NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1704 South Racine Avenue
From RT-4 to RM-4.5

The Property
The subject property is located in an RT-4 zoning district in an area that includes RT-4, RM4.5, and multi-unit residential buildings, many of them three to four stories in height. The property also is located in a Transit Served Location and is approximately 800.0' from the Blue Island (Route 60) CTA bus corridor stop.

The property is improved with a one-and-a-half story two unit residential building. There is no parking. The building is in a dilapidated state and not suitable for habitation.

The Project
Ryan Martinez (the "Applicant") seeks to construct a new three story building (37'-9" zoning height) with four residential units and three surface parking spaces.

To allow the proposed project the Applicant seeks to rezone the property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

The Applicant also seeks all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including: 1) an optional variation under section 17-13-1101-B to reduce the required front yard setback per section 17-17-0309 to zero to allow a front porch and 2) an optional variation under sections 17-13-1003-EE and 17-13-1101-A to increase parking from zero spaces pursuant to section 17-10-0102-B to three spaces.

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

Lot Area:	3,125 square feet	
F.A.R.:	1.3	
Total Building Floor Area:	3,948 square feet	
Residential Dwelling Units:	4	
MLA Density:	781.3 square feet	
Height:	37'-9"	
Automobile Parking:	3	
Rear Yard Open Space:	305 square feet	
Setbacks:	Front (East/Racine Avenue):	zero*
	Side (North):	3'-1 ½"
	Side (South):	3'-6"
	Rear (West/alley):	45'-8"

A set of plans is attached.
* The Applicant seeks all available and optional variation relief under section 17-13-0300(D).



TSL DISTANCE = 799' (MAX 1,320' TO CTA BUS LINE)
ON BLUE ISLAND FROM LOOMIS ST TO RACINE AVE

CHICAGO ZONING ORDINANCE NOTES

TRANSIT SERVED LOCATION PARKING REDUCTION:
17-10-0102-B (1.a): IN ALL DISTRICTS EXCEPT D DISTRICTS, MINIMUM OFF-STREET AUTOMOBILE PARKING RATIOS MAY BE REDUCED BY UP TO 100 PERCENT FROM THE OTHERWISE APPLICABLE STANDARDS FOR NEW CONSTRUCTION OR REHAB OR REUSE OF EXISTING STRUCTURES LOCATED WITHIN 2,640 FEET OF A CTA RAIL STATION ENTRANCE OR EXIT, OR WITHIN 1,320 FEET OF A CTA BUS LINE CORRIDOR ROADWAY SEGMENT LISTED IN 17-17-0400-B

TRANSIT SERVED LOCATION PARKING REDUCTION
17-10-0102-B (2): RESIDENTIAL BUILDINGS WITHIN 1,320 FEET OF A CTA BUS LINE CORRIDOR ROADWAY SEGMENT LISTED IN TABLE 17-17-0400-B MUST CONTAIN AT LEAST ONE BICYCLE PARKING PER DWELLING UNIT.

RT-4, MULTI-UNIT BUILDINGS, PARKING GROUP C:
(1) AUTOMOBILE SPACE REQUIRED PER UNIT:
(4) SPACES REQUIRED

PROPOSED 75% PARKING REDUCTION
(3) SPACES PROVIDED

2019 CBC - CODE COMPLIANCE NOTES

NOTE: PER 14B-5-506.1.3 - BASEMENTS SHALL BE INCLUDED IN BUIDING AREA WHERE THE TOTAL AREA OF SUCH BASEMENTS EXCEEDS THE ALLOWABLE BUILDING AREA FOR A ONE-STORY ABOVE GRADE PLANE BUILDING OF THE SAME OCCUPANCY AND CONSTRUCTION TYPE.

ARCHITECTURAL FLOOR AREA

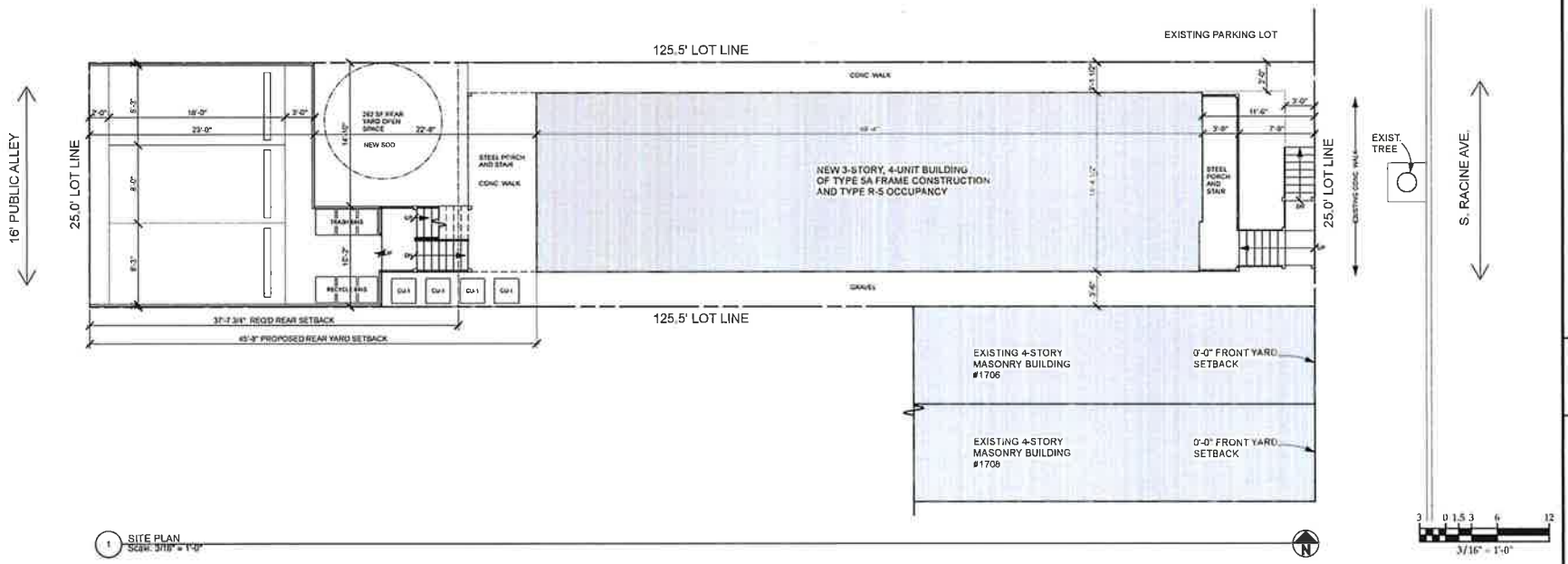
FIRST FLOOR	1143 SF
SECOND FLOOR	1143 SF
THIRD FLOOR	1143 SF
TOTAL	3,429 SF

ZONING DATA

GENERAL INFORMATION		
ZONING DISTRICT	RM-4.5	
MLA PER UNIT	700 SF	4 UNITS
AREAS		
LOT AREA	25' x 125.5'	3137.5 SF
FLOOR AREA RATIO	1.7	
MAXIMUM FLOOR AREA		5333.75 SF
PROPOSED FLOOR AREA:		
BASEMENT		0
FIRST FLOOR		1316
SECOND FLOOR		1316
THIRD FLOOR		1316
TOTAL PROPOSED FLOOR AREA		3948
REMAINING ALLOWABLE AREA		1387.75
SETBACKS		
FRONT YARD SET BACK	AVERAGE OR 15' MIN.	7'6"
	PROPOSED FRONT YARD =	7'9"
REAR YARD SET BACK	REQUIRED	37'7 3/4"
	PROPOSED REAR YARD =	38'4"
RIGHT SIDE YARD SETBACK	2' (MIN. 8%), MAX 5'	
	PROPOSED SIDE YARD =	3'0"
LEFT SIDE YARD SETBACK	3' (MIN. 12%), MAX 5'	
	PROPOSED SIDE YARD =	3'0"
REAR YARD OPEN SPACE		
	6.5% OF LOT AREA	305 SF
	PROPOSED	305 SF
MAXIMUM BUILDING HEIGHT	45'0"	37'9"

AVERAGE FRONT YARD SETBACK:
15.0' (VACANT/ PARKING LOT)
15.0' (VACANT/ PARKINGLOT)
0.0'
0.0'
30 / 4 = 7.5'

PROPOSED = 7'-6"



1 SITE PLAN
Scale: 3/16" = 1'-0"

3/16" = 1'-0"

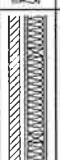
1/4" = 1'-0"

1704 S. Racine Ave.
Chicago, IL 60608

Site Plan

A1

WALL TYPE SCHEDULE:

#	UL#	SECTION	DESCRIPTION
A	U305 1 HR		INTERIOR PARTITION WALL, (1) LAYER 5/8" GYP. BD. EACH SIDE ON 2X4 FRAMING @ 16"O.C. NON-BEARING
B	V306 1 HR		ALUM. SIDING ON HOUSE WRAP ON 5/8" GYPSUM BD. TYPE X ON 2X6 FRAMING @16" O.C. W/ R-30 CLOSED CELL INSUL. ON 5/8" TYPE X GYP. BD.
C	U348 1 HR		BRICK VENEER ON 1" AIR SPACE OR METAL SIDING ON ON HOUSE WRAP ON 19/32" APA PLYWOOD ON 2X6 @16" O.C. W/ R-30 CLOSED CELL FOAM INSUL. ON 5/8" TYPE X GYP. BD.
D	U370 2 HR		(2)LAYERS 5/8" GYP. BD. ON 2X4 @16" O.C. W/ ROCKWOOL INSUL. ON 3/4" AIR SPACE ON 2X4 @16" O.C. STAGGERED ON (2)LAYERS 5/8" GYP. BD.
E	U302 2 HR		(2) LAYERS 5/8" TYPE C GYP. BD. ON 2X6 FRAMING @16" O.C. W/ ROCKWOOL INSULATION ON (2) LAYERS 5/8" TYPE C GYP. BD.

NOTE: PROVIDE MIN. (1) LAYER 5/8" GYPSUM BOARD AT UNDERSIDE OF ALL INTERIOR STAIRS

NOTE: REFER TO ELECTRICAL PLANS FOR SMOKE & CARBON MONOXIDE DETECTORS

NOTE: NATURAL GAS DISTRIBUTION PIPING TO BE SCHEDULE 40 BLACK PIPE WITH 150# MALLEABLE IRON FITTINGS

DRAWING SYMBOL LEGEND

NEW CONSTRUCTION

TYP TYPICAL
EQ EQUAL
SIM SIMILAR
℄ CENTERLINE
U N O UNLESS NOTED OTHERWISE
V I F VERIFY IN FIELD
N I C NOT IN CONTRACT

TO SUBFLOOR +100'-0" — ELEVATION MARKER FOR FLOOR HEIGHTS

1 / A4.1 — EXTERIOR ELEVATION OR SECTION MARKER

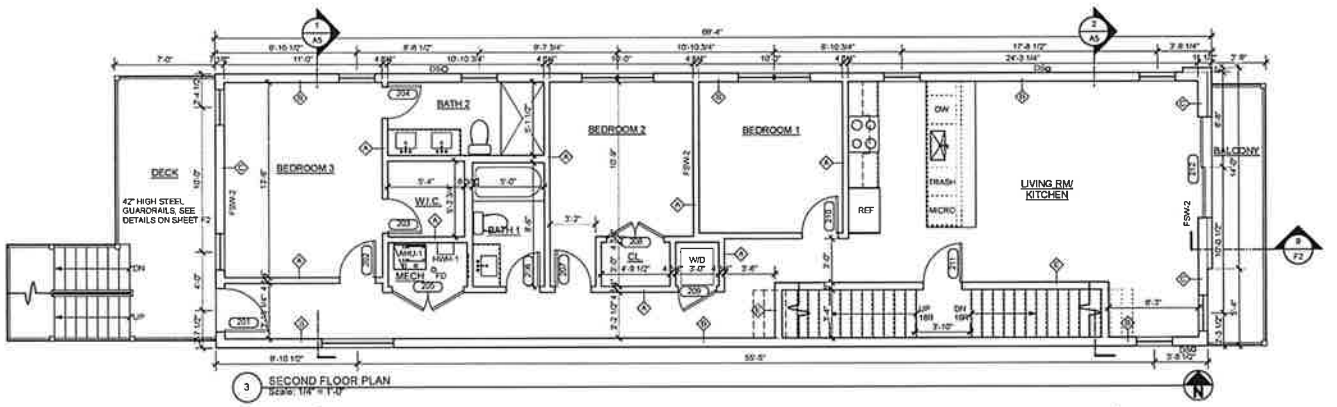
100 — DOOR TAG

SD SMOKE DETECTOR
CO CO DETECTOR
FD FLOOR DRAIN

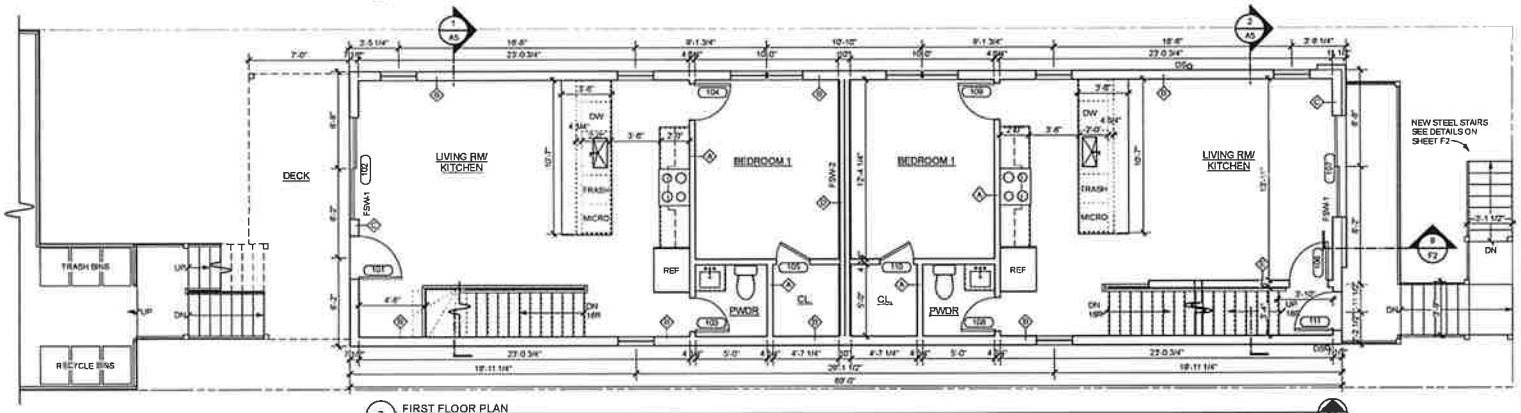
DO NOT SCALE DRAWINGS

ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS OTHERWISE NOTED

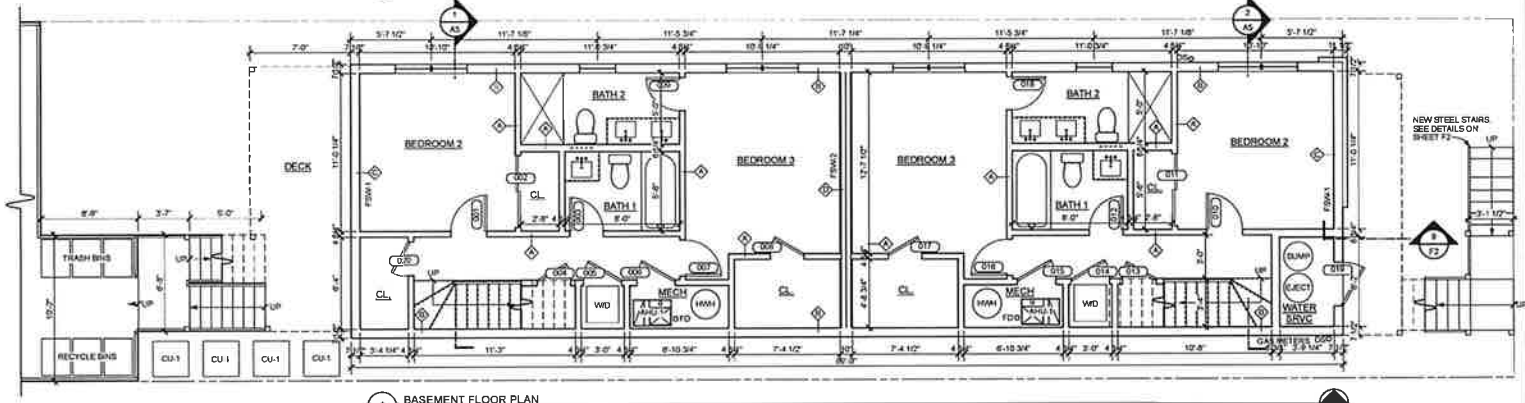
ALL DIMENSIONS (INCLUDING FINISH & SUBFLOOR HEIGHTS) TO BE FIELD VERIFIED



3 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

Issued Rev.: Date
Harlow 05.07.25
Dumo
Project No.: 2324
Drawn By: MR
Checked By: MR
Scale: AS INDICATED
© Copyright 2024

2 0 1 2 4 8
1/4" = 1'-0"

1704 S. Racine Ave.
Chicago, IL 60608

Floor Plans

A2

WINDOW SCHEDULE

KEY	UNIT NUMBER	UNIT TYPE	MANUF.	FRAME SIZE (W X H)	R.O. SIZE (W X H)	M.O. SIZE (W X H)	GLASS	BRICK MOULD (YES/NO)	REMARKS
A	84" x 96"	SLIDING PATIO	TBD	84" X 96"	84 3/4" X 96 3/4"	N/A	LOW E	NO	
B	30 X 72	CASEMENT	TBD	30" X 72"	30 3/4" X 48 3/4"	N/A	LOW E		
C	30 X 48	CASEMENT	TBD	30" X 48"	30 3/4" X 48 3/4"	N/A	LOW E		
D	60 X 54	CASEMENT 2-WIDE	TBD	60" X 48"	60 3/4" X 48 3/4"	N/A	LOW E		
E	30 X 66	CASEMENT	TBD	30" X 66"	30 3/4" X 48"	N/A	LOW E		
F	60 X 24	AWNING	TBD	60" X 24"	60 3/4" X 24 3/4"	N/A	LOW E		
G	30 X 30	AWNING	TBD	30" X 30"	30 3/4" X 30 3/4"	N/A	LOW E		

WINDOW NOTES

1 WINDOW MANUFACTURER TBD
2 SEE ELEVATIONS FOR MUNTIN CONFIGURATION AT ALL WINDOWS
3 SEE ELEVATIONS FOR CASEMENT SWING DIRECTION, NO INDICATION OF SWING = FIXED UNIT
4 ALL WINDOWS TO HAVE INSULATED & LOW-E GLAZING
5 ALL DOORS TO HAVE MULTI-POINT LOCKING SYSTEM & SCREEN DOORS, AND ALUMINUM SILLS
6 WINDOW EXTERIOR COLOR=BLACK, INTERIOR=WHITE

NATURAL LIGHT AND VENTILATION SCHEDULE

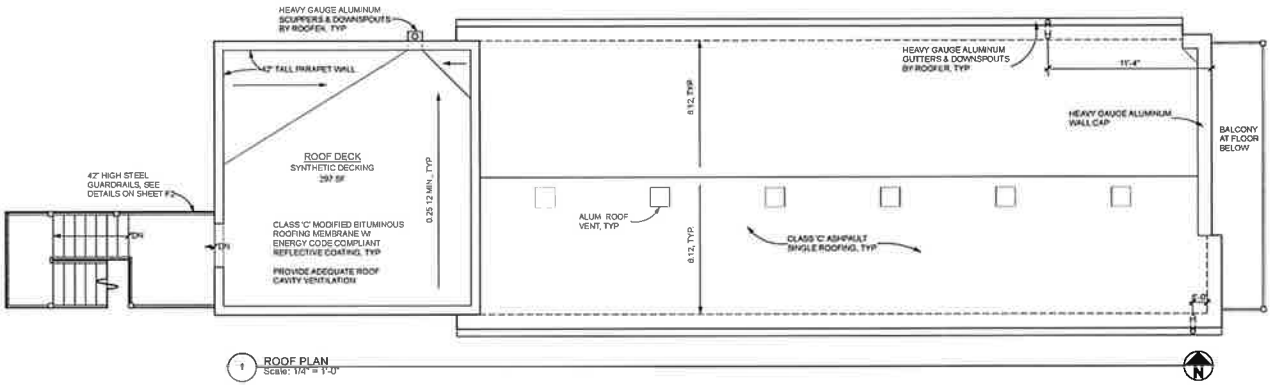
ROOM (TYP. ALL FLOORS)	SQUARE FEET	REQ'D VENT .04*S.F.	PROPOSED VENT	REQ'D LIGHT .08*S.F.	PROPOSED LIGHT
BEDROOM 3	143	5.72	33.00	11.44	27
BATH 2	57	N/A	9	N/A	7
W.I.C	25	N/A	0	N/A	0
MECH	17	N/A	0	N/A	0
BEDROOM 2	113	4.52	20.00	9.04	18
BEDROOM 1	113	4.52	20.00	9.04	18
BATH 1	40	N/A	0	N/A	0
HALL	146	N/A	11	N/A	8
KITCHEN/ LIVING	395	15.72	53	31.44	80

2019 CBC - CODE COMPLIANCE NOTES

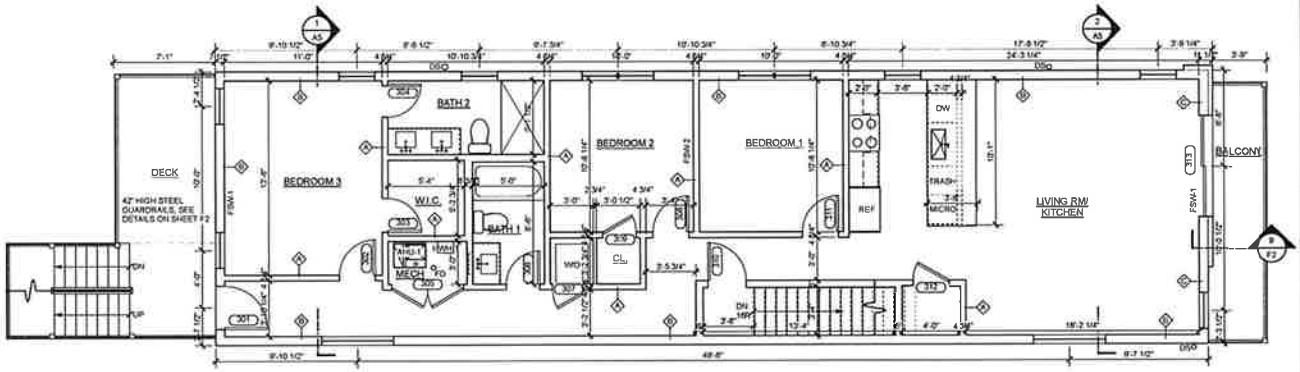
NOTE: PER 2019 CBC 14B-10-1006.3.3 SINGLE EXITS,
11: A **SINGLE** EXIT IS PERMITTED FROM AN **OCCUPIABLE ROOFTOP DECK** PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
11.1 - THE OCCUPIABLE ROOFTOP DECK IS NO MORE THAN 40 FEET ABOVE GRADE PLANE.
11.2 - THE NET FLOOR AREA DOES NOTE EXCEED 300 SQUARE FEET.

DOOR SCHEDULE

NO.	SIZE	TYPE	MATERIAL	FRAME	REMARKS
001	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
002	2'-0" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
003	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
004	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
005	2'-8" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
006	2'-8" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
007	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
008	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
009	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
010	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
011	3'-0" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
012	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
013	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
014	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
015	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
016	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
017	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
018	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
019	3'-0" X 6'-8" X 1 3/4"		WD/PT	WD/PT	ENTRY DOOR
020	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
101	3'-0" X 7'-0" X 1 3/4"		WD/PT	WD/PT	ENTRY DOOR
102					SEE WINDOW SCHEDULE
103	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
104	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
105	2'-4" X 6'-8" X 1 1/8"		WD/PT	WD/PT	
106	2'-8" X 7'-0" X 1 3/4"		WD/PT	WD/PT	ENTRY DOOR
107					SEE WINDOW SCHEDULE
108	2'-4" X 6'-8" X 1 1/8"		WD/PT	WD/PT	
109	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
110	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
111	2'-6" X 7'-0" X 1 3/4"		WD/PT	WD/PT	ENTRY DOOR
201	3'-0" X 7'-0" X 1 3/4"		WD/PT	WD/PT	ENTRY DOOR
202	2'-6" X 6'-8" X 1 1/8"		WD/PT	WD/PT	
203	2'-4" X 6'-8" X 1 1/8"		WD/PT	WD/PT	
204	2'-4" X 6'-0" X 1 3/8"		WD/PT	WD/PT	
205	5'-0" X 6'-0" X 1 3/8"		WD/PT	WD/PT	
206	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
207	2'-6" X 6'-0" X 1 3/8"		WD/PT	WD/PT	
208	2'-6" X 6'-0" X 1 3/8"		WD/PT	WD/PT	
209	2'-6" X 6'-0" X 1 3/8"		WD/PT	WD/PT	
210	2'-6" X 6'-0" X 1 3/8"		WD/PT	WD/PT	
211	2'-8" X 6'-0" X 1 3/4"		WD/PT	WD/PT	ENTRY DOOR
212					SEE WINDOW SCHEDULE
301	3'-0" X 7'-0" X 1 3/4"		WD/PT	WD/PT	ENTRY DOOR
302	2'-6" X 6'-8" X 1 1/8"		WD/PT	WD/PT	
303	2'-4" X 6'-8" X 1 1/8"		WD/PT	WD/PT	
304	2'-4" X 6'-8" X 1 1/8"		WD/PT	WD/PT	
305	5'-0" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
306	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
307	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
308	2'-6" X 6'-8" X 1 1/8"		WD/PT	WD/PT	
309	2'-4" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
310	2'-8" X 6'-8" X 1 3/4"		WD/PT	WD/PT	ENTRY DOOR
311	2'-6" X 6'-8" X 1 1/8"		WD/PT	WD/PT	
312	2'-6" X 6'-8" X 1 3/8"		WD/PT	WD/PT	
313					SEE WINDOW SCHEDULE



1 ROOF PLAN
Scale: 1/4" = 1'-0"

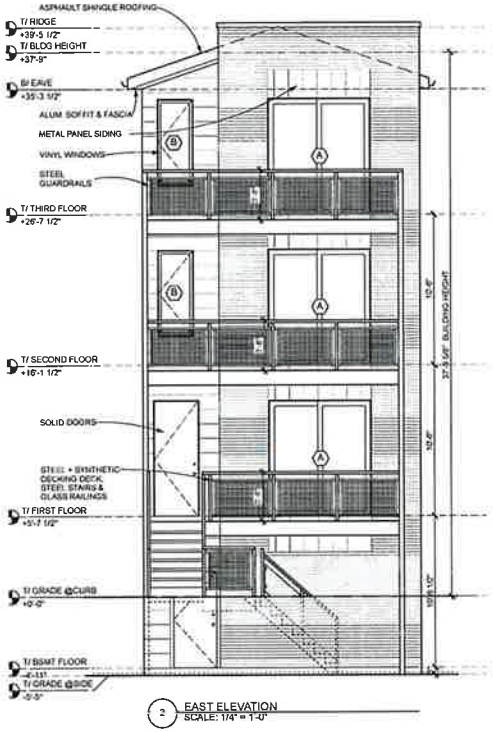


1 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

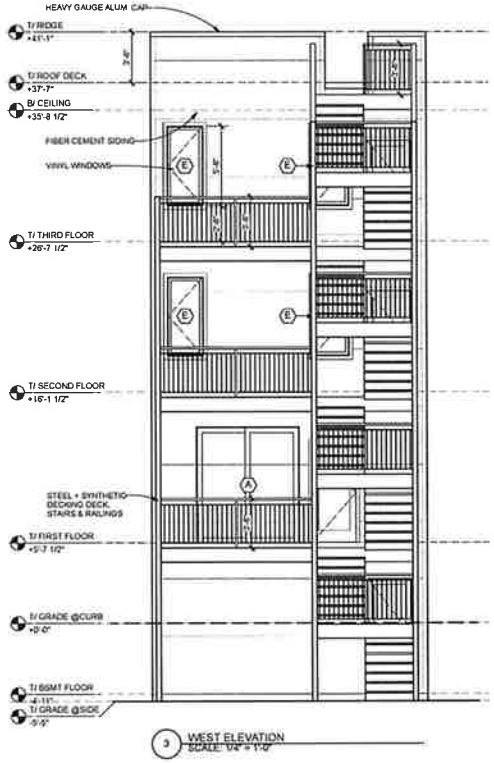
1704 S. Racine Ave.
Chicago, IL 60608

Floor & Roof Plans

A3



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Project No.
Drawn By: MH
Checked By: MH
Issued For: Date
Variance 03.31.26
Scale: AS NOTED
© Copyright 2026

2 0 1 2 4 8
1/4" = 1'-0"

1704 S. Racine Ave.
Chicago, IL 60608

Elevations

A4

Elevations

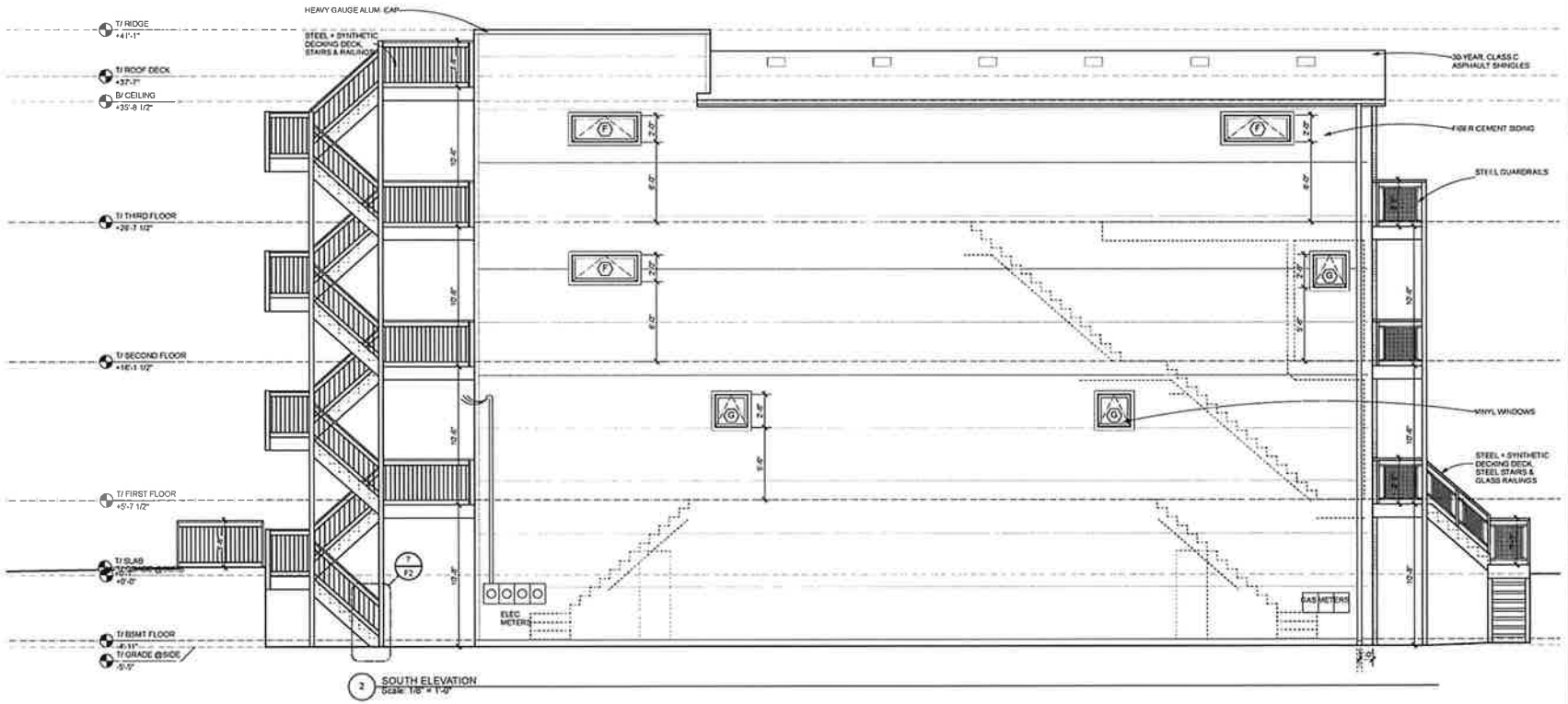
1704 S. Racine Ave.
Chicago, IL 60608

A5

Project No.	
Drawn By:	MR
Checked By:	MR
Scale:	AS NOTED

1/4" = 1'-0"

© Copyright 2026



Issued For: Date

Project No.
Drawn By: MR
Checked By: MR
Scale: AS NOTED
© Copyright 2024

2 0 1 2 4 8
1/4" = 1'-0"

1704 S. Racine Ave.
Chicago, IL 60608

Elevations

A6