



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2019-9327
Type: Ordinance **Status:** Passed
File created: 12/18/2019 **In control:** City Council
 Final action: 1/15/2020
Title: Zoning Reclassification Map No. 9-H at 1757 W School St - App No. 20276T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-H
Attachments: 1. O2019-9327.pdf (V1), 2. O2019-9327.pdf

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	Passed	Pass
1/14/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	1	City Council	Referred	

O R D I N A N C E

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance,
be amended by changing all the RS-3 Residential Single-Unit (Detached House) District
symbols and indications as shown on Map No.9-H in the area bounded by

West School Street; a line 25 feet east of and parallel to North Ravenswood Avenue; the public
alley next south of and parallel to West School Street; and North Ravenswood Avenue;

to those of an RM-4.5 Residential 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:

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ZONING NARRATIVE FOR 1757 WEST SCHOOL STREET, CHICAGO, IL 60657 TYPE 1
NARRATIVE AND PLANS

Use:

Project's Floor Area: Project's Density: Parking: Setbacks:

Existing single family residence will remain. The reason for this change is to comply with the density, specifically, the floor area ratio. The existing first floor of the single family residence contains around 1,383 sq. ft. The existing second floor of the single family residence contains around 1,399 sq. ft. and its rear addition will be around 74 sq. ft. The existing third floor of the single family residence contains around 974 sq. ft. and the three dormers will be around 244 sq. ft. When complete, the existing single family residence will contain a total of 4,074 sq. ft.

1.30

1 Dwelling Unit, 3,125 sq. ft.

Two (2) parking spaces. A new 2-car garage has been built.

Front: 7'-9 3/4"

Rear: 35'-0"

Side Setbacks:

East Side Setback: 2'-6" WestSide Setback: 0'

Building Height:

11' 0" @ 1st Floor

code and ZONING SUMMARY

ZONE.	RM-4.5
STE AREA	3,25 Sr (TOTAL)
PAR.	1.70
MAX BUI.DING ARFAALLOWED	5.312.5 SF
MAX BUILDING HEIGHT (ZONING)	15'-0"
PROPOSED (EXISTING) BUILDING HEIGHT	25'-7" AT M DPOINT OF ROOF RAFT hRS (EXISTING TO REMAIN)

EXISTING AREA COUNTING TOWARD F.A.R	
3RD FLOOR	974 SF
2ND FLOOR	1,390 SE

3,756 SF
1ST FLOOR 1,383 SF
TOTAL EXISTING AREA FOR E A.R..

NEW AREA COUNTING TOWARD F.A.R. (AREA OF WORK)
3RD FLOOR 1,218 SF INCLUDES 2 NEW DORMERS
2ND FLOOR 1,473 SE INCLUDES NLVJ ADDITION

4,074 SF
1ST FLOOR 1,383Sf
TOTAL NEW AREA FOR FAR,:

EXISTING WALL TO BE REMOVED NEW WALL CONSTRUCTION MEW WALL WITH INSULATION EXIST'NG WALL TO REMAIN EX'PING TO
REMAIN ■ N.I .C

EXISTING DOOR TO REMAIN

NEW DOOR

CONSTRUCTION TYPE: GARAGE CONSTRUCTION TYPE-OCCUPANCY TYPE: ZONING OCCUPANCY USE.

NO. OF OCCUPANTS: EXT CAPACITY.
MAXIMUM EXIT DISTANCE ALLOWED-MAXIMUM EXIT DISTANCE PROPOSED:

IV-A (EXISTING TO REMAIN) IV-A (EXISTING TO REMAIN)

A-1 - DETACHED SINGLE-FAMILY HOME
(EXISTING TO REMAIN)

A-1 - DETACHED SINGLE-FAMILY HOME
(EXISTING TO REMAIN)

33 PEOPLE
390 PEOPLE
100'-0"
82'-9"

NO. OF FLOORS IN SCOPE OF WORK: TOTAL NO. OF FLOORS IN BU11) KG-

PARKING REQUIRED. PARKING PROVIDED:
3

3 (EXISTING TO REMAIN) 2 SPACES
2 SPACES (EXISTING TO REMAIN)

GENERAL INFO

perspective **POWELL RESIDENCE**

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1755 W. SCHOOL STREET . EXISTING 3-STORY, ^SINGLE-FAMILY HOML\ TYPE IV-A CONSTRUCTION]

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SINGLE-FAMILY HOME -■TYPE IV-A CONSTRUCTION

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16' PUBLIC ALLEY

POWELL RESIDENCE

1757 W. SCHOOL CHICAGO, IL 60657

SITE PLAN

32'

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FIRST FLOOR PLAN

0' 2'
I' _ 16'

SCALE: 1/8" = 1'-0" DATE: 12.03.2019

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1757 W. SCHOOL CHICAGO, IL 60657
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1757 W. SCHOOL CHICAGO, IL 60657

SECOND FLOOR PLAN

0' 2 8' 16'

SCALE: 1/8" = T-Q" DATE: 12.03.2019

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0 ? 8' 16'

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ROOF PLAN

8' 16

SCALE: 1/8 -- T-0' OATE. 12 03 2019

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finest for Publication

ROOF MIDPOINT (25'-0" 1/2" 2'-7" ABOVE GRADE)

GRADE @ REAR ■ FIRST FLOOR-

THIRD FLOOR 17'-2 3/4" H/SECOND FLOOR CEILING

SECOND FLOOR

R CEILING 8'-0"
6'-10 3/4"

W FIRST FLOOR CEILING.

GRADE @ REAR ■ FIRST FLOOR-

7'-2 3/4" W FIRST FLOOR CEILING 10'-3" V^"

REAR ELEVATION - SOUTH

CEILING PEAK 29'-2"

ROOF MIDPOINT (25' ?' ABOVE GRADE)

THIRD FLOOR 17'-2 3/4" B/SECOND FLOOR CEILING 16'-3"

SECOND FLOOR 8'-0"
B/FIRST FLOOR CEILING ■ 6'-10 3/4"

FIRST FLOOR - J_

GRADE @ FRONT j^ -6 1/2- V^"

J point

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1757 W SCHOOL CHICAGO, IL 60657

ELEVATIONS

8' 16'

SCALE: 78' - 1'-0" DATE: 12 03 2019

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