



# City of Chicago



SO2018-2451

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/28/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 1537-1541 W Pearson St - App No. 19606
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## **SUBSTITUTE 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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-G in the area bounded by

West Pearson Street; a line 226.2 feet east of and parallel to North Ashland Avenue; the alley next south of and parallel to West Pearson Street; and a line 151.2 feet east of and parallel to North Ashland Avenue,

to those of a RM4.5 Residential Multi-Unit 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: 1537 West Pearson Street

**FINAL FOR PUBLICATION**

**17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1**  
1537-41 West Pearson Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

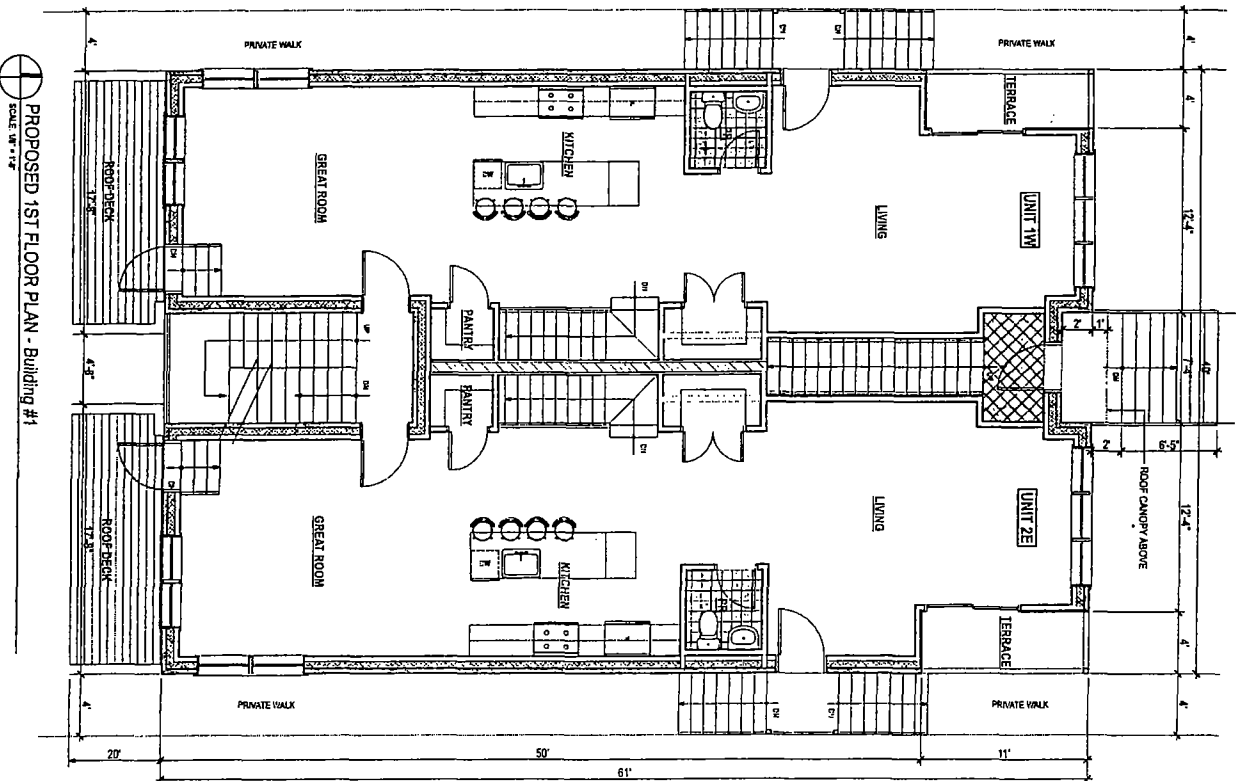
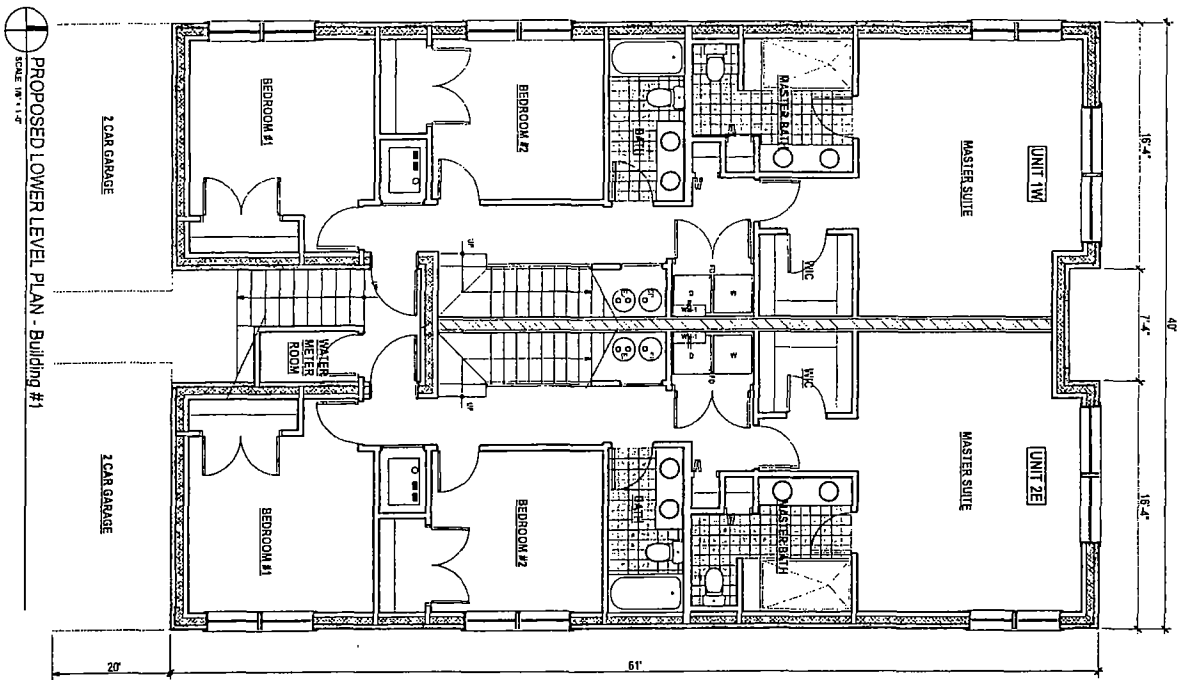
Lot Area: 7,022 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with two (2) new three-story residential buildings. Two (2) separate and distinct zoning lots will be established. Each proposed residential building will be masonry in construction. Each proposed residential building will measure 43 ft. and 11 7/8 inches in height. Building No. 1 will contain four (4) dwelling units and have four (4) onsite garage parking spaces at the rear of the lot. Building No. 2 will contain two (2) dwelling units and have two (2) onsite garage parking spaces at the rear of the lot.

- (A) The Project's Floor Area Ratio: 10,212 square feet total (see below)
  - a. Building #1: 6,808 square feet (1.5 FAR)
  - b. Building # 2: 3,404 square feet (1.5 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
  - a. Building #1: 4 dwelling units (1,702 square feet)
  - b. Building #2: 2 dwelling units (1,702 square feet)
- (C) The amount of off-street parking:
  - a. Building #1: 4 parking spaces
  - b. Building #2: 2 parking spaces
- (D) Setbacks:
  - a. Building #1:
    - i. Front Setback: 10 feet-0 inches
    - ii. Rear Setback: 2 feet-8 inches
    - iii. Side Setbacks:
      - West: 5 feet-0inches
      - East: 4 feet-0 inches
  - b. Building #2:
    - i. Front Setback: 10 feet-0 inches
    - ii. Rear Setback: 2 feet-8 inches
    - iii. Side Setbacks:
      - West: 1 foot-4 inches
      - East: 5 feet-0 inches
- (E) Building Height:
  - a. Building #1:
    - i. 43 feet-11 7/8 inches
  - b. Building
    - i. 43 feet-11 7/8 inches

**FINAL FOR PUBLICATION**





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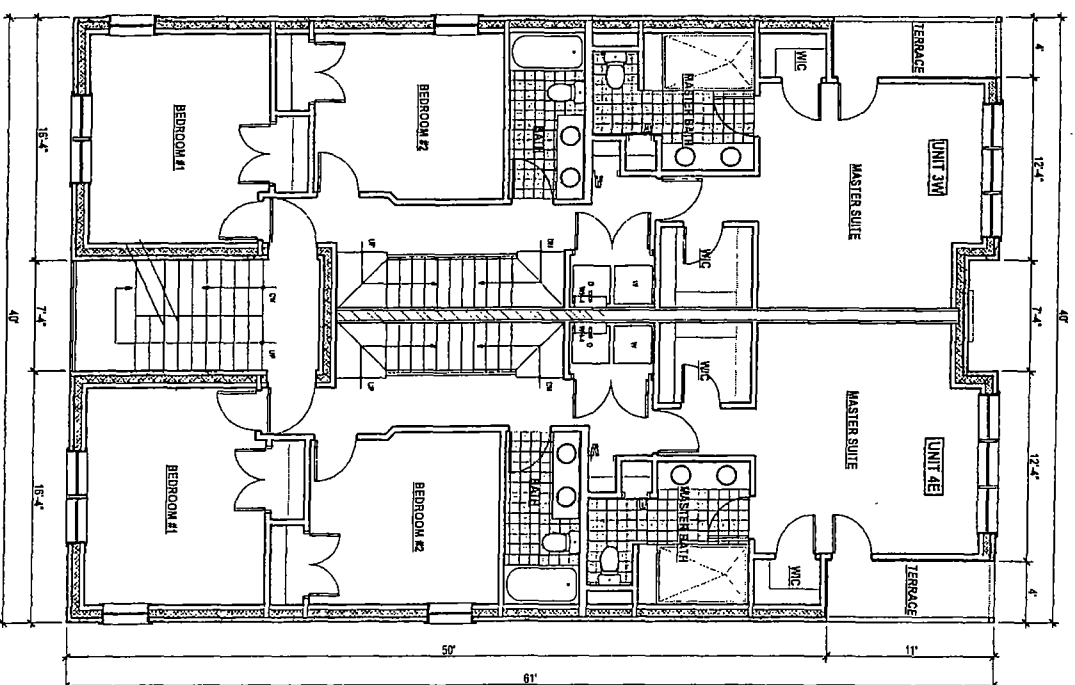
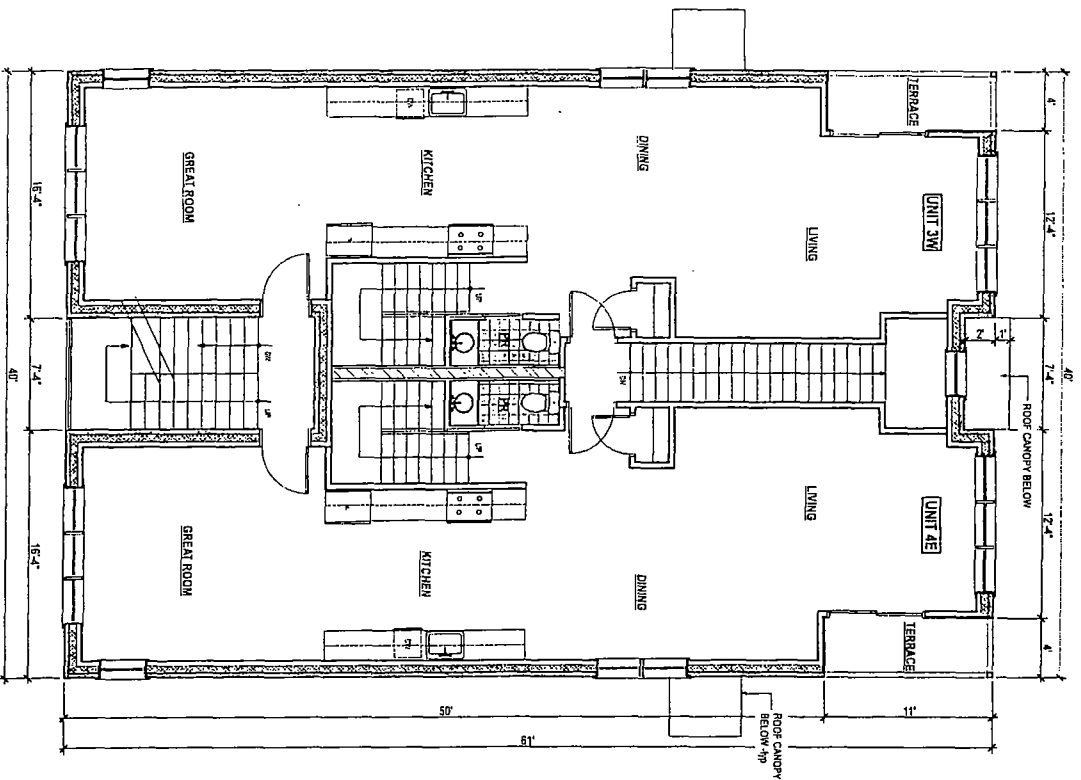
**John Conrad Schies, Ltd.**  
Architects & Engineers  
400 Ashland Avenue  
River Forest, Illinois 60355  
708.346.1500  
JCSA  
201 Park, Illinois 60202

**BEARSON DEVELOPMENT**  
16377 N. Milwaukee Ave.  
Chicago, Illinois 60647

**PROPOSED FLOOR PLANS**  
**SK2.1**

ISSUED FOR REVIEW 11.31.17  
ISSUED FOR ZONING ATTORNEY REVIEW 10.17.17  
DATE 10.12.17

CONTRACT: John Schies, Architect, represents the undersigned in the preparation of the floor plans and sections shown on these drawings. The undersigned has been advised that the undersigned has not been licensed to practice architecture in the State of Illinois. The undersigned has been advised that the undersigned has not been licensed to practice architecture in the State of Illinois. The undersigned has been advised that the undersigned has not been licensed to practice architecture in the State of Illinois.



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**jcscd**  
Chicago

John Conrad Schless, Jr.  
Architect/Developer

400 Ashland Avenue  
River Forest, Illinois 60395

Oak Park, Illinois 60303

1-708-438-1500

CONTRACTOR: John Schless, Architect/Developer

OWNER: John Conrad Schless, Jr., Architect/Developer

DATE: 10/12/17

ISSUED FOR: 10/12/17

REVIEW: 10/12/17

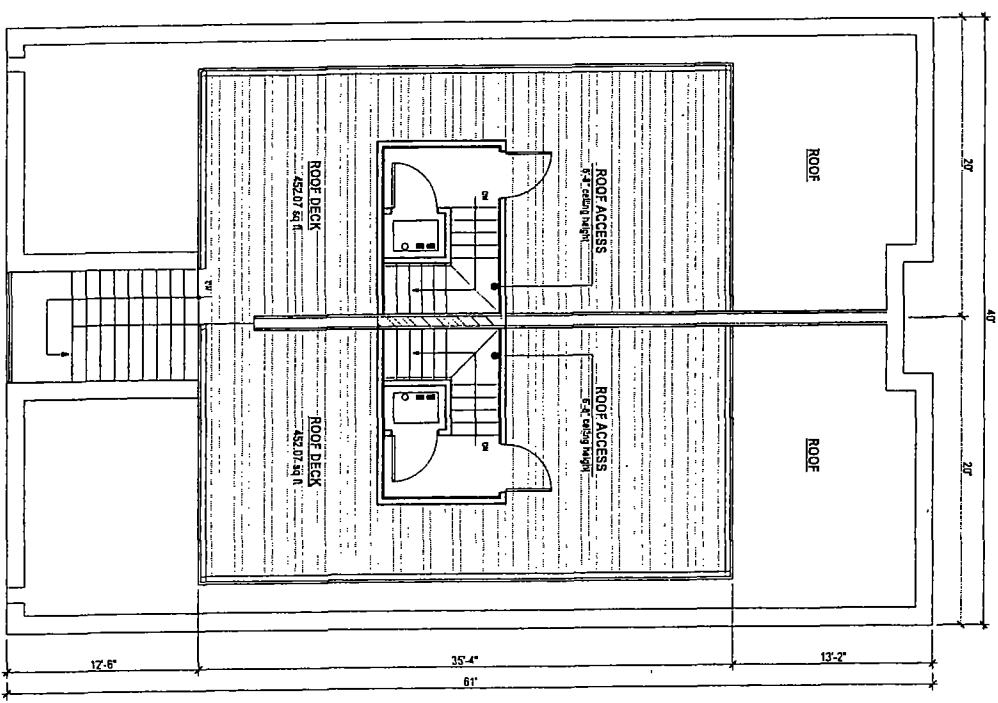
DATE: 10/12/17

**HEARSTON DEVELOPMENT**

11507 S. Halsted St.  
Chicago, Illinois 60628

**PROPOSED FLOOR PLANS**

**SK2.2**




 PROPOSED ROOF PLAN - Building #1  
 SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

**ICSA**  
CHICAGO

**John Conrad Schless and Associates, Inc.**  
Architects  
100 North Dearborn  
Chicago, Illinois 60610  
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489 Ashland Avenue  
River Forest, Illinois 60551  
708.461.4000

Old Park, Illinois 60522  
708.461.4000

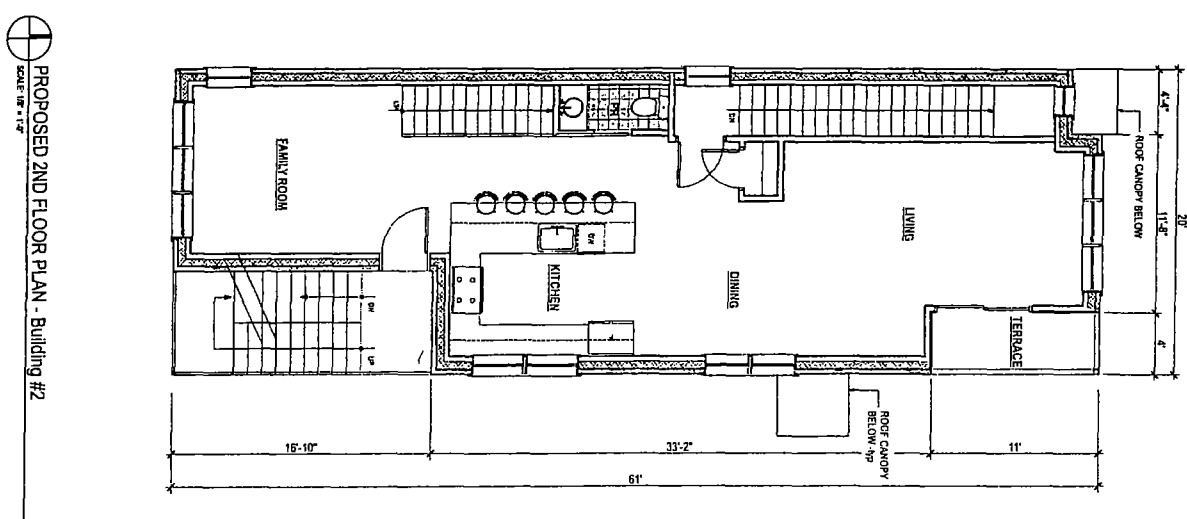
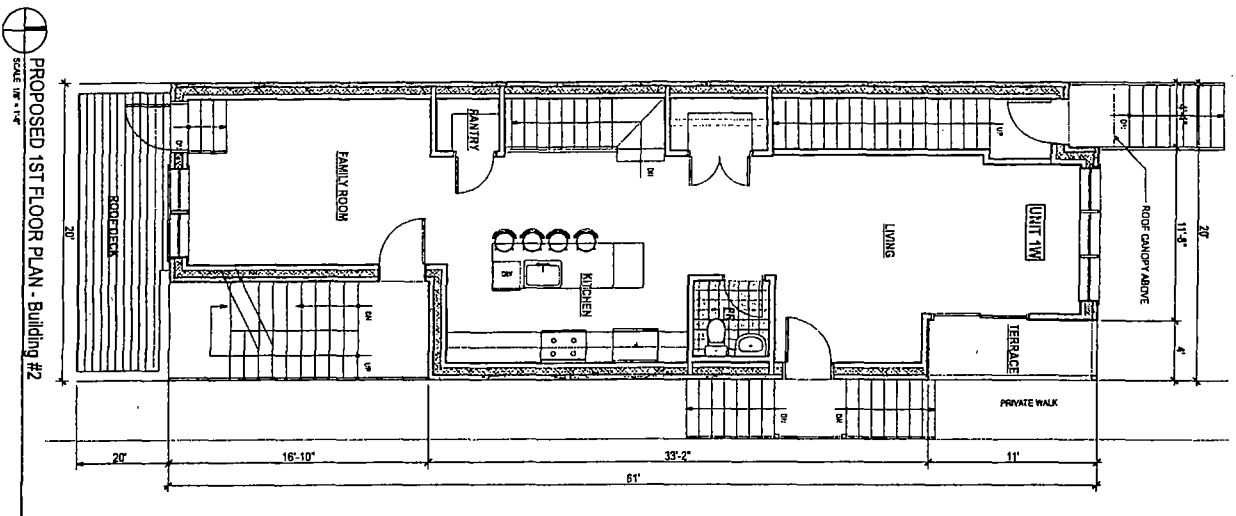
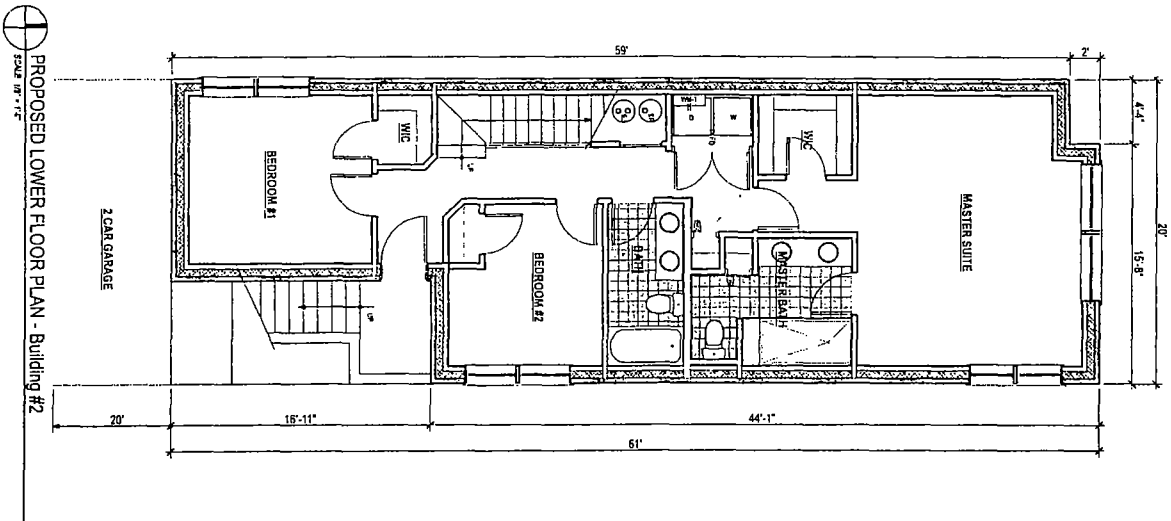
**PEARSON DEVELOPMENT**  
100 North Dearborn  
Chicago, Illinois 60610

**SK2.3**

PROPOSED FLOOR PLANS

ISSUED FOR ZONING REVIEW	11.9.17
ISSUED FOR ZONING ATTORNEY REVIEW	10.17.17
ISSUED FOR REVIEW	10.12.17

DSB



**ICSA**  
Chicago

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312.467.1200

400 Ashland Avenue  
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424 N. 11th St., 4th Fl.  
Chicago, Illinois 60610

**PEARSON DEVELOPMENT**  
100 N. Dearborn Street  
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Chicago, Illinois 60610  
312.467.1200

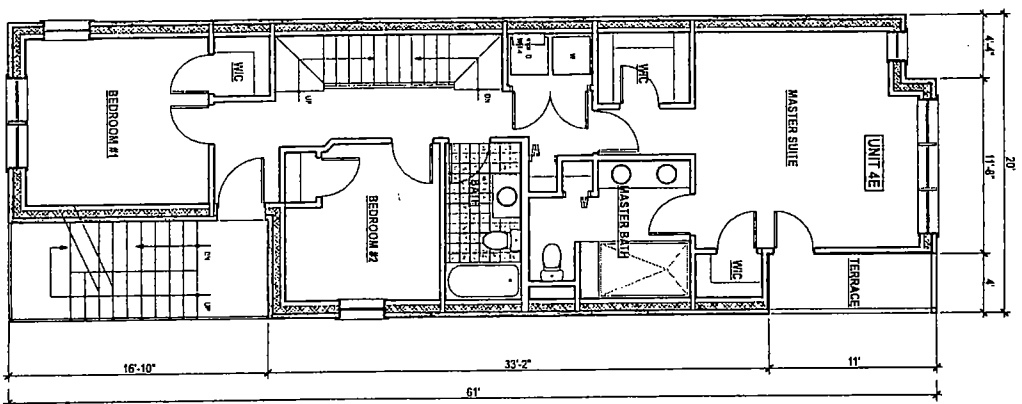
ISSUED FOR ZONING REVIEW 11.3.17  
ISSUED FOR ZONING ATTORNEY REVIEW 10.17.17  
ISSUED FOR REVIEW 10.12.17

Date

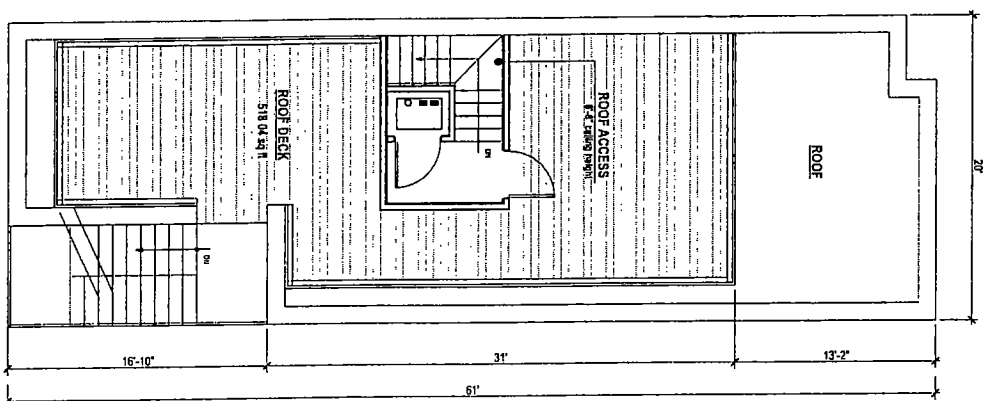
FINAL FOR PUBLICATION

PROPOSED FLOOR PLANS  
**SK2.4**





PROPOSED 3RD FLOOR PLAN - Building #2  
SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN - Building #2  
SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

**SK2.5**

PROPOSED FLOOR PLANS

**JOHNSON'S DEVELOPMENT**

1111 Johnson's Development  
Ottawa, Illinois 61311

**John Conrad Schuessler**  
Architectural AP

400 Ashland Avenue  
River Forest, Illinois 60395

Out Fax: (708) 603-3122  
Tel: (708) 603-1100

ISSUED FOR ZONING REVIEW 11.3.17

ISSUED FOR ZONING ATTORNEY 10.17.17

REVIEW 10.12.17

DATE

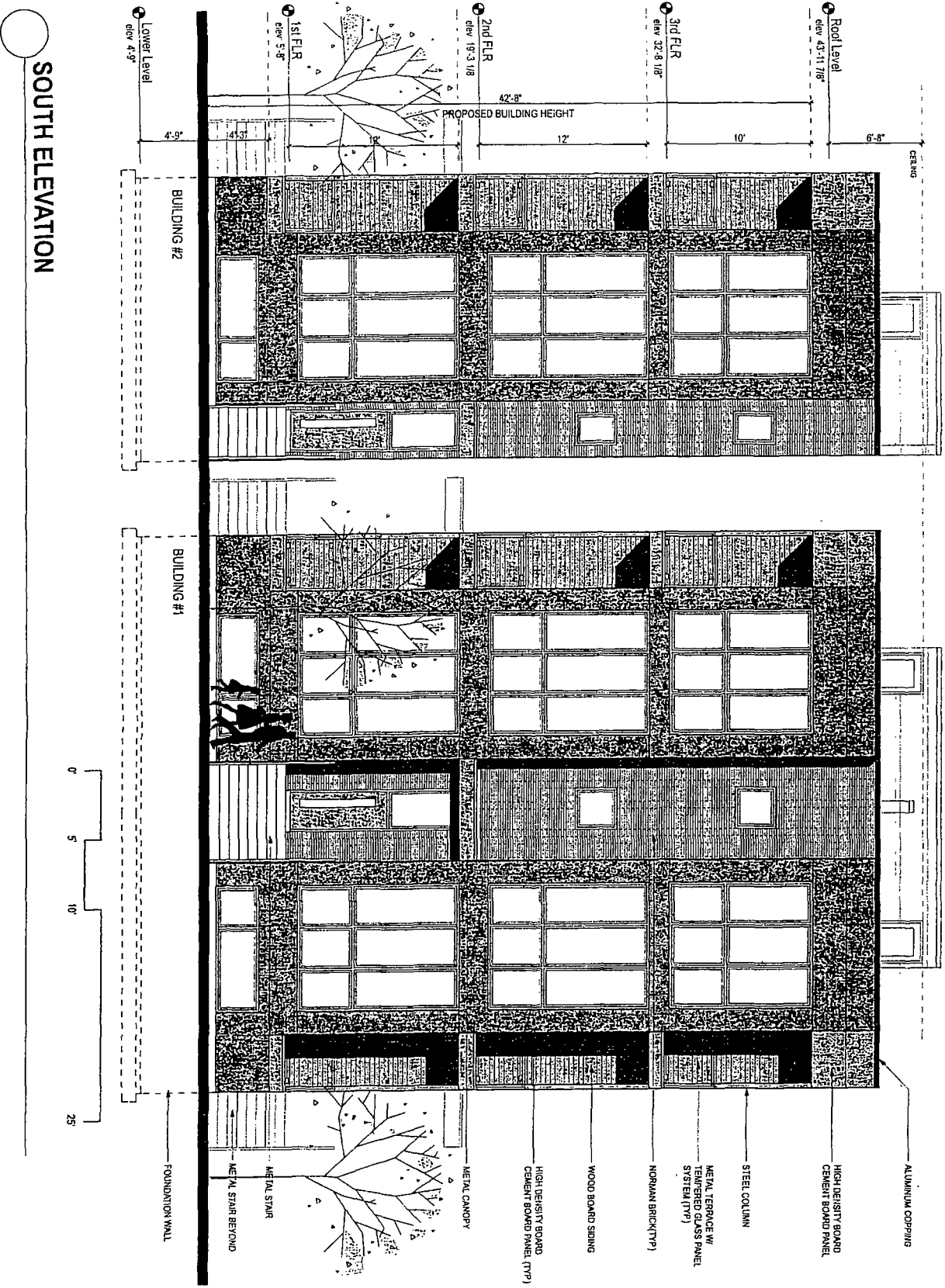
**JOHNSON'S DEVELOPMENT**

1111 Johnson's Development  
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**John Conrad Schuessler**  
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440 Ashland Avenue  
River Forest, Illinois 60395  
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(708) 449-1500  
FAX (708) 449-1501

**PROPOSED ELEVATION**

**SK3.1**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/13/17	ISSUED FOR ZONING REVIEW
2	10/17/17	ISSUED FOR ZONING ATTORNEY REVIEW
3	10/13/17	REVIEW

**NOTES:**

1. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE CITY OF CHICAGO.

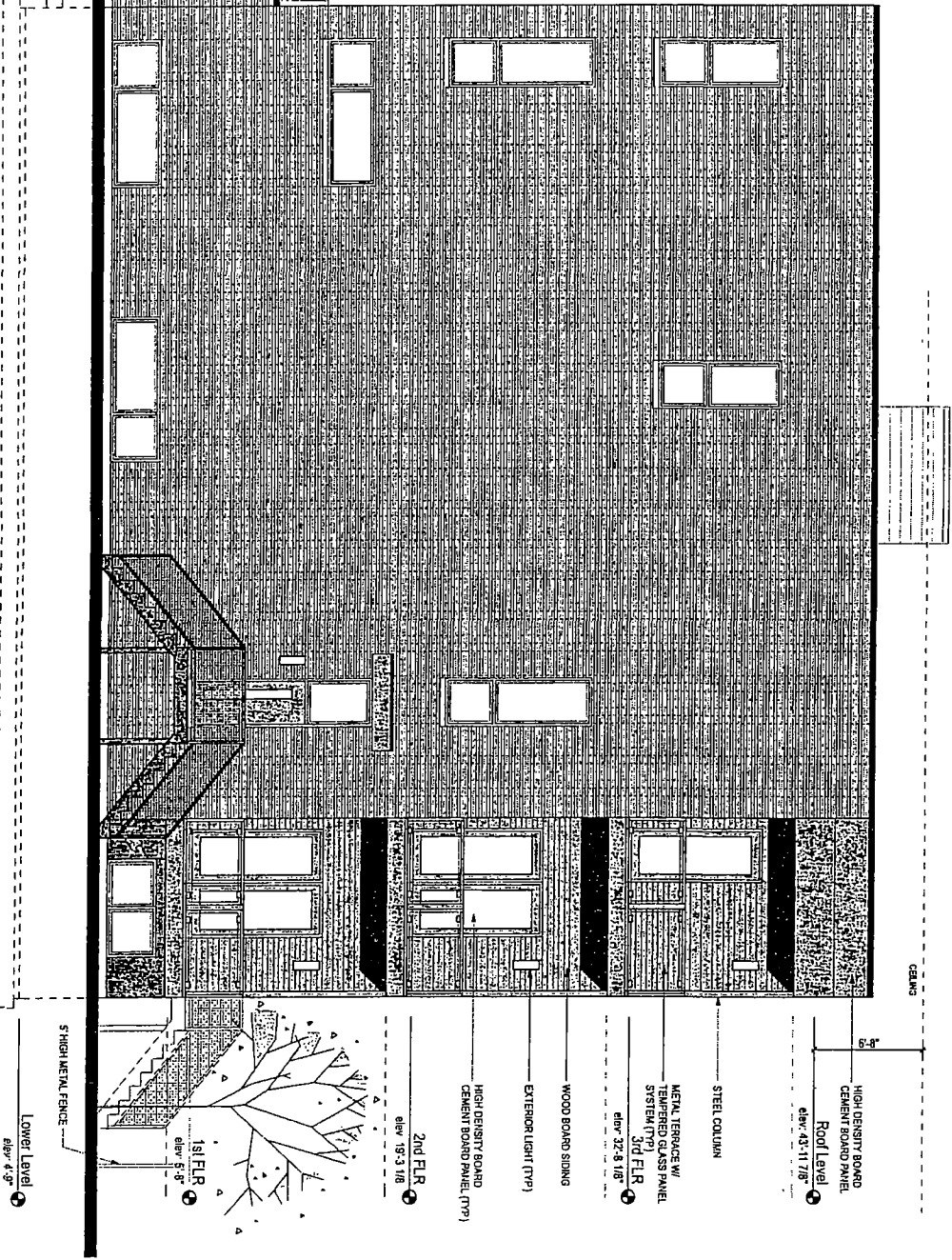
2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE CITY OF CHICAGO.

3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE CITY OF CHICAGO.



# WEST ELEVATION - Building 1

FINAL FOR PUBLICATION



- 1st FLR ● elev 8'-0"
- 2nd FLR ● elev 18'-3 1/8"
- 3rd FLR ● elev 32'-8 1/8"
- 4th FLR ● elev 43'-11 7/8"
- 5th FLR ● elev 54'-0"
- 6th FLR ● elev 64'-0"
- 7th FLR ● elev 74'-0"
- 8th FLR ● elev 84'-0"
- 9th FLR ● elev 94'-0"
- 10th FLR ● elev 104'-0"
- 11th FLR ● elev 114'-0"
- 12th FLR ● elev 124'-0"
- 13th FLR ● elev 134'-0"
- 14th FLR ● elev 144'-0"
- 15th FLR ● elev 154'-0"
- 16th FLR ● elev 164'-0"
- 17th FLR ● elev 174'-0"
- 18th FLR ● elev 184'-0"
- 19th FLR ● elev 194'-0"
- 20th FLR ● elev 204'-0"
- 21st FLR ● elev 214'-0"
- 22nd FLR ● elev 224'-0"
- 23rd FLR ● elev 234'-0"
- 24th FLR ● elev 244'-0"
- 25th FLR ● elev 254'-0"
- 26th FLR ● elev 264'-0"
- 27th FLR ● elev 274'-0"
- 28th FLR ● elev 284'-0"
- 29th FLR ● elev 294'-0"
- 30th FLR ● elev 304'-0"
- 31st FLR ● elev 314'-0"
- 32nd FLR ● elev 324'-0"
- 33rd FLR ● elev 334'-0"
- 34th FLR ● elev 344'-0"
- 35th FLR ● elev 354'-0"
- 36th FLR ● elev 364'-0"
- 37th FLR ● elev 374'-0"
- 38th FLR ● elev 384'-0"
- 39th FLR ● elev 394'-0"
- 40th FLR ● elev 404'-0"
- 41st FLR ● elev 414'-0"
- 42nd FLR ● elev 424'-0"
- 43rd FLR ● elev 434'-0"
- 44th FLR ● elev 444'-0"
- 45th FLR ● elev 454'-0"
- 46th FLR ● elev 464'-0"
- 47th FLR ● elev 474'-0"
- 48th FLR ● elev 484'-0"
- 49th FLR ● elev 494'-0"
- 50th FLR ● elev 504'-0"
- 51st FLR ● elev 514'-0"
- 52nd FLR ● elev 524'-0"
- 53rd FLR ● elev 534'-0"
- 54th FLR ● elev 544'-0"
- 55th FLR ● elev 554'-0"
- 56th FLR ● elev 564'-0"
- 57th FLR ● elev 574'-0"
- 58th FLR ● elev 584'-0"
- 59th FLR ● elev 594'-0"
- 60th FLR ● elev 604'-0"
- 61st FLR ● elev 614'-0"
- 62nd FLR ● elev 624'-0"
- 63rd FLR ● elev 634'-0"
- 64th FLR ● elev 644'-0"
- 65th FLR ● elev 654'-0"
- 66th FLR ● elev 664'-0"
- 67th FLR ● elev 674'-0"
- 68th FLR ● elev 684'-0"
- 69th FLR ● elev 694'-0"
- 70th FLR ● elev 704'-0"
- 71st FLR ● elev 714'-0"
- 72nd FLR ● elev 724'-0"
- 73rd FLR ● elev 734'-0"
- 74th FLR ● elev 744'-0"
- 75th FLR ● elev 754'-0"
- 76th FLR ● elev 764'-0"
- 77th FLR ● elev 774'-0"
- 78th FLR ● elev 784'-0"
- 79th FLR ● elev 794'-0"
- 80th FLR ● elev 804'-0"
- 81st FLR ● elev 814'-0"
- 82nd FLR ● elev 824'-0"
- 83rd FLR ● elev 834'-0"
- 84th FLR ● elev 844'-0"
- 85th FLR ● elev 854'-0"
- 86th FLR ● elev 864'-0"
- 87th FLR ● elev 874'-0"
- 88th FLR ● elev 884'-0"
- 89th FLR ● elev 894'-0"
- 90th FLR ● elev 904'-0"
- 91st FLR ● elev 914'-0"
- 92nd FLR ● elev 924'-0"
- 93rd FLR ● elev 934'-0"
- 94th FLR ● elev 944'-0"
- 95th FLR ● elev 954'-0"
- 96th FLR ● elev 964'-0"
- 97th FLR ● elev 974'-0"
- 98th FLR ● elev 984'-0"
- 99th FLR ● elev 994'-0"
- 100th FLR ● elev 1004'-0"

**icsa**  
Chicago

**John Conrad Schiess, Inc.**  
Architects  
1531 W. Pearson Street  
Chicago, IL 60605  
773.366.1500

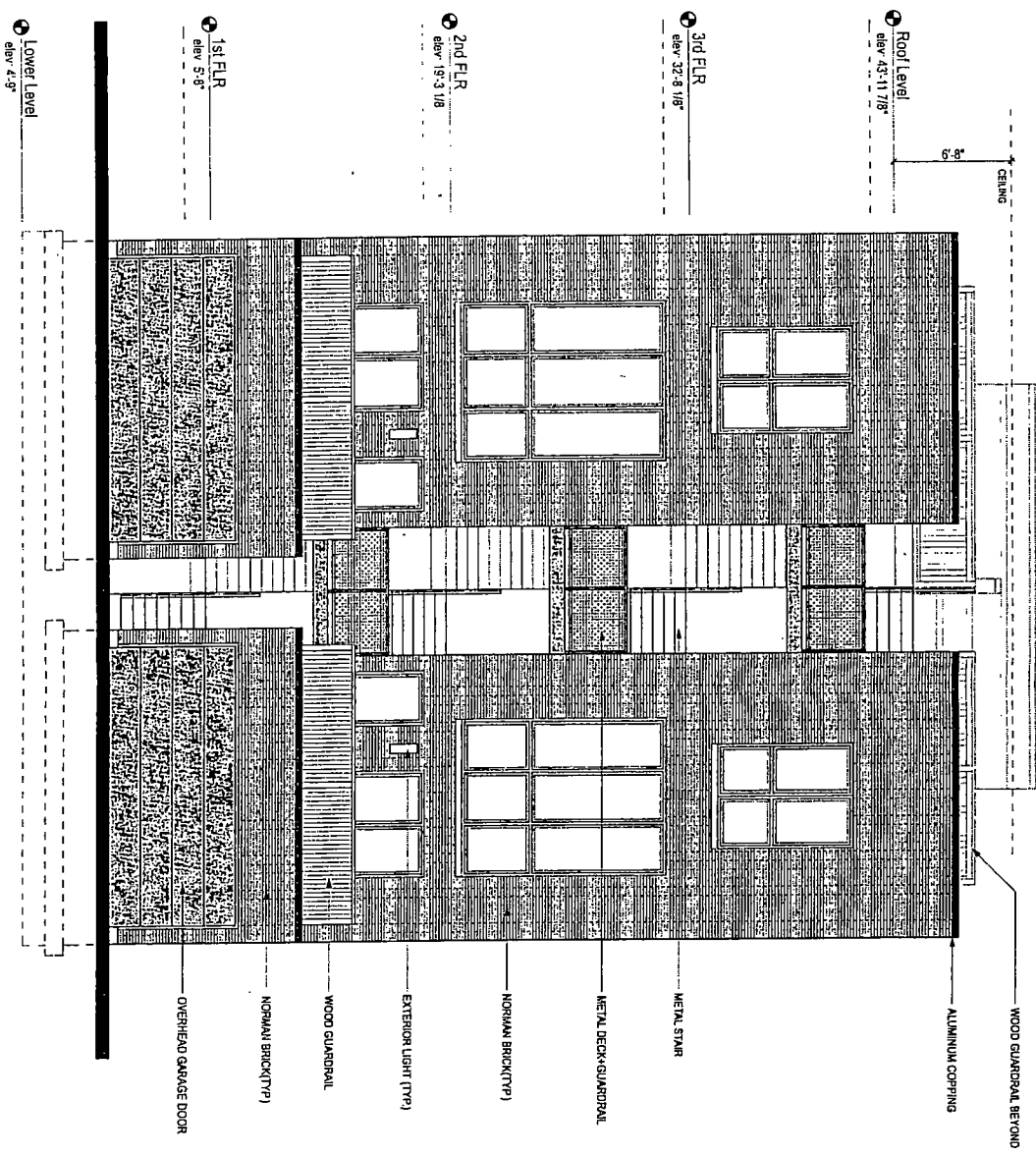
400 Ashland Avenue  
Evanston, Illinois 60205  
847.434.1111  
Oak Park, Illinois 60302  
708.333.1111

**PEARSON DEVELOPMENT**  
1531 W. PEARSON STREET  
CHICAGO, ILLINOIS 60605

**PROPOSED ELEVATION**

ISSUED FOR	11.1.17
ISSUED FOR	10.17.17
ISSUED FOR	10.12.17
DATE	

**SK3.3**



NORTH ELEVATION - Building 1

FINAL FOR PUBLICATION

**JOCSA**  
CHICAGO

**John Conrad Schlosser**  
ARCHITECTED BY  
708.368.1500

400 Ashland Avenue  
River Forest, Illinois 60305  
Oak Park, Illinois 60302  
1.312.741.1177

**JEANSON DEVELOPMENT**  
11507 S. LARAMIE  
CHICAGO, ILLINOIS 60628

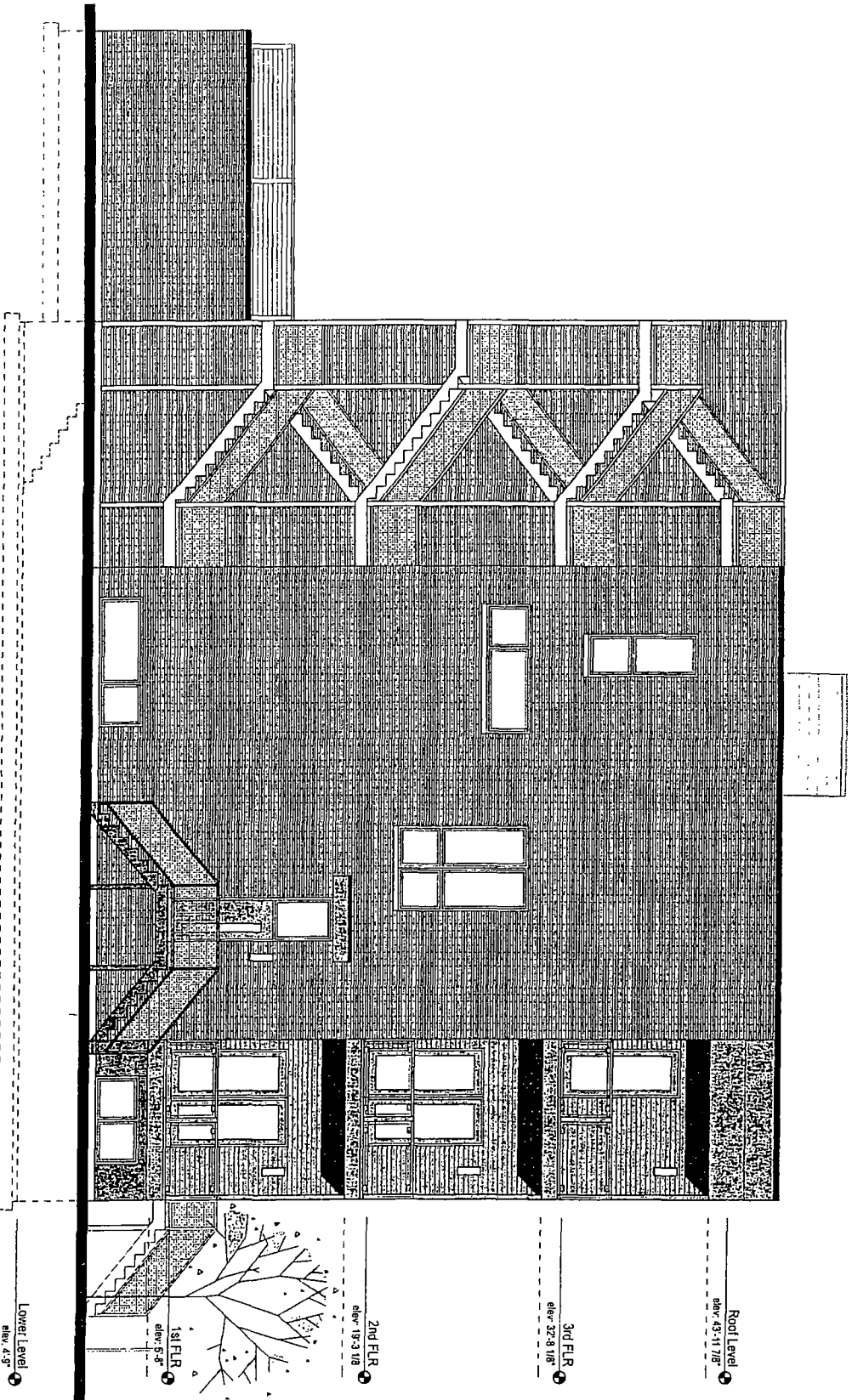
PROPOSED ELEVATION  
**SK3.4**

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ISSUED FOR ZONING REVIEW	10.17.17
ISSUED FOR REVIEW	10.12.17
DATE	

# WEST ELEVATION - Building 2

FINAL FOR PUBLICATION



**JCSA**  
CHICAGO

John Conrad Schless, Inc.  
ARCHITECTS

400 Ashland Avenue  
River Forest, Illinois 60395

708.361.1300

5:00 PM  
10:00 AM

ONE PARK, ILLINOIS 60302

IF REQUIRED, REVIEW



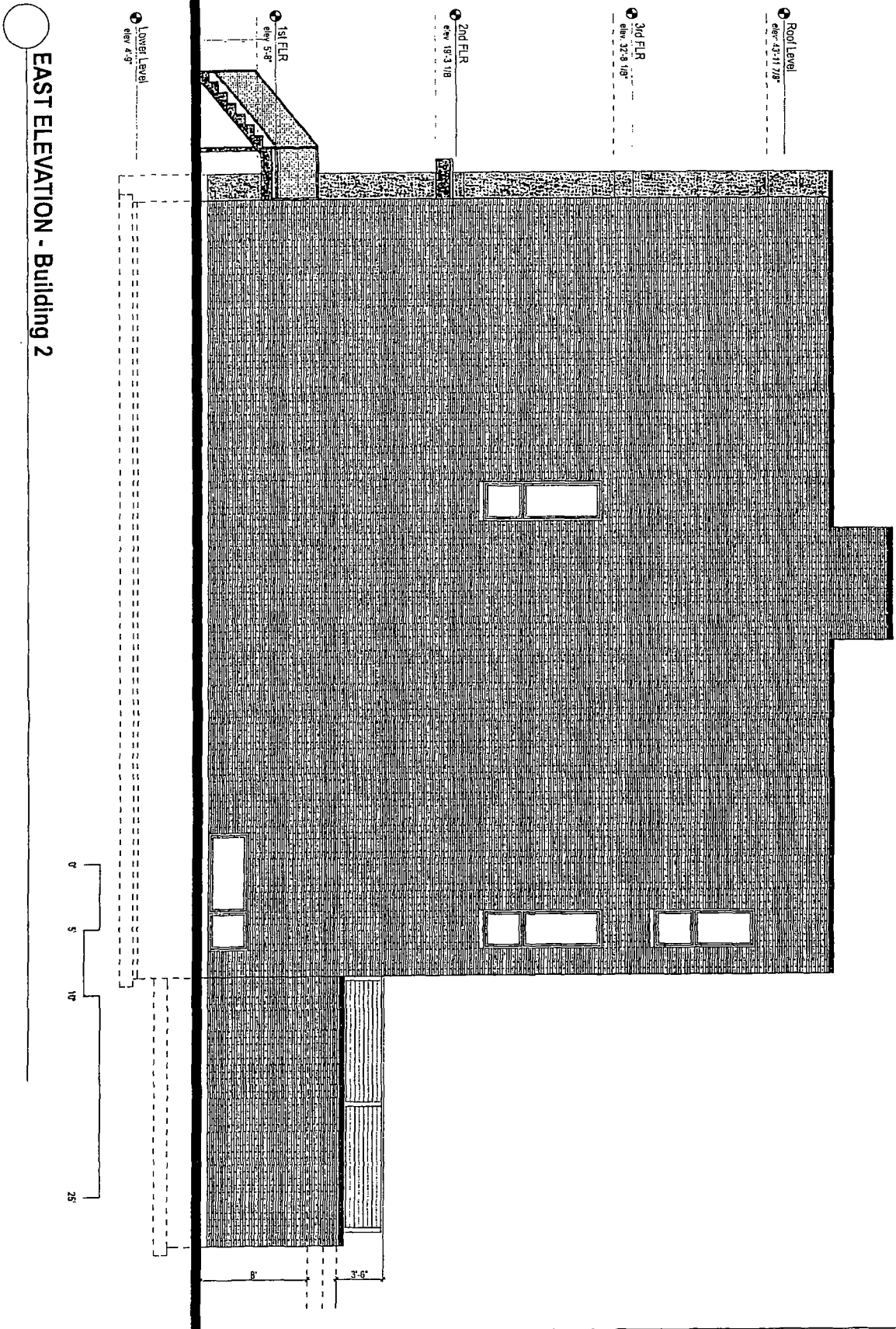
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ISSUED FOR ZONING REVIEW	11.3.17
ISSUED FOR PERMITS EXAMINATION	10.17.17
REVIEW FOR	10.12.17
DATE	

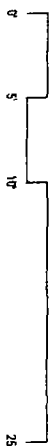
**JEANSON DEVELOPMENT**  
14163747  
CHICAGO, ILLINOIS

PROPOSED ELEVATION

SK3.5



EAST ELEVATION - Building 2



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**John Conrad Schloss and Associates, Inc.**  
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400 North LaSalle Avenue  
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Fax: 708.348.1501  
www.jcsa.com

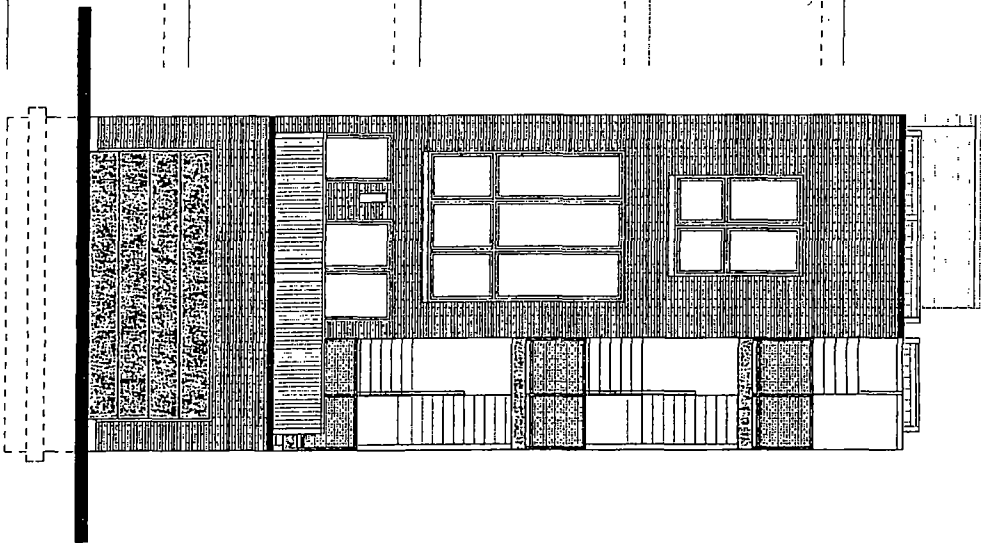
**PEARSON DEVELOPMENT**  
1587 W. Pearson St.  
Chicago, Illinois

**PROPOSED ELEVATION**  
**SK3.6**

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REVIEWED FOR	10.11.17
DATE	10.12.17

- Roof Level  
elev. 43'-11 7/8"
- 3rd FLR  
elev. 32'-8 1/8"
- 2nd FLR  
elev. 19'-3 1/8"
- 1st FLR  
elev. 5'-8"
- Lower Level  
elev. 4'-3"



NORTH ELEVATION - Building 1

FINAL FOR PUBLICATION

**jcsa'**  
CHICAGO

John Conrad Schless, Inc.

ARCHITECT-LEED AP

1301 N. Dearborn

724 344 1500

400 Ashland Avenue

River Forest, Illinois 60305

On 1/12/17, Illinois 60305

1/12/17



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ISSUED FOR	
ZONING REVIEW	11.13.17
ISSUED FOR	
ZONING ATTORNEY	10.17.17
REVIEW	10.12.17
DWG	

**PEARSON**  
DEVELOPMENT

1337 N. Dearborn St.  
Chicago, Illinois 60610


PROPOSED ELEVATION

**SK3.7**





SK5.1



**John Central Schless Inc.**  
Architectural and  
Engineering Firm  
708 344 1500  
489 Ashland Avenue  
River Forest, Illinois 60305  
certified by 1017

CONTRACTED JOHN SHLESS, ARCHITECT AND ENGINEER  
DESIGNED THIS SIGNAGE FOR THE UNIVERSITY OF CHICAGO  
AND THE UNIVERSITY OF CHICAGO PRESS. THE SIGNAGE WAS  
DESIGNED BY JOHN SHLESS, ARCHITECT AND ENGINEER, 489  
ASHLAND AVENUE, RIVER FOREST, ILLINOIS 60305. THE  
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ENGINEER, 489 ASHLAND AVENUE, RIVER FOREST, ILLINOIS  
60305. THE SIGNAGE WAS DESIGNED BY JOHN SHLESS,  
ARCHITECT AND ENGINEER, 489 ASHLAND AVENUE, RIVER  
FOREST, ILLINOIS 60305. THE SIGNAGE WAS DESIGNED  
BY JOHN SHLESS, ARCHITECT AND ENGINEER, 489  
ASHLAND AVENUE, RIVER FOREST, ILLINOIS 60305.

**PERSONAL DEVELOPMENT**  
1155 Pearson St.  
Chicago, Illinois 60606

ISSUED FOR	DATE
ZONING REVIEW	11.12.17
ISSUED FOR	
ZONING ATTORNEY	10.17.17
ISSUED FOR	
REVIEW	10.12.17

**FENCE DETAIL**

**SK5.1**