

CHICAGO BLDG. CODE AND ZONING ORDINANCE MATRIX

ZONING REQUIREMENTS	
CURRENT ZONING	RS-3 (DETACHED HOUSE)
MINIMUM	EXISTING SINGLE FAMILY RESIDENCE DETACHED HOUSING-PERMITTED USE LOT AREA-- 2500 SF.
ACTUAL	LOT AREA-- 2284 SF.
F.A.R. MAXIMUM	RS-3 30' 2542' (2284x.90 (max. 1.21) + 308 (16% increase) 2542)
F.A.R. ACTUAL	2884
SETBACKS	REG'D. FRONT -- 5.25' (20' or 16% OF LOT DEPTH WHICHEVER IS LESS) ACTUAL FRONT -- 5' REG'D. REAR-- FOR DETACHED HOUSE--26.65' (28% OF LOT DEPTH OR 50' WHICHEVER IS LESS) ACTUAL REAR-- 26.6' REG'D. SIDE--(TOTAL WIDTH MUST EQUAL 30% OF LOT WIDTH WITH NEITHER SIDE YARD LESS THAN 5') ACTUAL SIDE--23' MINIMUM EXISTING
REAR YARD OPEN SPACE	REQUIRED-- 141' (REAR YARD (50FT OR % OF LOT (2284x.58)) ACTUAL -- 8032 SF.
BUILDING HEIGHT	REQUIRED-- 30' ACTUAL-- 36'-11" (AS BUILT IN PLACE 3rd FLOOR ADDITION- GRADE TO UNDERSIDE OF ROOF JOISTS)

DESIGN CRITERIA

BASEMENT: 861.66 SQ. FT. (NOTE: MORE THAN 50% OF BASEMENT ABOVE GRADE THEREFOR COUNTS TO F.A.R.)  
FIRST FLR: 934.51 SQ. FT. (861.66 EXISTING + 72.85 ADDITION)  
SECOND FLR: 861.66 SQ. FT.  
THIRD FLR: 301.8 SQ. FT.  
TOTAL AREA BUILDING AREA: 2494.43 SQ. FT. (ACTUAL)

EXISTING SINGLE FAMILY RESIDENCE  
NEW ADDITIONS IN PLACE- EXISTING AS BUILT  
1926 WEST RACE AVE.  
CHICAGO, IL 60626

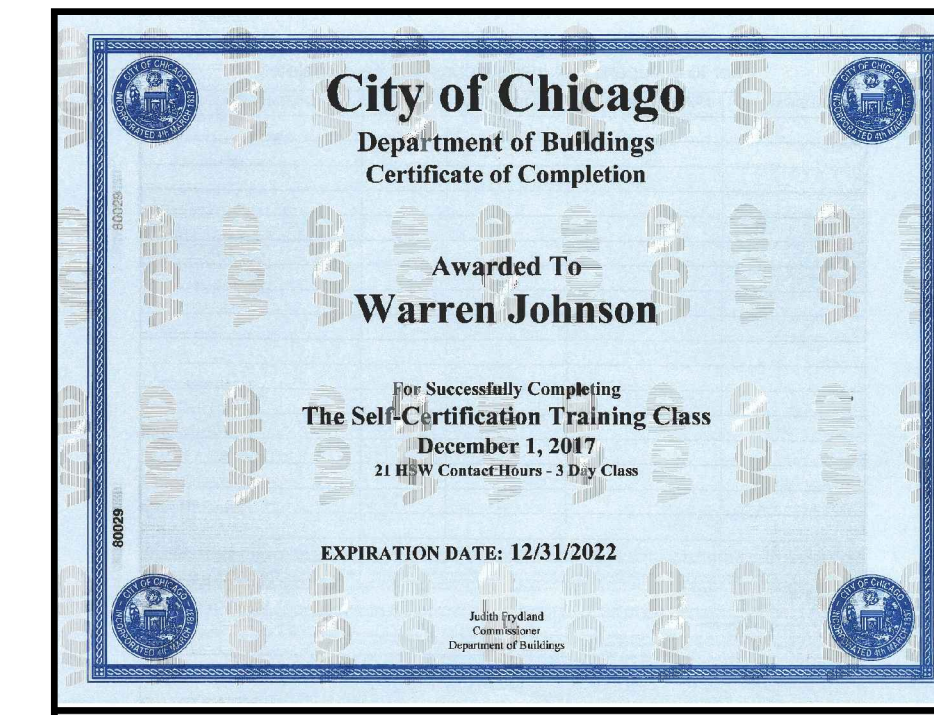
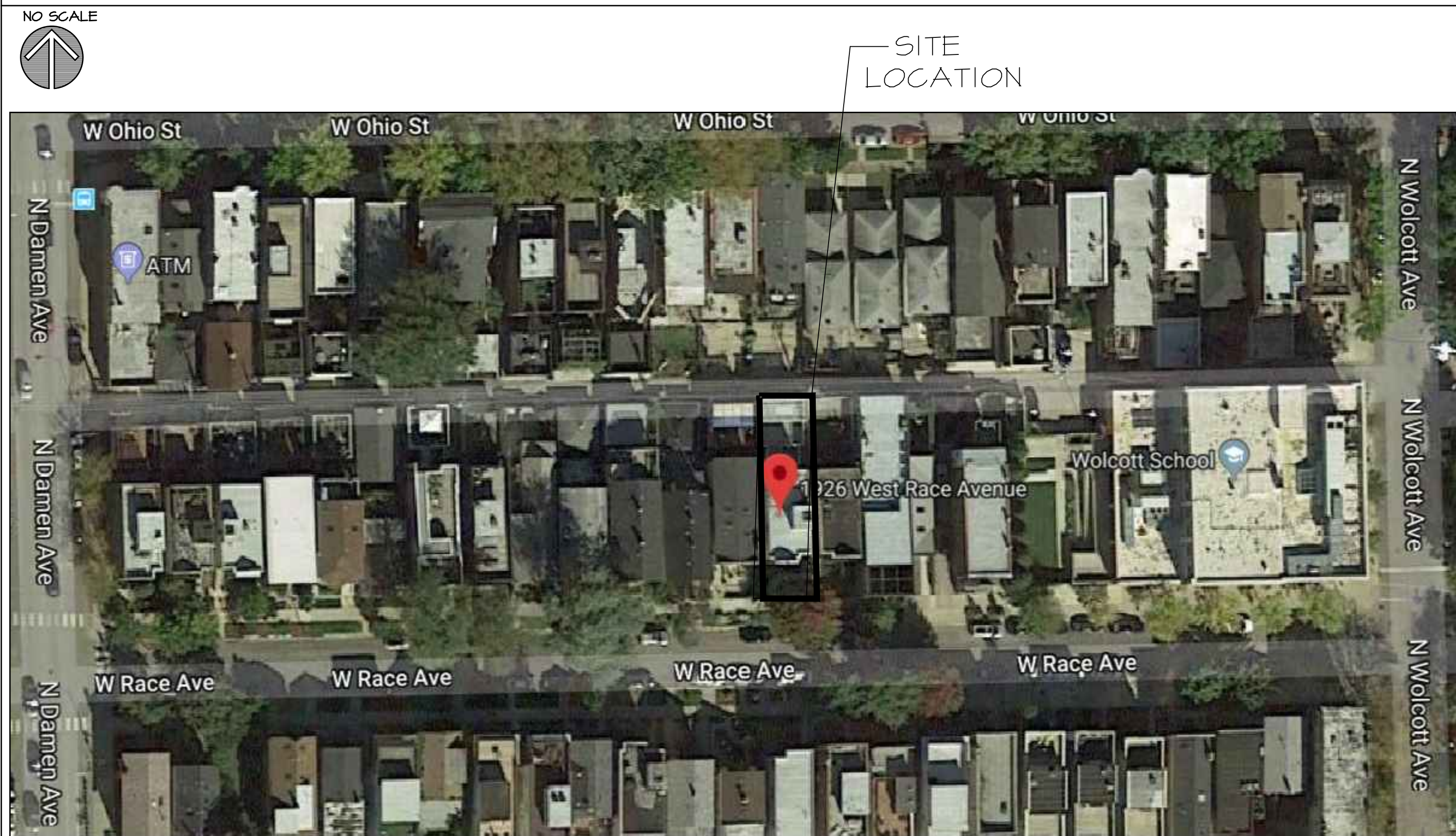
[REVISED 3-23-20 WITH ZONING COMMENTS]

[REVISED 4-2-20 WITH ZONING COMMENTS]

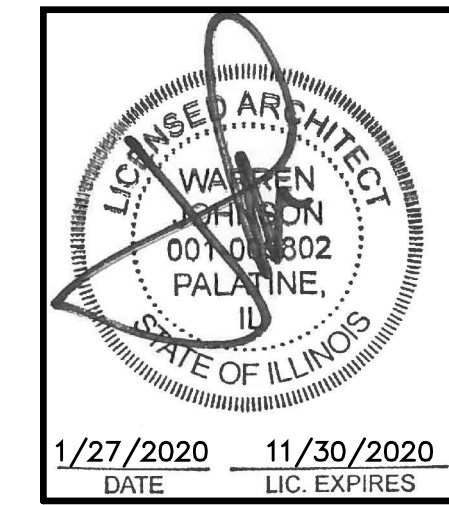
DESIGN DEVELOPMENT DRAWINGS DEPICITING EXISTING CONSTRUCTION IN PLACE BY OTHERS POSSIBLY NOT IN COMPLIANCE WITH ZONING CODE.  
CONSTRUCTION STOPPED-- BUILDING PERMIT NOT SUBMITTED BY OTHERS

RS-3 ZONING DISTRICT

LOCATION PLAN



19 N. Greeley St. Palatine, IL 60067  
T (847) 359-9616



PROFESSIONAL DESIGN FIRM  
ARCHITECTURAL CORPORATION  
LICENSE NO. 184-000318

DOLAN RESIDENCE  
1926 W. RACE AVENUE  
CHICAGO, ILLINOIS 60626

ISSUE DATES / REVISIONS	
△	ZONING COMMENTS 4/2/20
△	ZONING COMMENTS 3/23/20
	ZONING SUBMITTAL 1/27/20
NO:	DESCRIPTION DATE:

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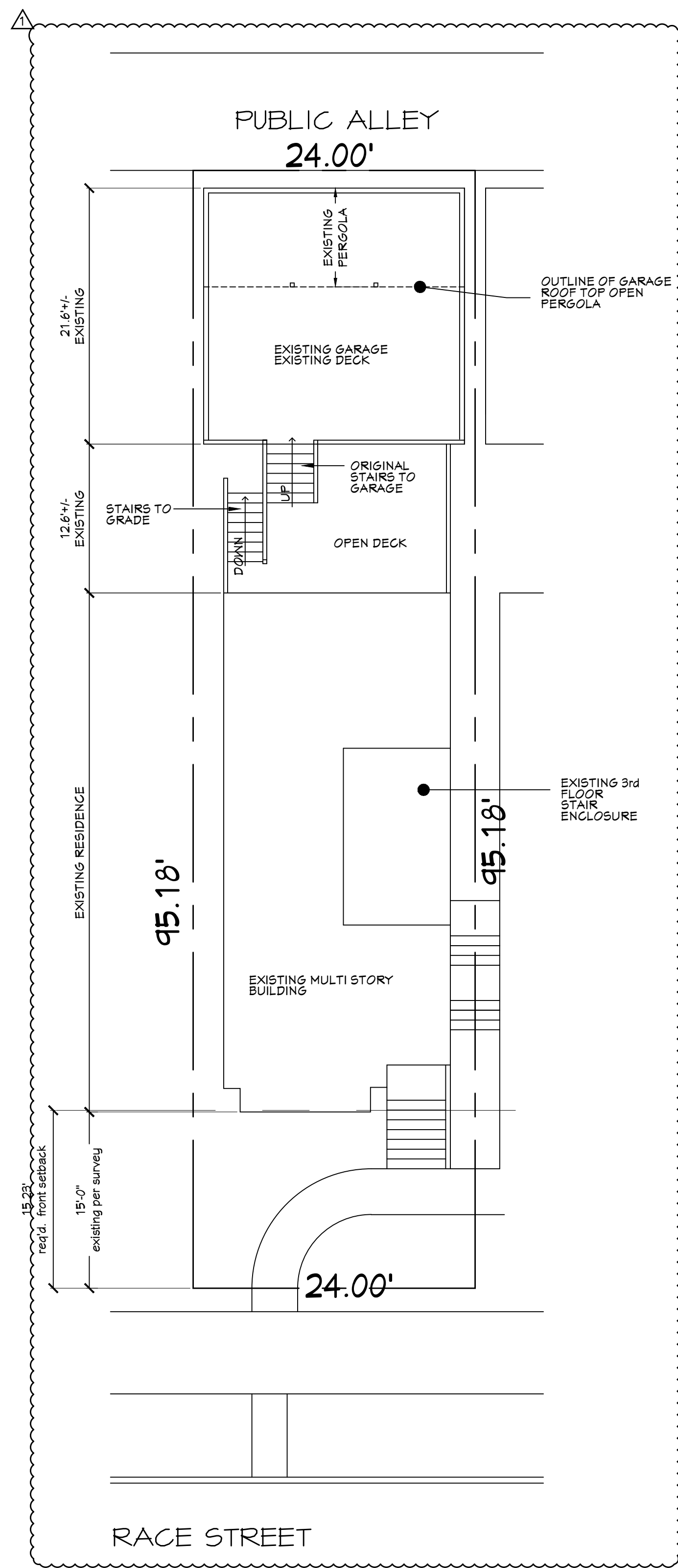
DRAWN BY: DGM  
CHECKED BY: W. JOHNSON  
DATE: 1.12.2020  
PROJECT No:

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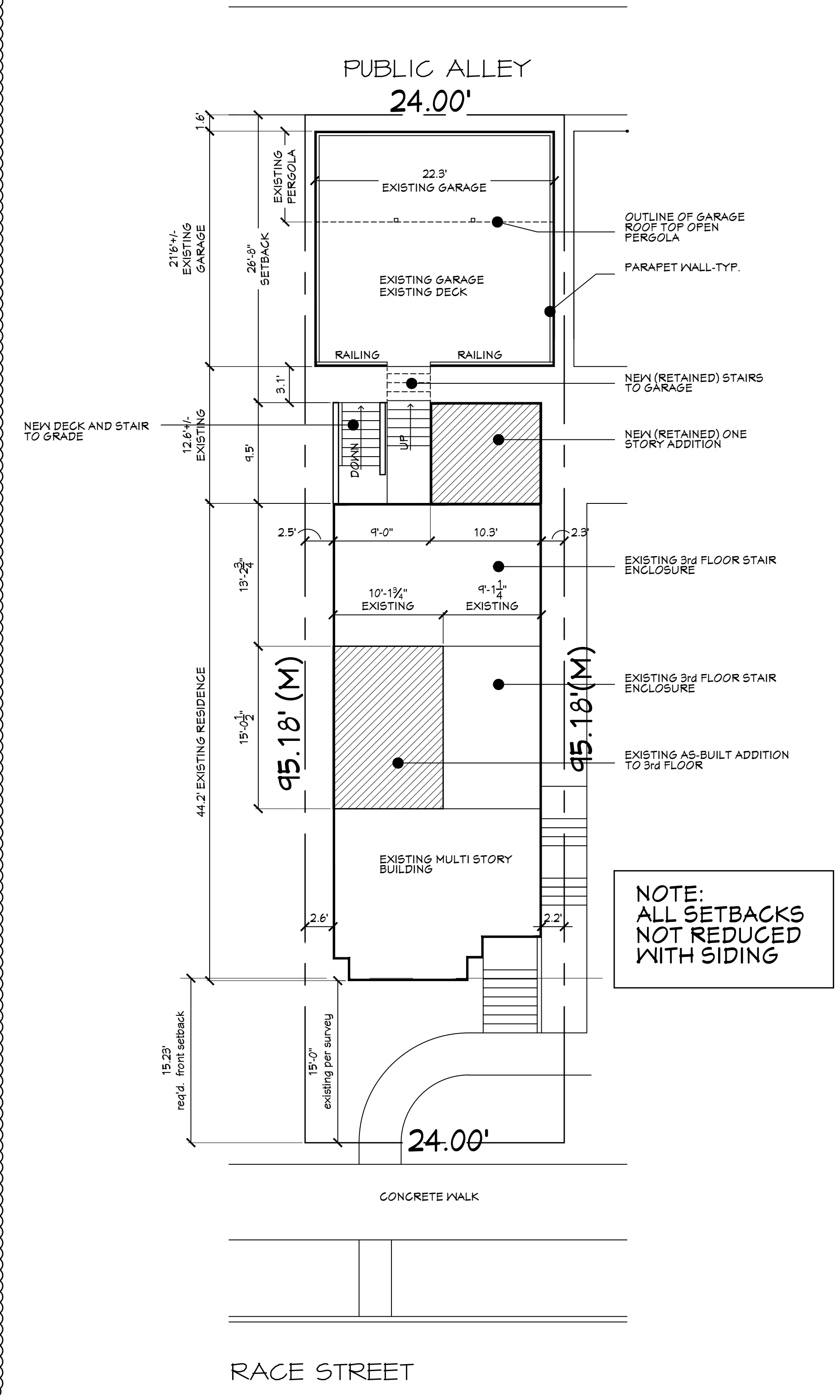
COVER SHEET  
GENERAL NOTES

SHEET  
C1





SITE PLAN-  
PREVIOUSLY EXISTING  
BEFORE CONSTRUCTION  
STARTED BY OTHERS WITHOUT PERMIT  
1/8" = 1'-0"



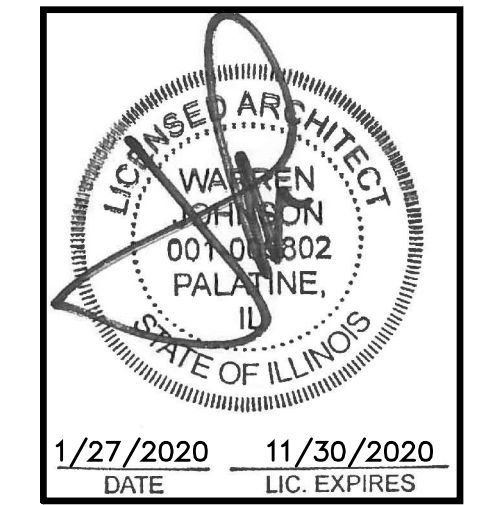
SITE PLAN-PROPOSED  
1/8" = 1'-0"

**ZONING COMMENTS-REVISED ST-1**

- FULLY DIMENSIONED SITE PLAN (SHOWN) WITH ALL NEW WORK.
- DIMENSIONS SHOWN PER SURVEY.
- ONE STORY REAR ADDITION SHOWN WITH ROOF DECK, NEW OPEN PORCH, STAIRS TO GARAGE.
- PERGOLA ON GARAGE.
- DIMENSIONS OF EXISTING BUILDING TO PROPERTY LINES.
- DISTANCE BETWEEN REAR ADDITION AND GARAGE.



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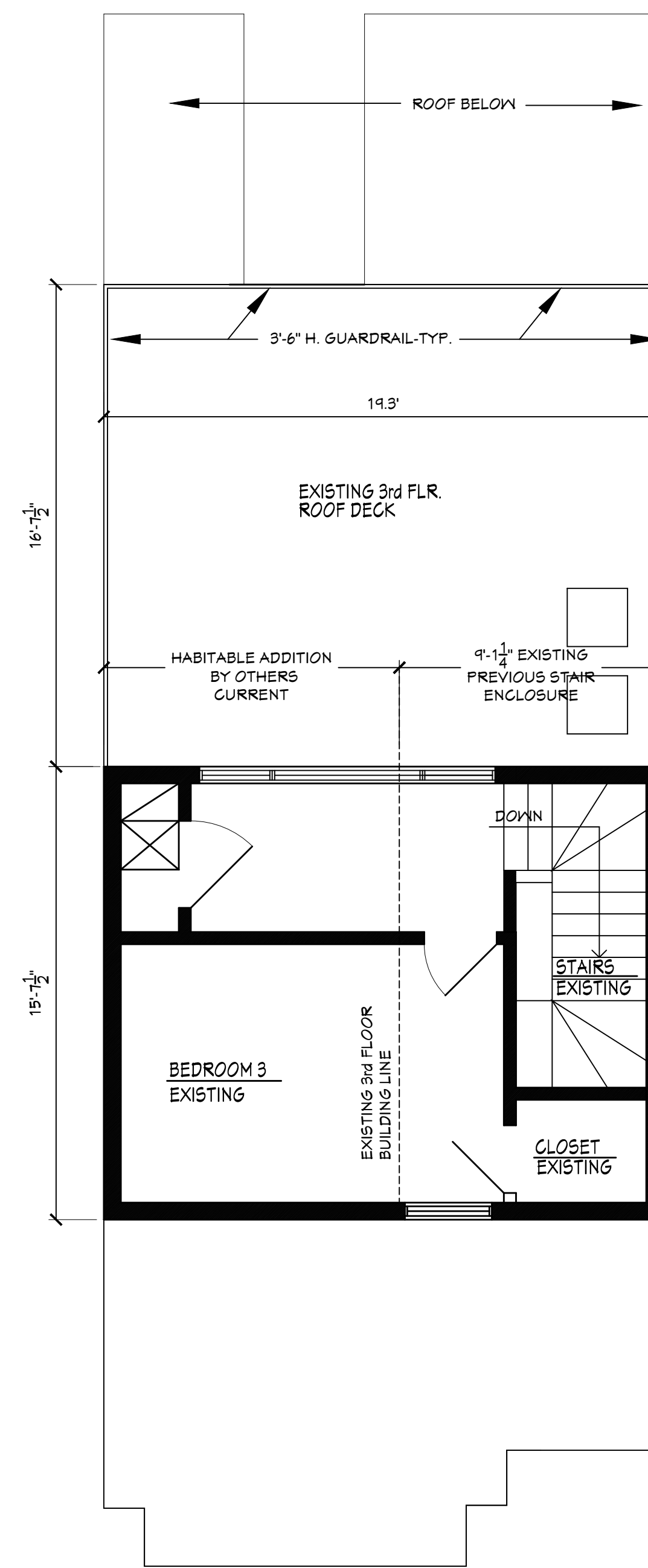
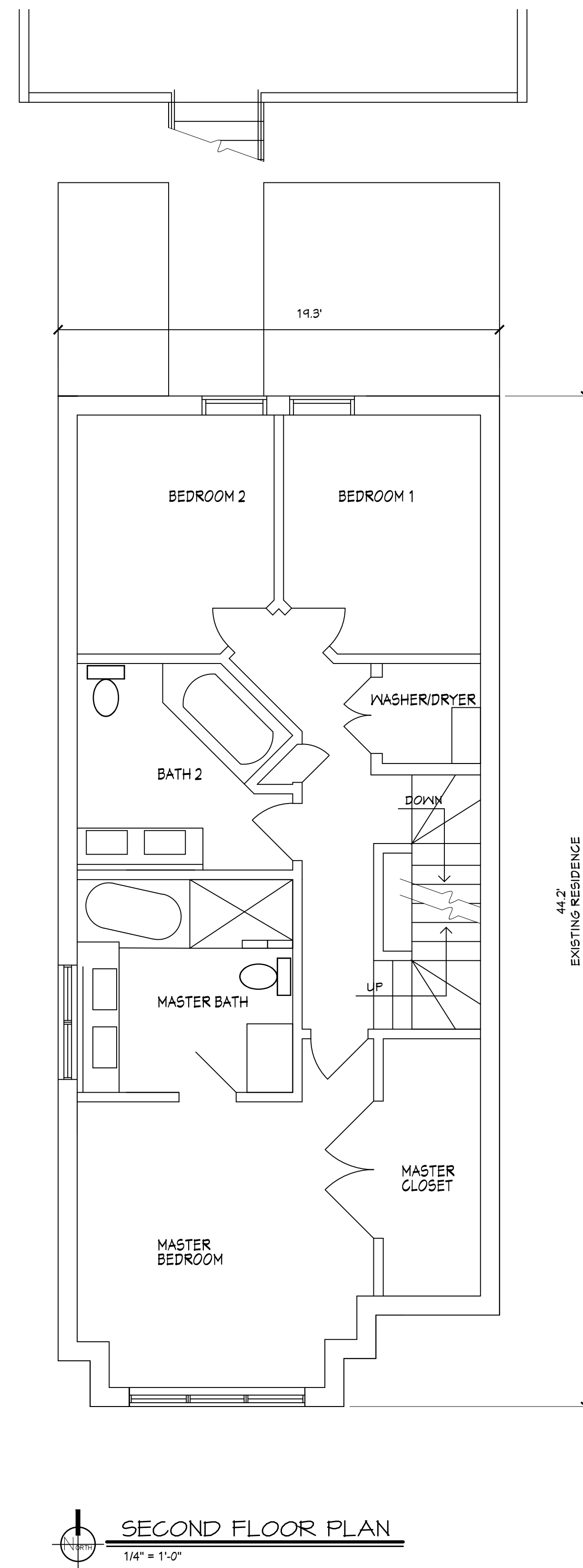
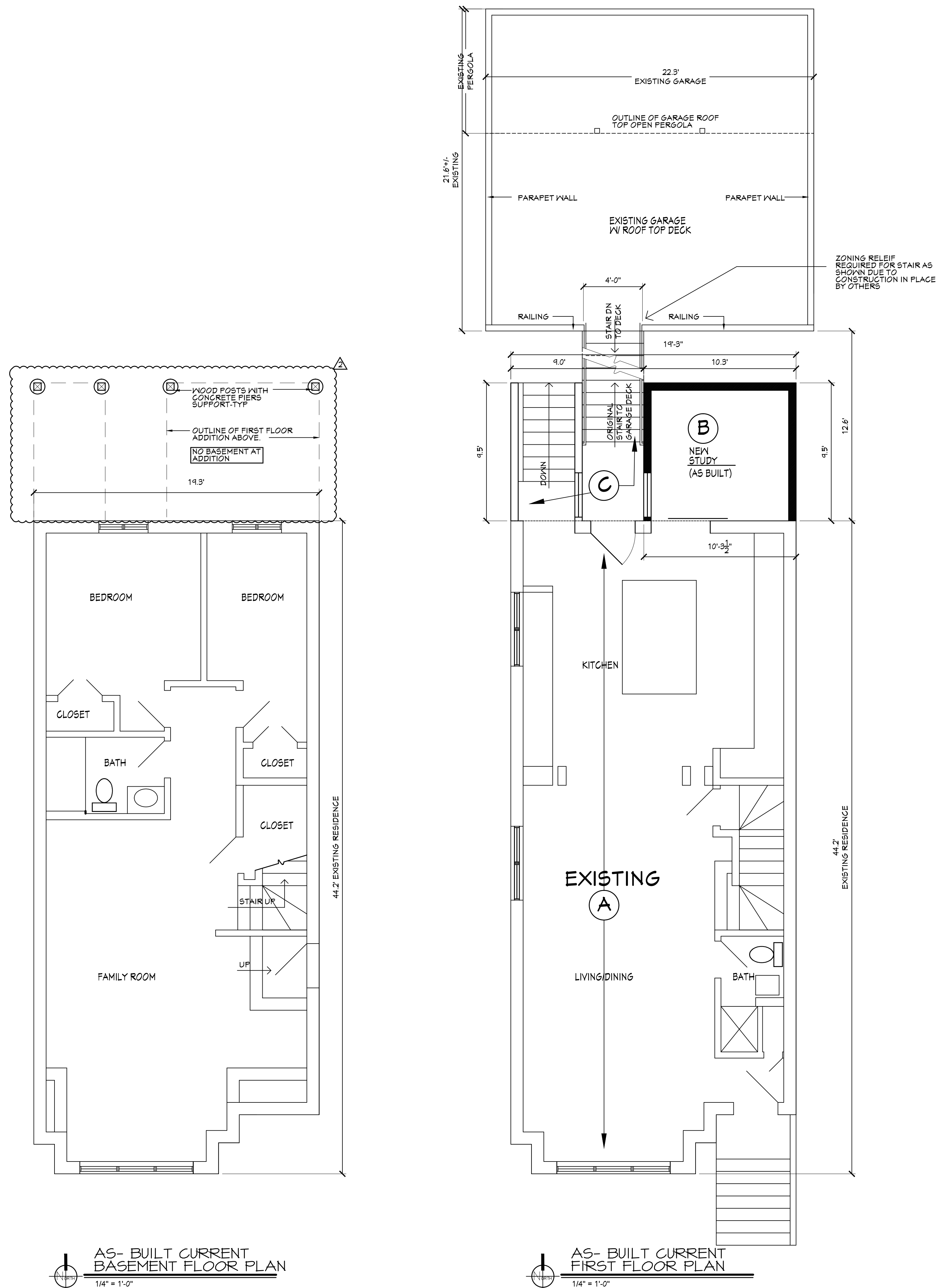
SITE PLANS

SHEET  
**ST-1**

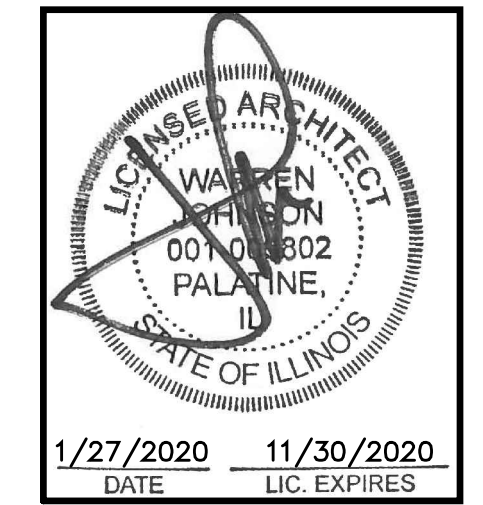
**LEGEND**

- (A)** EXISTING TWO STORY RESIDENCE WITH EXISTING STAIR TO ENCLOSURE ON ROOF FROM 2nd FLOOR.
- (B)** AS-BUILT CONSTRUCTION BY OTHER ARCHITECTURAL CONSULTANT AND BY CONTRACTOR.
- (C)** PARTIAL DECK CONSTRUCTION IN PLACE AND EXTENDING INTO SIDE YARD SETBACK AS-BUILT CURRENT.

ZONING COMMENTS-REVISED  
A-1  
FLOOR PLANS PROVIDED THIS SHEET  
NO BASEMENT AT ADDITION



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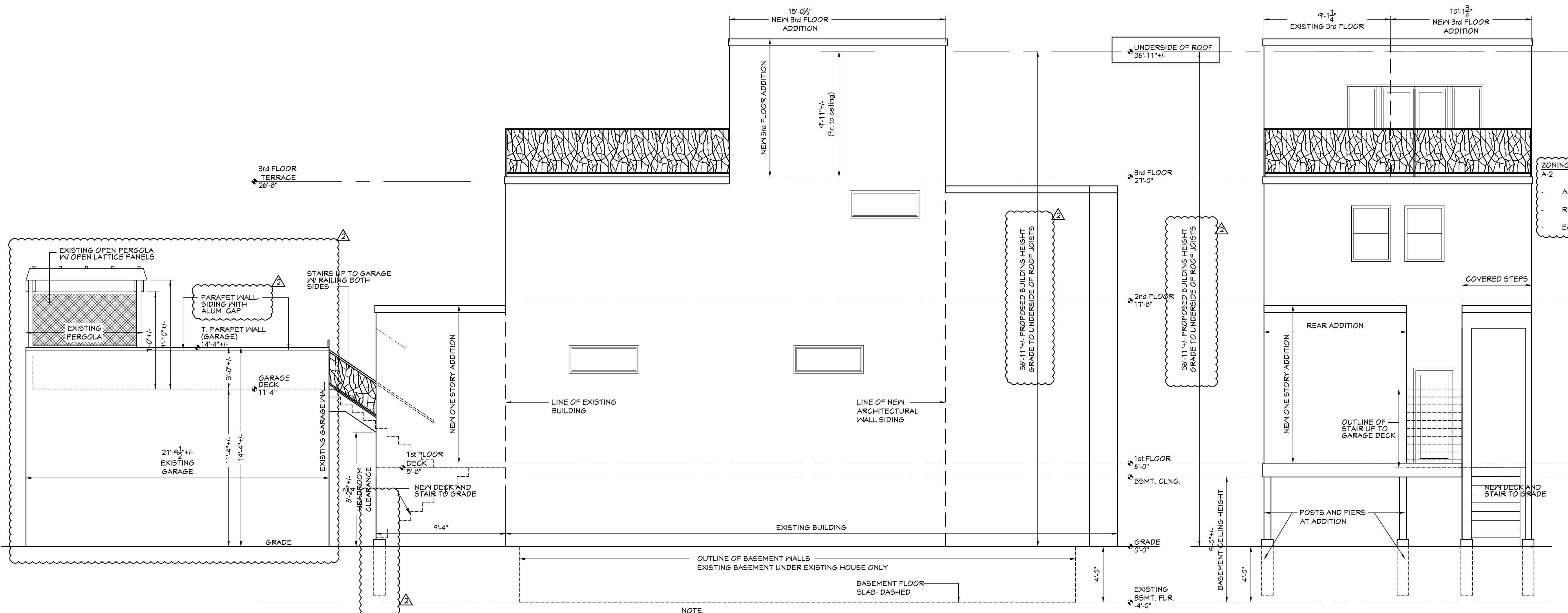
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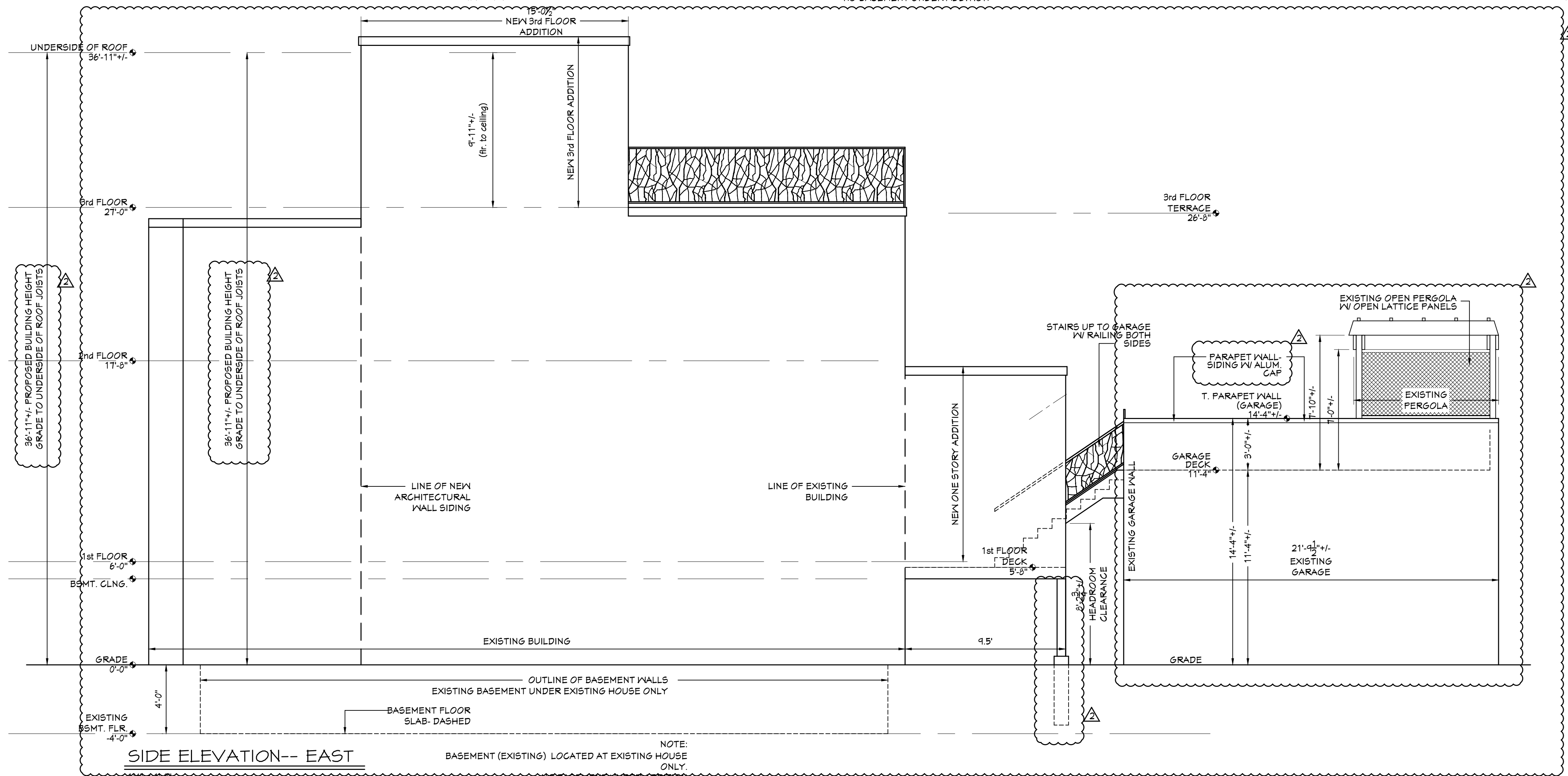
FLOOR PLANS



**SIDE ELEVATION-- WEST**

**REAR ELEVATION-- NORTH**

NOTE: BASEMENT (EXISTING) LOCATED AT EXISTING HOUSE ONLY. NO BASEMENT UNDER ADDITION



**SIDE ELEVATION-- EAST**

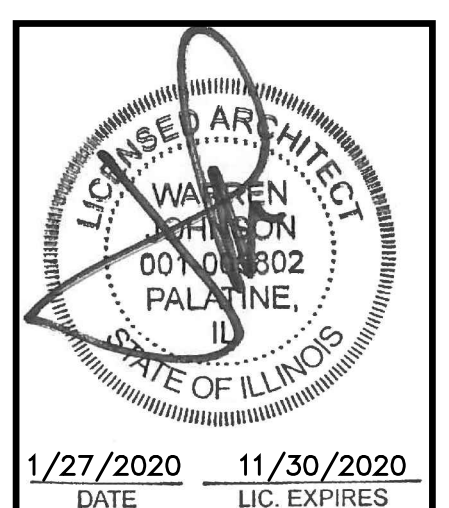
**REAR ELEVATION-- NORTH**

NOTE: BASEMENT (EXISTING) LOCATED AT EXISTING HOUSE ONLY. NO BASEMENT UNDER ADDITION

ZONING COMMENTS--REVISED  
 A-2  
 ALL HEIGHTS SHOWN PER ZONING REQUEST.  
 REAR 1 STORY ADDITION SHOWN (EXISTING)  
 EAST ADDITION ELEVATION ADDED



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ELEVATIONS

SHEET  
A2