



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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Chicago, IL 60602  
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## Legislation Text

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File #: O2020-4559, Version: 1

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### 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 RS-3 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 Street; a line 263 feet west of and parallel to North Wolcott Avenue; West Race Street; and a line 287 feet west of and parallel to North Wolcott Avenue,

to those of an RM-4.5 Residential 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:

17-13-0303-C (1) Narrative Zoning Analysis

1926 West Race Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,284.32 square feet

Proposed Land Use: The Applicant is seeking to permit the completion of proposed rear additions to the existing two-story, single-family residence. The project will add new living space and third-floor bedroom to the home. No changes are proposed to the building's existing height. Onsite garage parking for two (2) vehicles will continue to be provided at the rear of the subject

lot.

- A) The Project's Floor Area Ratio: 2,985.75 square feet (1.307 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 2,284.32 sq. ft./1 d.u.
- C) The amount of off-street parking: 2 vehicular parking spaces
- D) Setbacks:
  - a. Front Setback: 15 feet-0 inches
  - b. Rear Setback: 26 feet-7.2 inches\*
  - c. Side Setbacks:
    - West: 2 feet-6 inches East: 2 foot-2.4 inches
- E) Building Height:
  - 36 feet-11 inches

\*The Applicant will pursue a Variation to permit the proposed rear setback.

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