



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2015-5339  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/29/2015 **In control:** City Council  
**Final action:** 3/29/2017  
**Title:** Zoning Reclassification Map No. 1-H at 1813 W Race St - App No. 18455T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-H  
**Attachments:** 1. SO2015-5339.pdf, 2. O2015-5339.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed as Substitute	Pass
3/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/14/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/29/2015	1	City Council	Referred	

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### 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. IH 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

Application No. 18455 T {

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

PROPERTY LINE 80 00' / W/POISED CONCRETE WALK \* \*  
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PROPOSED 7015 J-SHOPY FRAME AND MASONRY SINGLE FAMILY RESIDENCE

-CONCRETE AND METAL SYSTEM

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PROPERTY LINE 80 00' 1 -B.CO'

PROPERTY LINE 80 00'

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