



# City of Chicago



SO2017-140

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/25/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-H at 1824 W Race Ave - App No. 19090T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19090 TI

SUBSTITUTE  
JUST TO CONVERT TO TYPE 1

INTRO. DATE:  
JAN. 25, 2017

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 RS3 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 Avenue; a line 240 feet west of and parallel to North Wood Street; West Race Street; and a line 264 feet west of and parallel to North Wood Street,

to those of a RT4 Residential Two-Flat, Townhouse and 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: 1824 West Race Avenue

**17-13-0303-C (1) Narrative Zoning Analysis**  
1824 West Race Avenue, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District

Lot Area: 2,164.34 square feet

Proposed Land Use: The Applicants are seeking a zoning change in order to permit the construction of a new three-story single family residence, with a detached two-car garage, at the subject site. The new proposed (frame) building will be masonry in construction, with limestone and hardy board accents, and measure approximately 33 feet-6 inches in height.

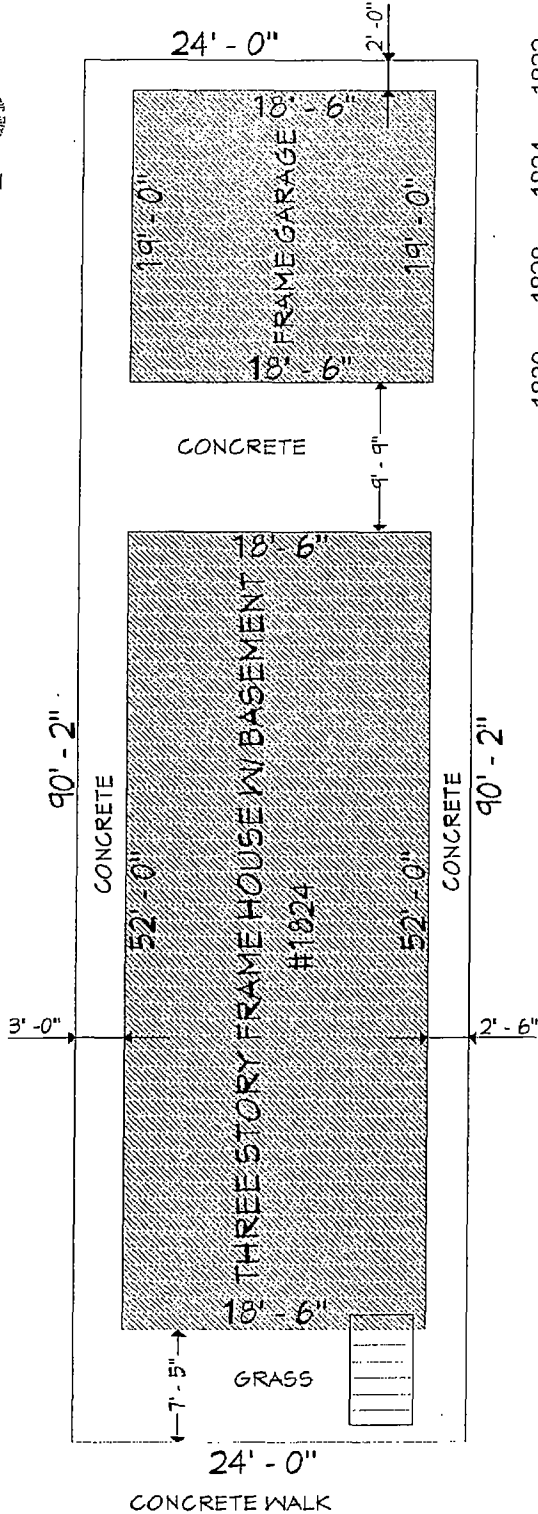
- A. The Project's Floor Area Ratio:  
2,500.00 square feet (1.16 FAR)
- B. The Project's Density (Lot Area Per Dwelling Unit):  
1 dwelling unit (2,164.34 square feet per unit)
- C. The amount of off-street parking:  
2 spaces
- D. Setbacks:
  - a. Front Setback: 7 feet-5 inches
  - b. Rear Setback: 30 feet-5 inches
  - c. Side Setbacks:
    - East: 2 feet-6 inches
    - West: 3 feet-0 inches
- E. Building Height: 33 feet-6 inches

**FINAL FOR PUBLICATION**



NORTH

### 15' PUBLIC ALLEY



**FINAL FOR PUBLICATION**

note: don't scale, take given dimensions

SET BACK CALCULATION

$$7.0 + 11.0 + 4.0 = 22.0 : 3 = 7.33$$

SET BACK FOR 1824 IS 7' 33"

NEW CONSTRUCTION,  
THREE STORY RESIDENCE  
1824 W RACE AVE

COVER SHEET/ STATEMENT

THE ARCHITECT IS NOT UNDER  
CONTRACT TO OVERSEE THE  
CONSTRUCTION OF THIS PROJECT

date 1/14/2017

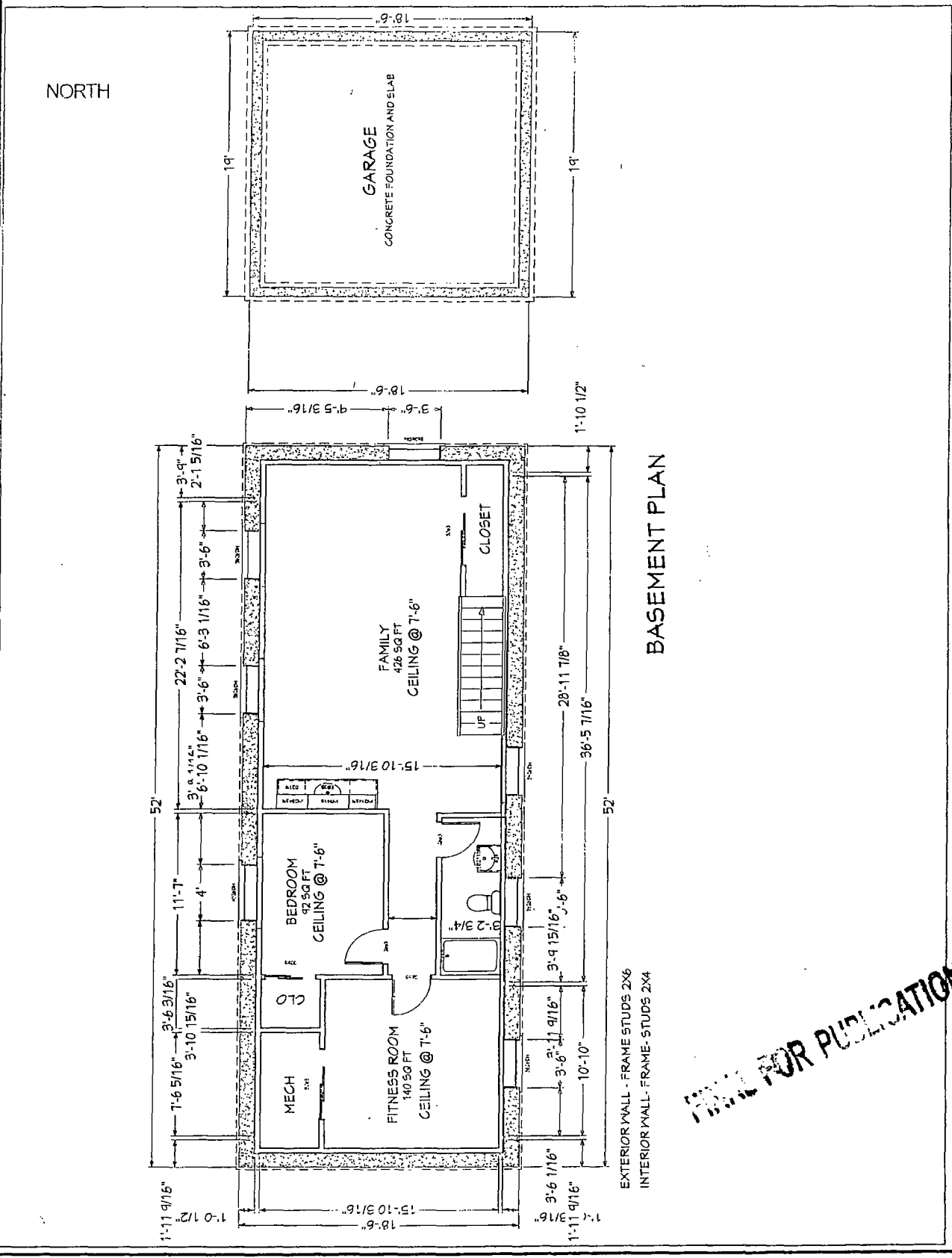
I hereby state that these drawings  
were prepared under my supervision  
and to the best of my knowledge  
comply with the provisions of the  
CITY OF CHICAGO ILLINOIS  
BUILDING CODE AND ZONING  
ORDINANCE.

SEAL/SIGNATURE

drawing

S-1

NEW CONSTRUCTION: THREE STORY RESIDENCE 1824 W RACE AVE		BASEMENT PLAN		THE ARCHITECT IS NOT UNDER CONTRACT TO OVERSEE THE CONSTRUCTION OF THIS PROJECT		date 1/14/2017		I hereby state that these drawings were prepared under my supervision, and to the best of my knowledge comply with the provisions of the CITY OF CHICAGO, ILLINOIS BUILDING CODE AND ZONING ORDINANCE.		SEALSIGNATURE		drawing		A-1	
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**NOT FOR PUBLICATION**

NEW CONSTRUCTION,  
THREE STORY RESIDENCE  
1824 W RACE AVE

FIRST FLOOR PLAN

THE ARCHITECT IS NOT UNDER  
CONTRACT TO OVERSEE THE  
CONSTRUCTION OF THIS PROJECT

Date: 1/14/2017

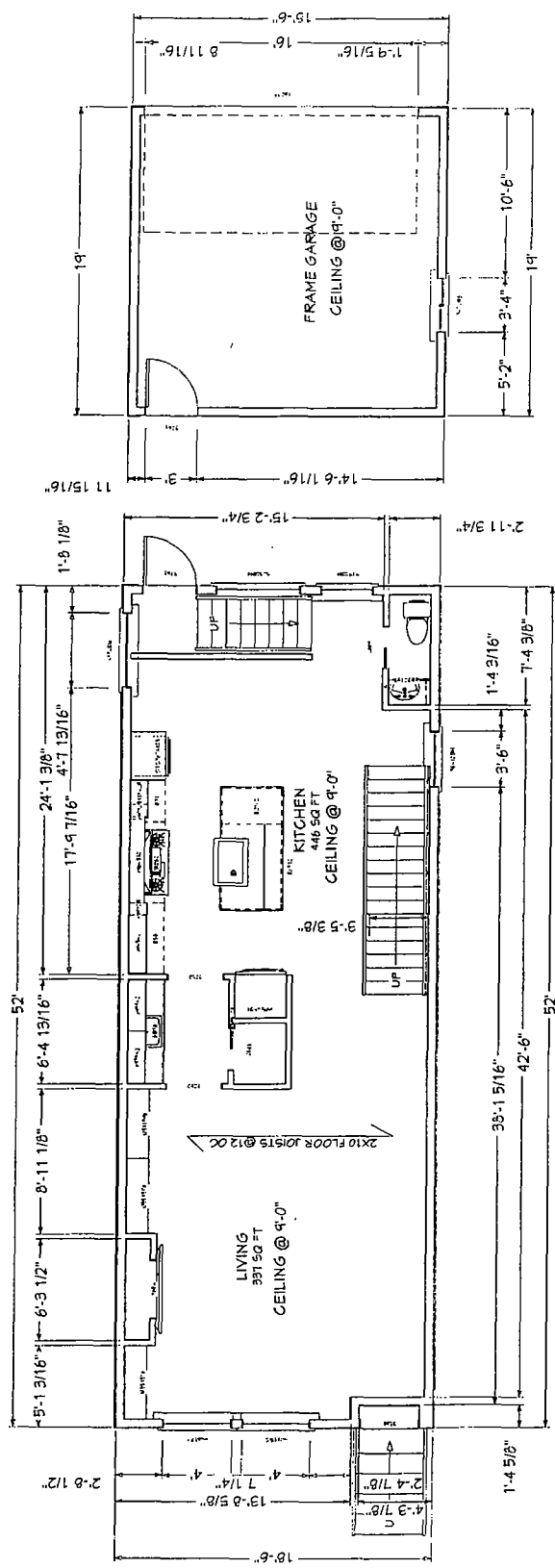
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ORDINANCE.

SEAL/SIGNATURE

drawing

A-2

NORTH

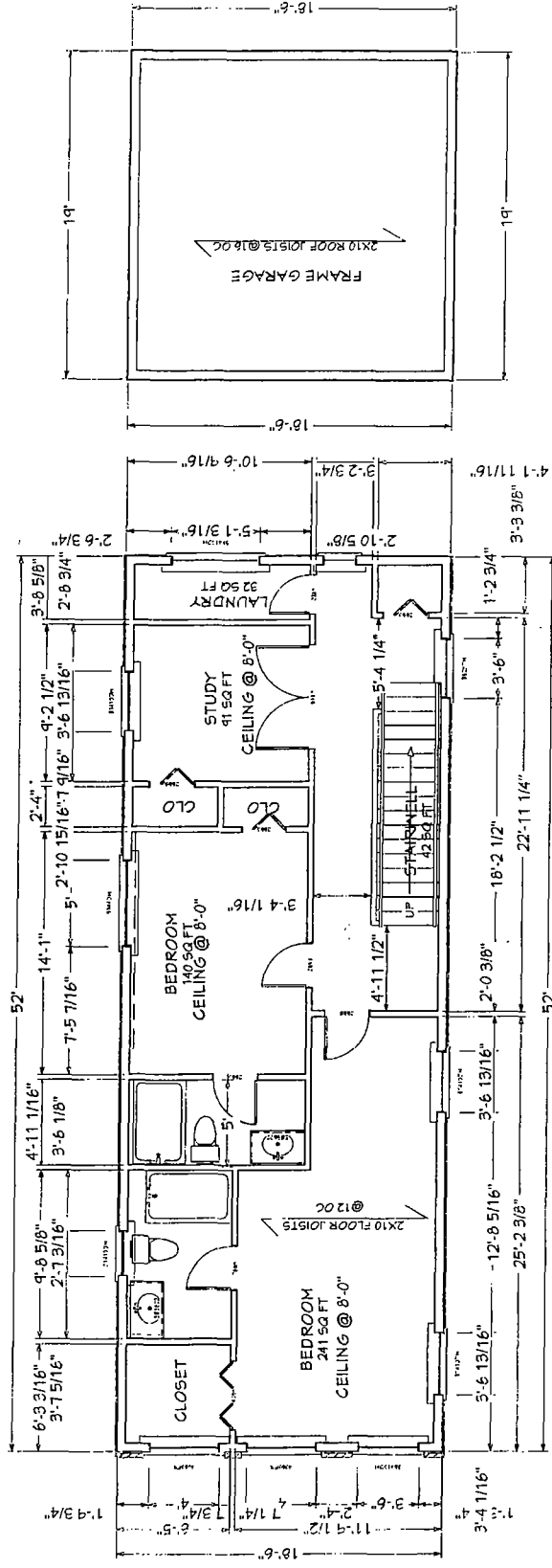


FIRST FLOOR PLAN  
892.50 SQ. FT. TOTAL

EXTERIOR WALL - FRAME STUDS 2X6  
INTERIOR WALL - FRAME STUDS 2X4  
FLOOR JOISTS - WOOD 2X10 @ 12" OC

TRIAL PUBLICATION

NORTH



**SECOND FLOOR PLAN**  
892.50 SQ. FT. TOTAL

EXTERIOR WALL - FRAME STUDS 2X6  
 INTERIOR WALL - FRAME STUDS 2X4  
 FLOOR JOISTS - WOOD 2X10 @ 12" OC

**NOT FOR PUBLICATION**

NEW CONSTRUCTION,  
 THREE STORY RESIDENCE  
 1824 W RACE AVE

SECOND FLOOR PLAN

THE ARCHITECT IS NOT UNDER  
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date 1/14/2017

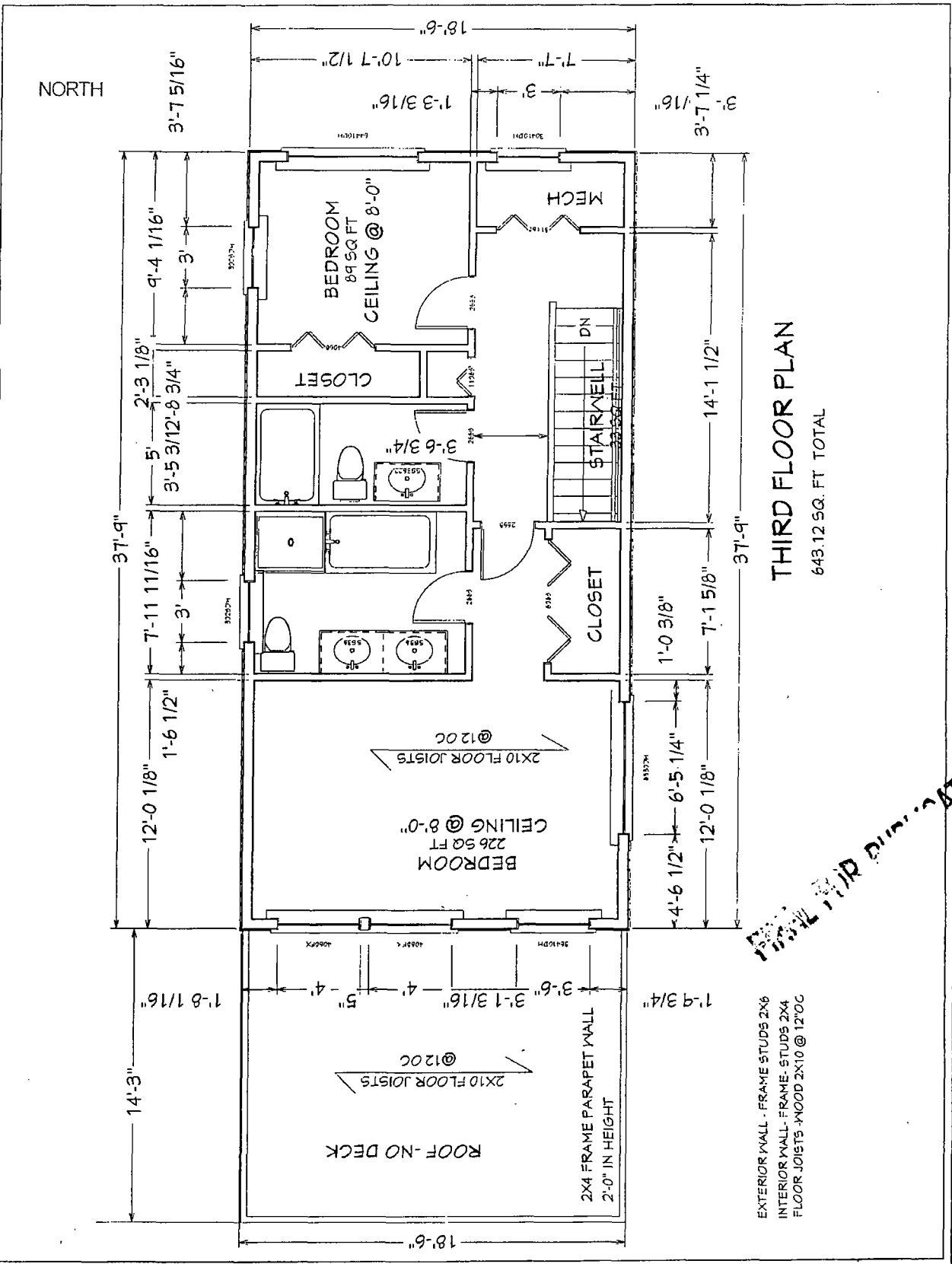
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 BUILDING CODE AND ZONING  
 ORDINANCE

SEAUSIGNATURE

drawing

A-3

<p>NEW CONSTRUCTION, THREE STORY RESIDENCE 1824 W RACE AVE</p>	<p>THIRD FLOOR PLAN</p>	<p>THE ARCHITECT IS NOT UNDER CONTRACT TO OVERSEE THE CONSTRUCTION OF THIS PROJECT</p>	<p>date: 1/14/2017</p>
<p>I hereby state that these drawings were prepared under my supervision, and to the best of my knowledge comply with the provisions of the CITY OF CHICAGO, ILLINOIS BUILDING CODE AND ZONING ORDINANCE</p>		<p>SEAUSIGNATURE</p>	
<p>drawing</p>		<p>A-4</p>	

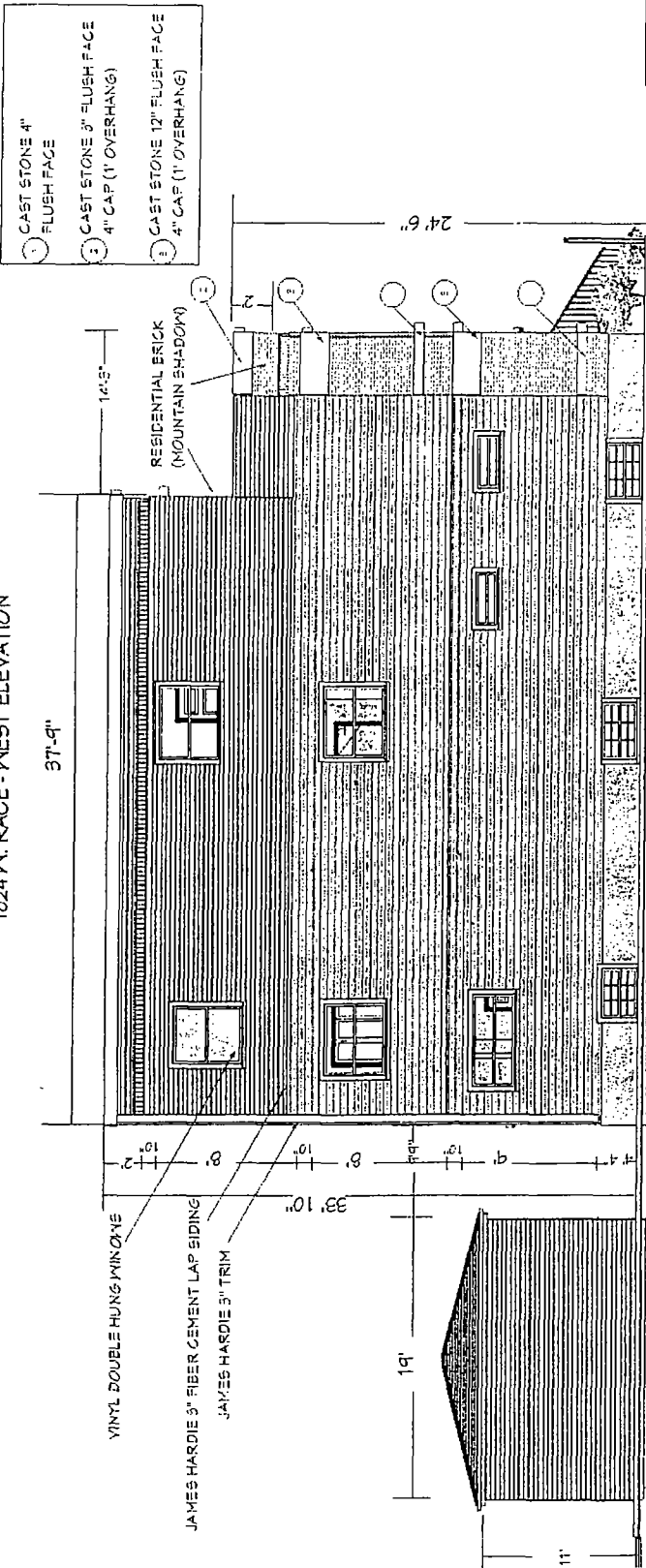


NOT TO SCALE



1824 W. RACE - WEST ELEVATION

37'-9"



WEST ELEVATION

NEW CONSTRUCTION  
THREE STORY RESIDENCE,  
1824 W RACE AVE

ELEVATION

THE ARCHITECT IS NOT UNDER  
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CONSTRUCTION OF THIS PROJECT

date: 11/27/17

I hereby state that these drawings  
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ORDINANCE

SEAL/SIGNATURE

drawing

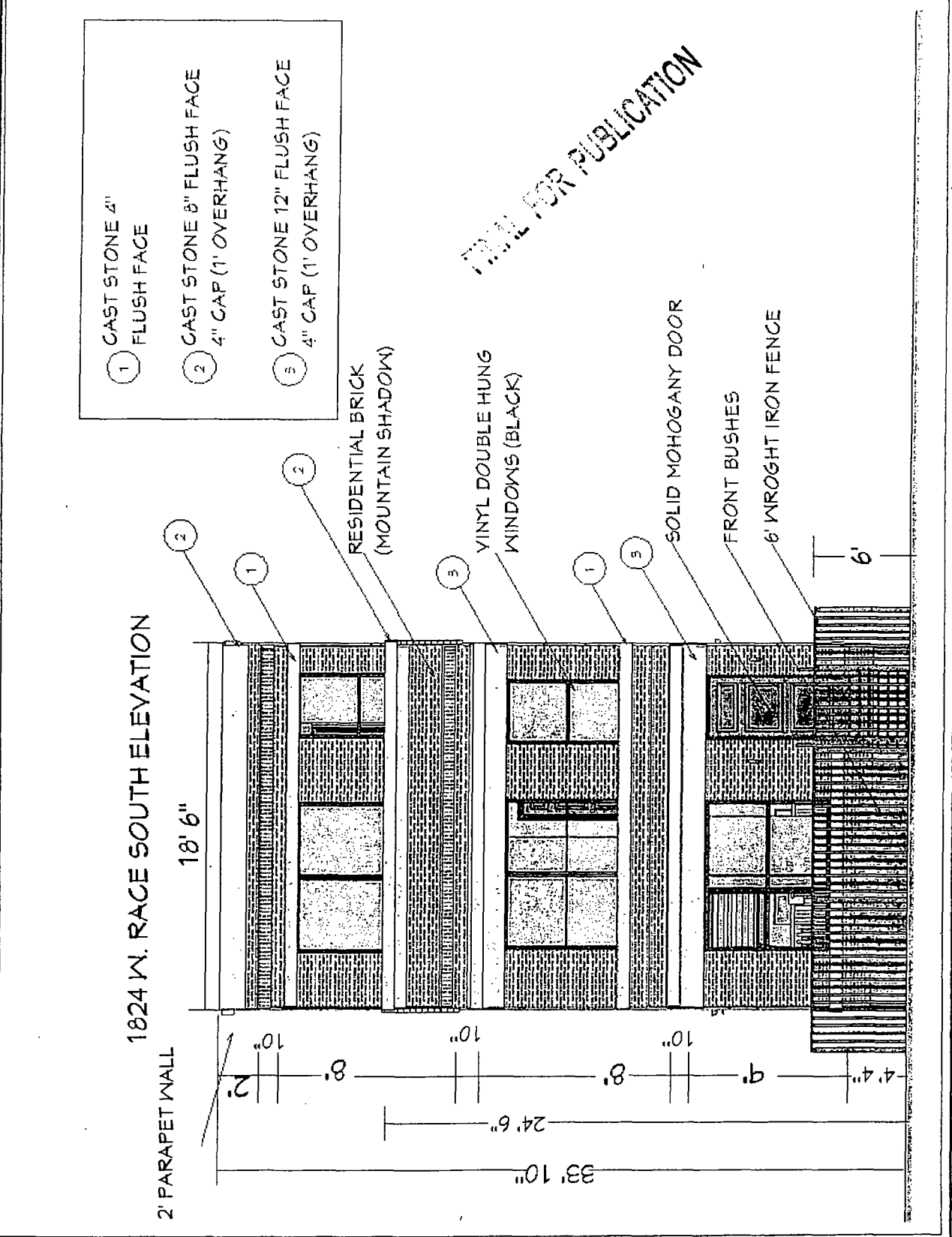
A-5

FINAL FOR PUBLICATION



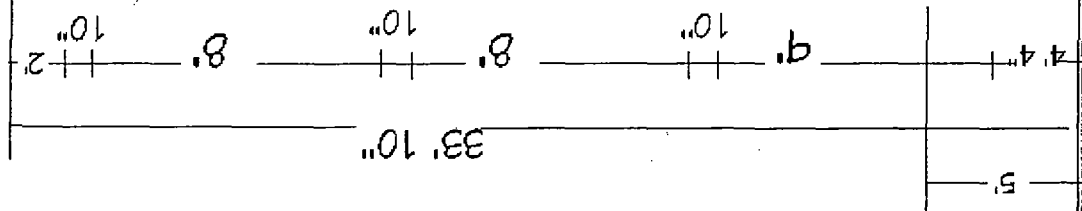
<p>NEW CONSTRUCTION THREE STORY RESIDENCE 1824 W RACE AVE</p>	<p>ELEVATION</p>	<p>THE ARCHITECT IS NOT UNDER CONTRACT TO OVERSEE THE CONSTRUCTION OF THIS PROJECT</p>	<p>date 1/14/2017</p>	<p>I hereby state that these drawings were prepared under my supervision, and to the best of my knowledge, comply with the provisions of the CITY OF CHICAGO, ILLINOIS BUILDING CODE AND ZONING ORDINANCE</p>	<p>SEAL/SIGNATURE</p>	<p>drawing</p>
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A-7



1824 W. RACE - NORTH ELEVATION

18' 6"



JAMES HARDIE 5" FIBER CEMENT LAP SIDING

JAMES HARDIE 3" TRIM

VINYL DOUBLE HUNG WINDOWS

NOT FOR PUBLICATION

5' WROUGHT IRON FENCE SET BACK 9' FROM PROPERTY LINE

NEW CONSTRUCTION  
THREE STORY RESIDENCE  
1824 W RACE AVE

ELEVATION

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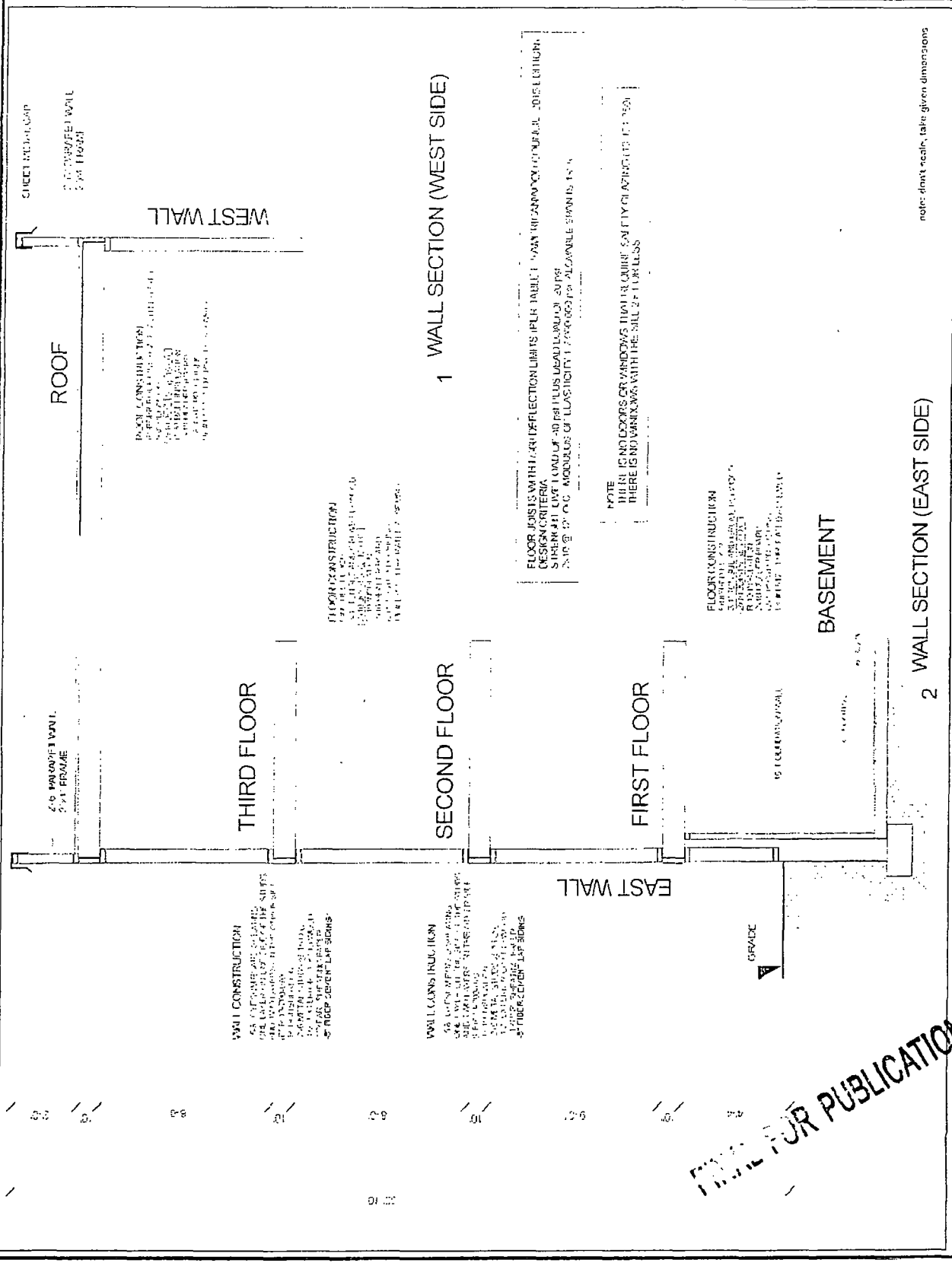
date 1/14/2017

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SEAL SIGNATURE

Drawing A-8

<p>NEW CONSTRUCTION THREE STORY RE-SUBJECT 1824 W RACE AVE</p>	<p>WALL SECTION</p>	<p>THE ARCHITECT IS NOT UNDER CONTRACT TO OVERSEE THE CONSTRUCTION OF THIS PROJECT</p>	<p>DATE 11/19/2017</p>	<p>I hereby state that these drawings were prepared under my supervision and to the best of my knowledge and belief they comply with the CITY OF CHICAGO BUILDING BUILDING CODE AND ZONING ORDINANCE.</p> <p>SEAL SIGNATURE</p>	<p>A-9</p>
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**FINAL FOR PUBLICATION**