



City of Chicago



SO2015-5339

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1813 W Race St - App No. 18455T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTED
TO A TYPE 1

1845571
INTRO DATE:
JULY 29, 2015

ORDINANCE

BE IT ORDAINED BY THE CITY COUCIL 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 RS-3 Residential, single-unit (detached house) District symbols and indications as shown on Map No. 1H in the area bounded by a line that is 120 feet west of North Wood Street; the public alley south of & parallel to West Race Ave; 144 feet west of North Wood St; West Race Avenue to those of a RT-4 Residential 2 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 the property: 1813 West Race Avenue

NARRATIVE DESCRIPTION AND PLANS
FOR THE PROPOSED REZONING AT
1813 WEST RACE STREET

The Application is to change zoning for 1813 West Race Street from RS-3 to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant intends to demolish the existing frame building and construct a Single-Family home. The building height shall be 37 feet 5 inches, as defined by City Zoning Code.

LOT AREA: 2,160 SQUARE FEET

FLOOR AREA RATIO: 1.20

BUILDING AREA: 2,592 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 2,160 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A TWO CAR GARAGE LOCATED IN THE REAR OF THE PROPERTY ASSESSIBLE FROM THE PUBLIC ALLEY

FRONT SETBACK: 5 FEET *

REAR SETBACK: 28 FEET 9 INCHES

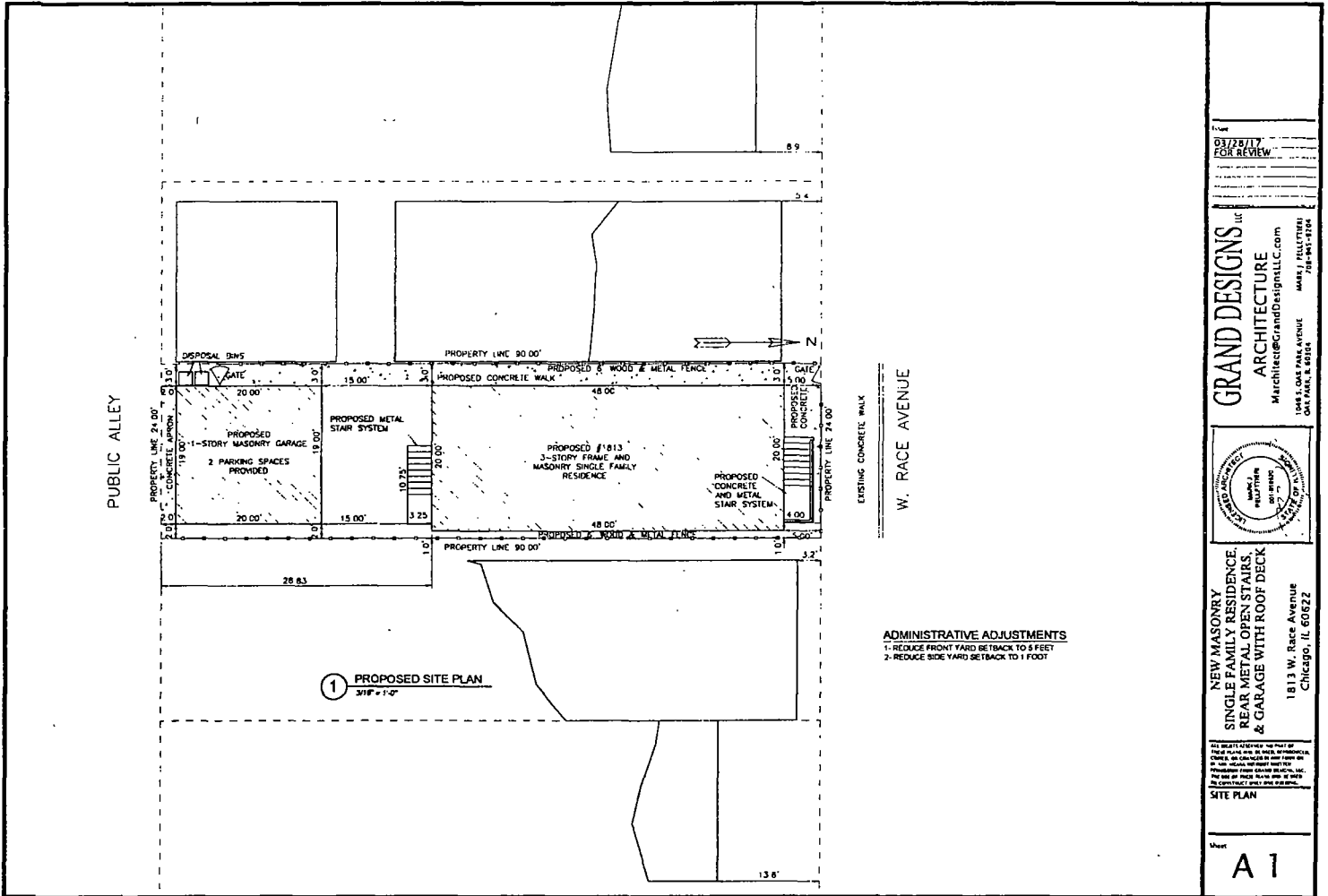
SIDE SETBACK: 3 FEET (WEST) AND 1 FOOT (EAST)*

REAR YARD OPEN SPACE: 227 SQUARE FEET

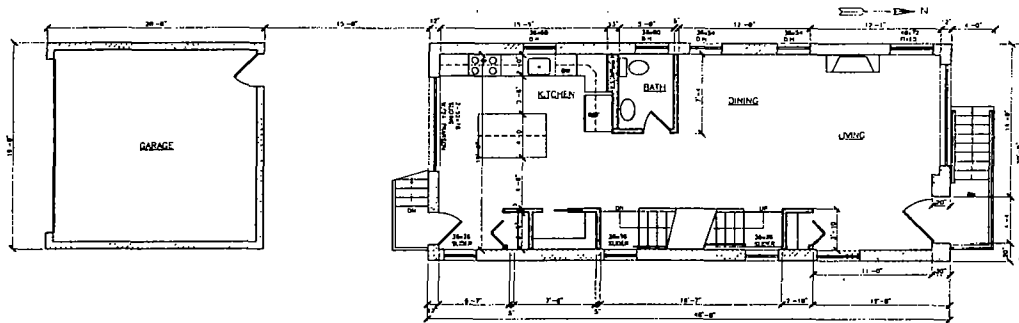
BUILDING HEIGHT: 37 FEET 5 INCHES

-
- OWNER WILL SEEK A VARIATION OR ADMINISTRATIVE ADJUSTMENT

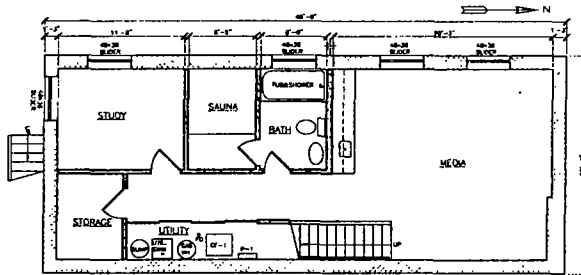
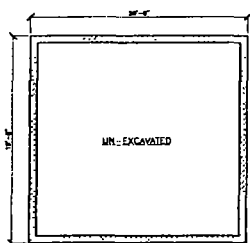
FINAL FOR PUBLICATION



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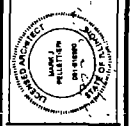
② PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



① PROPOSED BASEMENT PLAN
1/4" = 1'-0"

DATE: 03/28/17
FOR REVIEW

GRAND DESIGNS, LLC
ARCHITECTURE
Marchitect@GrandDesignsLLC.com
1048 S. OAK PARK AVENUE OAK PARK, IL 60454
708-941-1924

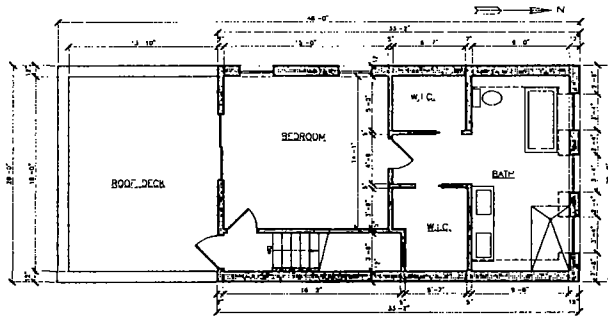


NEW MASONRY
SINGLE FAMILY RESIDENCE,
REAR METAL OPEN STAIRS,
& GARAGE WITH ROOF DECK
1813 W. Race Avenue
Chicago, IL 60622

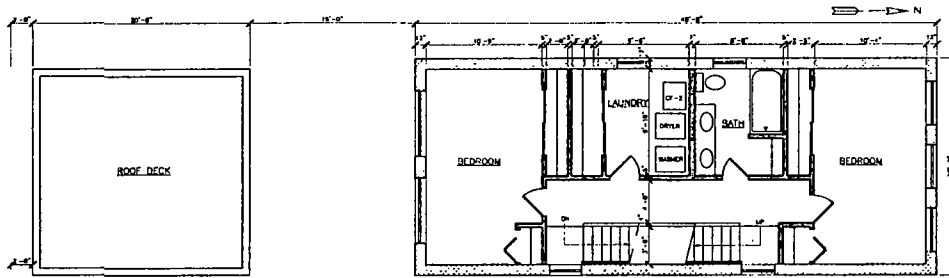
BASEMENT PLAN
FIRST FLOOR PLAN

Sheet
A 2

FINAL FOR PUBLICATION



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

Date: 03/28/17
FOR REVIEW

GRAND DESIGNS OF ARCHITECTURE
Marchitect@GrandDesignsLLC.com
1813 W. Race Avenue Chicago, IL 60622

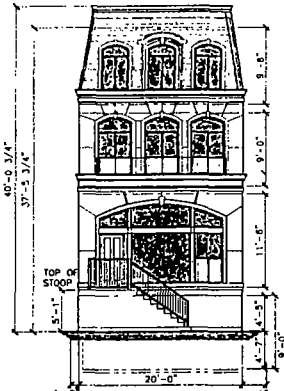


NEW MASONRY SINGLE FAMILY RESIDENCE, REAR METAL OPEN STAIRS, & GARAGE WITH ROOF DECK
1813 W. Race Avenue Chicago, IL 60622

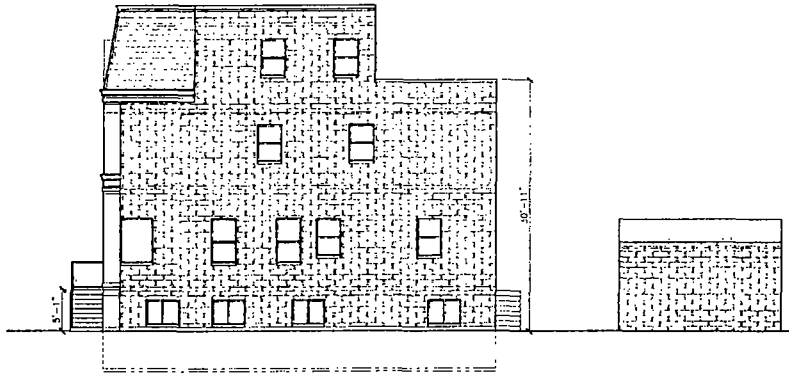
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SECOND FLOOR PLAN
THIRD FLOOR PLAN

Sheet A3

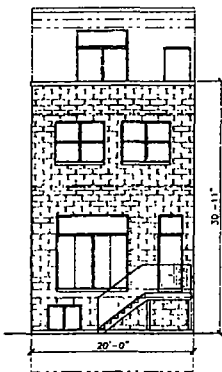
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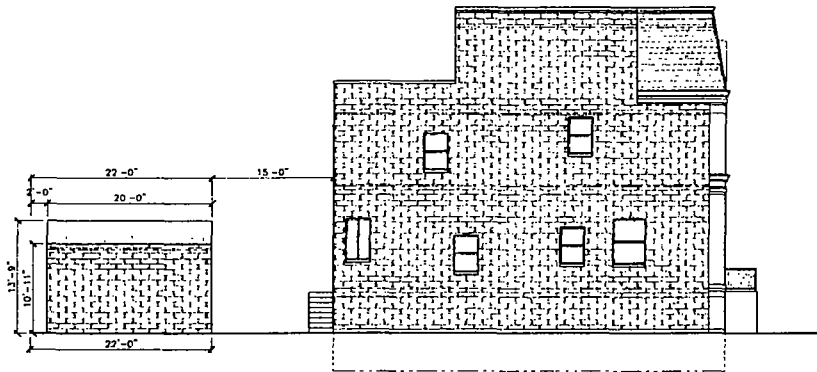
④ PROPOSED NORTH ELEVATION
1/4" = 1'-0"



③ PROPOSED WEST ELEVATION
1/4" = 1'-0"



② PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



① PROPOSED EAST ELEVATION
1/4" = 1'-0"

DATE
03/28/17
FOR REVIEW

GRAND DESIGNS LLC
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1845 S. OAK PARK AVENUE
OAK PARK, IL 60304
MARK J. FELLETTEN
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NEW MASONRY
SINGLE FAMILY RESIDENCE,
REAR METAL OPEN STAIRS
& GARAGE WITH ROOF DECK
1813 W. Race Avenue
Chicago, IL 60622

ALL WORK IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHICAGO. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE ELEVATIONS.

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FINAL FOR PUBLICATION