



City of Chicago



O2022-3902

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1863 W Race Ave - App No. 22059T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-H in the area bounded by

West Race Avenue; a line 96 feet east of and parallel to North Wolcott Avenue; the alley next south of and parallel to West Race Avenue; and a line 48 feet east 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 Property: 1863 West Race Avenue

17-13-0303-C(1) Narrative & Plans – 1863 W. Race, Chicago, IL

Proposed Zoning: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

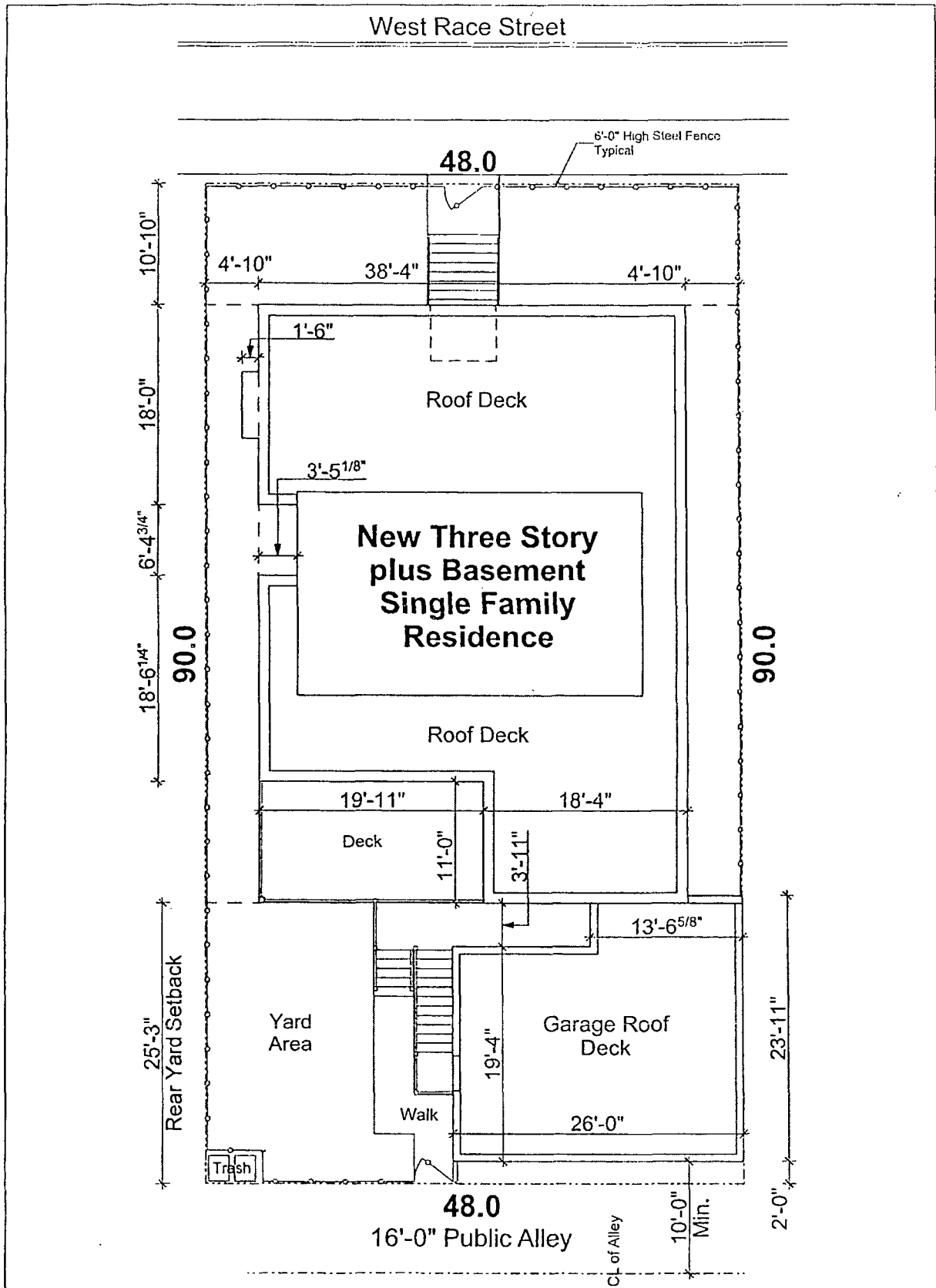
Lot Area: 4,320 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story single family home. The proposed home will be masonry in construction and will measure 36 feet 4 inches in height. The proposed home will be supported by a two (2) car garage located at the rear of the subject lot. The new construction single family with attached private garage is seeking relief for the rear yard. Based on the current plans the rear yard reduction should be measured at 21.33 feet, the mud room extension on the first-floor level is habitable and is part of the principal building and triggers a west side relief to zero. Also, the property sits within 660 feet of the rear M1 Zoning District and therefore, may require compliance with the Air Quality Ordinance.

- (A) The Project's Floor Area Ratio: 4,299 square feet (1.005 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 4,320 square feet per D.U.
(1 dwelling unit proposed)
- (C) The amount of off-street parking: 2 vehicle parking spaces
- (D) Setbacks:
 - a. Front Setback: 10 feet 10 inches
 - b. Rear Setback: 21 feet 4 inches (measured from the principal building) / 2 feet (measured from the garage)
 - c. Side Setbacks:
 - West Side: 4 feet 10 inches
 - *East Side: 4 feet 10 inches (measured from the principal building) / zero feet (measured from the garage)
- (E) *Building Height: 36 feet 4 inches

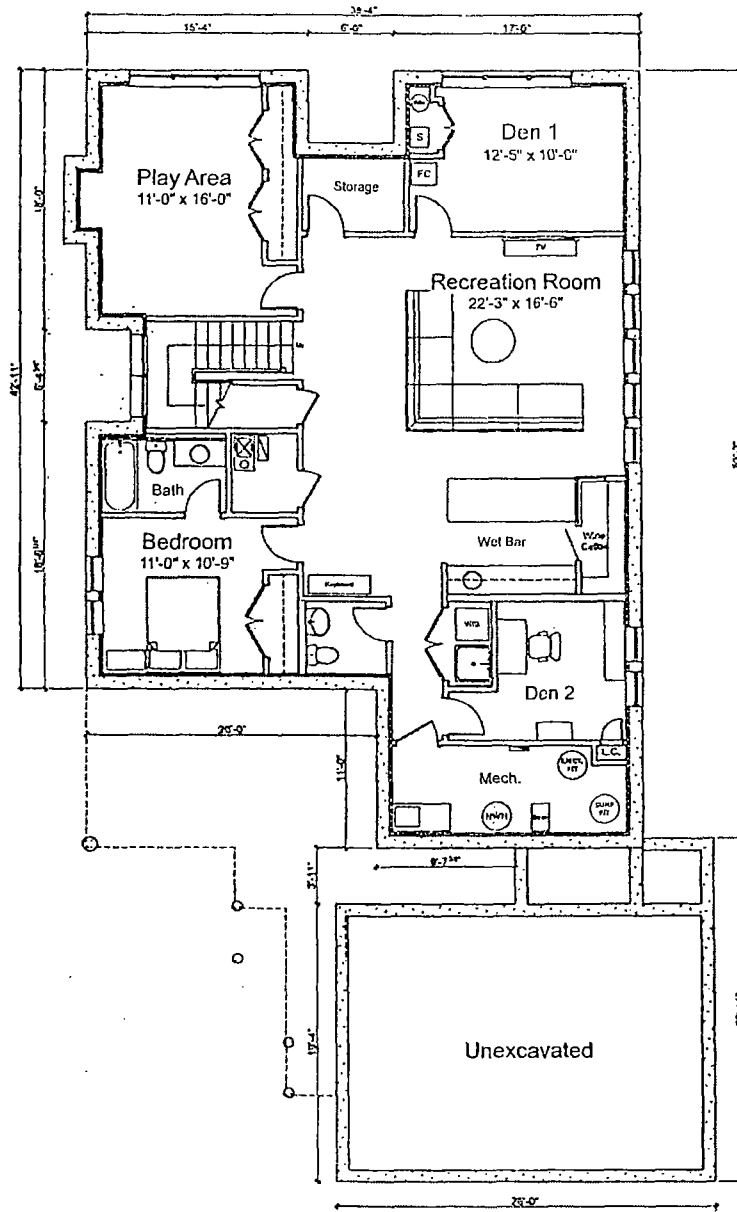
*The Applicant will seek Variations to allow the proposed building setbacks and height dimensioned, as determined by the Zoning Administrator.

Final for Publication



D'Aquila Residence
1863 West Race Ave.

Rev. 10-14-2022
Rev. 9-18-2022



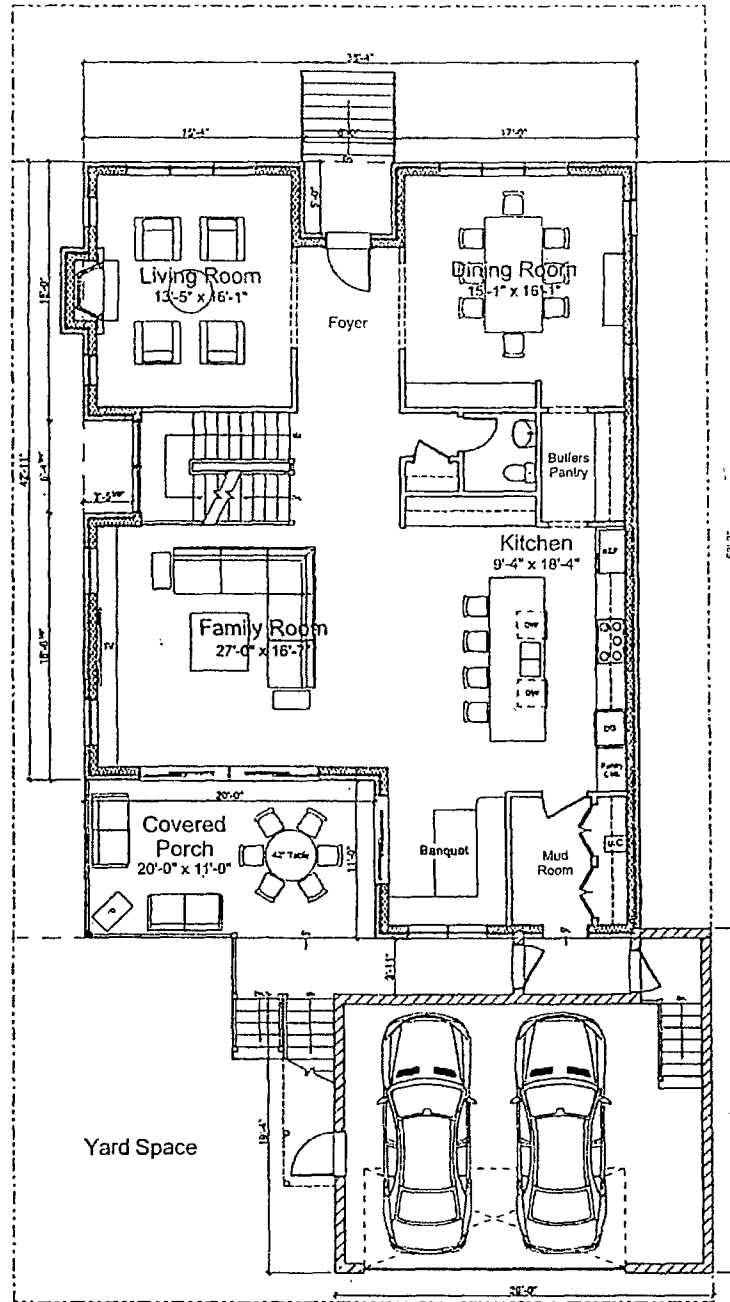
Basement Floor Plan
1/8" = 1'-0"



D'Aquila Residence
1863 West Race Ave.

Rev. 10-14-2022
Rev. 9-18-2022

Final for Publication

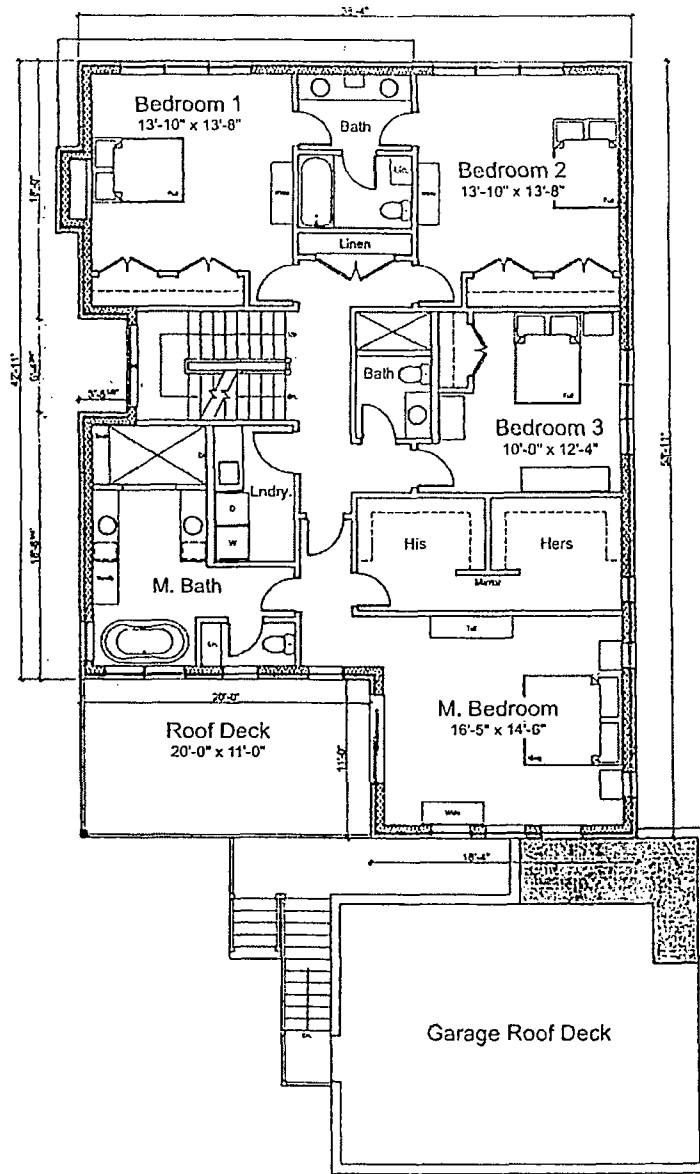


First Floor Plan
1/8" = 1'-0"



D'Aquila Residence
1863 West Race Ave.

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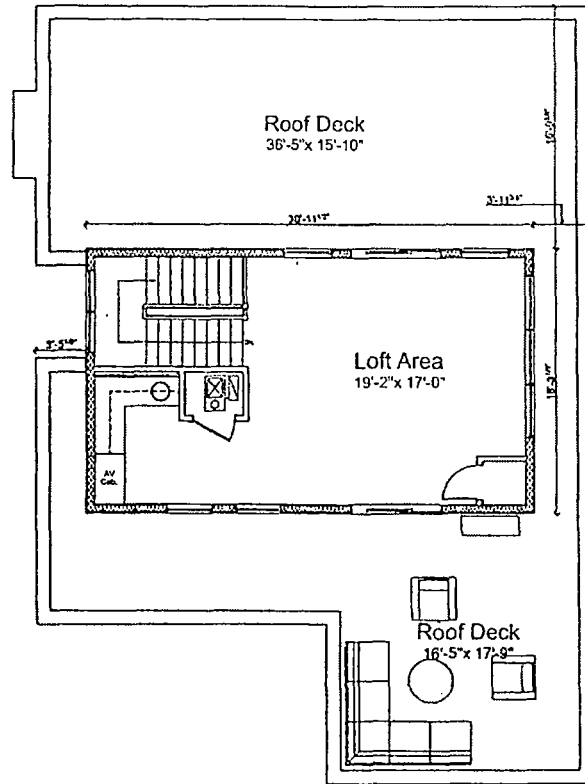
Second Floor Plan
1/8" = 1'-0"



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1863 West Race Ave.

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Third Floor Plan
1/8" = 1'-0"

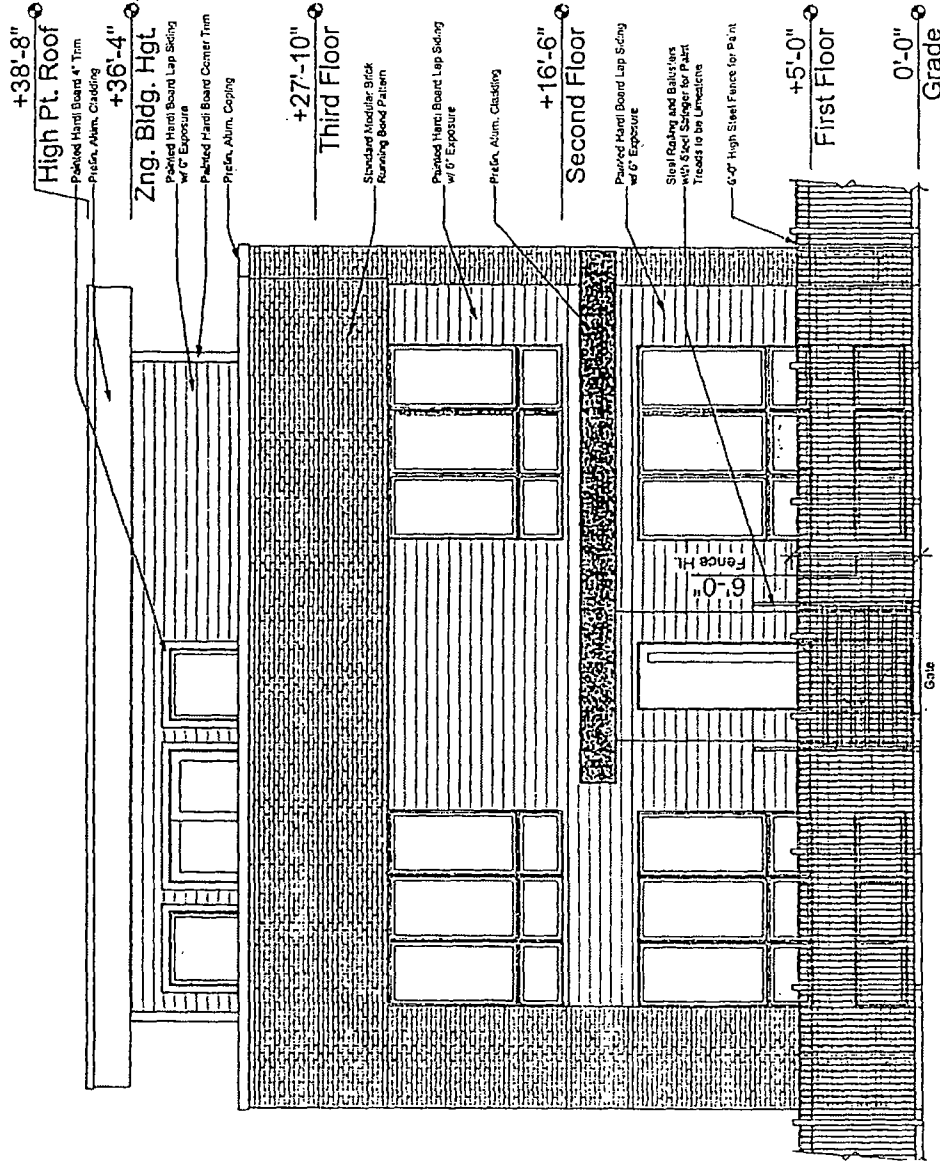


D'Aquila Residence
1863 West Race Ave.

Rev. 10-14-2022
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p 715-736-1565

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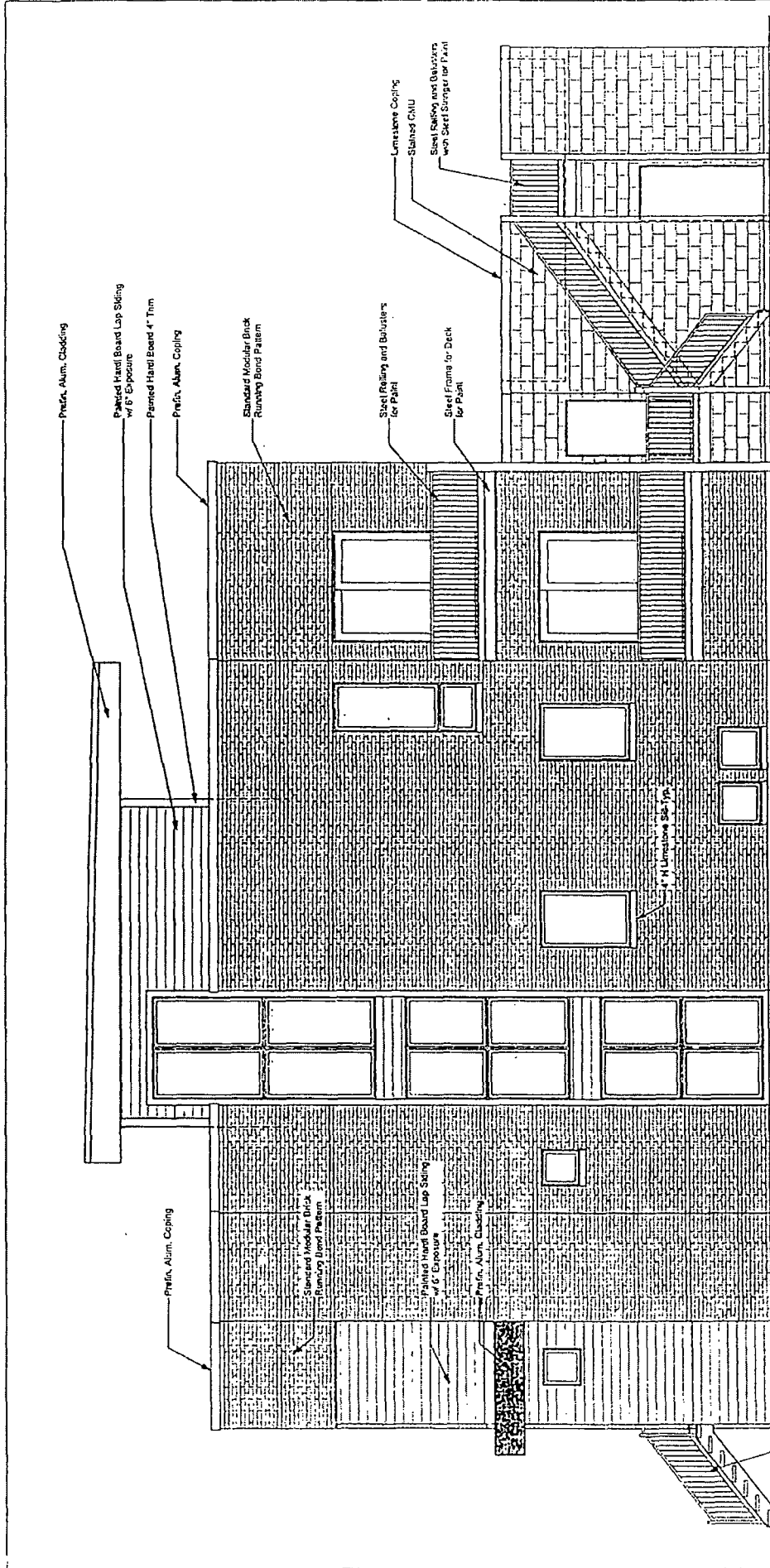
North Elevation
3/16" = 1'-0"

D'Aquila Residence
1863 West Race Ave.



Rev. 10-14-2022
Rev. 9-16-2022
P. 773-735-1556

Final for Publication



West Elevation
3/16" = 1'-0"

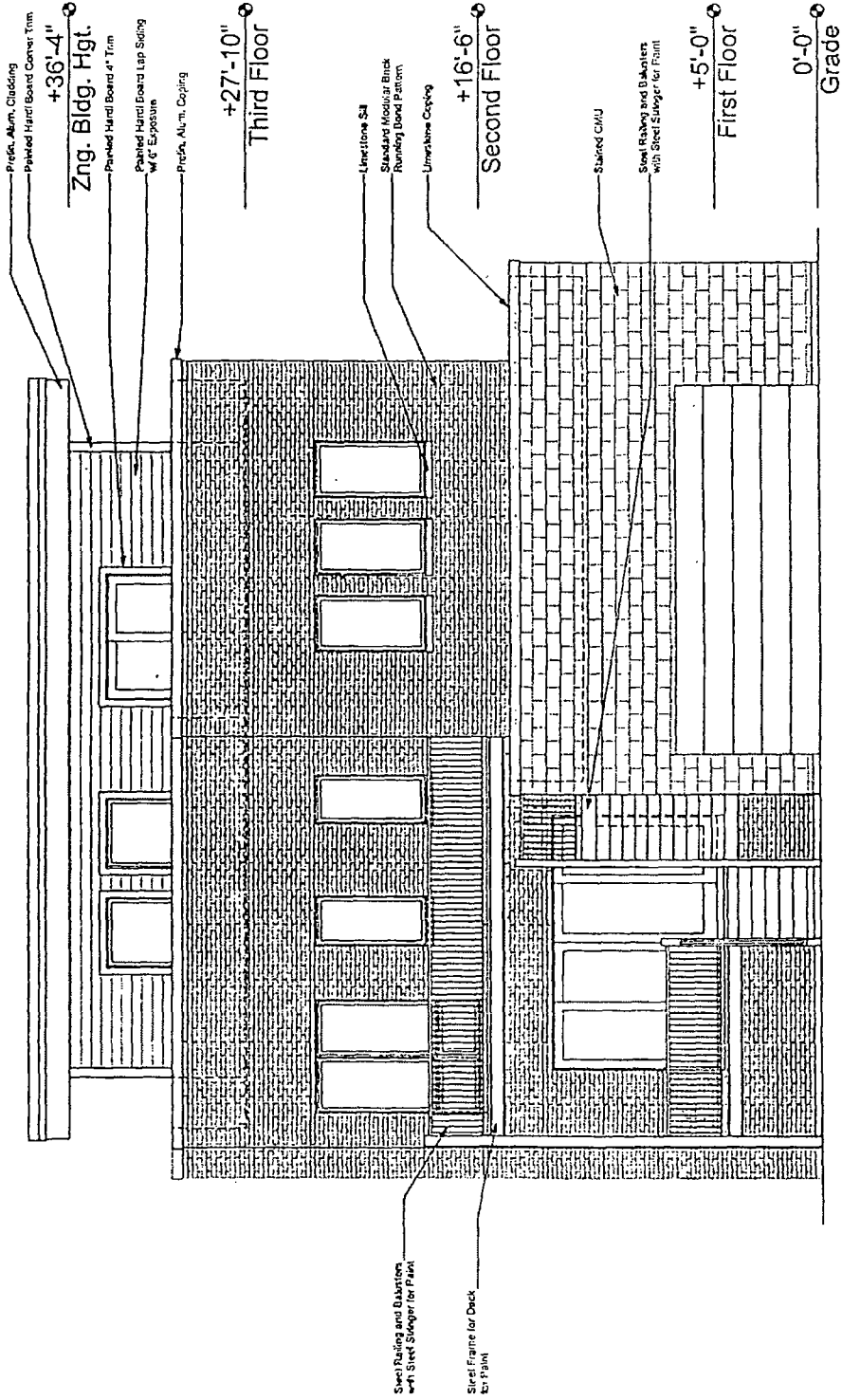
D'Aquila Residence

1863 West Race Ave.



Rev. 10-14-2022
Rev. 9-18-2022

p.773-786-1503

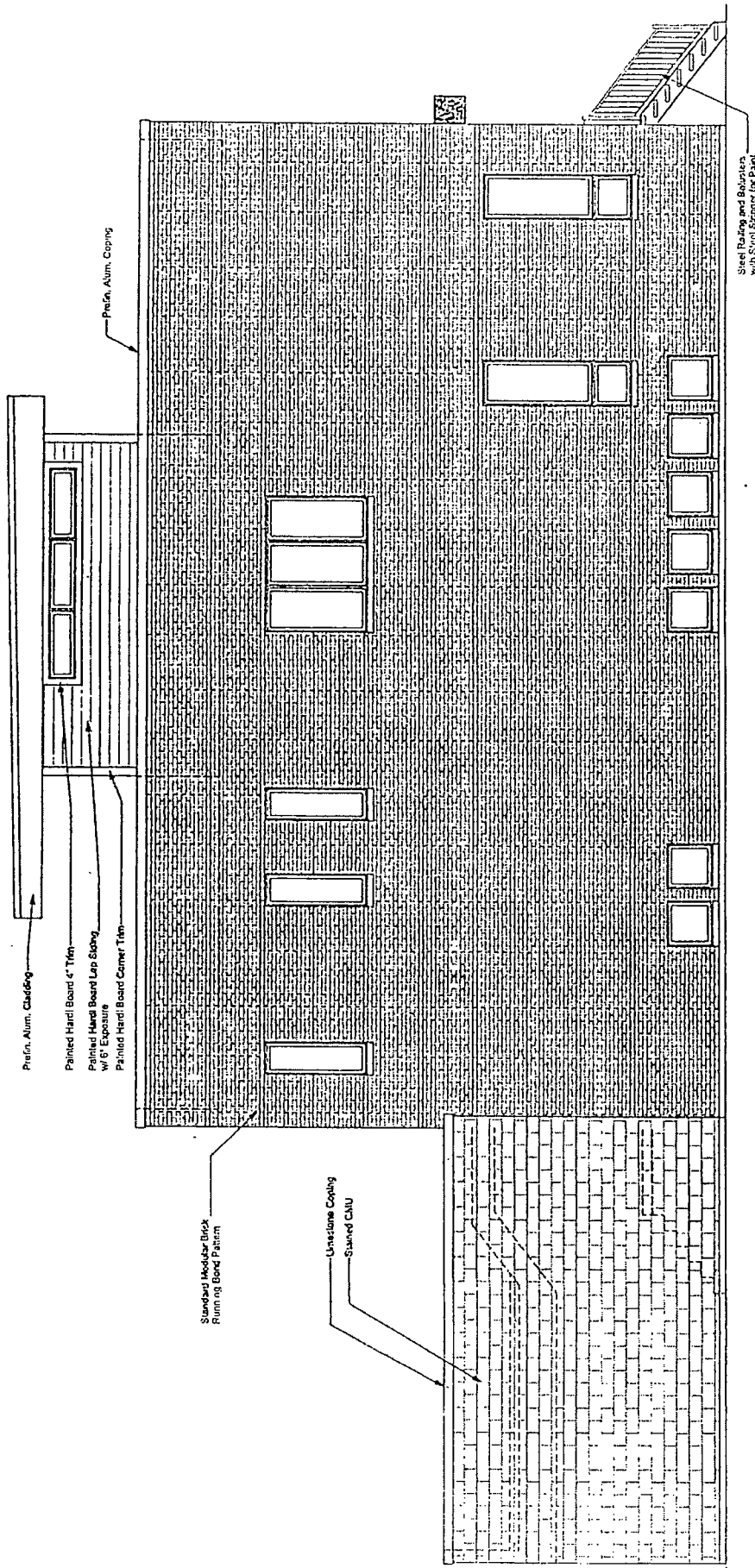


South Elevation
3/16" = 1'-0"

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1863 West Race Ave.



Final for Publication



East Elevation
3/16" = 1'-0"



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Rev. 10-14-2022
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