



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

RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District 4,320 square feet

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.

West Race Street

6'-0" High Sled Fence Typical

4'-10"

1'-6"

Roof Deck

' C1/8"

CO

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CD CO

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a

## New Three Story plus Basement Single Family Residence

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Roof Deck

19-11"

Deck  
' fi5/8"  
13'-6

CO  
LO CM

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CD -1  
CD

CO  
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ra  
CO  
or

Yard Area

T  
Walk

Garage Roof Deck

26'-0"

**48.0**

16'-0" Public Alley

O  
|  
O

CO CM

-V  
O  
|  
CNJ

## D'Aquila Residence

1863 West Race Ave.

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

IS"

Basement Floor Plan 1/6- = r-o"

**BESCH**  
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## D'Aquila Residence

1863 West Race Ave.

Rev. 10-14-2022 RF?v. 9-1B-2022

I

First Floor Plan

## D'Aquila Residence

1863 West Race Ave.

II«.

Second Floor Plan

1/8- = r-o-

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## D'Aquila Residence

1863 West Race Ave.

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

Roof Dock  
3D'-5"x 15-10"

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

**BESCH**  
Architects  
**D'Aquila Residence**

1863 West Race Ave.

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

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INCL CM CM

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6 cn E:

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