



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2019-9327, Version: 1

O R 1) 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"

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 LRS (EXISTING TO REMAIN)

EXISTING AREA COUNTING TOWARD F.A.R

3RD FLOOR	974 SF
2ND FLOOR	1,390 SF
1ST FLOOR	1,383 SF
TOTAL EXISTING AREA FOR F.A.R.	3,756 SF

NEW AREA COUNTING TOWARD F.A.R. (AREA OF WORK)

3RD FLOOR	1,218 SF INCLUDES 2 NEW DORMERS
2ND FLOOR	1,473 SF INCLUDES NLVJ ADDITION
1ST FLOOR	1,383 SF
TOTAL NEW AREA FOR F.A.R.	4,074 SF

EXISTING WALL TO BE REMOVED NEW WALL CONSTRUCTION NEW WALL WITH INSULATION EXISTING WALL TO REMAIN EXISTING 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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'V-NEW 2-CAR 'GARAGEX ' 'WITH ROOF DECK'V TYPF. IV A CONSTRUCTION'

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16' PUBLIC ALLEY

POWELL RESIDENCE

1757 W. SCHOOL CHICAGO, IL 60657

SITE PLAN

32'

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

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FIRST FLOOR PLAN

0' 2'

I' _ 16'

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

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POWELL RESIDENCE

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" = 1'-0" DATE: 12.03.2019

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1757 W. SCHOOL CHICAGO. IL 60657

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THIRD FLOOR PLAN

0 ? 8' 16'

SCALE ■ 1/8" = 1'-0" DATE- 12/3/2019

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ROOF PLAN

8' 16

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

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ROOF MIDPC NT 25'-0 1/2" '2J-7' ABOVE GRADE)

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THIRD FLOOR 17'-2 3/4' H'SECONJF.OOR CFJUNG

SECOND FLOOR

R CEILING Ja
6'-10 3/4"

W FIRST FLOOR CEILING.

GRADE @ REAR ■FIRST FLOOR-

7'-2 3M" "vV CFJLING 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/RRST FLOOR CEILING ■ 6'-10 3/<r

FIRST FLOOR -_JL_

GRADE @ FRONT jb ^ -61/2- V^"

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torii; curji -allin;

POWELL RESIDENCE

1757 W SCHOOL CHICAGO, IL 60657

ELEVATIONS

8' 16'

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

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