

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

Programme Full Homeston

<u>ORDINANCE</u>

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

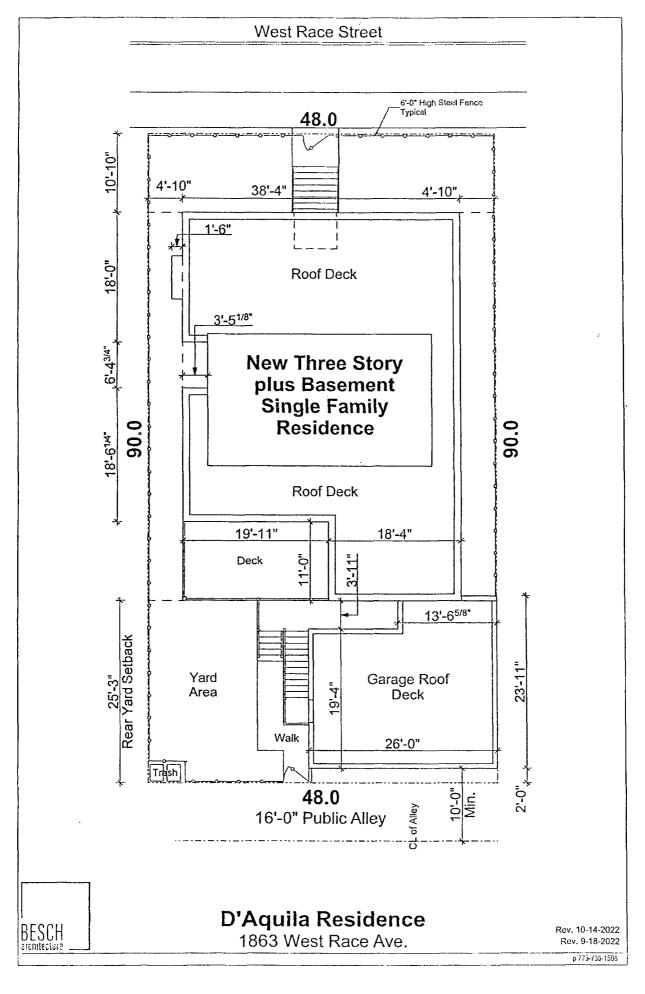
*East Side: 4 feet 10 inches (measured from the principal

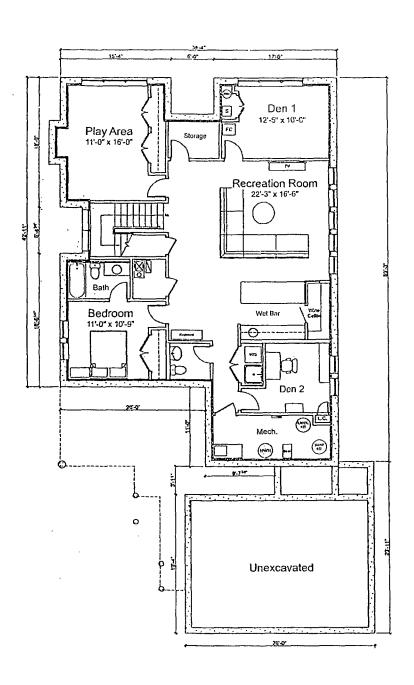
building) / zero feet (measured from the

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.





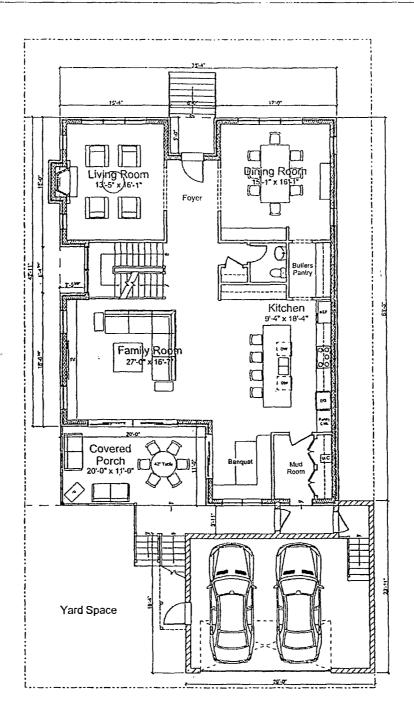
Basement Floor Plan 1/8" = 1'-0"

BESCH architecture __ D'Aquila Residence

1863 West Race Ave.

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

p 773-736-1506



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

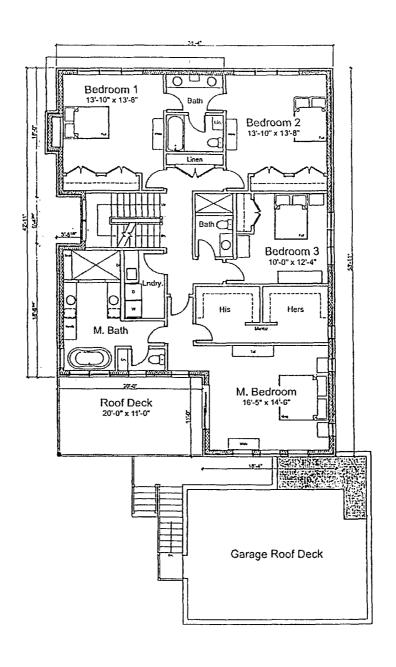
BESCH architecture _

D'Aquila Residence

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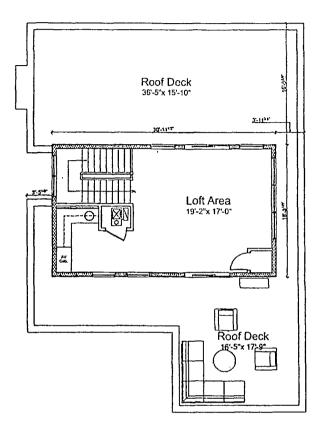
Second Floor Plan

l BESCH architectura __ D'Aquila Residence

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p 773-738-1508



Third Floor Plan

BESCH

D'Aquila Residence 1863 West Race Ave.

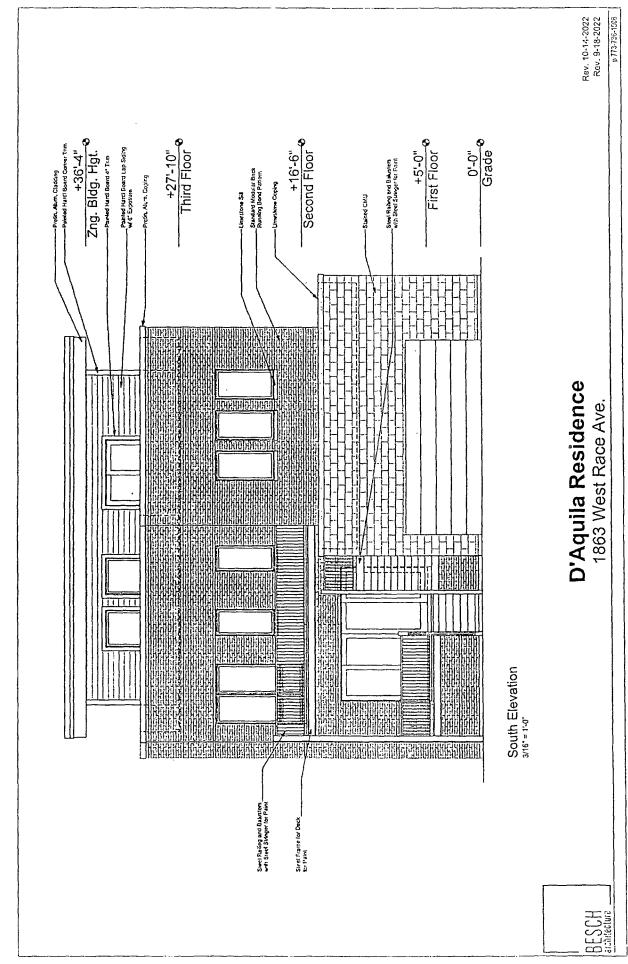
Rev. 10-14-2022 Rev. 9-18-2022

p 773-736-1505

Rev. 10-14-2022 Rev. 9-16-2022 p 773-735-1500 High Pt. Roof
Period Hard foam 4 Tran
Prich, Aun. Cadding
+36-4" +27'-10" Third Floor +16'-6" Second Floor 0'-0" Grade +5'-0" First Floor Zng. Bldg. Hgt.
Paried Hardi Board Lep Seding
W.C Expossion
Parked Hardi Board Comer Tree Painted Harti Board Lap Sking w/ 6° Exposure Pauved Mardi Board Lap Siding ad 6° Experime -G-O" High Steel Fence for Paint Steel Rading and Balusters

- with Sizel Schager for Patriceds to be Umenions Standard Modular Brick Running Bond Paltern Prefix Atum. Cladding -Piefn, Alum. Coping D'Aquila Residence 1863 West Race Ave. 10-60 // E North Elevation 3/16" = 1'-0" BESCH an ortecture

Rev. 10-14-2022 Rev. 9-18-2022 p 773-736-1596 Steel Saling and Behaviora -- Limestone Coping Painted Hardi Board Lap Sking W 6" Exposure -Pamed Hard Board 4" Thm Steef Frama for Deck for Paint -Prefer, Aber, Coping **D'Aquila Residence** 1863 West Race Ave. Trefin, Alam, Coping West Elevation BESCH arrintecture



Rev. 10-14-2022 Rev. 9-18-2022 **D'Aquila Residence** 1863 West Race Ave. Painted Hardi Board Lep Stoing, w/ 6" Exposure Painted Hardi Board Cemer Trin Painted Hard Board 4" Trim-East Elevation

p 773-736-1596

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