



# City of Chicago



O2015-8473

Office of the City Clerk

## Document Tracking Sheet

|                                 |                                                                             |
|---------------------------------|-----------------------------------------------------------------------------|
| <b>Meeting Date:</b>            | 12/9/2015                                                                   |
| <b>Sponsor(s):</b>              | Misc. Transmittal                                                           |
| <b>Type:</b>                    | Ordinance                                                                   |
| <b>Title:</b>                   | Zoning Reclassification Map No. 1-G at 1244 W Race Ave -<br>App No. 18588T1 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                       |

# 18588 T1

INTRO DATE:  
DEC 9, 2015

**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 RS3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.

I-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 72 feet east of and parallel to  
North Elizabeth Street, West Race Avenue

to those of a RM5 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**

**RS3 to RM5**

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 44' - 9".

|                   |                  |
|-------------------|------------------|
|                   | RM5              |
| FAR               | 1.93             |
| Lot Area          | 2,088 s.f.       |
| Building Area     | 4,034 s.f.       |
| Building Height   | 44' - 9"         |
| Front Setback     | 1'-10"*          |
| Rear Setback      | 4' - 0"*         |
| West side Setback | 0' - 0"*         |
| East side Setback | 1' - 6"*         |
| Parking           | 2 parking spaces |

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

FINAL FOR PUBLICATION

EXIST. SIDEWALK

11'-6"

7'-10"

24.00'

20.00'

1'-10"

1'-6"

7'-4"

11'-3 1/2"

2'-6"

87.00'

48.79'

2.50'

22.92'

71.71'

87.00'

22.50'

24.00'

4'-0"

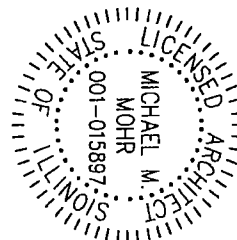
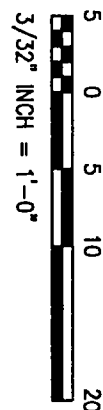
EXIST. 12' PUBLIC ALLEY

PROPOSED 3-STORY  
SINGLE-FAMILY BUILDING  
WITH BASEMENT

# STEP LANE

SCALE: 3/32" = 1'-0"

FINAL FOR PUBLICATION



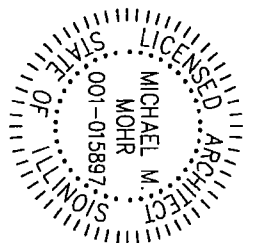
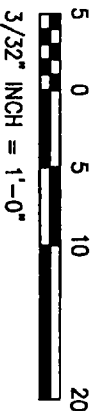
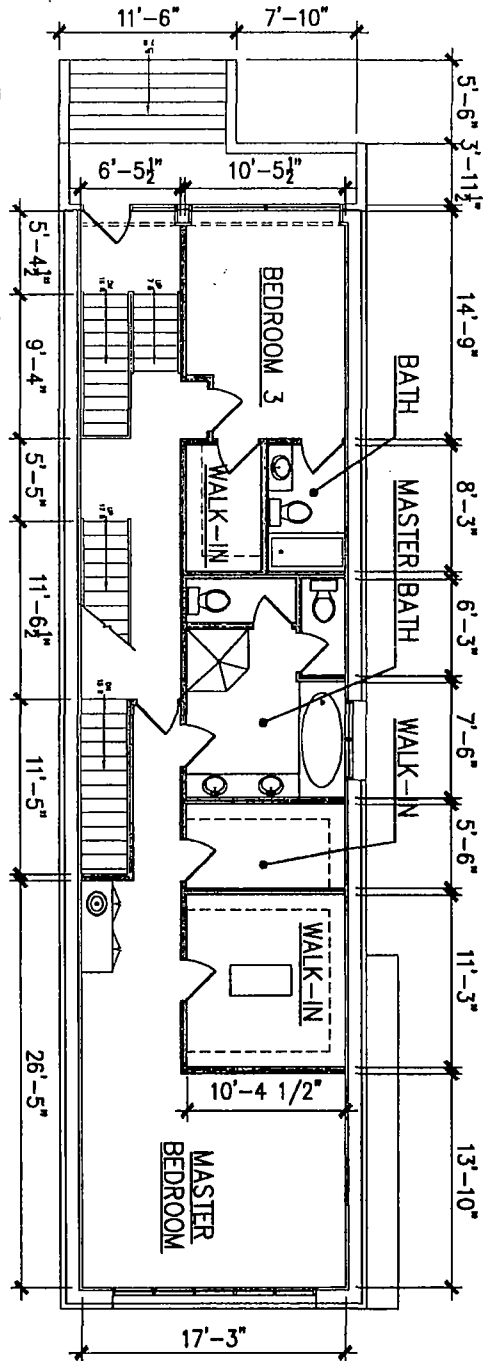
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**SHEET**

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

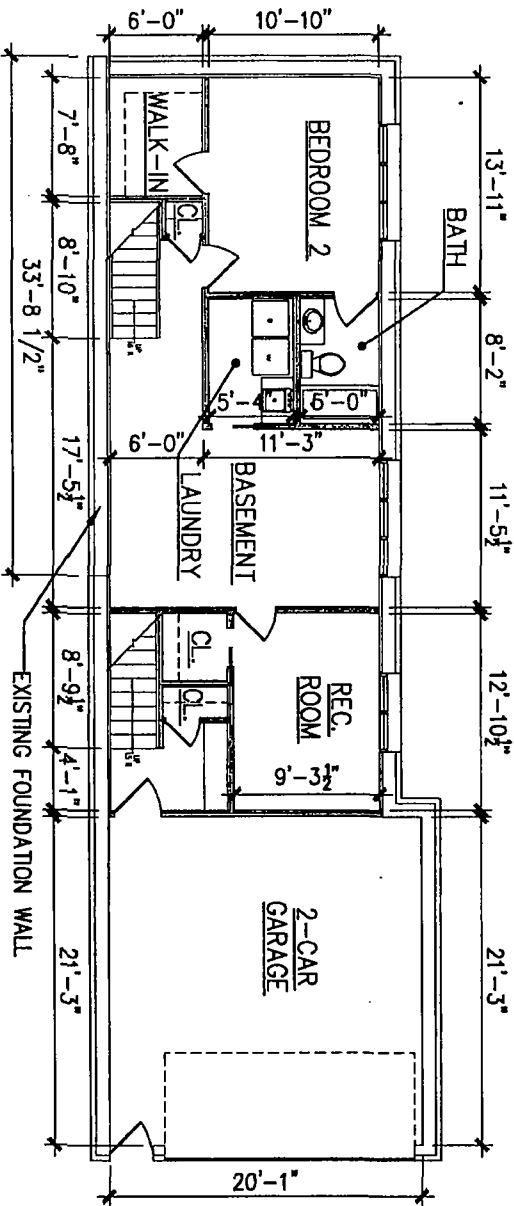
SINGLE-FAMILY BUILDING  
1244 W. RACE AVE.  
CHICAGO, IL 60642

|          |
|----------|
| DATE     |
| 11/24/15 |



## 1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"



## BASEMENT PLAN

SCALE: 3/32" = 1'-0"

NOT FOR PUBLICATION

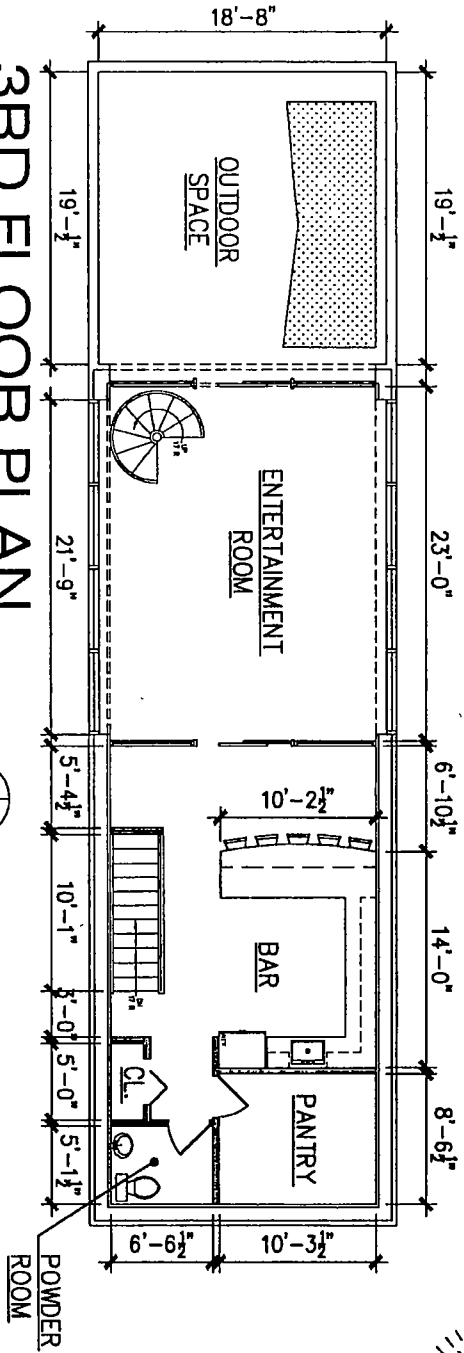
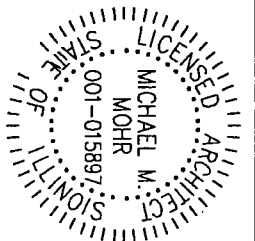
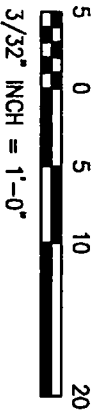
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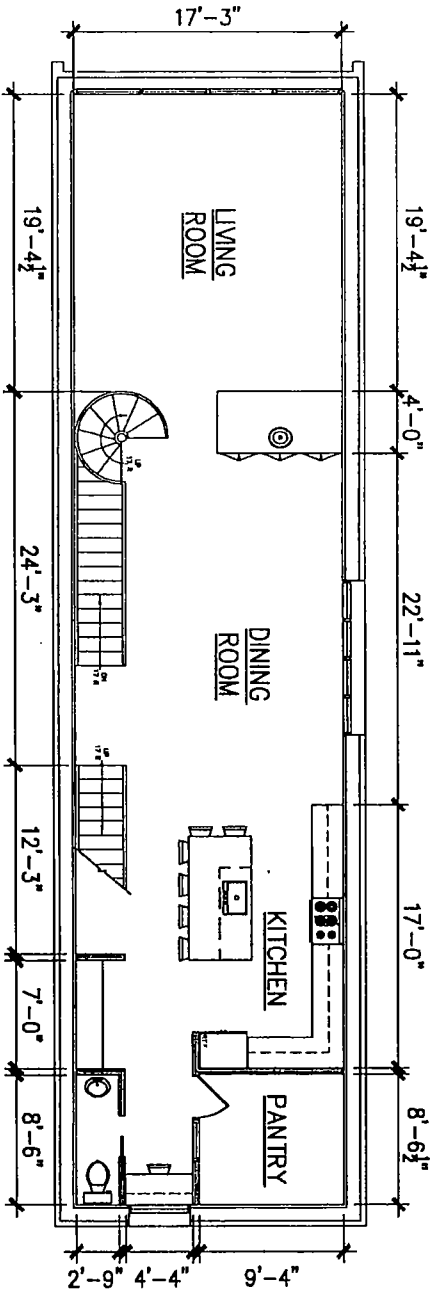
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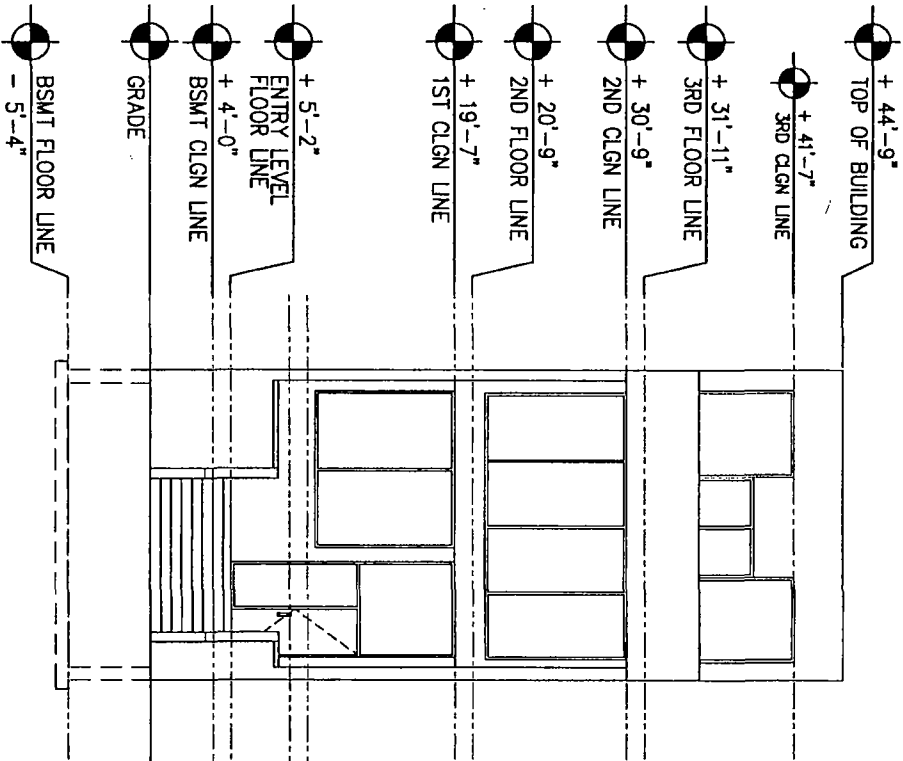


3RD FLOOR PLAN  
SCALE: 3/32" = 1'-0"



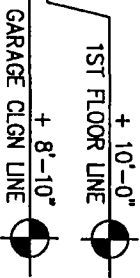
2ND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

FINAL FOR PUBLICATION



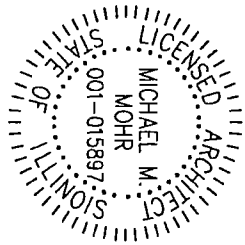
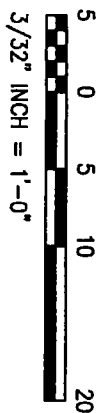
South Elevation

SCALE: 3/32" = 1'-0"



North Elevation

SCALE: 3/32" = 1'-0"



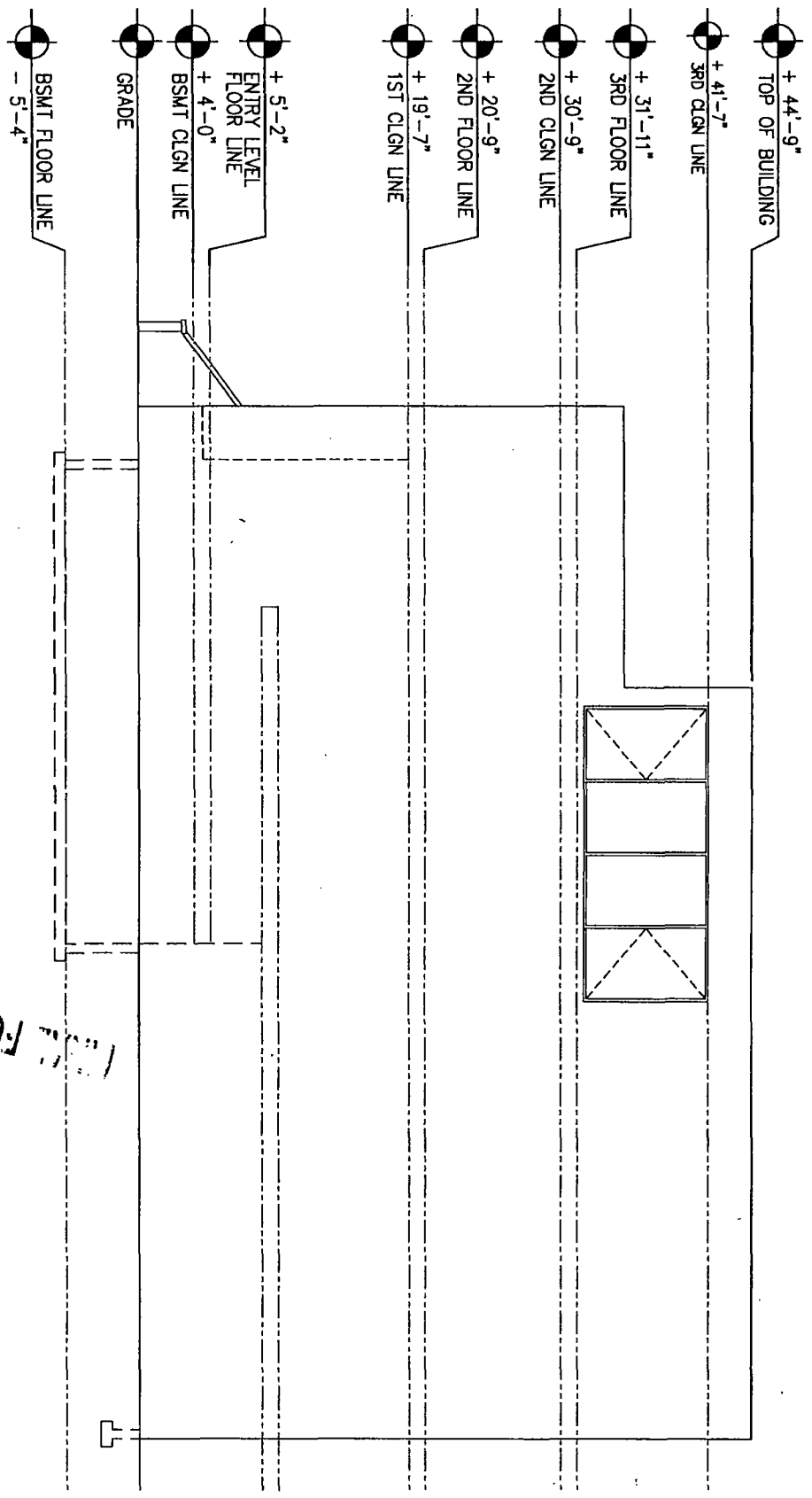
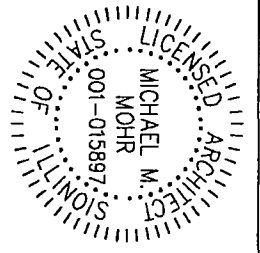
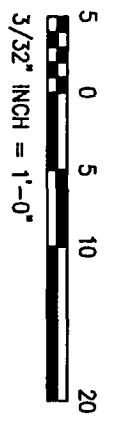
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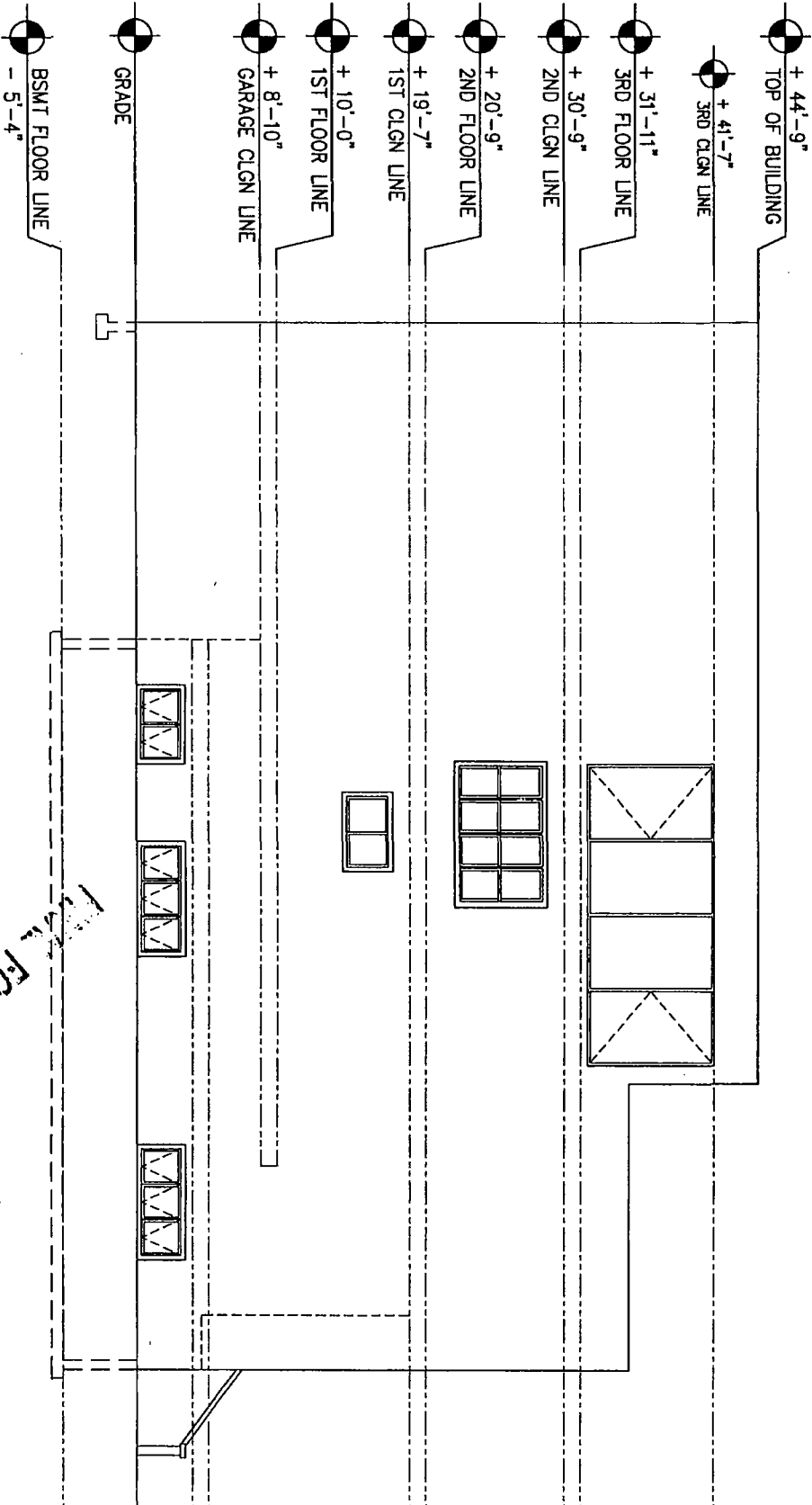
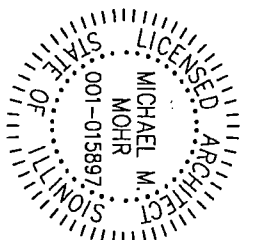
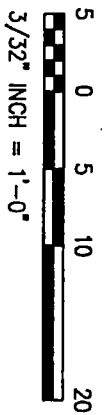


# East Elevation

SCALE: 3/32" = 1'-0"

NOT FOR PUBLICATION

|    |                                                                   |                                                                  |                  |
|----|-------------------------------------------------------------------|------------------------------------------------------------------|------------------|
| A4 | Mohr Architecture<br>177 N. Ada St. Chicago, IL<br>(773) 230-1030 | SINGLE-FAMILY BUILDING<br>1244 W. RACE AVE.<br>CHICAGO, IL 60642 | DATE<br>11/24/15 |
|----|-------------------------------------------------------------------|------------------------------------------------------------------|------------------|



# West Elevation

SCALE: 3/32" = 1'-0"

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