



# City of Chicago



O2023-1306

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/15/2023
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-H at 1923 W Race Ave - App No. 22137T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-H in the area bounded by

West Race Avenue, a line 215 feet west of and parallel to North Wolcott Avenue; the alley next south of and parallel to West Race Avenue; and a line 239 feet west of and parallel to North Wolcott Avenue,

to those of a RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

***SECTION 2.*** This ordinance shall be in force and effect from and after its passage and due publication.

Common address of properties:      1923 West Race Avenue

**17-13-0303-C(1) Type 1 Narrative & Plans – 1923 W. Race, Chicago, IL**

Proposed Zoning: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 2,280 square feet

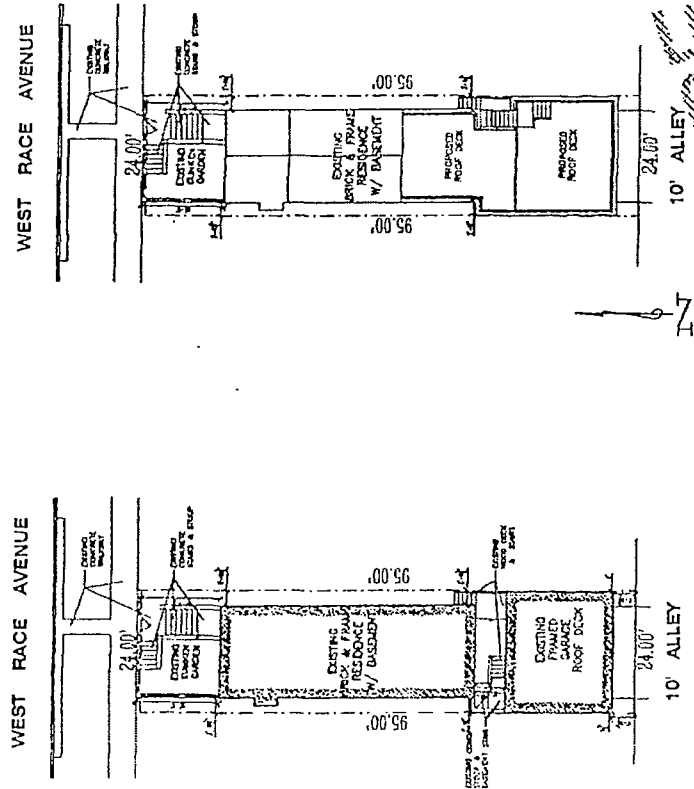
Proposed Land Use: The Applicants are proposing to construct an addition to the rear of the existing single family home located at the subject property. The requested zoning change will permit the resulting floor area total. The proposed addition will be one-story in height. The home's 25 ft.- $\frac{3}{4}$  inch height dimension will remain without change. The single family home will be supported by an attached two (2) car garage located at the rear of the subject lot. The Applicants intend to seek setback reductions to permit the proposed attached garage configuration and roof deck above it.

- (A) The Project's Floor Area Ratio: 2,357 square feet (1.034 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 2,280 square feet per D.U.  
(1 dwelling unit existing/proposed)
- (C) The amount of off-street parking: 2 vehicle parking spaces
- (D) Setbacks:
  - a. Front Setback: 14 feet 11 $\frac{1}{4}$  inches
  - b. Rear Setback: 4 feet 2  $\frac{1}{2}$  inches (measured from the garage)
  - c. Side Setbacks:
    - \*West Side: 1 $\frac{1}{4}$  inch
    - \*East Side: 1 $\frac{1}{4}$  inch
- (E) Building Height: 25 feet -  $\frac{3}{4}$  inches

\*The Applicant will seek Variations to allow the proposed building setbacks as determined by the Zoning Administrator.

Final for Publication

**KNEBEL RESIDENCE  
1923 WEST RACE AVENUE  
CHICAGO, IL 60622**



**NOTED: THE EXISTING CONSTRUCTION**  
 1. THE EXISTING CONSTRUCTION IS SHOWN IN DASHED LINES.  
 2. THE PROPOSED CONSTRUCTION IS SHOWN IN SOLID LINES.  
 3. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**EXISTING SITE PLAN**

**PROPOSED SITE PLAN**

**10' ALLEY**

**24.00'**

**95.00'**

- 1. WEST SIDE OF RACE AVENUE
- 2. WEST SIDE OF RACE AVENUE
- 3. WEST SIDE OF RACE AVENUE
- 4. WEST SIDE OF RACE AVENUE
- 5. WEST SIDE OF RACE AVENUE
- 6. WEST SIDE OF RACE AVENUE
- 7. WEST SIDE OF RACE AVENUE
- 8. WEST SIDE OF RACE AVENUE
- 9. WEST SIDE OF RACE AVENUE
- 10. WEST SIDE OF RACE AVENUE

**PROPOSED CONSTRUCTION**

1. WEST SIDE OF RACE AVENUE

2. WEST SIDE OF RACE AVENUE

3. WEST SIDE OF RACE AVENUE

4. WEST SIDE OF RACE AVENUE

5. WEST SIDE OF RACE AVENUE

6. WEST SIDE OF RACE AVENUE

7. WEST SIDE OF RACE AVENUE

8. WEST SIDE OF RACE AVENUE

9. WEST SIDE OF RACE AVENUE

10. WEST SIDE OF RACE AVENUE

**10' ALLEY**

**24.00'**

**95.00'**

**EXISTING GARAGE**

**EXISTING GARAGE ROOF DECK**

**EXISTING SWICK & FRANK RESIDENCE W/ BASEMENT**

**PROPOSED ROOF DECK**

**PROPOSED ROOF DECK**

**PROPOSED ROOF DECK**

**EXISTING CONSTRUCTION**

1. WEST SIDE OF RACE AVENUE

2. WEST SIDE OF RACE AVENUE

3. WEST SIDE OF RACE AVENUE

4. WEST SIDE OF RACE AVENUE

5. WEST SIDE OF RACE AVENUE

6. WEST SIDE OF RACE AVENUE

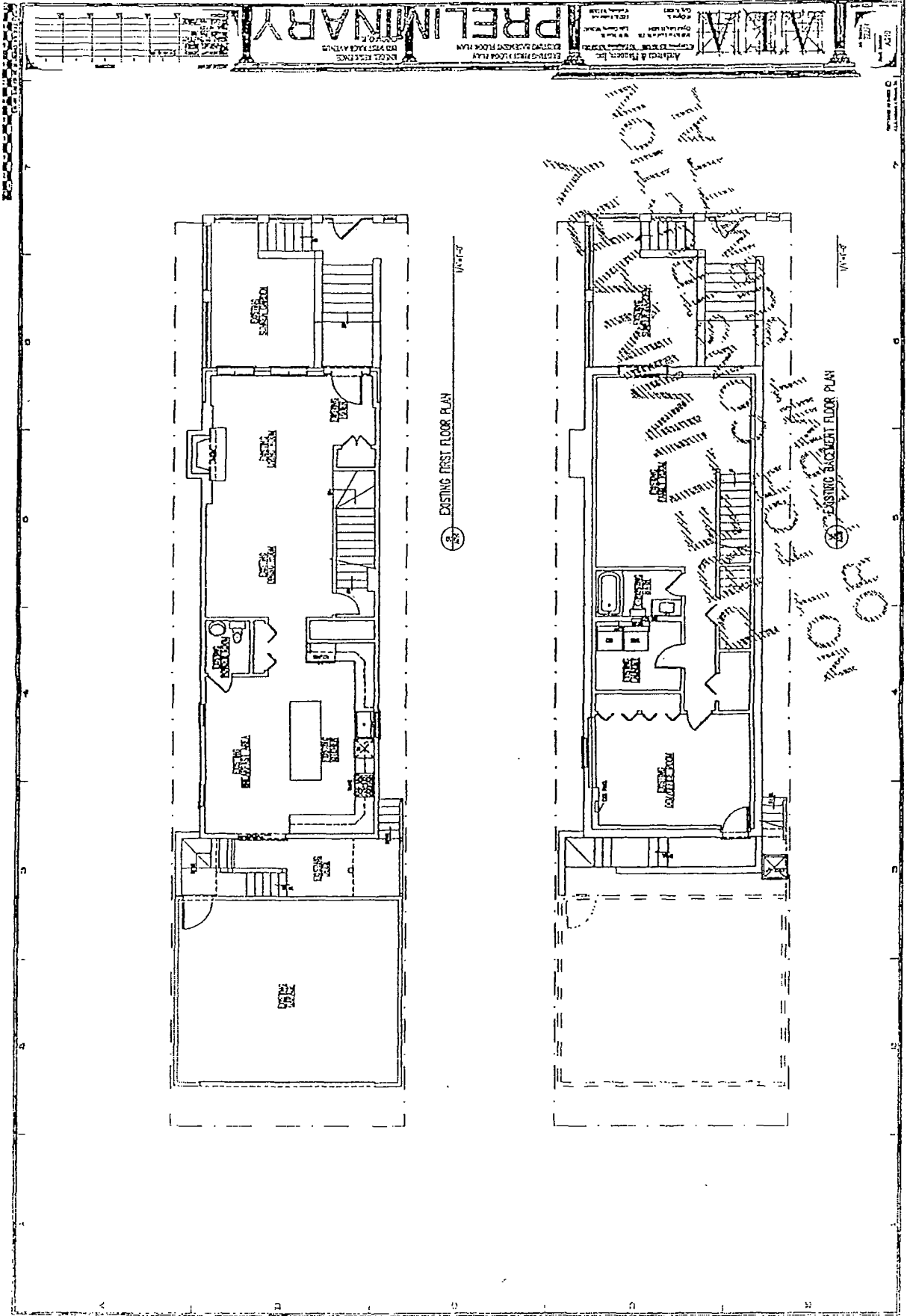
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8. WEST SIDE OF RACE AVENUE

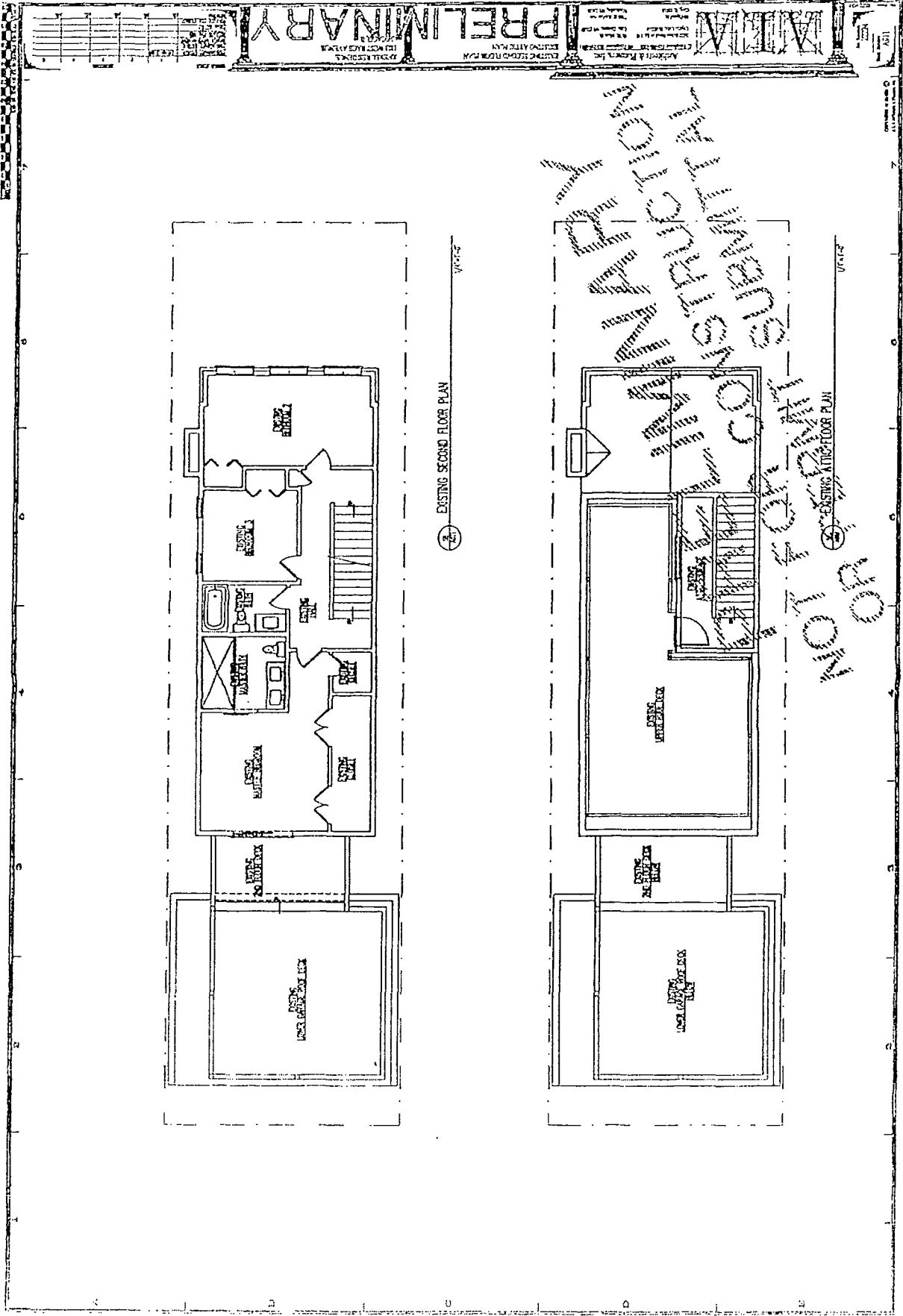
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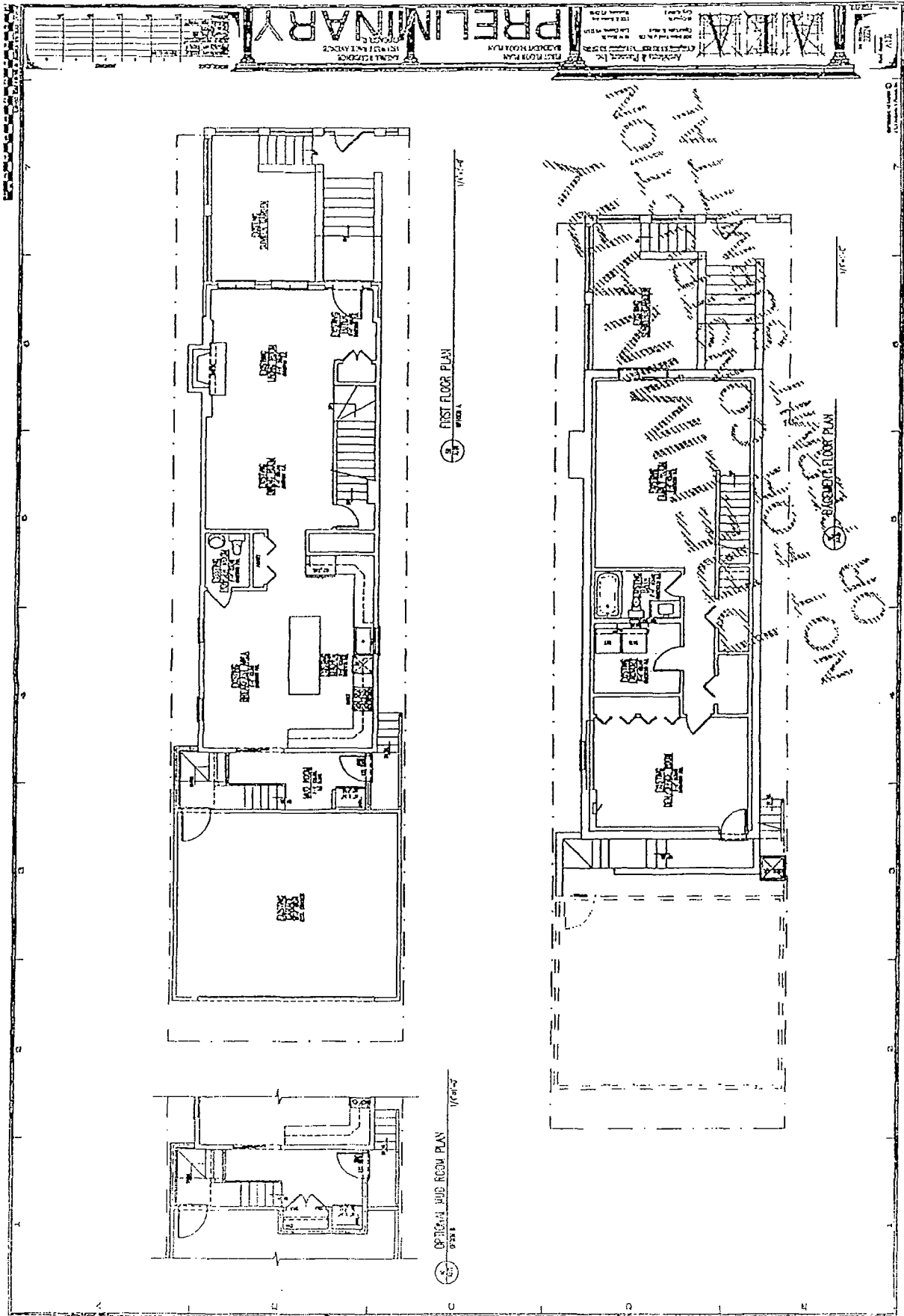


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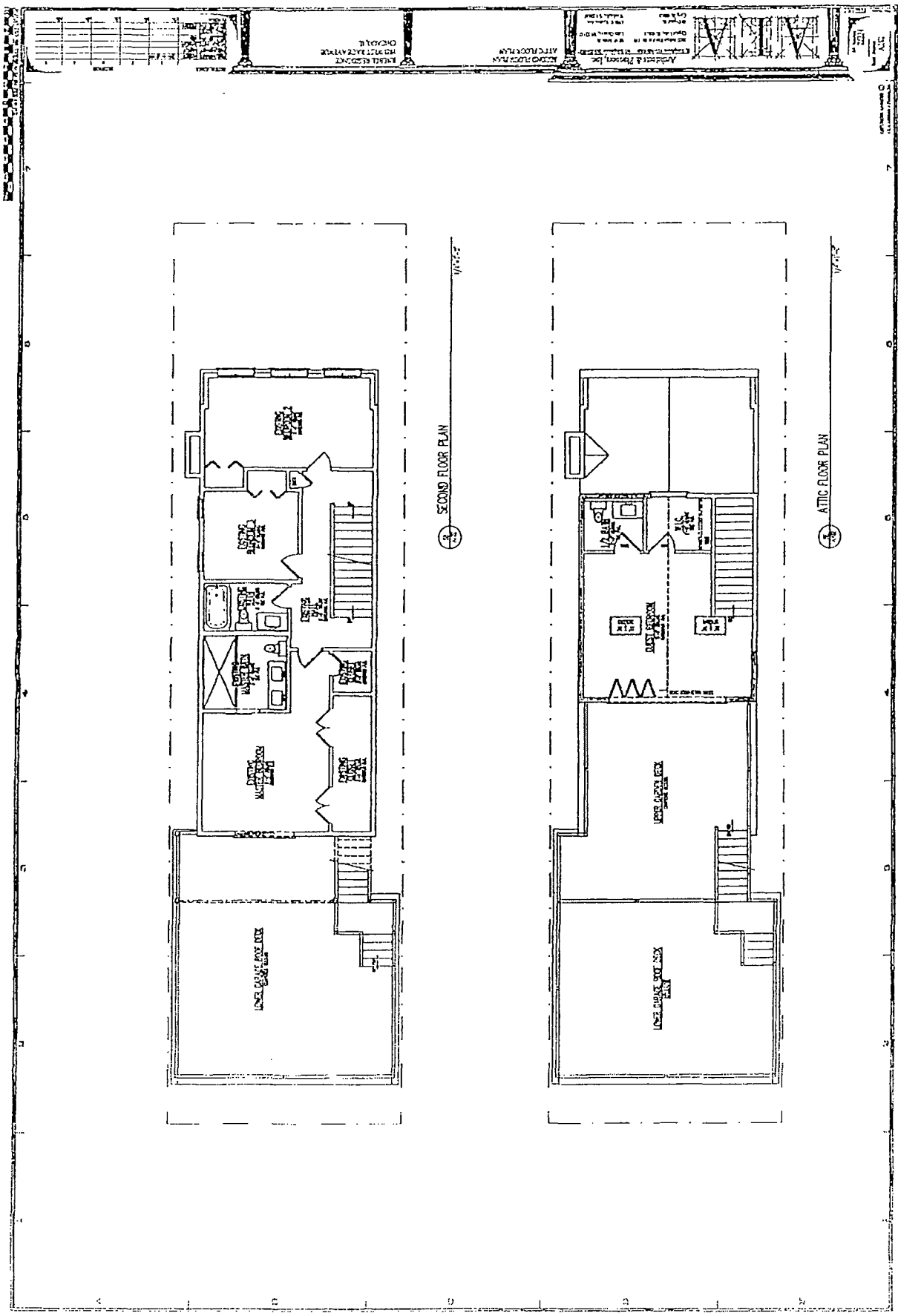


PRELIMINARY  
ARCHITECTURAL FLOOR PLAN  
ADDRESS: 12345 MAIN ST., SUITE 100, NEW YORK, NY 10001  
DATE: 10/20/2023  
SCALE: 1/8" = 1'-0"

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17'-4 1/2"

10'-0"