



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: O2016-4787, **Version:** 1

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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 RM5 Residential Multi-Unit District symbols and indications as shown on Map No. 1-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 of 72 feet east of and parallel to North Elizabeth Street, West Race Avenue

to those of a RM5.5 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:

NARRATIVE-1244 W Race Avenue

RMS to RM5.5

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 41' - 7".

	Zoning
	RM5.5
FAR	2.22
Lot Area	2,088 Square Feet
Minimum Lot per Dwelling Unit	2,088 Square Feet
Build Area	4,631 Square Feet
Building Height	41 Feet-7 Inches
Front Setback	7 Feet-4 Inches*
Rear Setback	4 Feet*
Rear Yard Open Space	0*
West side Setback	6 Inches*
East side Setback	1 Foot*
Parking	2 parking spaces

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



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Mohr Architecture 177 N Ada St. Chicago. IL (773) 230-1030
NEW (3) STORY SINGLE-FAMILY BUILDING 1244 W RACE AVE CHICAGO, IL 60542
N. ELIZABETH ST.

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NEW (3) STORY SINGLE-FAMILY BUILDING 1244 W. FFACE AVE. CHICAGO. IL 60642

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