

NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from RS-3 to RM-5
2103 West Race Avenue

The Project

The property is comprised of a sub-standard lot measuring 25 feet by 90 feet and containing a total of 2,250 sq. ft. It is improved with a three story residential building that includes three dwelling units and no parking. The property has a rear wood porch that prior to the Applicant's ownership was enclosed without permits. The Applicant seeks to demolish the rear enclosed porch and construct a four story rear addition with stair enclosure that also will provide access to a new roof deck and three parking spaces. The residential building will continue to contain three dwelling units. The height of the building with the proposed addition will be 37.00 feet.

The subject property is located in a block that is improved with buildings containing single-family, multi-family residences and mixed uses. The portion of the block fronting on West Race Avenue has only residential uses in buildings ranging in height from one to two and half stories. The portion of the block fronting on Grand Avenue has multi-family and mixed-use buildings ranging in height from two to four stories. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current RS-3 Residential Single-Unit (Detached House) District to a RM-5 Residential Multi-Unit District. The block and the immediate area are zoned with RS-3, RT-4, B2-2, and B2-3 districts and improved with buildings of commensurate or greater bulk and density to the subject building as proposed to be expanded. The proposed RM-5 district is sought to permit sufficient FAR to allow for the proposed addition and also because it is consistent with the existing unit density on the property. This change of zoning classification is being sought as a mandatory Type I rezoning under Section 17-13-0302-A of the Zoning Ordinance and as part of the rezoning the Applicant seeks, under Section 17-13-0303-D Optional Administrative Adjustment and Variations, a Variation to reduce the required rear yard setback from 27.00 feet to 19.66 feet under Section 17-13-1101-B and a Variation to reduce the required rear yard open space from 150 sq. ft. to zero under Section 17-13-1101-A and Section 17-13-1003-K. Open space of approximately 150 square feet will be provided in the new roof deck.

The following are the relevant zoning parameters for the proposed project:

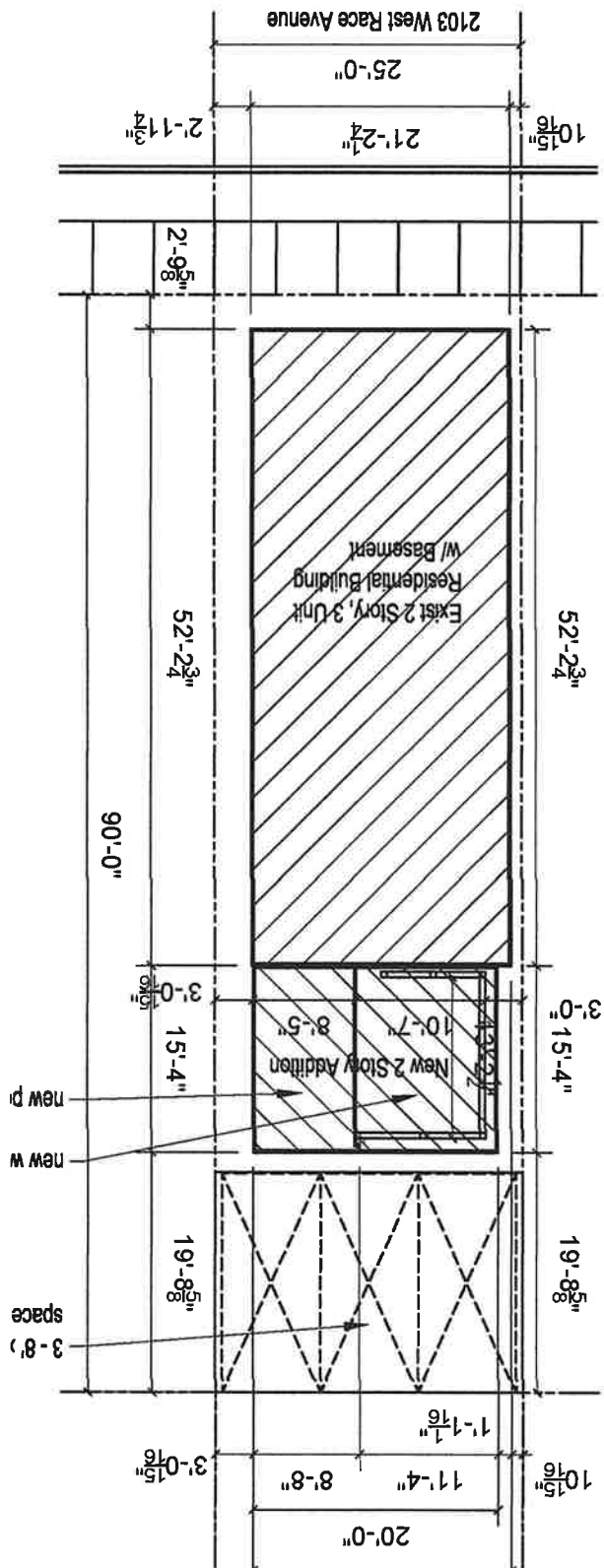
Lot Area:	2,250 square feet	
Maximum FAR:	1.95	
Residential Dwelling Units:	3	
MLA Density:	750	
Height:	37.00 feet	
Automobile Parking:	3	
Rear Yard Open Space:	None	
Setbacks:	Front (Race Avenue):	2.9 feet (existing)
	East Side:	0.4 feet (existing)
	West Side:	2 feet 11 3/4 inches (existing)
	Rear (Alley):	19.66 feet

A set of plans is attached.

Site Plan

Scale: 1/16" = 1'-0"

North ▲

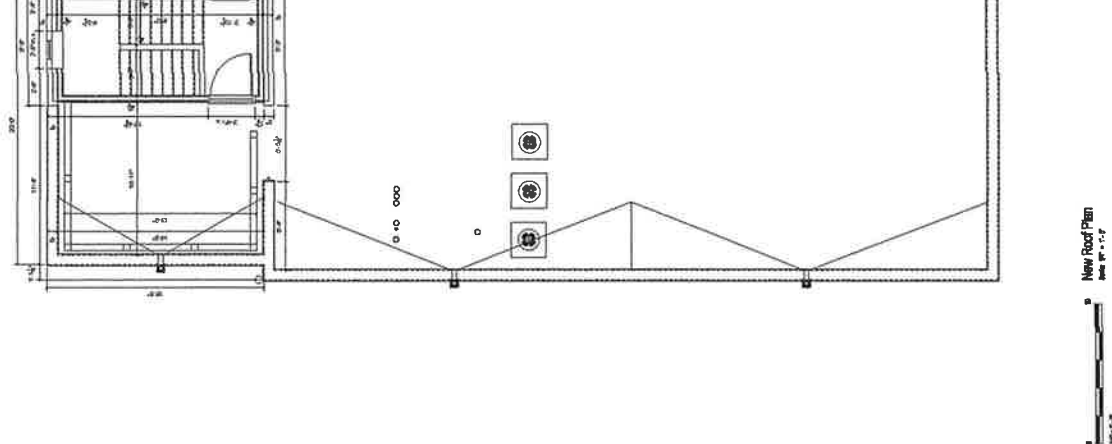
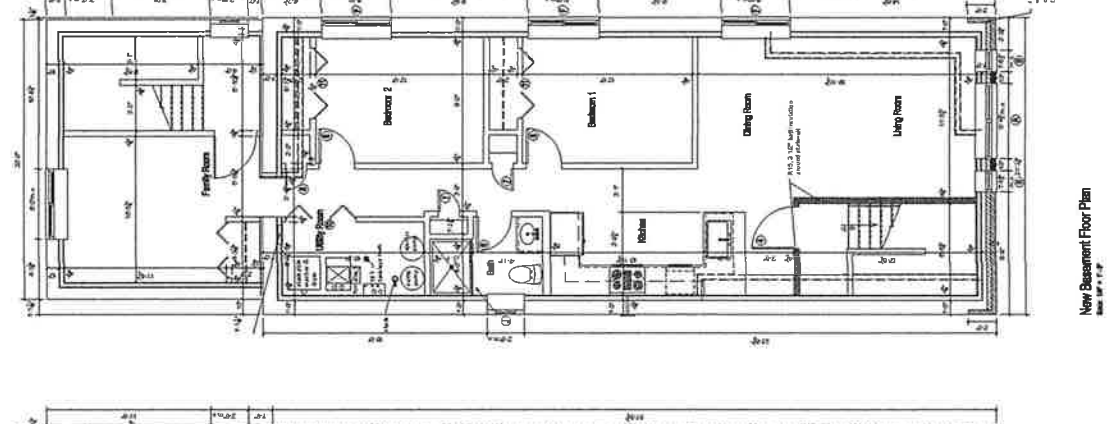
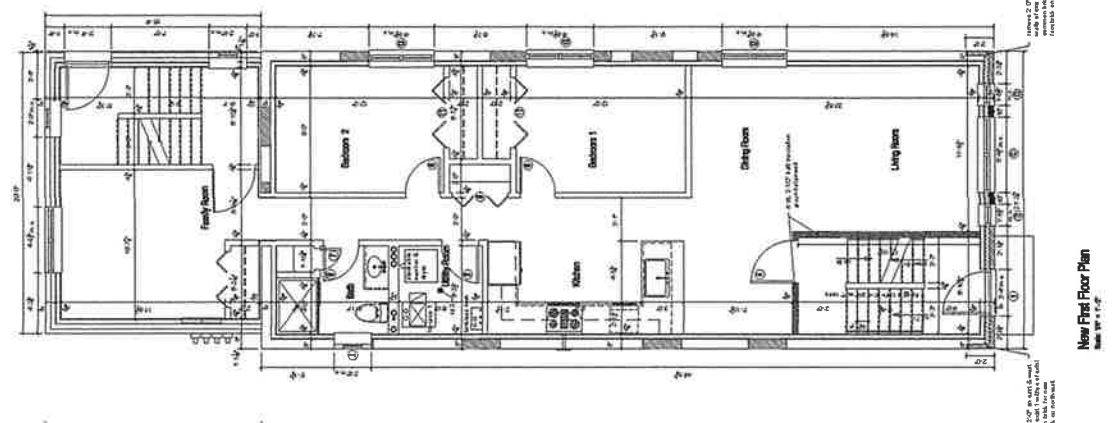
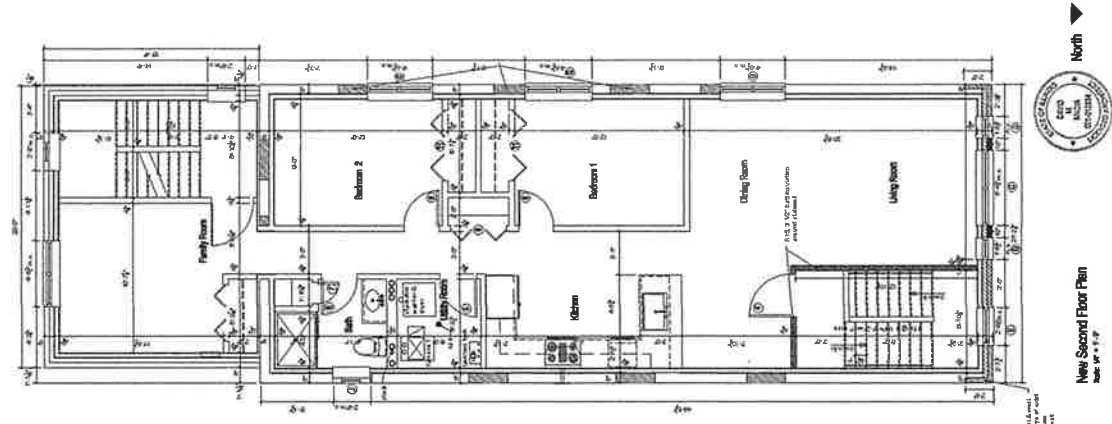


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RENOVATION OF EXIST 2 STORY BUILDING W/ BASEMENT
 2108 WEST PACE AVENUE
 CHICAGO, ILLINOIS 60612

Drawn For	Permit
August 20, 2023	August 20, 2023
Issued For	Building
Revised For	Building
Drawn By	DM
Checked By	DM
Date	8-20-23

SHEET
A1-2

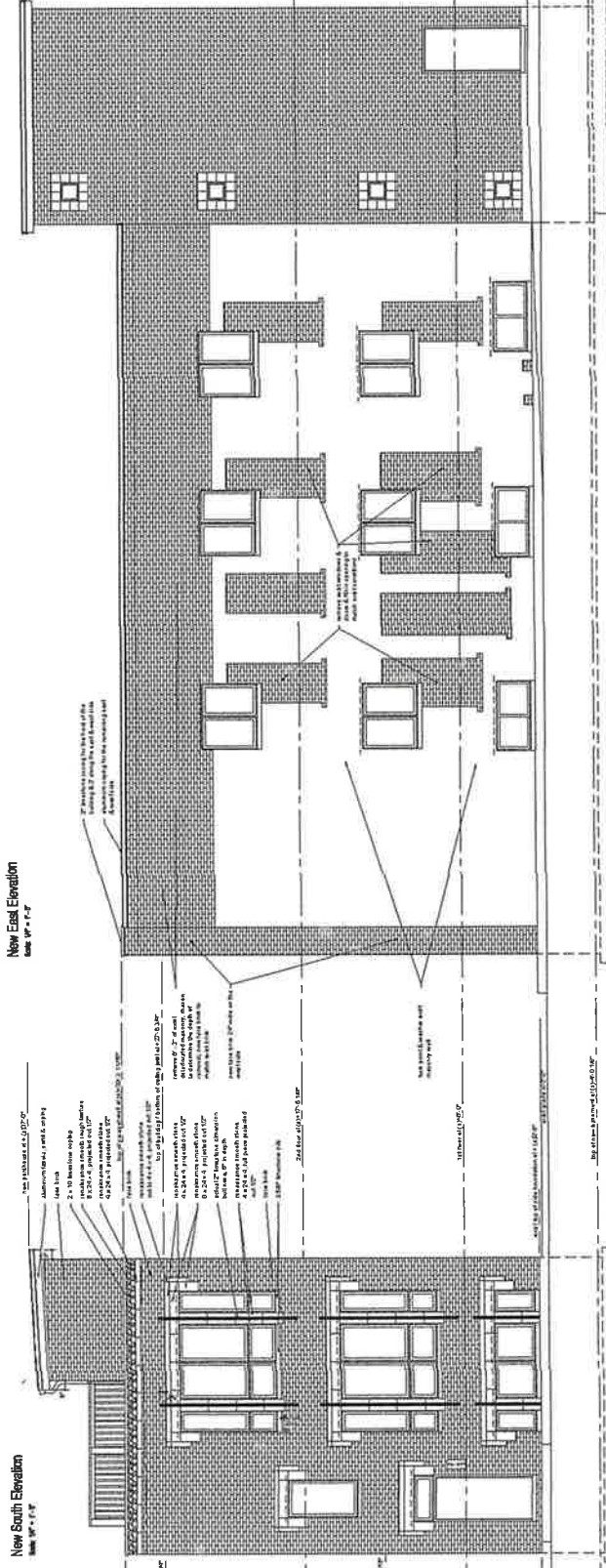
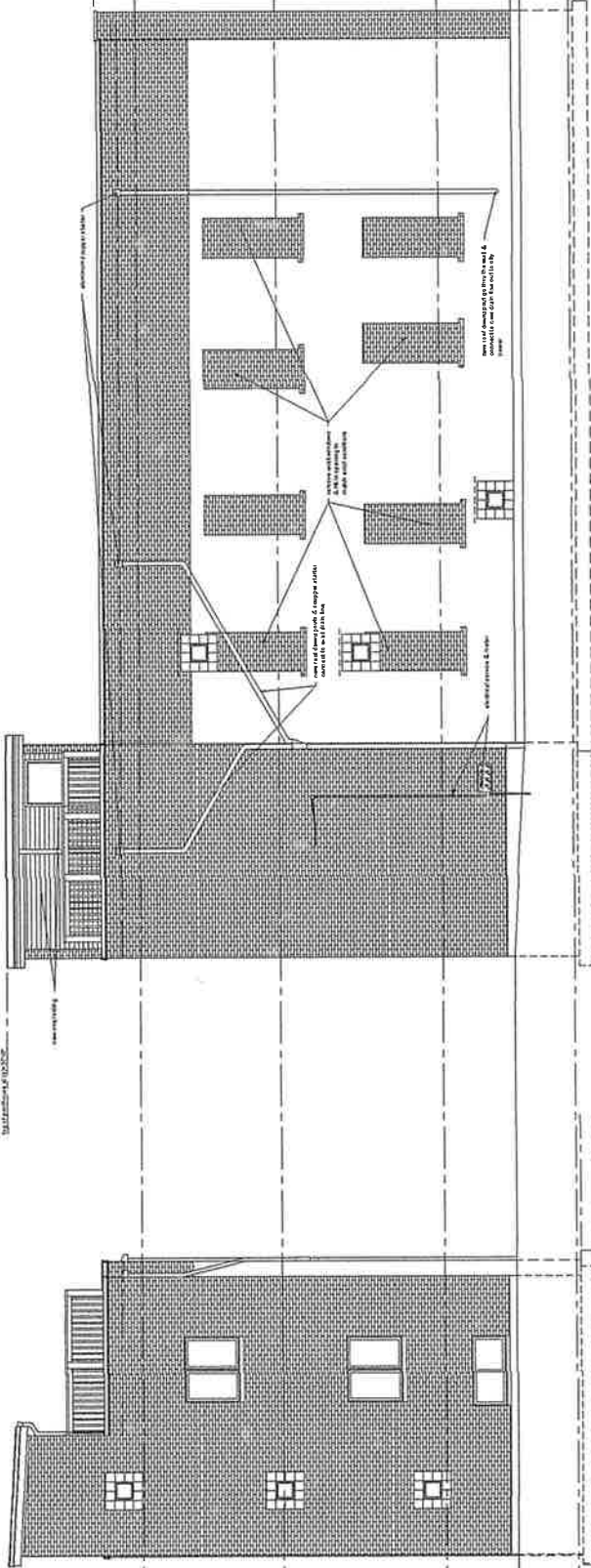


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RENOVATION OF EXIST 2 STORY BUILDING W/ BASEMENT
 3 UNIT BUILDING W/ ROOF TOP DECK
 2103 WEST RACE AVENUE
 CHICAGO, ILLINOIS 60612

Issued for: Permit
 Date: August 18, 2023
 Drawn by: DMH
 Checked by: DMH
 Date: 8/25/23

REVISIONS
 SHEET
A2-1



New West Elevation
 Scale 1/8" = 1'-0"

New North Elevation
 Scale 1/8" = 1'-0"