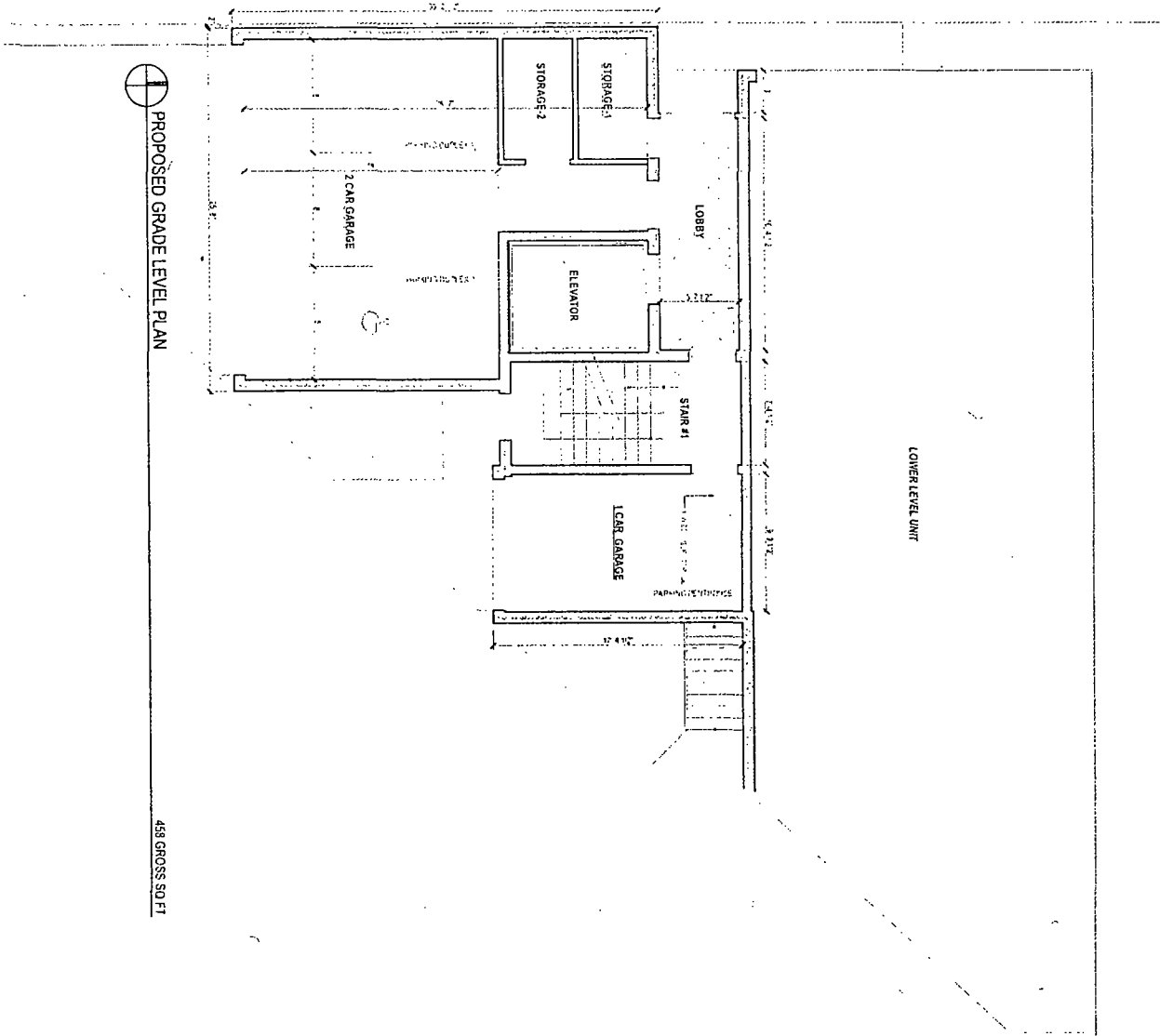
I, SWEET, C. B.  
 License No. 9

ISSUED FOR ZONING APPROVAL 09.25.17  
 ENR

**SK1.2**

PROPOSED FLOOR PLAN



CONCRETE REINFORCEMENT  
 WORK FOR  
 ONE GARAGE



PROPOSED GRADE LEVEL PLAN

459 GROSS SQ FT

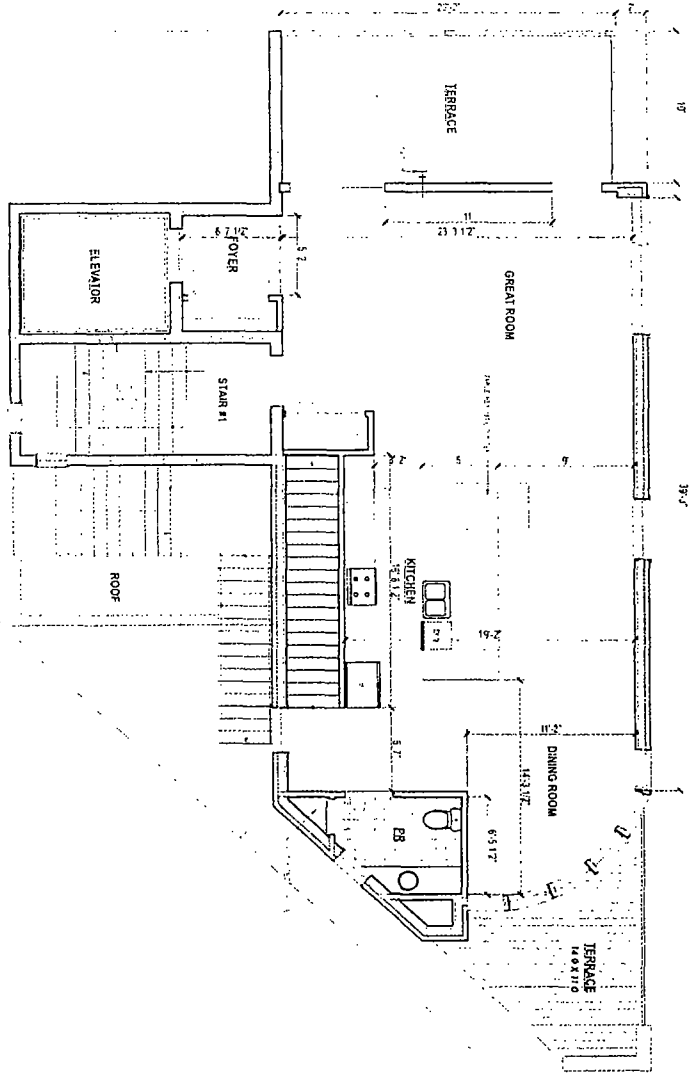
PLAN FOR PUBLICATION

 <p>John Conrad Schuess 400          Architects/LLP          708 364 1500</p> <p>400 Mainland Avenue          River Pointe Bldg 400B          Oak Park River 60082</p>	 <p>Professional Engineer          State of Illinois          No. 00109717          Expires 12/31/17</p>	<p>ISSUED FOR: _____</p> <p>ZONING REFERENCE: _____</p> <p>DATE: _____</p>	<p>PROPOSED FLOOR PLAN</p> <p><b>SK1:3</b></p>
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PROPOSED FIRST FLOOR PLAN

1,492 GROSS SQ. FT.



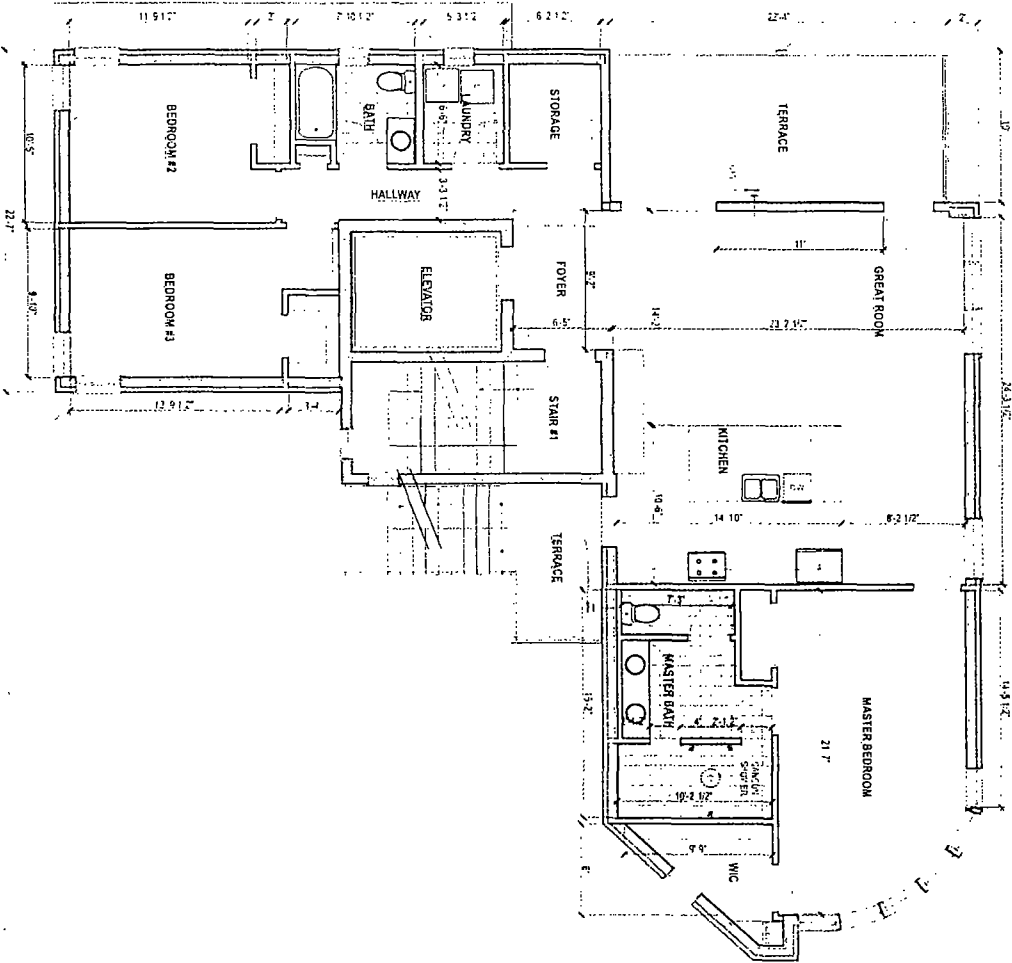
FINAL FOR PUBLIC REVIEW

<p><b>John Conrad Schless Inc.</b> ARCHITECTS</p> <p>203 340 1500 400 Ashland Avenue Riverside, Illinois 60501 Oak Park, Illinois 60302</p>	<p>1. Project: 25811, 12, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 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Illinois</p>	<p><b>PROPOSED FLOOR PLAN</b> <b>SK1.4</b></p>



PROPOSED 2ND FLOOR PLAN

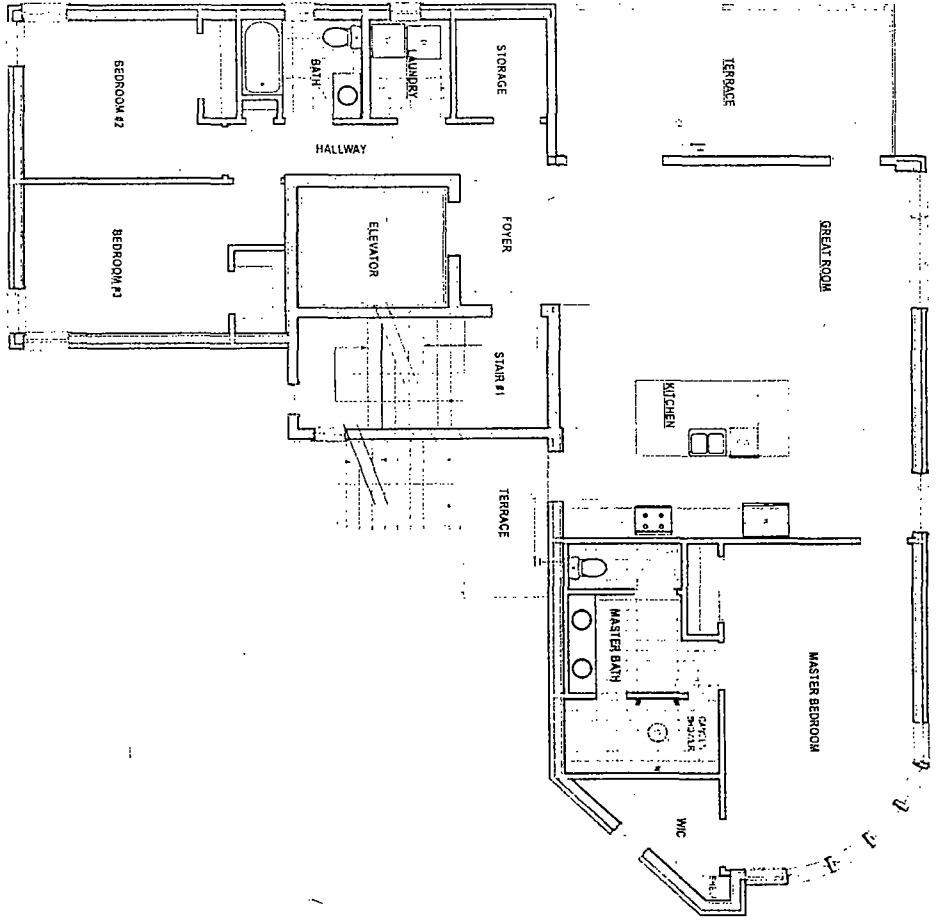
2,081 GROSS SQ. FT.



FINAL FOR PUBLICATION

<p><b>JCSd</b> John Conrad Schless Inc. Architects/Engineers 108 465 5500 480 Ashland Avenue Royal Forest, Illinois 60305 Oak Park, Illinois 60452</p>	<p><b>Professional Seal</b> Professional Engineer No. 001-00000000 State of Illinois Exp. 12/31/2010</p>	<p><b>Professional Seal</b> Professional Engineer No. 001-00000000 State of Illinois Exp. 12/31/2010</p>	<p>ISSUED FOR ZONING APPROVAL 10/23/17 DATE</p>	<p>PROPOSED FLOOR PLAN <b>SK1.5</b></p>
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PROPOSED 3RD FLOOR PLAN  
SCALE 1/4" = 1'-0"

2,091 GROSS SQ. FT.

FINAL FOR PUBLICATION

**JOSSA**  
John Conrad Schless Inc.  
Architects/LEED AP  
708.394.1500

400 Ashland Avenue  
River Forest, Illinois 60185  
Oak Park, Illinois 60302

Professional Engineer  
John Schless  
No. 001-094117  
State of Illinois  
Mechanical Engineering

ISSUED FOR ZONING APPROVAL

DATE: 12/21/17

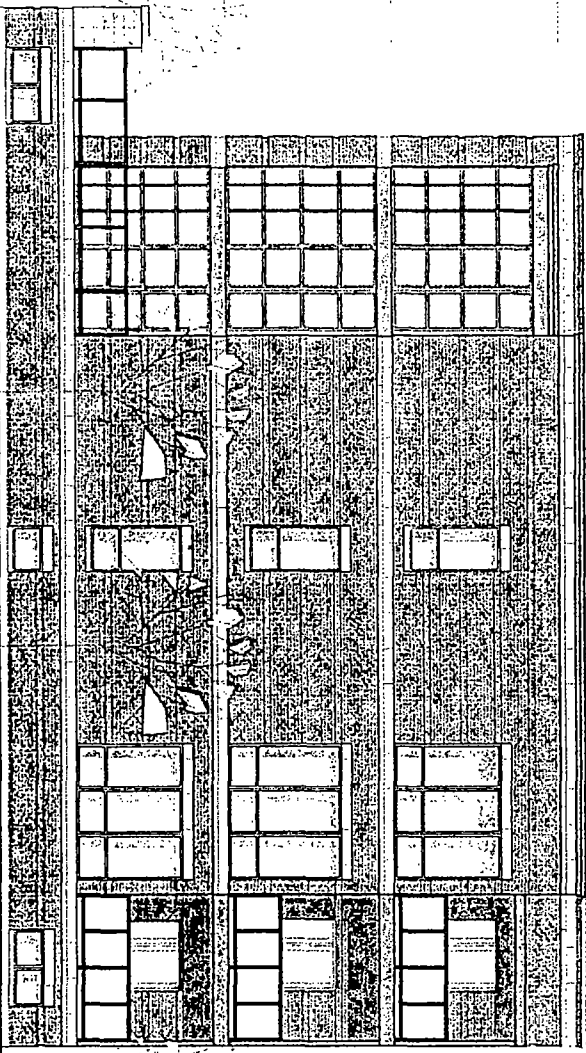
**SK1.6**

PROPOSED FLOOR PLAN

ARCHITECT  
JOHN CONRAD SCHLESS INC.  
2107 WESTLAWN  
CHICAGO, ILLINOIS 60618

Top of Roof  
3rd level  
2nd level  
1st level  
Lower level

37 PROPOSED BUILDING HEIGHT



Schiller Street Elevation  
Scale N1S

FINAL FOR PUBLICATION

**John Conrad Schuess Inc.**  
Architects

480 S. Halsted Avenue  
Riverside, Illinois 60546  
708.494.1500

OK, PAUL, ILLINOIS 60502

**Architecture**

1000 North Dearborn Street, Suite 200  
Chicago, Illinois 60610  
Tel: 312.467.1000  
Fax: 312.467.1001  
www.jcschuess.com

Project: 1000 North Dearborn Street, Suite 200  
Chicago, Illinois 60610  
Date: 03/28/17

ISSUED FOR ZONING APPROVAL Date: 03/28/17

John C. Schuess  
Professional Engineer  
No. 001210  
State of Illinois

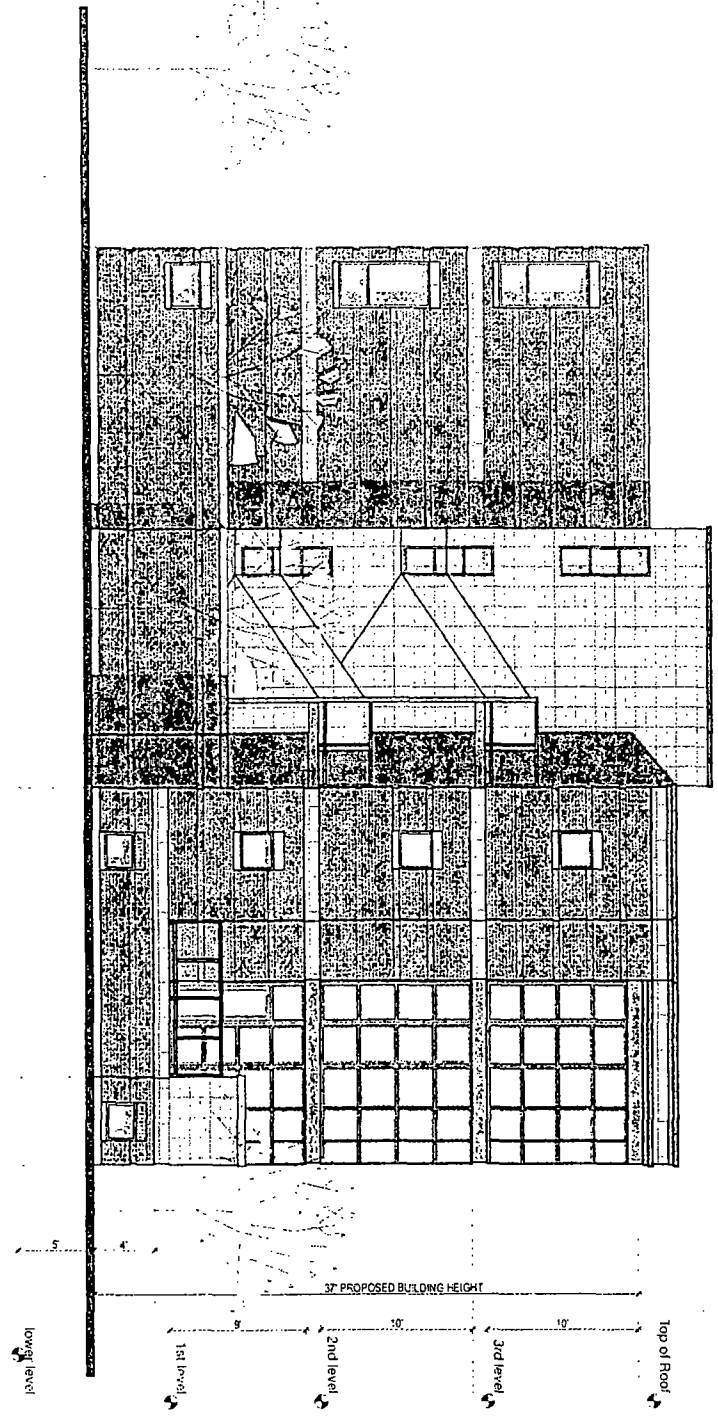
**SK3.1**

PROPOSED ELEVATION

**SCHILLER DEVELOPMENT**

1000 NORTH DEARBORN STREET, SUITE 200  
CHICAGO, ILLINOIS 60610

○ scale NTS  
**Evergreen Avenue Elevation (east)**



FINAL FOR PUBLICATION

**ISSUED FOR ZONING APPROVAL** Jan 23, 17

LIBR

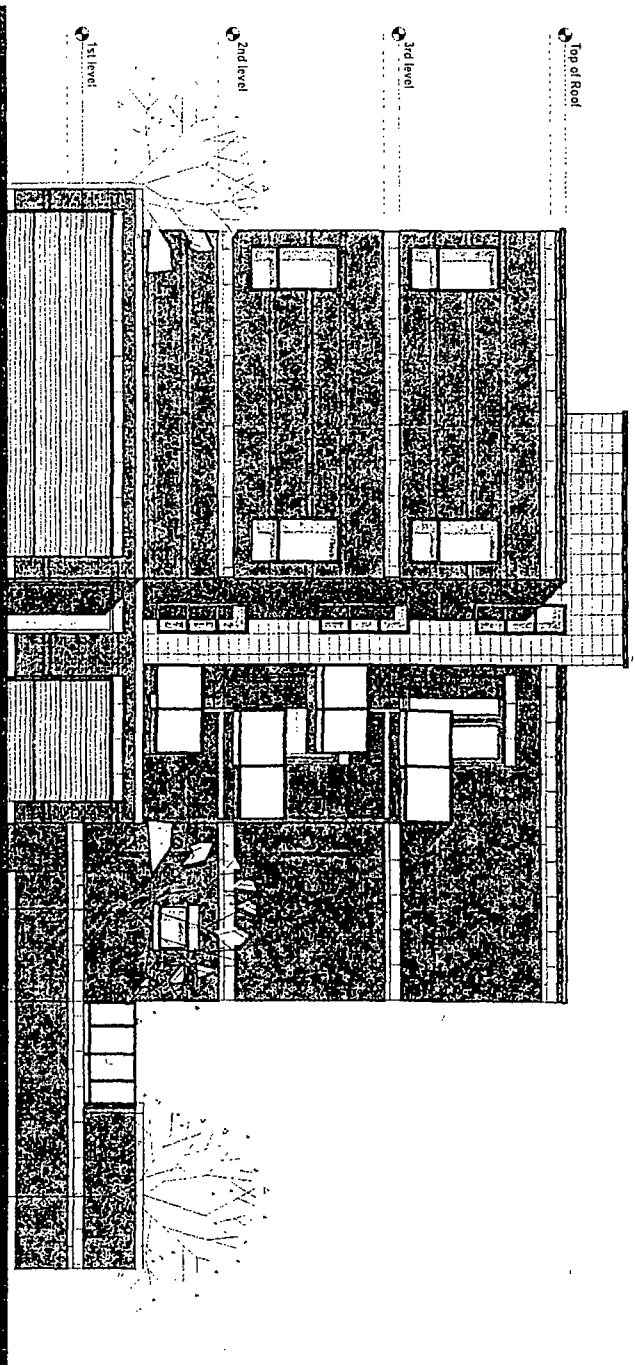
**John Conrad Schless Inc.**  
 ARCHITECTS  
 400 S. Island Avenue  
 Suite 1000, Illinois 60135  
 708.344.1500  
 Oak Park, Illinois 60452

1. I, **John Conrad Schless**, a duly Licensed Professional Engineer in the State of Illinois, do hereby certify that the above is a true and correct copy of the original drawing as submitted to me for my review and approval. My review is limited to the technical aspects of the drawing and does not constitute a warranty or endorsement of the project or the services of the architect or engineer.

2. I, **John Conrad Schless**, a duly Licensed Professional Engineer in the State of Illinois, do hereby certify that the above is a true and correct copy of the original drawing as submitted to me for my review and approval. My review is limited to the technical aspects of the drawing and does not constitute a warranty or endorsement of the project or the services of the architect or engineer.

**SK3.2**

PROPOSED ELEVATION



○ Evergreen Avenue Elevation (south)  
 scale: NTS

NOT FOR PUBLICATION

<p><b>JCSd</b>          John Conrad Schuess Inc.          ARCHITECTS          408 Ashland Avenue          River Forest, Illinois 60155          708.368.1500          Oak Park, Illinois 60302</p>		ISSUED FOR VCC PRESENTATION 12.14.17 DESIGNED FOR CLIENT REVIEW 02.10.17 ASSIGNED FOR CLIENT REVIEW 02.22.17 REVISIONS 08.12.17 DATE
		PROPOSED ELEVATION <b>SK3.3</b>