17-13-0303-C(1) Type 1 Narrative & Plans – 1644 North Winchester Avenue, Chicago, IL

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 4,356 sq. ft.

Proposed Land Use: The Applicants are proposing to rehabilitate and construct a three-story addition on the south side, a third-floor dormer addition to the north side, a one-story rear addition/passageway to the existing three-story single family home and replace the existing detached garage at the rear with a new two-story attached garage with one (1) dwelling unit (ADU) on the second floor. The proposed additions to the single family home will add approximately 753.5 sq. ft. of floor area and the home will measure 29 ft.-4.25 in. in height. The new two-story garage will measure 21 ft.-3.5 in. tall and the proposed ADU on the second floor will contain 709 sq. ft. of floor area. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101-B and 17-13-1003-KK of the Chicago Zoning Ordinance, the Applicants are seeking to permit the establishment of a coach house, permit an enclosed passageway connecting the garage to the single family home, reduce the front setback from the required 14.2 ft. to 12.38 ft., reduce the combined side setback from 7.2 ft. to 4.05 ft. (north side setback at 0.4 ft. and the south side setback at 3.65 ft.), reduce the rear setback from the required 33.88 ft. to 22 ft.-4 in., reduce the setback from the rear property line located at 4.25 ft. from the centerline of the alley from 2 ft. to zero, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 4,991 square feet (1.15 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 4,356 square feet per D.U. (1 residential units)

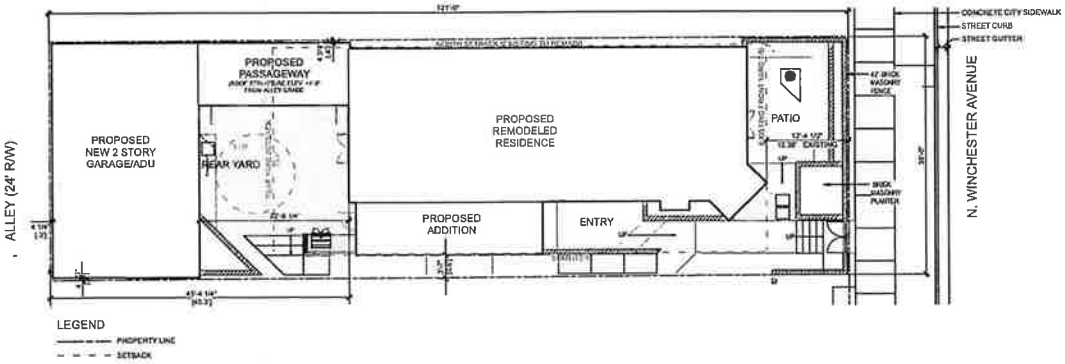
(C) The amount of off-street parking: 3

(D) Setbacks:

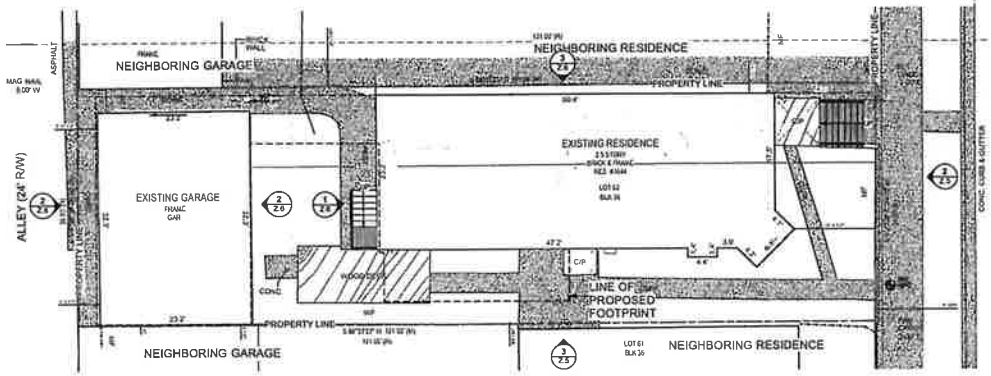
a.	*Front Setback:		12.38 feet
b.	*Side Setbacks:		
		North Side:	0.4 feet
		South Side:	3.65 feet
c.	*Rear Setback:		22 feet-4 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback from 14.2 feet to 12.38 feet, reduce the combined side setback from 7.2 feet to 4.05 feet (north side setback at 0.4 feet and south side setback at 3.65 feet), and reduce the rear setback from the required 33.88 feet to 22 feet-4 inches.

(E) Building Height: 29 feet-4.25 inches (existing)



N 2/Z.1 PROPOSED SITE PLAN Scale: 1/8" = 1'-0" 0 5 10 15 20 ft



N 1/Z.1 EXISTING SITE PLAN Scale: 1/8" = 1'-0" 0 5 10 15 20 ft

ZONING / BUILDING INFORMATION

PIN: 14314240 23

PROJECT ADDRESS:
1644 North Winchester Avenue

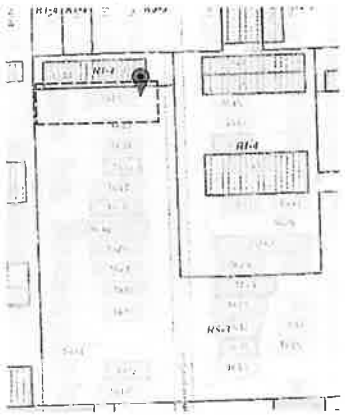
ZONING DISTRICT: RS-3
MIN LOT AREA: 2500 S.F.
LOT AREA: 4356 S.F.
ALLOWABLE F.A.R: 4356 X 0.9 = 3920 S.F.

SCOPE OF WORK

SPR 2018 CBRC - FULL GUT REHABILITATION AND A NEW ADDITION TO AN EXISTING TWO-STORY MASONRY RESIDENTIAL STRUCTURE. WORK WILL CONSIST OF REMOVAL OF SELECTIVE STRUCTURAL AND NON-STRUCTURAL INTERIOR PARTITIONS AND SELECTIVE REMOVAL OF EXTERIOR BEARING WALLS, NEW WINDOW OPENINGS, REPLACEMENT OF FLOOR AND ROOF FRAMING SYSTEMS, NEW FRONT FACADE MASONRY AND CORNICE WORK, INSTALLATION OF NEW FINISHES AND BUILDING SYSTEMS. NEW CONSTRUCTION INCLUDING UPDATED ARCHITECTURAL LAYOUT, STRUCTURAL MODIFICATIONS AS REQUIRED, AND INSTALLATION OF NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE PROJECT ALSO INCLUDES CONSTRUCTION OF EXTERIOR WALKWAYS, RETAINING WALLS, STAIRS AND FENCING. (OCCUPANCY GROUP R-5, TYPE IIIB CONSTRUCTION)

SHEET INDEX

Sht. No.	Sheet Title
Z.1	SITE PLANS
Z.2	FAR DIAGRAMS
Z.4	PROPOSED 3RD FLOOR & ROOF PLANS
Z.5	EXISTING ELEVATIONS
Z.6	EXISTING ELEVATIONS
Z.7	PROPOSED ELEVATIONS
Z.8	PROPOSED ELEVATIONS



3/Z.1 ZONING MAP NOT TO SCALE N

dma
Dan Meisloff Architect
312-246-5030
info@dmaarch.com

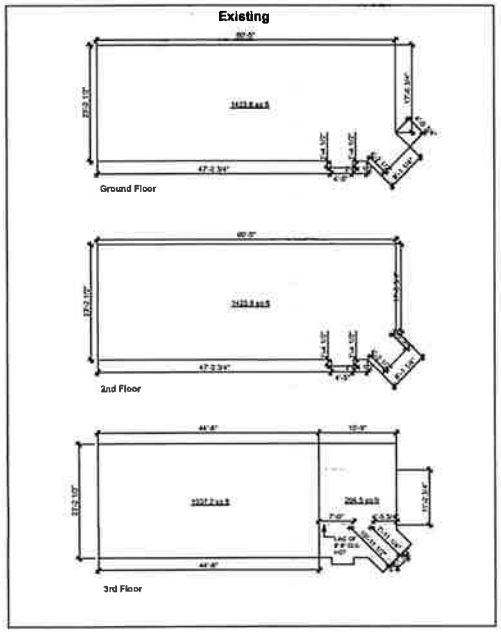
VYAS RESIDENCE
RENOVATION & ADDITION
1644 N Winchester Ave, Chicago IL 60622
PIN: 14314240 23

ZONING PLANS

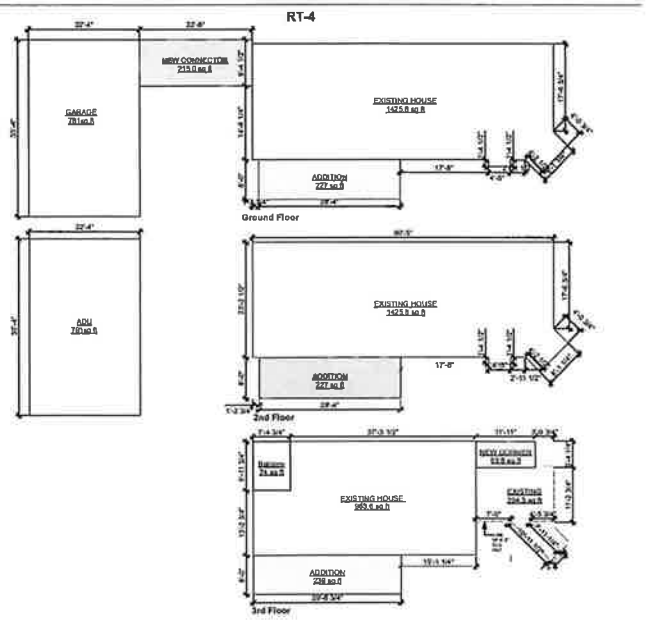
SEPTEMBER 9, 2020

SITE PLANS

Z.1



Lot Size	4356	
Location	**Existing**	**Revised RT-4**
Ground Main	1426	1426
Garage Connector	0	215
South Addition	0	227
2nd Flr Main	1426	1426
South Addition	0	227
3rd Flr Main	1037	964
South Addition	0	236
Attic (6'-0" clr)	209	209
Total	4094	4990
Allowable FAR	3920	5227.2
Difference	174	-237.2
	Over	Under
Garage	750	781
ADU	0	781



1 / Z.2 EXISTING RS-3 FAR DIAGRAMS

Scale: 3/32" = 1'-0"

2 / Z.2 PROPOSED RT-4 FAR DIAGRAMS

Scale: 3/32" = 1'-0"

COMPLIANCE MATRIX – CHICAGO ZONING ORDINANCE FOR RT-4

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Location / Sheet No.
Chicago Zoning Ordinance Requirements						
Z.01	Zoning District	zoning map		RS-3		pg 100
Z.02	Existing Zoning Use(s)	17-2-0102 RS	Residential Single-Unit (Detached House) Districts	SINGLE FAMILY HOME	X	
Z.03	Proposed Zoning Use(s)	17-2-0103 RT	Residential Two-Flat, Townhouse and Multi-Unit Districts(except Residential Single-Unit (Detached House) Districts	SINGLE FAMILY HOME	X	
Z.04	Chicago Landmark Designation				X	
Z.05	Lakefront Protection District				X	
Z.06	Zoning Overlay District				X	
Z.07	Pedestrian Street	zoning map, 17-3-0508			X	
Z.08	Lot Area	17-2-0301-A	MINIMUM LOT AREA 1,650 SF PER DWELLING UNIT	4,356 SF ONE DWELLING UNIT	X	Z.1
Z.09	Floor Area Ratio (FAR)	17-2-0305-A	MAXIMUM FLOOR AREA RATIO 1.2	1.15 ACTUAL FAR	X	Z.1
Z.10	Total Floor Area	17-17-0202	5,227 SF MAX ALLOWED	4,991 SF	X	Z.1
Z.11	Building Height	17-2-0311-A	30' MAX. HEIGHT	28.33' = BOTTOM OF TOP FLOOR FLAT ROOF CEILING JOIST	X	Z.6, Z.8
Z.12	Front Setback	17-2-0305-A	12% of lot depth (121' X 12= 14.2')	14.38' EXISTING	X	Z.1
Z.13	Combined Side Setbacks	17-2-0306-A	COMBINED 29% OF LOT WIDTH = 7.2'	2.4' RIGHT, 3.63' LEFT = 4.03'	X	Z.1
Z.14	Rear Setback	17-2-0306	33 ft or 25% OF LOT DEPTH	45.3' (EXISTING)	X	Z.1
Z.15	Rear Yard / On-site Open Space	17-2-0307, 17-4-0410	MIN. 53 SF PER DWELLING UNIT OR 6.5 % LOT (283SF) AND 12' MIN. DIA. CIRCLE	648 SF	X	Z.1
Z.16	Number of Dwelling Units	17-2-0302-A	1 PER 1,650 SF	1	X	
	Number of Efficiency Units		NA		X	
Z.17	Number of Off-street Parking Spaces	17-10-0101-B(3)	1	2	X	Z.1
Z.24	Plat of Survey	17-13-1302-B			X	Survey Added in Project Doc

dma
Dan Markoff Architect
312-246-5000
dma@dmawork.com

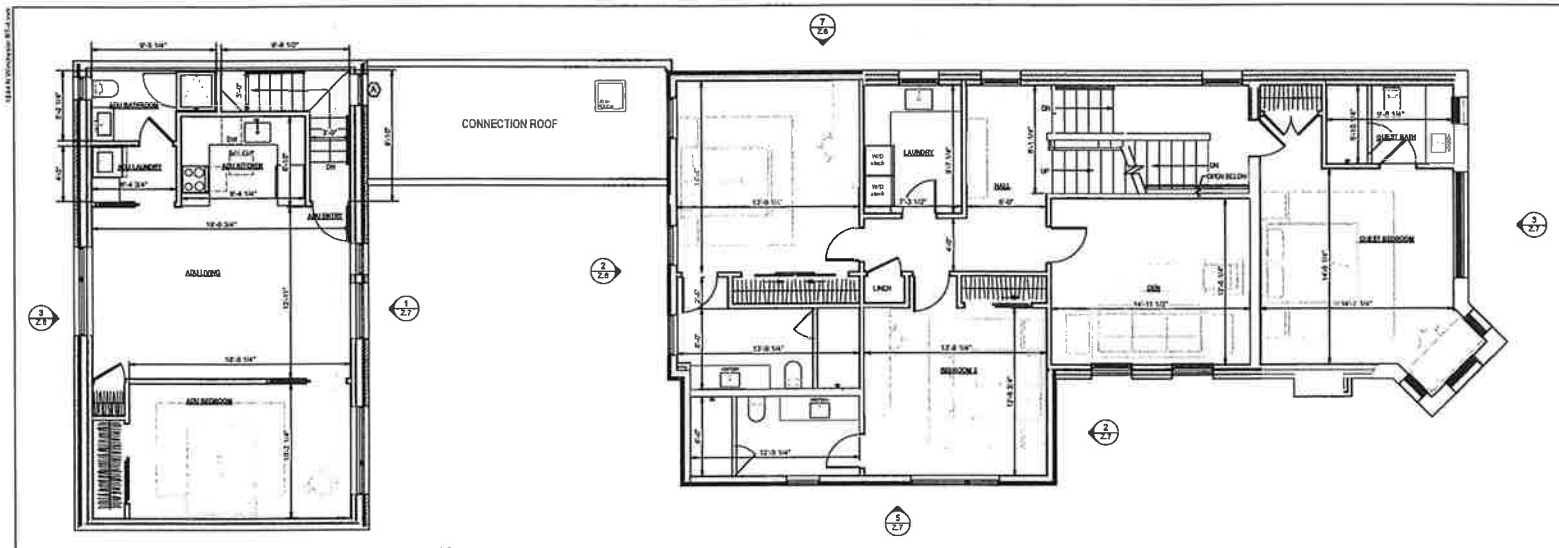
VYAS RESIDENCE RENOVATION & ADDITION
1644 N Winchester Ave. Chicago IL 60622
PIN: 14314240025

ZONING PLANS

SEPTEMBER 9, 2020

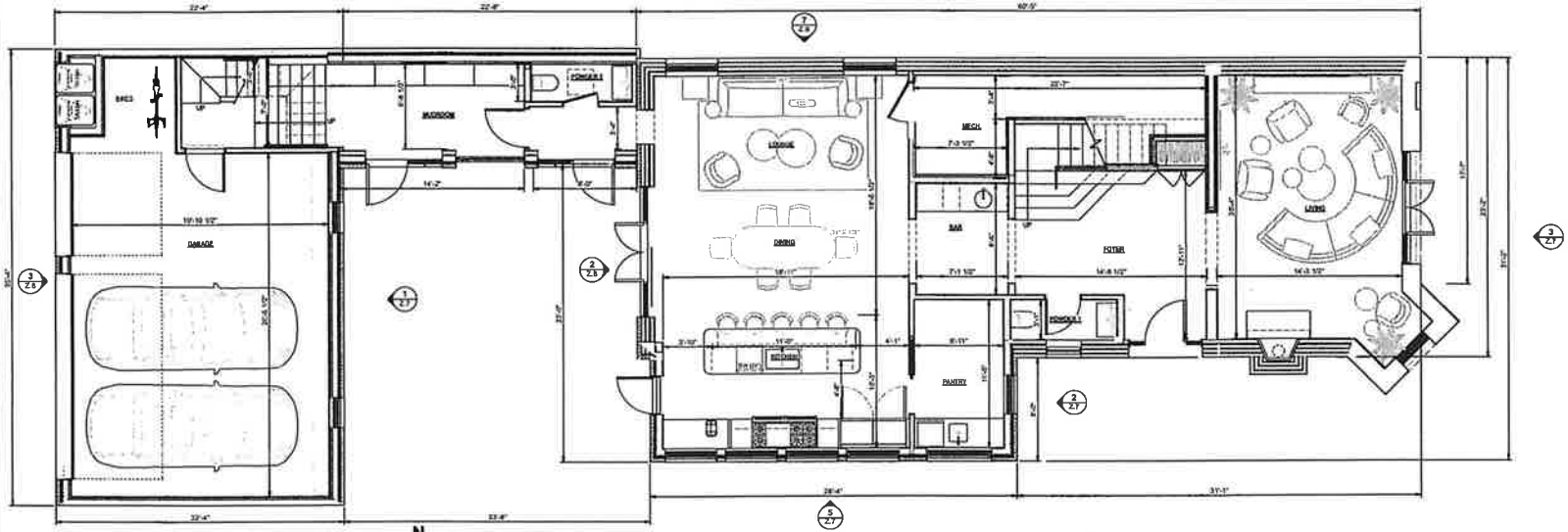
FAR DIAGRAMS

Z.2



PROPOSED 2nd FLOOR PLAN

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



PROPOSED GROUND FLOOR PLAN

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

dma
Dan Meridoff Architect
312-946-5000
info@dmaarch.com

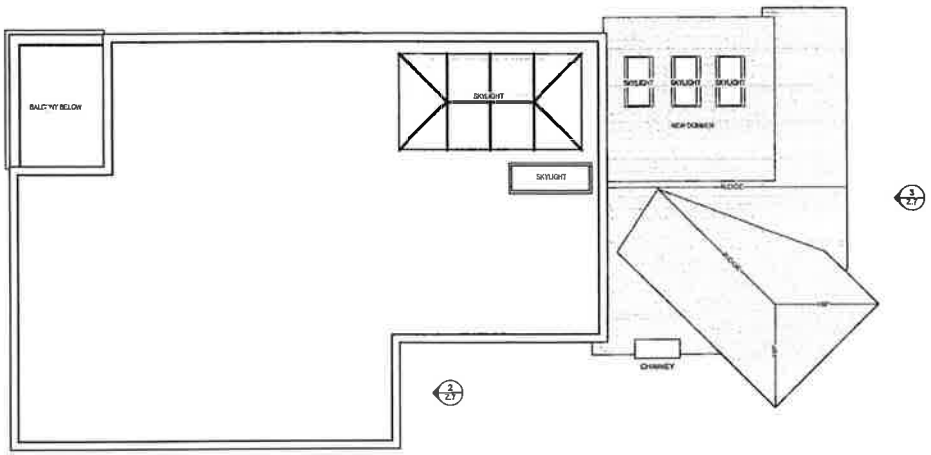
VYAS RESIDENCE
RENOVATION & ADDITION
1644 N Winchester Ave. Chicago IL 60622
PIN: 1431424025

ZONING PLANS

SEPTEMBER 9, 2026

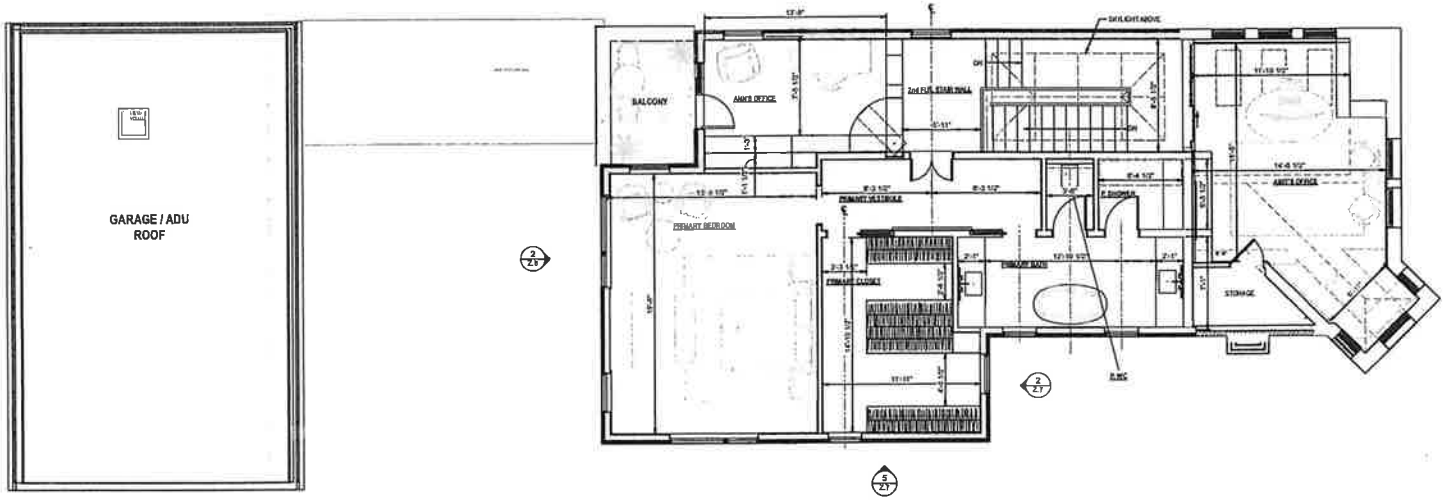
PROPOSED GROUND & 2ND FLOOR PLANS

Z.3



N PROPOSED ROOF PLAN

Scale: 1/4" = 1'-0" 0 5 10 15 20 ft



N PROPOSED 3rd FLOOR PLAN

Scale: 1/4" = 1'-0" 0 5 10 15 20 ft

dma
Dan Mentzoff Architect
312-248-5000
info@dmaarch.com

VYAS RESIDENCE
RENOVATION & ADDITION
1644 N Winchester Ave Chicago IL 60622
PIN 1431424025

ZONING PLANS

SEPTEMBER 9, 2025

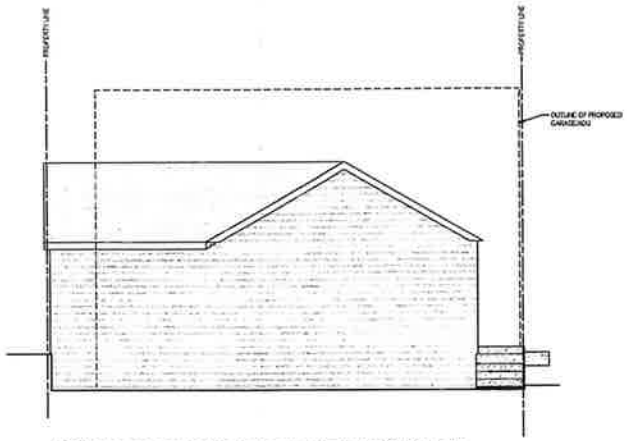
PROPOSED 3RD FLOOR & ROOF PLANS

Z.4



3 / Z.5 EXISTING SOUTH ELEVATION

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



1 / Z.5 EXISTING GARAGE/ADU EAST ELEVATION AT COURTYARD

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



2 / Z.5 EXISTING EAST ELEVATION

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

dma
Dan Mentzoff Architect
312-246-8000
info@dmaarch.com

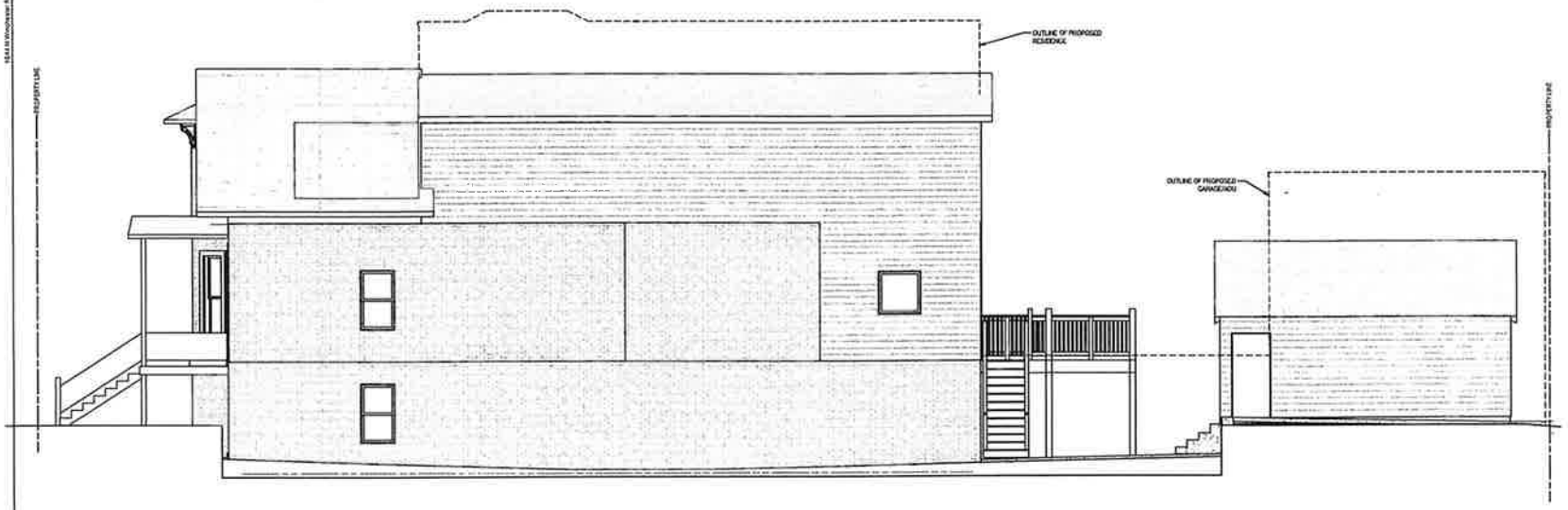
VYAS RESIDENCE
RENOVATION & ADDITION
1044 N Winchester Ave. Chicago IL 60622
PIN. 1401424025

ZONING PLANS

SEPTEMBER 9, 2020

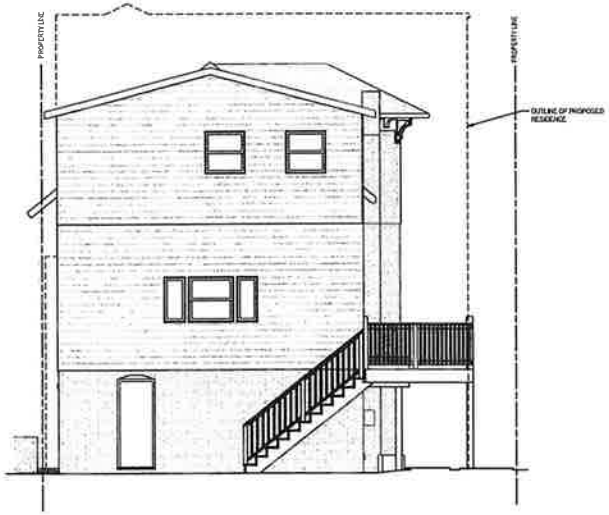
EXISTING ELEVATIONS

Z.5



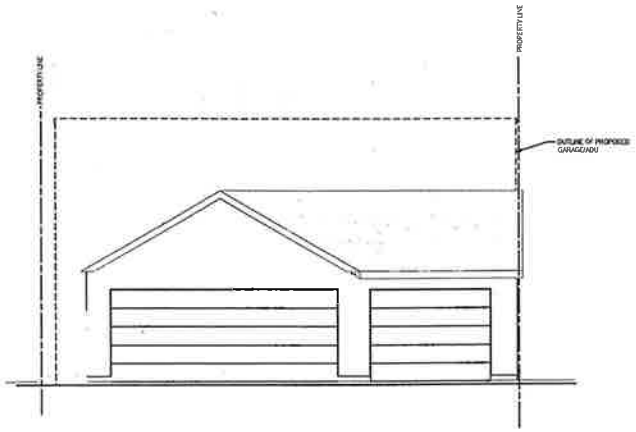
3 / Z.6 EXISTING NORTH ELEVATION

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



1 / Z.6 EXISTING WEST ELEVATION

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



2 / Z.6 EXISTING GARAGE / ADU WEST ELEVATION

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

dma
Dan Merkoff Architect
312-246-5000
info@dmaarch.com

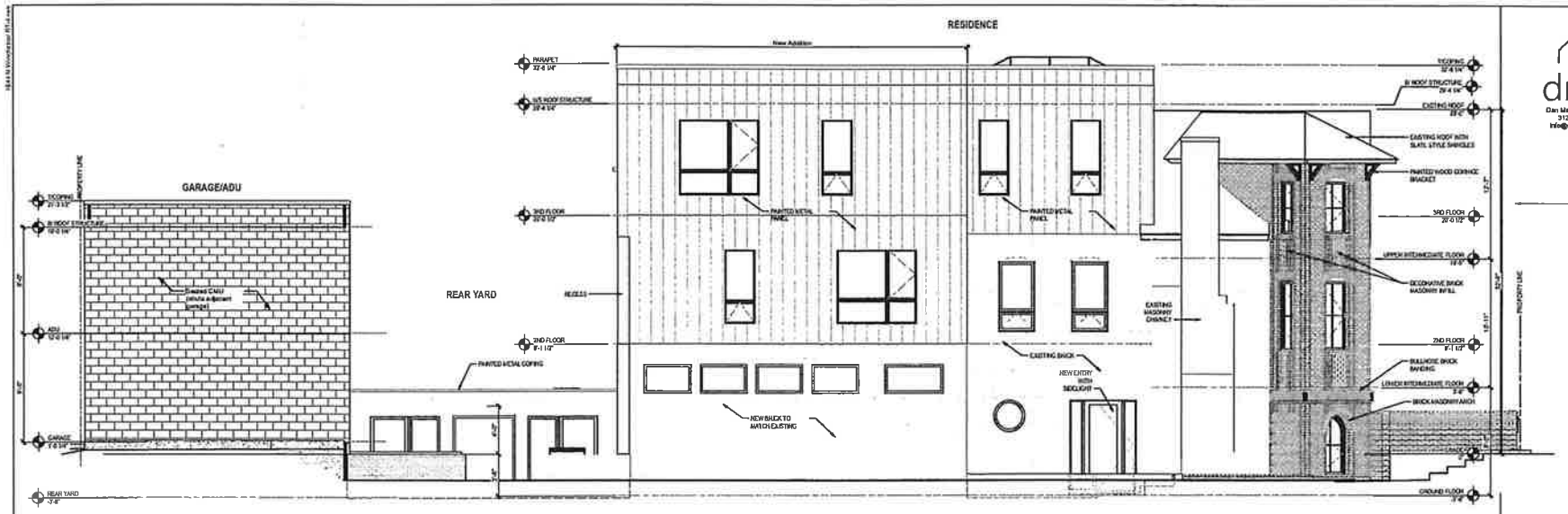
VYAS RESIDENCE
RENOVATION & ADDITION
1644 N Winchester Ave, Chicago IL 60622
PIN: 1431424023

ZONING PLANS

SEPTEMBER 9, 2025

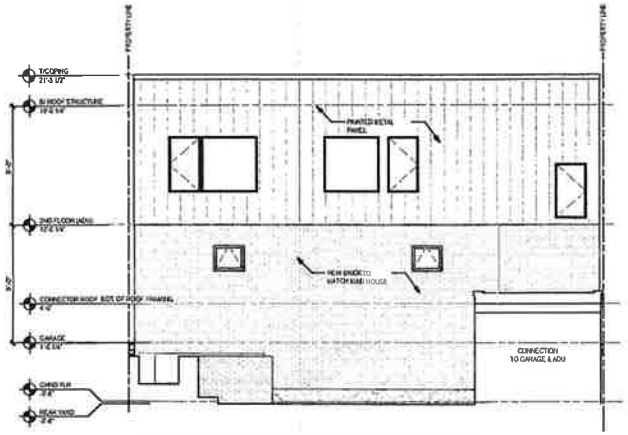
EXISTING ELEVATIONS

Z.6



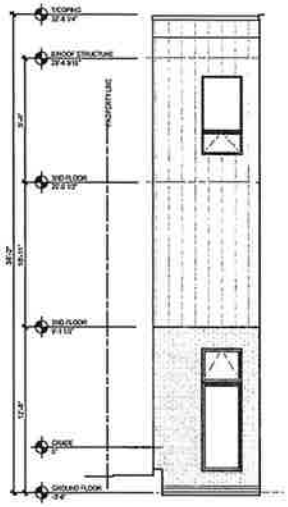
5 / Z.7 SOUTH ELEVATION

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



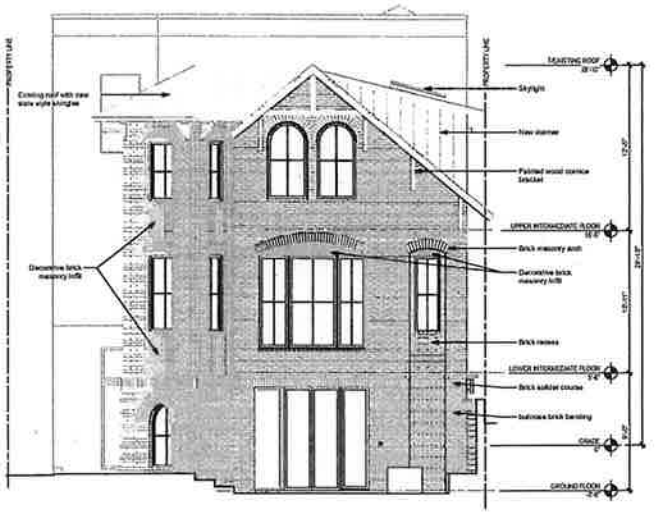
1 / Z.7 GARAGE/ADU EAST ELEVATION AT COURTYARD

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



2 / Z.7 EAST ELEVATION AT ENTRY

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



3 / Z.7 EAST ELEVATION

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

dma
Dan Maniloff Architect
312-246-5000
info@dmaarch.com

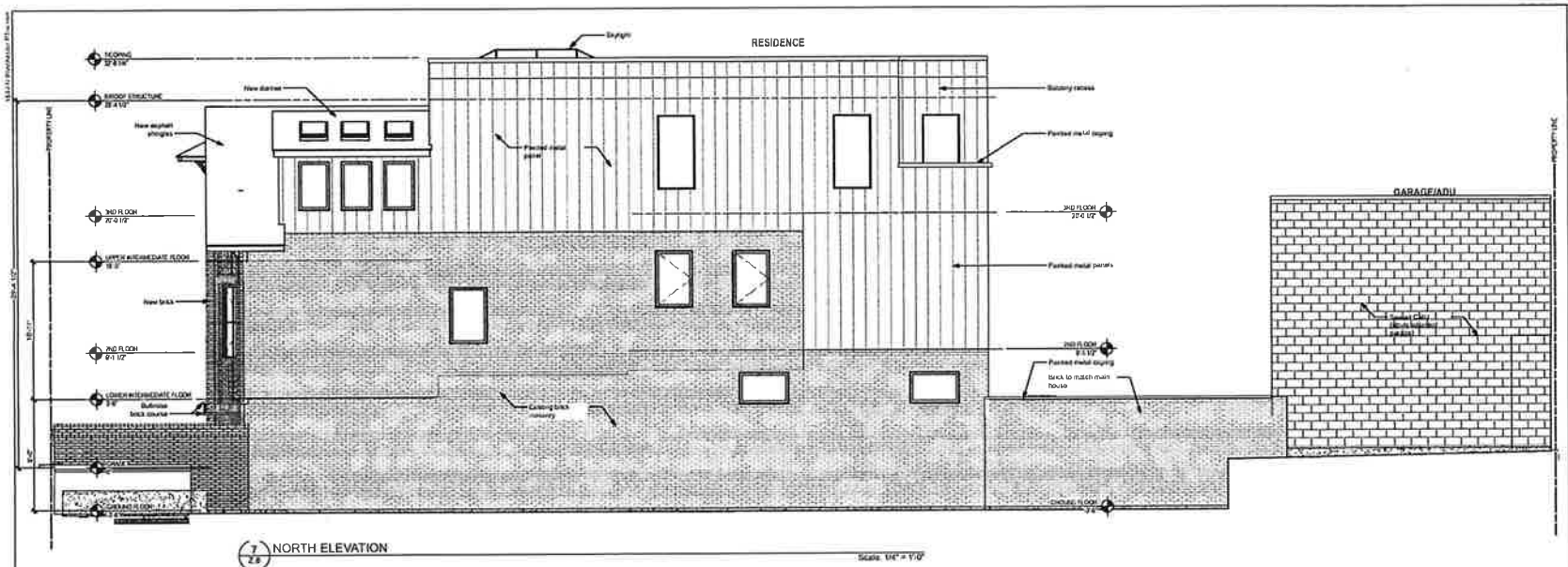
VYAS RESIDENCE
RENOVATION & ADDITION
1644 N Winchester Ave, Chicago IL 60622
PIN: 14314240025

ZONING PLANS

SEPTEMBER 9, 2025

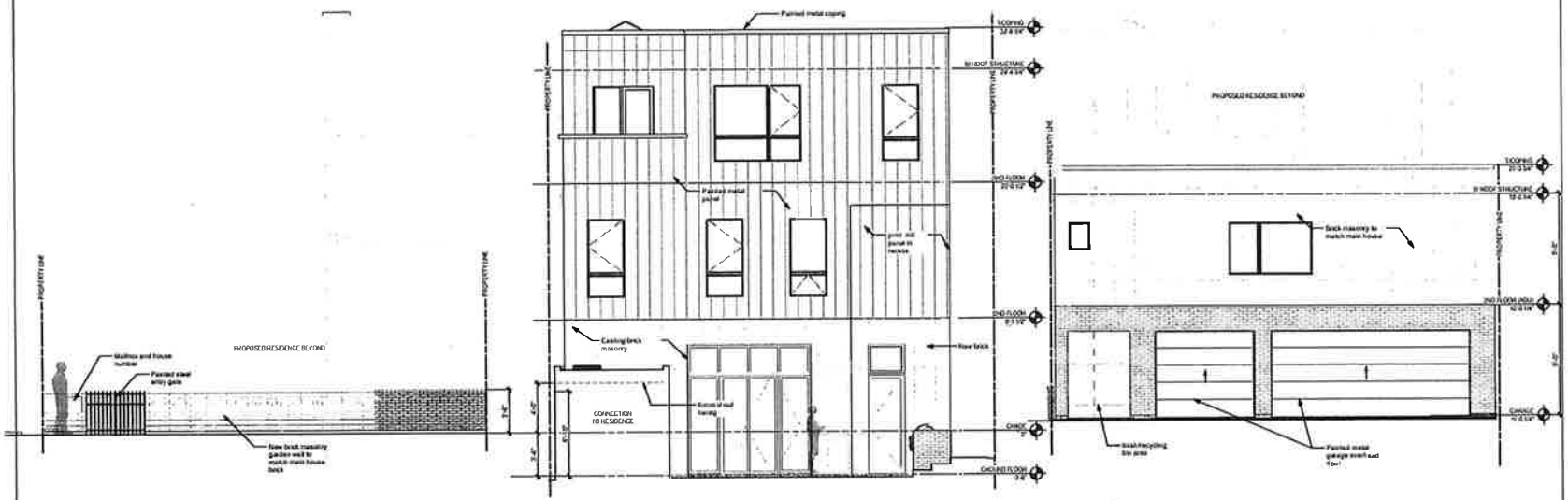
PROPOSED ELEVATIONS

Z.7



7/Z.8 NORTH ELEVATION

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



1/Z.8 EAST ELEVATION AT SIDEWALK

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

2/Z.8 WEST ELEVATION

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

3/Z.8 GARAGE / ADU WEST ELEVATION

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

dma
Dan Marshall Architect
310-245-5000
info@dmaarch.com

VYAS RESIDENCE
RENOVATION & ADDITION
1944 N Winchester Ave, Chicago IL 60622
PIN: 14174140320

ZONING PLANS

SEPTEMBER 9, 2025

PROPOSED ELEVATIONS

Z.8