



Office of the City Clerk

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Legislation Text

File #: O2023-1306, **Version:** 1

ORDINANCE

BEIT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION J. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. I-II in the area bounded by

West Race Avenue, a line 215 feet west of and parallel to North Wolcott Avenue; the alley next south of and parallel to West Race Avenue; and a line 239 feet west of and parallel to North Wolcott Avenue,

to those of a RT3.5 Residential Two-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 properties: 17-13-0303-C(I) Type 1 Narrative & Plans - 1923 W. Race. Chicago. IL

Proposed Zoning: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District Lot Area: 2,280

square feet

Proposed Land Use: The Applicants are proposing to construct an addition to the rear of the existing single family home located at the subject property. The requested zoning change will permit the resulting floor area total. The proposed addition will be one-story in height. The home's 25 ft.-% inch height dimension will remain without change. The single family home will be supported by an attached two (2) car garage located at the rear of the subject lot. The Applicants intend to seek setback reductions to permit the proposed attached garage configuration and roof deck above it.

- (A) The Project's Floor Area Ratio: 2,357 square feet (1.034 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 2,280 square feet per D.U.
(1 dwelling unit existing/proposed)
- (C) The amount of off-street parking: 2 vehicle parking spaces
- (D) Setbacks:
 - a. Front Setback: 14 feet 11 1/2 inches

- b. Rear Setback: 4 feet 2 Vi inches (measured from the garage)
- c. Side Setbacks:

* West Side: 1 lA inch

* East Side: 1'A inch

(E) Building Height: 25 feet - % inches

*The Applicant will seek Variations to allow the proposed building setbacks as determined by the Zoning Administrator.^D:

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