



City of Chicago



O2016-4787

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1244 W Race St - App No. 18868T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18868 T1
INT NO. DATE:
JUNE 22, 2016

ORDINANCE

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

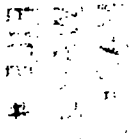
SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map No.

1-G in the area bounded by

A line 48 feet east of and parallel to North Elizabeth Street, the public alley next north and parallel to west Race Avenue, a line of 72 feet east of and parallel to North Elizabeth Street, West Race Avenue

to those of a RM5.5 Residential Multi-Unit District.

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



Common Address of Property: 1244 W Race Avenue

NARRATIVE-1244 W Race Avenue

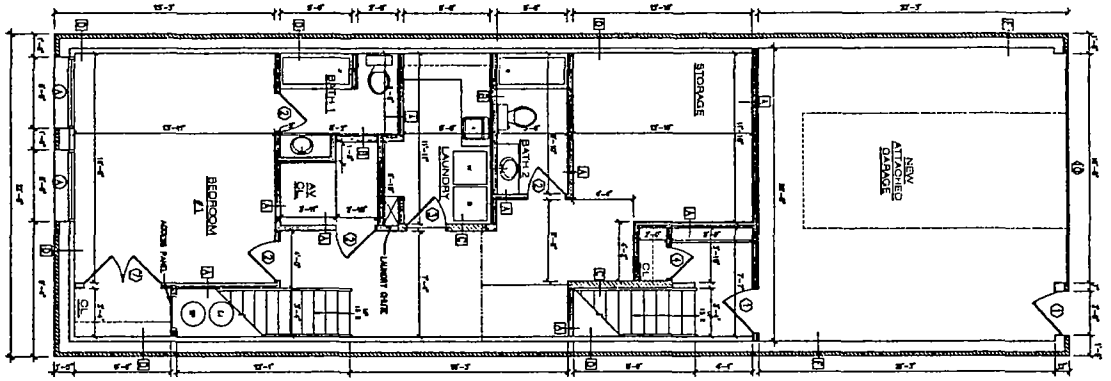
RM5 to RM5.5

In order to allow for the construction of a 3 story, one family residential dwelling unit with an attached 2 car garage. The height of the building will be 41' - 7".

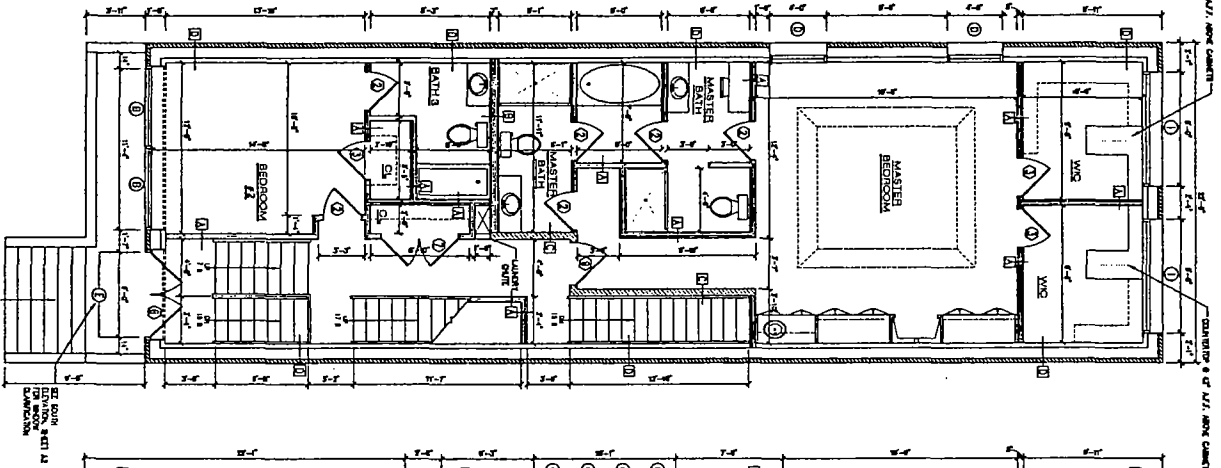
	Zoning
	RM 5.5
FAR	2.22
Lot Area	2,088 Square Feet
Minimum Lot per Dwelling Unit	2,088 Square Feet
Build Area	4,631 Square Feet
Building Height	41 Feet-7 Inches
Front Setback	7 Feet-4 Inches*
Rear Setback	4 Feet*
Rear Yard Open Space	0*
West side Setback	6 Inches*
East side Setback	1 Foot*
Parking	2 parking spaces

*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

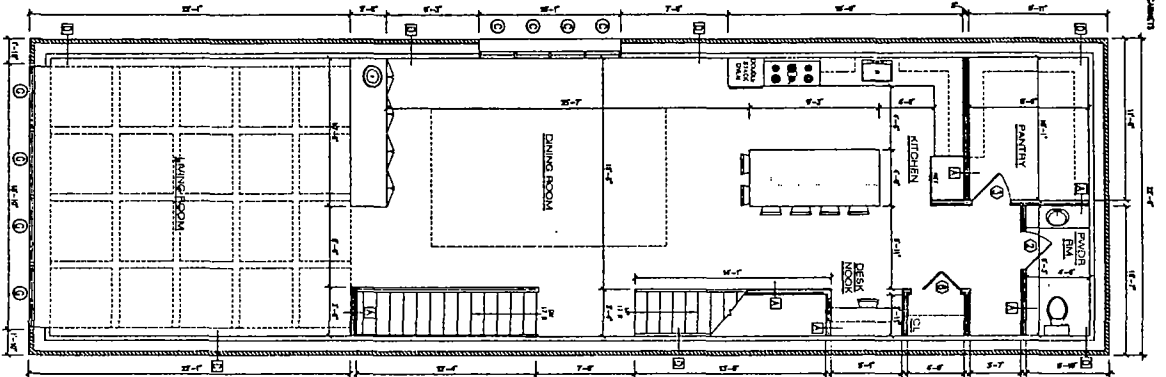
FINAL FOR PUBLICATION



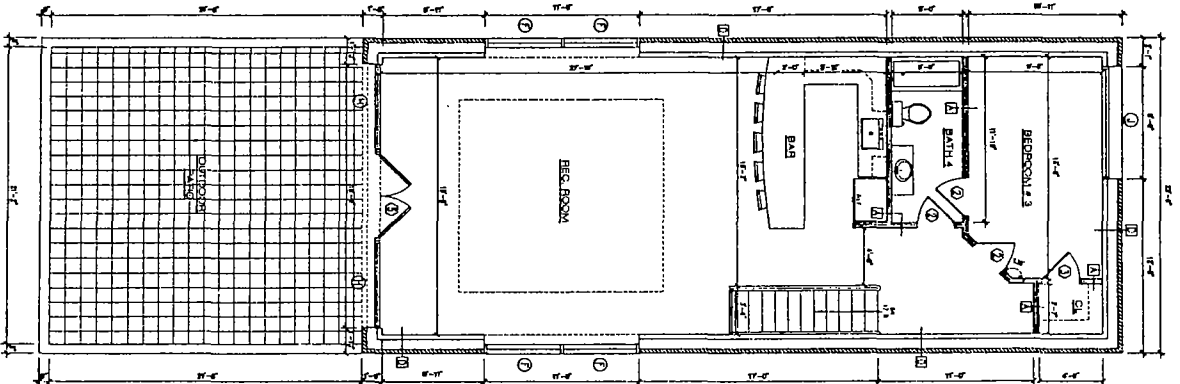
Proposed Basement Plan
SCALE: 1/4" = 1'-0"



Proposed 1st Floor Plan
SCALE: 1/4" = 1'-0"



Proposed 2nd Floor Plan
SCALE: 1/4" = 1'-0"



Proposed 3rd Floor Plan
SCALE: 1/4" = 1'-0"

FINAL FOR PUBLICATION

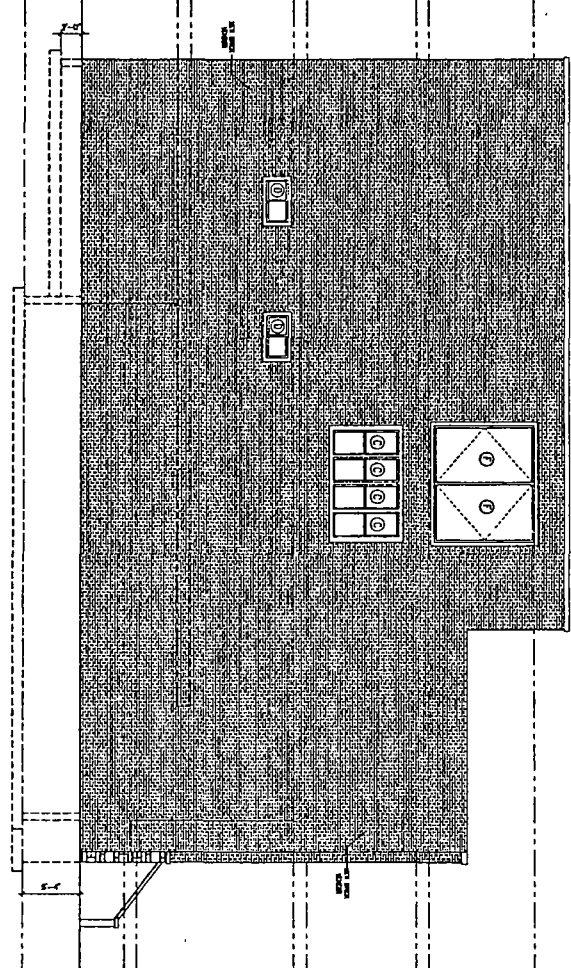
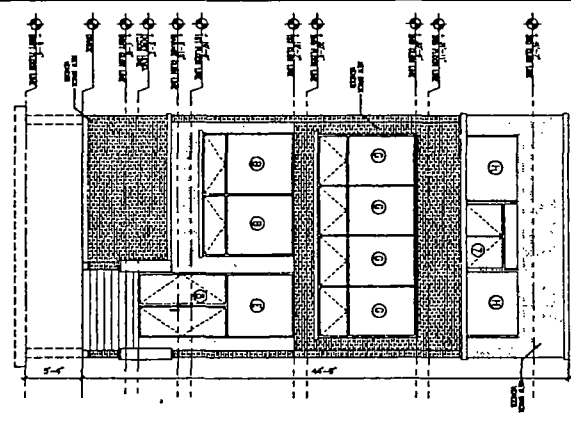
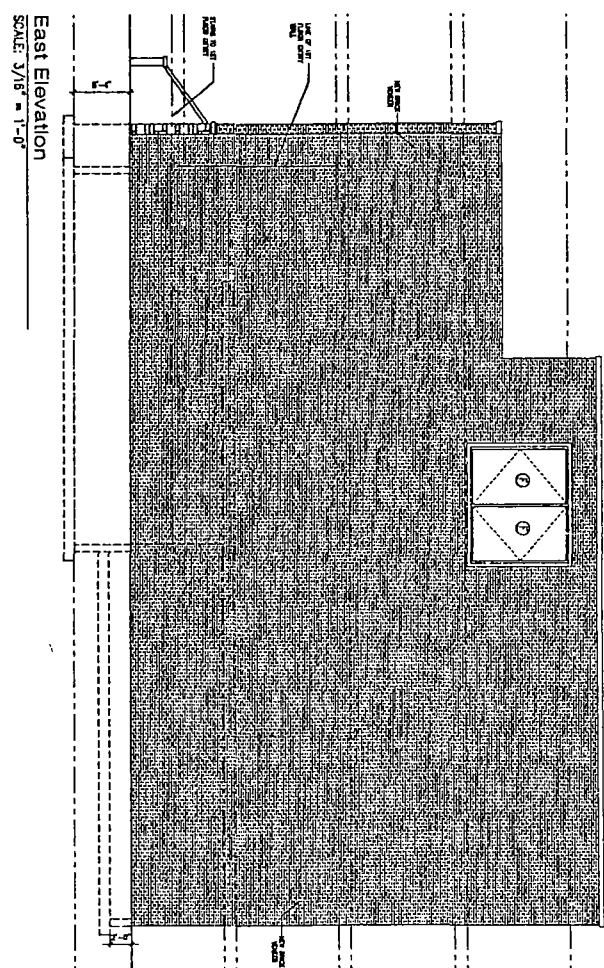
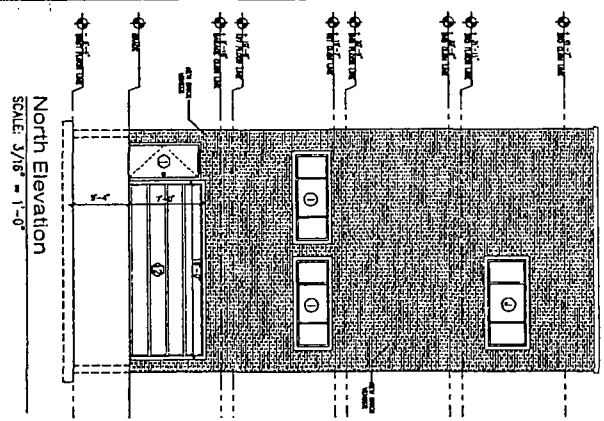


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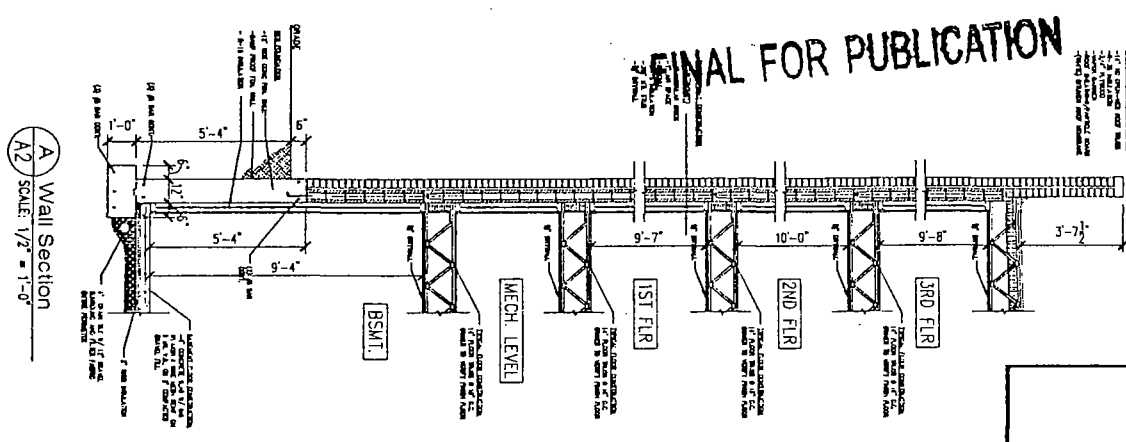
Mohr Architecture
177 N Ada St. Chicago, IL
(773) 230-1030

NEW (3) STORY SINGLE-FAMILY BUILDING
1244 W. RACE AVE
CHICAGO, IL 60642

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____



FINAL FOR PUBLICATION



A2

Mohr Architecture
177 N Ada St. Chicago, IL
(773) 230-1030

NEW (3) STORY SINGLE-FAMILY BUILDING
1244 W. RACE AVE.
CHICAGO, IL 60642

DATE	1/17/15
BY	MM
SCALE	AS SHOWN
PROJECT	1244 W. RACE AVE.
CLIENT	MM