



City of Chicago



O2020-4559

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1926 W Race St - App No. 20507T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-H in the area bounded by

the alley next north of and parallel to West Race Street; a line 263 feet west of and parallel to North Wolcott Avenue; West Race Street; and a line 287 feet west of and parallel to North Wolcott Avenue,

to those of an RM-4.5 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:

1926 West Race Street

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17-13-0303-C (1) Narrative Zoning Analysis

1926 West Race Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

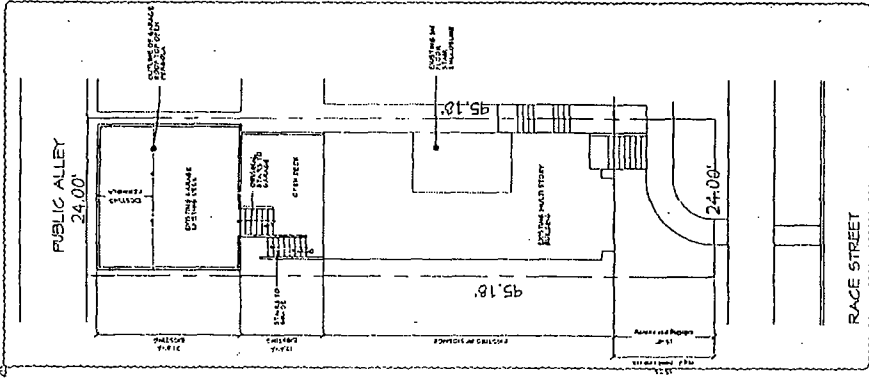
Lot Area: 2,284.32 square feet

Proposed Land Use: The Applicant is seeking to permit the completion of proposed rear additions to the existing two-story, single-family residence. The project will add new living space and third-floor bedroom to the home. No changes are proposed to the building's existing height. Onsite garage parking for two (2) vehicles will continue to be provided at the rear of the subject lot.

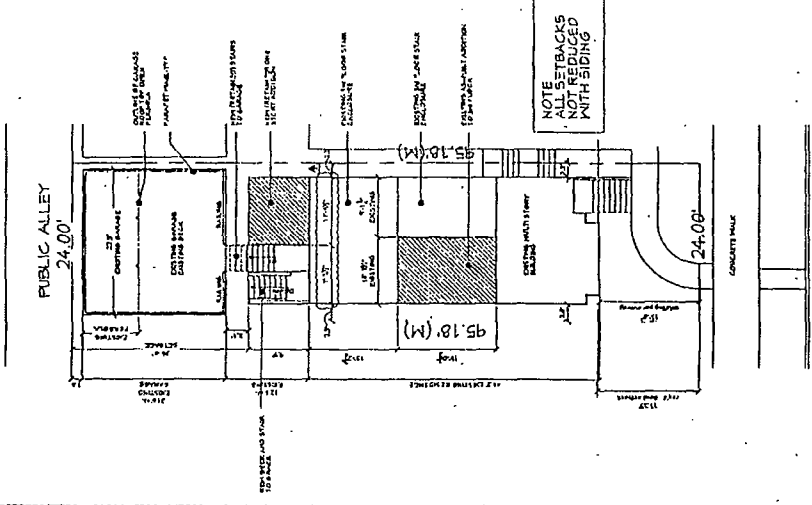
- (A) The Project's Floor Area Ratio: 2,985.75 square feet (1.307 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 2,284.32 sq. ft./1 d.u.
- (C) The amount of off-street parking: 2 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 15 feet-0 inches
 - b. Rear Setback: 26 feet-7.2 inches*
 - c. Side Setbacks:
 - West: 2 feet-6 inches
 - East: 2 foot-2.4 inches
- (E) Building Height:
 - 36 feet-11 inches

*The Applicant will pursue a Variation to permit the proposed rear setback.

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGE TO ADJACENT PROPERTIES. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO CHANGES OR OMISSIONS BY THE CLIENT OR OTHER AGENCIES.



SITE PLAN - PREVIOUSLY EXISTING BEFORE CONSTRUCTION OF THIS PROJECT

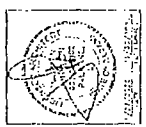


SITE PLAN - PROPOSED

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ST-1

WARREN JOHNSON ARCHITECTS, INC. 150 N. LAUREL STREET, CHICAGO, ILL. 60610

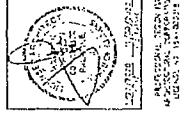


VOLAN E. SIERACKI
1926 W. RACE AVENUE
CHICAGO, ILLINOIS 60626

DATE	1/15/20
BY	VES
CHECKED BY	VES
PROJECT NO.	123456789
SCALE	AS SHOWN
TITLE	SITE PLAN

1926 W. RACE AVENUE
CHICAGO, ILL. 60626

WARREN LUTWISCH ARCHITECTS, INC.
 941 South Dearborn Street, 2nd Floor
 Chicago, Illinois 60626



DO ALL RESIDENCE
 1926 W RACE AVENUE
 CHICAGO, ILLINOIS 60626

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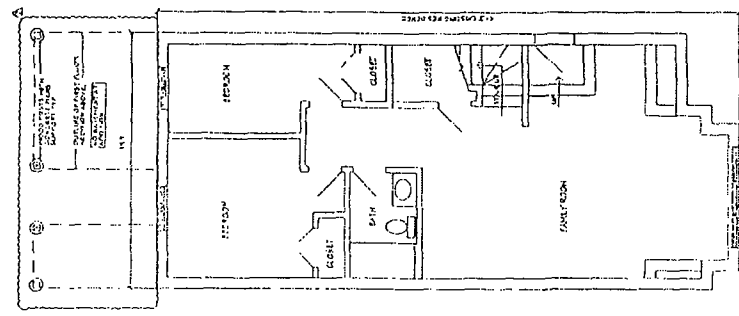
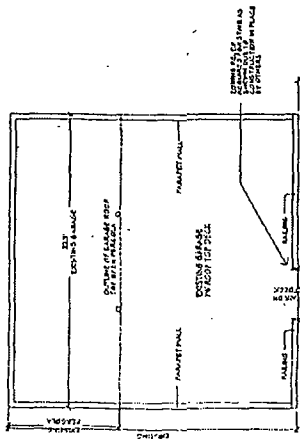
DO ALL RESIDENCE
 1926 W RACE AVENUE
 CHICAGO, ILLINOIS 60626

FLOOR PLANS

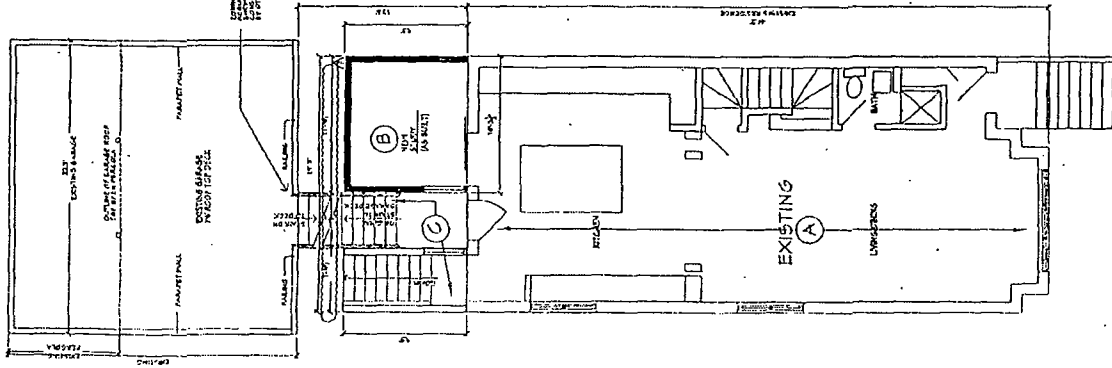
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- LEGEND
- (A) EXISTING
 - (B) NEW
 - (C) REMOVED

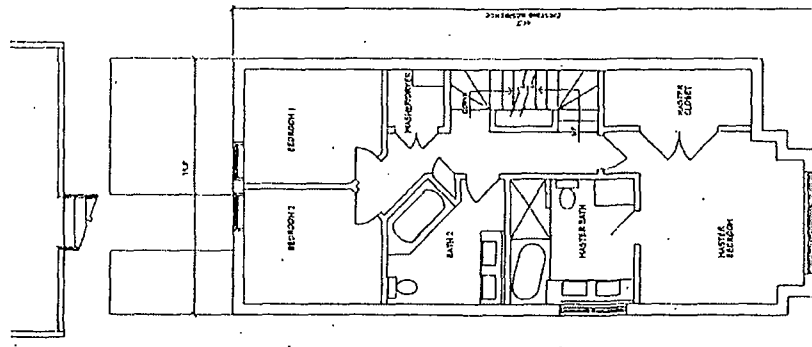
EXISTING WALLS
 NEW WALLS
 REMOVED WALLS



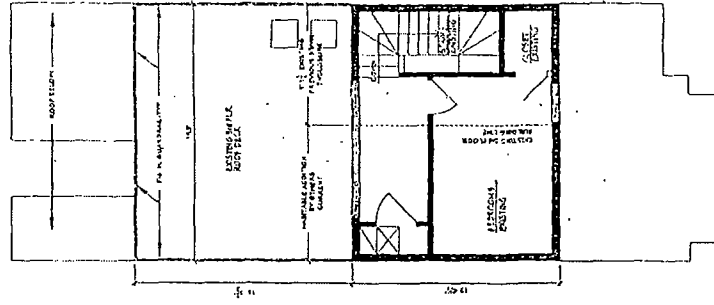
AS-BUILT CURRENT BASEMENT FLOOR PLAN



AS-BUILT CURRENT FIRST FLOOR PLAN



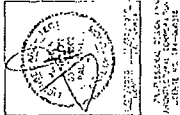
SECOND FLOOR PLAN



THIRD FLOOR PLAN

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WARREN JOHNSON ARCHITECTS, INC.
 185 North Dearborn Street, Chicago, Ill.
 Telephone BR 3-1234

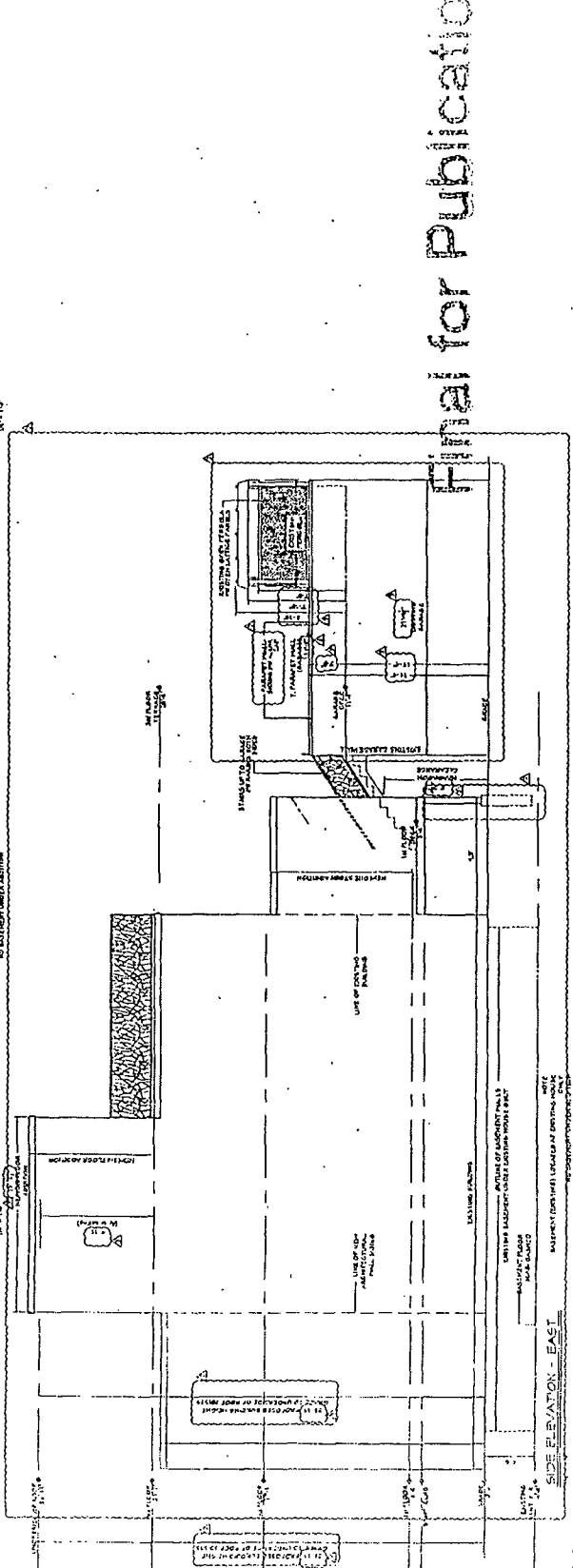
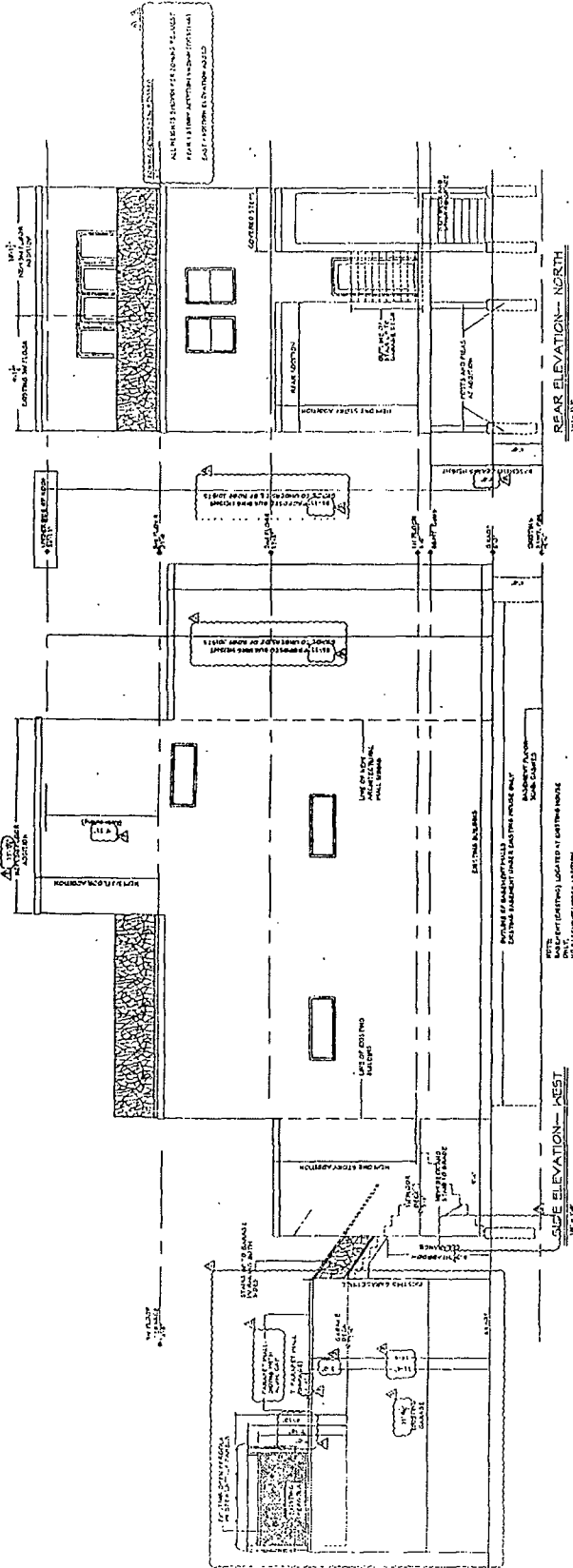


ROLAN RESIDENCE
 1926 N. RACE AVENUE
 CHICAGO, ILLINOIS 60636

DATE: 12/31/55
DESIGNER: W. J.
ARCHITECT: W. J.
ENGINEER: W. J.
CONTRACT NO.:
PROJECT NO.:
NO. OF SHEETS: 12
SHEET NO.:
DATE: 12/31/55
PROJECT NO.:

ROLAN RESIDENCE
 1926 N. RACE AVENUE
 CHICAGO, ILL. 60636

ELEVATIONS
 SHEET
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