



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2015-8473
Type: Ordinance
File created: 12/9/2015
Status: Passed
In control: City Council
Final action: 2/10/2016
Title: Zoning Reclassification Map No. 1-G at 1244 W Race Ave - App No. 18588T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2015-8473 (V1).pdf, 2. O2015-8473.pdf

Date	Ver.	Action By	Action	Result
2/10/2016	1	City Council	Passed	Pass
1/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
12/9/2015	1	City Council	Referred	

18\$88 ti

OA-re:.

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:

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.

W. RACE AVE.

co o

CD H
m
TJ
> Z

^{V-J}
N

V
EXIST-- SIDEWALK 7'-10"
11 '-6"
24.00

20.00'
I

o

oo
b o
co

ZC -V, o
J? CO
ltj > m > §E o
CO I , ,
^ l m ro go z ^ -i

o

03
b o

N>

o

I
o

ro o

22.50'
24.00'

EXIST. 1 2' PUBLIC ALLEY

Mohr Architecture

177 N. Ada St. Chicago, IL (773) 230-1 030

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

CO
O >

OJ NJ

I

o

W
Z □

-n
r~
O O 3

TJ
r > Z

ho
z o

l
o

70

: p p> :-

"/III w*

Mohr Architecture

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

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

g5 t- 853

oj a
o"
tr> o " O
o
T3

A-n

= r-l-
TO

CO
O >
m

OJ
ro

o
CO
(D
<

3

00 §3

oJ ho

O

CO
O >
i
o

OJ

OJ

I
O

m
%

3

'o
:o.- 2

ho o

Mohr Architecture

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

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

r- 8sj

"Eg

oo o >

!-

m

oj ro

m

CO

r-+ m

< »-+■ O"
L_

.u_.

4?
'o o
Sip

Mohr Architecture

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

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

OO O > i- m

OJ NJ

I
O

(D
0) r-+

m

(D

<

r+
mmmm ■

O

3

cd
(/ >

-4

cn
r
o o to

1

o z
d z m

+
t
o

8
TO

+ Tt
o
r

z

to
l"

z m

ro o
r
to

ro z a
o

to o
? o o
TO

co
tr
z o

i
co

\

7s/\
o
TT II

!
o

U

ro o

CO." ^

: o

: :

Mohr Architecture

177 N. Ada St. Chicago, IL (773) 230-1 030

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