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

Legislation Details (With Text)

File #:	SO2017-140

Type:	Ordinance	**Status:**		Passed
File created:	1/25/2017	**In control:**		City Council
		Final action:		3/29/2017

Title:	Zoning Reclassification Map No. 1-H at 1824 W Race Ave - App No. 19090T1
Sponsors:	Misc. Transmittal
Indexes:	Map No. 1-H
Attachments:	1. O2017-140.pdf, 2. SO2017-140.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	Held in Committee	Pass
1/25/2017	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 ofthe Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the R.S3 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 Avenue; a line 240 feet west of and parallel to North Wood Street; West Race Street; and a line 264 feet west of and parallel to North Wood Street,

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding uses district is hereby established in the area above described.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1824 West Race Avenue
17-13-0303-C (1) Narrative Zoning Analysis
        1824 West Race Avenue, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District Lot Area:

2,164.34 square feet

Proposed Land Use: The Applicants are seeking a zoning change in order to permit the construction of a new three-story single family residence, with a detached two-car garage, at the subject site. The new proposed (frame) building will be masonry in construction, with limestone and hardy board accents, and measure approximately 33 feet-6 inches in height.

    A.   The Project's Floor Area Ratio:
        2,500.00 square feet (1.16 FAR)

    B.   The Project's Density (Lot Area Per Dwelling Unit):
        1 dwelling unit (2,164.34 square feet per unit)

    C.   The amount of off-street parking:
        2 spaces

    D.   Setbacks:
        a.   Front Setback: 7 feet-5 inches

        b.   Rear Setback: 30 feet-5 inches

        c.   Side Setbacks:
            East: 2 feet-6 inches West: 3 feet-0 inches

    E. Building Height: 33 feet-6 inches

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