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**17-13-0303-C(1) Type 1 Narrative & Plans – 3039 North Kenmore Avenue, Chicago, IL**

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

Lot Area: 4,654 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change to redevelop the subject property with a new three-story residential building that will contain three (3) residential dwelling units. The proposed building will measure 38 ft. The subject property is a Transit Seved Location and will be supported by four (4) off-street parking spaces within a detached garage at the rear. Pursuant to Secs. 17-13-0303-D and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from two (2) parking spaces to four (4) parking spaces and is seeking all additional relief to permit the attached Type 1 Plan Set.

(A) The Project's Floor Area Ratio: 5,581 square feet (1.2 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,551.33 square feet per D.U. (3 residential units)

(C) *The amount of off-street parking: 4 parking spaces (proposed)

*Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking for a Transit Served Location from the required two (2) parking spaces to four (4) parking spaces.

(D) Setbacks:

a. Front Setback: 15 feet
b. Side Setbacks:
   North Side: 4 feet
   South Side: 3 feet-6 inches
c. Rear Setback: 34 feet-9 inches

*Pursuant to Secs. 17-13-0303-D and 17-13-1101-B, the Applicant is seeking all additional relief to permit the attached Type 1 Plan Set.

(E) Building Height: 38 feet

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## Abbreviations

| | |
|---|---|
| ALT. | ALTERNATE |
| A/C | AIR CONDITIONER |
| AFF | ABOVE FINISHED FLOOR |
| Alum. | ALUMINUM |
| ARF | ABOVE RAISED FLOOR |
| A.T. | ACOUSTICAL TILE |
| BD. | BOARD |
| BLDG. | BUILDING |
| BLCKG. | BLOCKING |
| BI | BOTTOM OF |
| BRG | BEARING |
| C.A. | CLEAR ANODIZED |
| CABT. | CABINET |
| CPT | CARPET |
| CL | CLEAR |
| CLG | CEILING |
| C.J. | CONTROL JOINT |
| CMU | CONCRETE MASONRY UNITS |
| CONC. | CONCRETE |
| CONT. | CONTINUOUS |
| C.I. | CAST IRON |
| C.O. | CLEAN OUT |
| C.W. | COLD WATER |
| CT | CERAMIC TILE |
| D. | DRYER |
| DBL. | DOUBLE |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DN. | DOWN |
| DR. | DOOR |
| DS | DOWNSPOUT |
| DTL. | DETAIL |
| DW | DISHWASHER |
| DWG | DRAWING |
| EA. | EACH |
| E.I.F.S. | EXTERIOR INSULATION FINISHED SYSTEM |
| ELEC. | ELECTRICAL |
| EL. | ELEVATION |
| E.P. | EPOXY PAINT |
| EQ. | EQUAL |
| EXIST. | EXISTING |
| EXP. | EXPANSION |
| EXT. | EXTERIOR |
| E.W.C. | ELECTRIC WATER COOLER |
| F.E.C. | FIRE EXTINGUISHER CABINET |
| F.H.C | FIRE HOSE CABINET |
| FIN | FINISH |
| FD | FLOOR DRAIN |
| FLR. | FLOOR |
| FTG | FOOTING |
| GA. | GAUGE |
| GALV. | GALVANIZED |
| GB | GYPSUM BOARD |
| GL. | GLASS |
| HDWD. | HARDWOOD |
| HDWR. | HARDWARE |
| H.M. | HOLLOW METAL |
| HR. | HOUR |
| HT. | HEIGHT |
| HWH | HOT WATER HEATER |
| INT | INTERIOR |
| JT. | JOINT |
| LWC | LIGHT WEIGHT CONCRETE |
| LAM. | LAMINATED |
| LAV. | LAVATORY |
| LH | LEFT HAND |
| MFR. | MANUFACTURER |
| MO. | MASONRY OPENING |
| MWK. | MILLWORK |
| MTL. | METAL |
| MULL. | MULLION |
| N.I.C. | NOT IN CONTRACT |
| N.T.S. | NOT TO SCALE |
| OC | ON CENTER |
| OPNG. | OPENING |
| OPP. | OPPOSITE |
| PLYWD. | PLYWOOD |
| PT. | PAINT |
| PTD. | PAINTED |
| PR | PAIR |
| P. LAM. | PLASTIC LAMINATE |
| PL. | PLATE |
| QT | QUARRY TILE |
| RAD. | RADIUS |
| R. | RISER |
| RH | RIGHT HAND |
| REQ'D. | REQUIRED |
| RO | ROUGH OPENING |
| SJB | SAND BLAST |
| S.C. | SOLID CORE |
| SCHED. | SCHEDULE |
| SM | SHEET METAL |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| THK. | THICKNESS |
| TEMPD | TEMPERED |
| TRANS. | TRANSPARENT |
| T. | TREAD |
| T. | TOP OF |
| T & g | TONGUE AND GROOVE |
| TYP. | TYPICAL |
| U.N.O. | UNLESS NOTED OTHERWISE |
| V.I.F. | VERIFY IN THE FIELD |
| VT | VINYL TILE |
| W | WASHER |
| WD. | WOOD |
| WDW. | WINDOW |
| WP | WATER PROOF |
| WWF | WELDED WIRE FABRIC |

## Legend

- ROOM NUMBER
- ELEVATION MARKING
- REVISION
- LARGE SCALE DETAIL
- DETAIL SHEET MARKER
- SECTION SHEET MARKER
- ELEVATION SHEET MARKER
- PARTITION TYPE
- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- EXISTING CONSTRUCTION TO BE REMOVED
- ACOUSTICAL TILE
- ALUMINUM
- BATT INSULATION
- BRICK (SECTION)
- BRICK (ELEVATION)
- CONCRETE
- CONCRETE BLOCK
- GLASS (ELEVATION)
- GLASS (SECTION)
- MORTAR, GROUT, THINSET OR CEMENT PLASTER
- GYPSUM BOARD
- METAL LATH AND PLASTER
- PLYWOOD
- RIGID INSULATION
- STEEL
- WOOD - FINISH
- WOOD - ROUGH OR FRAMING



Site Location / Zoning Map

# Kenmore Development

## New Three Unit Multi-Family Building

## 3039 N Kenmore Ave.
Chicago,IL.

## Besch Architecture
Architect

## Kenmore-Barry LLC
Owners

### Drawing Index


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A4.3 Exterior Elevation
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|---|---|---|
| | 7-31-2025 | Issued for zoning change |

I hereby certify that these plans were prepared under my direction, and to the best of my knowledge are in conformance to the City of Chicago Building Codes and Ordinances.

Steven P. Besch - Lic. No. 001-014649

IL Design Firm
Lic.#184.002842-0001
Expires 4-30-27

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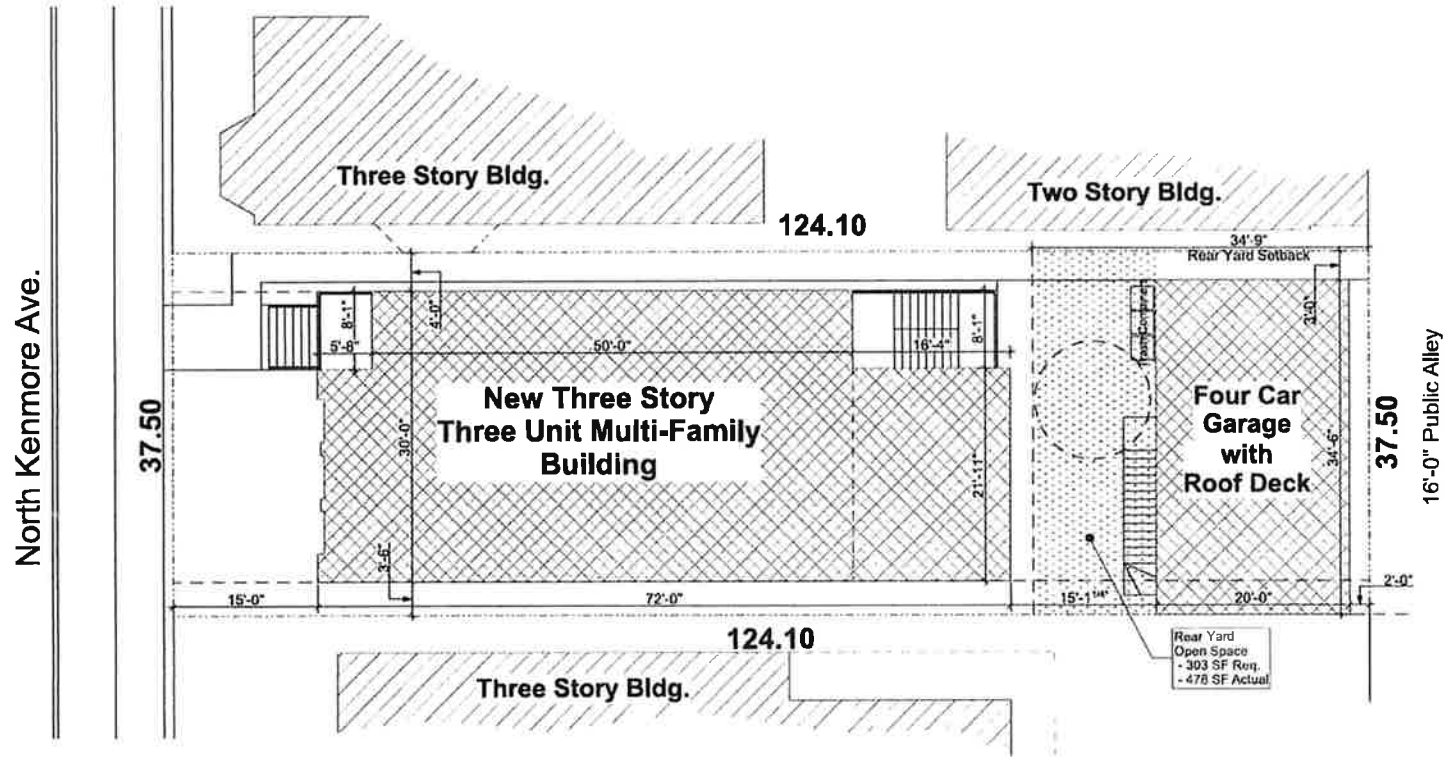
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1 Site Plan

**Zoning Data**

Zoning District: RT-4
Use: Multi-Family Building
Lot Size: 37.5' x 124.10'
Lot Area: 4,654 Sq. Ft.
Allowable FAR: 1.2
Allowable Bldg. Area: 5,584 Sq. Ft.
Min. Lot Area / DU: 1,000 Sq. Ft.
Allowable Bldg. Height: 38'-0"
Parking Required: 3
Actual FAR: 1.2
Actual Bldg. Area: 5,581 Sq. Ft.
Actual Bldg. Height: 38'-0"
Actual Parking: 4
Rear Yard Open Space
Required: 303 Sq Ft
Actual: 478 Sq Ft

**Building Areas**

| | Gross | FAR |
|---|---|---|
| Basement | 1,572 SF | 0 SF |
| First Floor | 1,637 SF | 1,637 SF |
| Second Floor | 1,972 SF | 1,972 SF |
| Third Floor | 1,972 SF | 1,972 SF |
| Totals | 7,553 SF | 5,581 SF |

**Building Data**

Construction Type: V-A
Occupancy: R-5 Residential
Allowable Bldg. Ht.: 40'-0"
Actual Bldg. Ht.: 40'-0"

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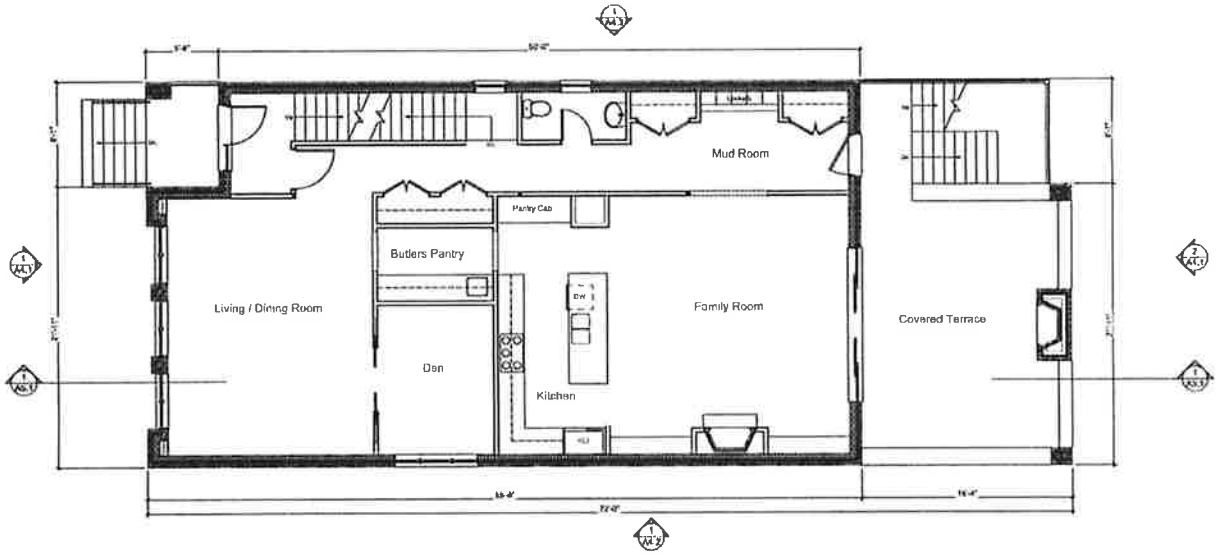
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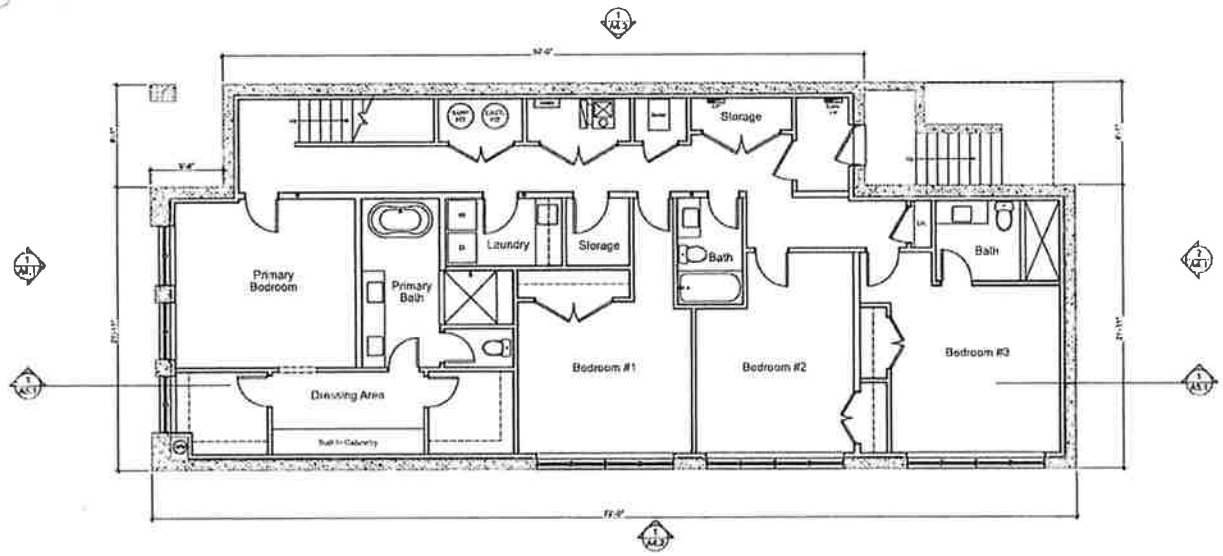
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2 First Floor Plan




1 Basement Floor Plan

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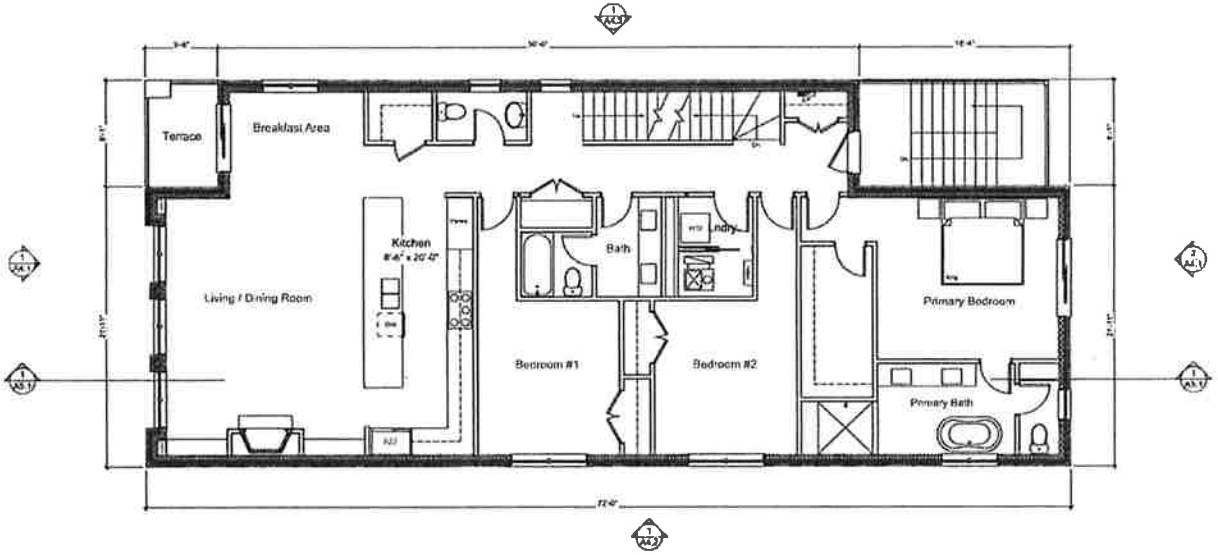
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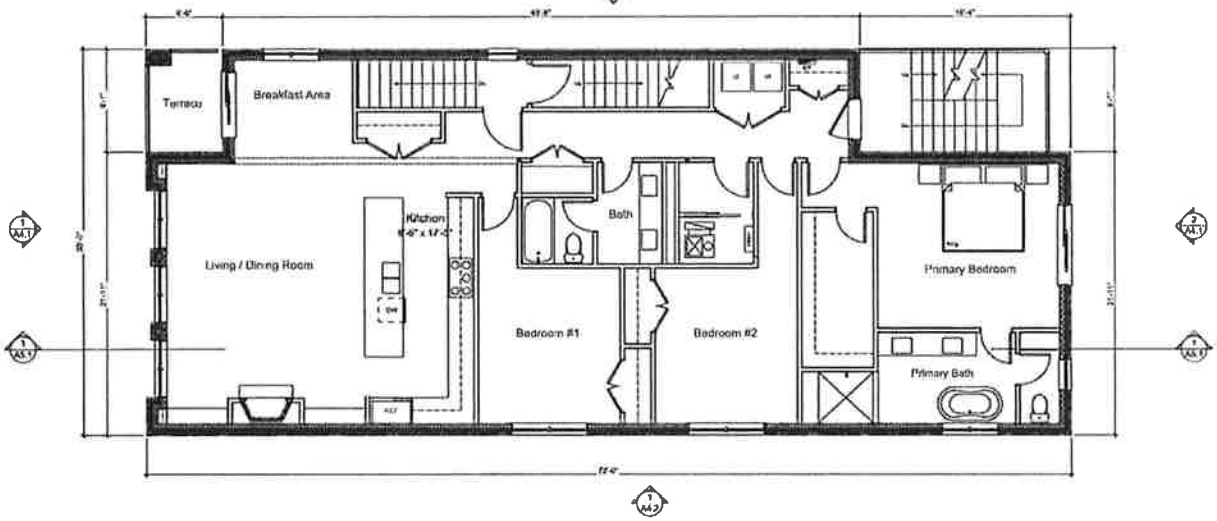
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2 Third Floor Plan




1 Second Floor Plan

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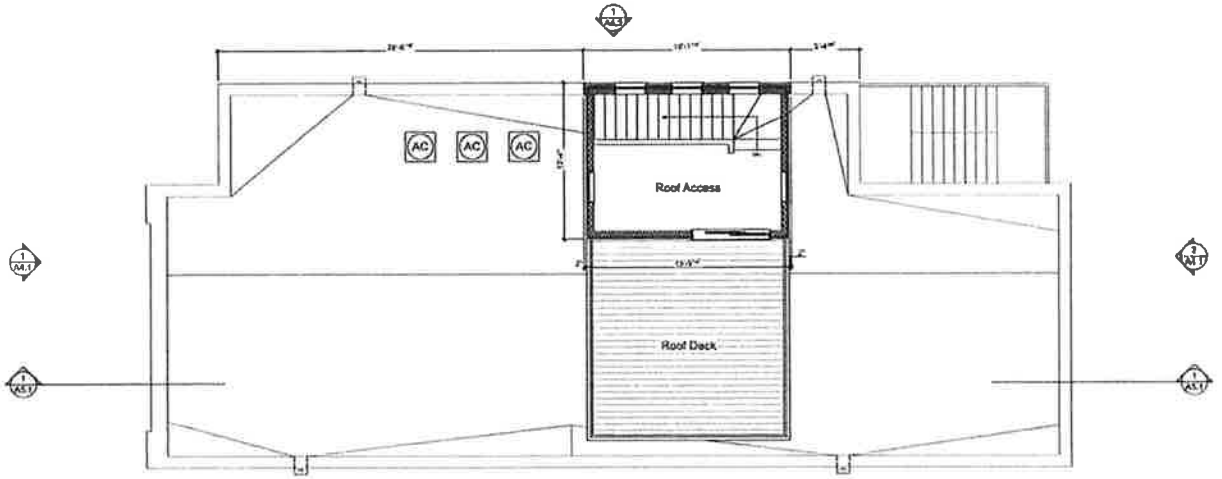
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1 Roof Plan

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| | 7-22-2025 | Re-submittal Revisions |

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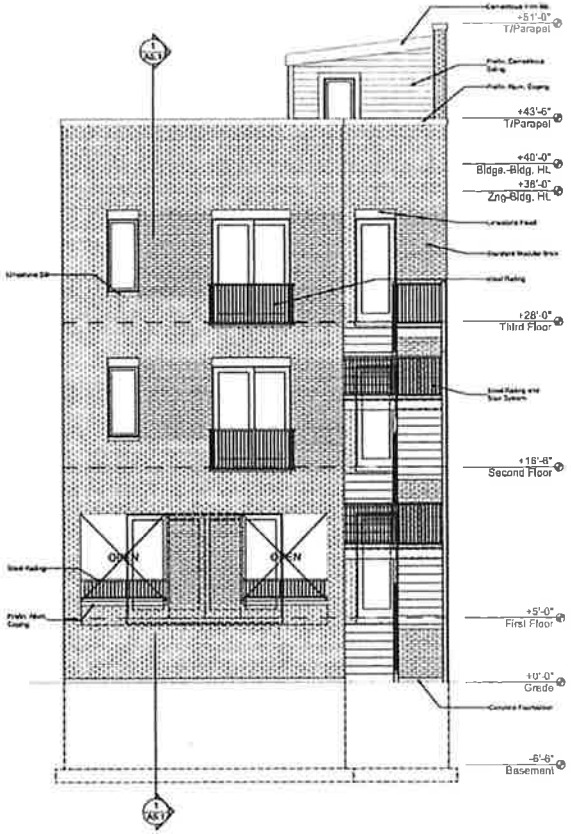
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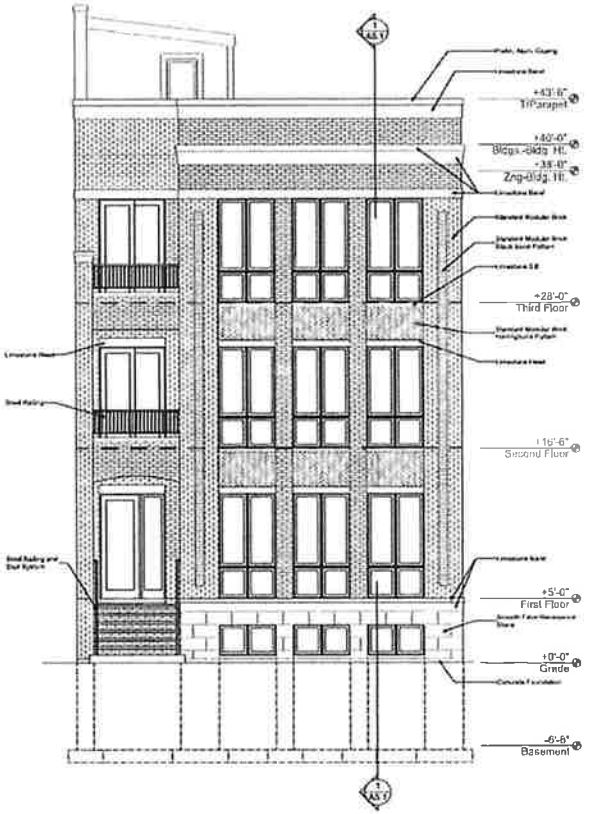
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2 East Elevation




1 West Elevation

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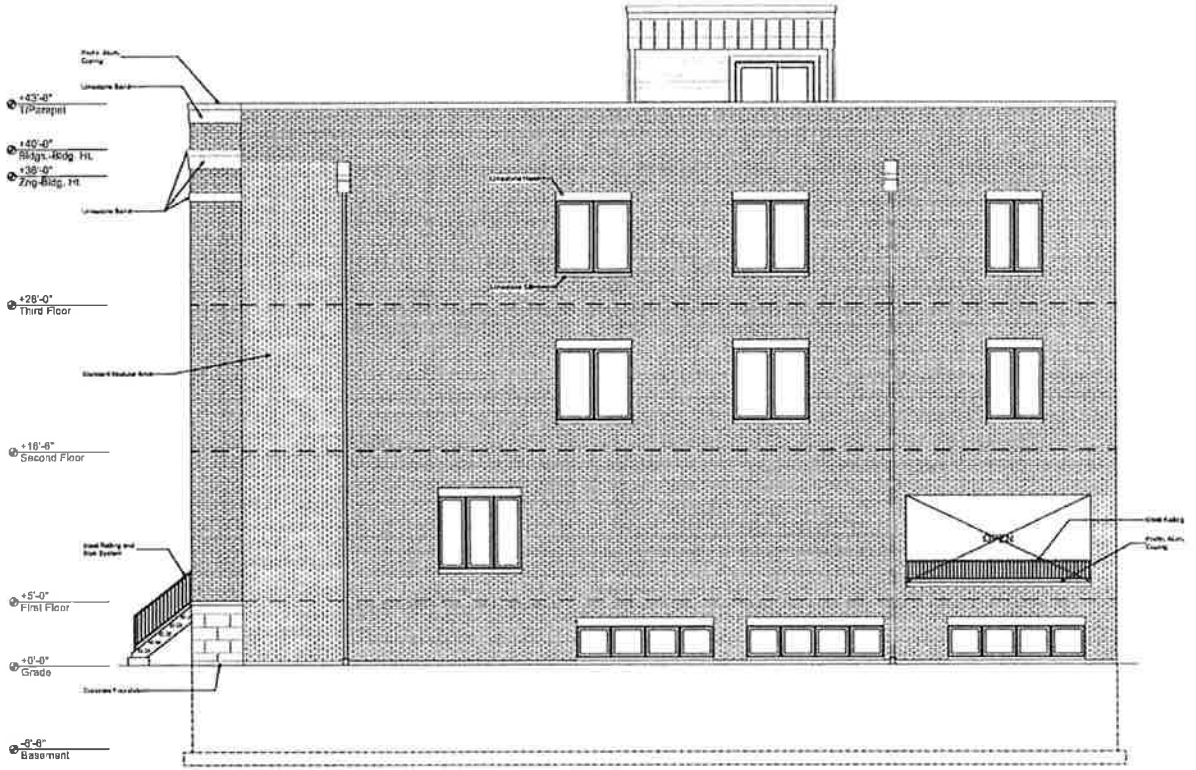
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1 South Elevation

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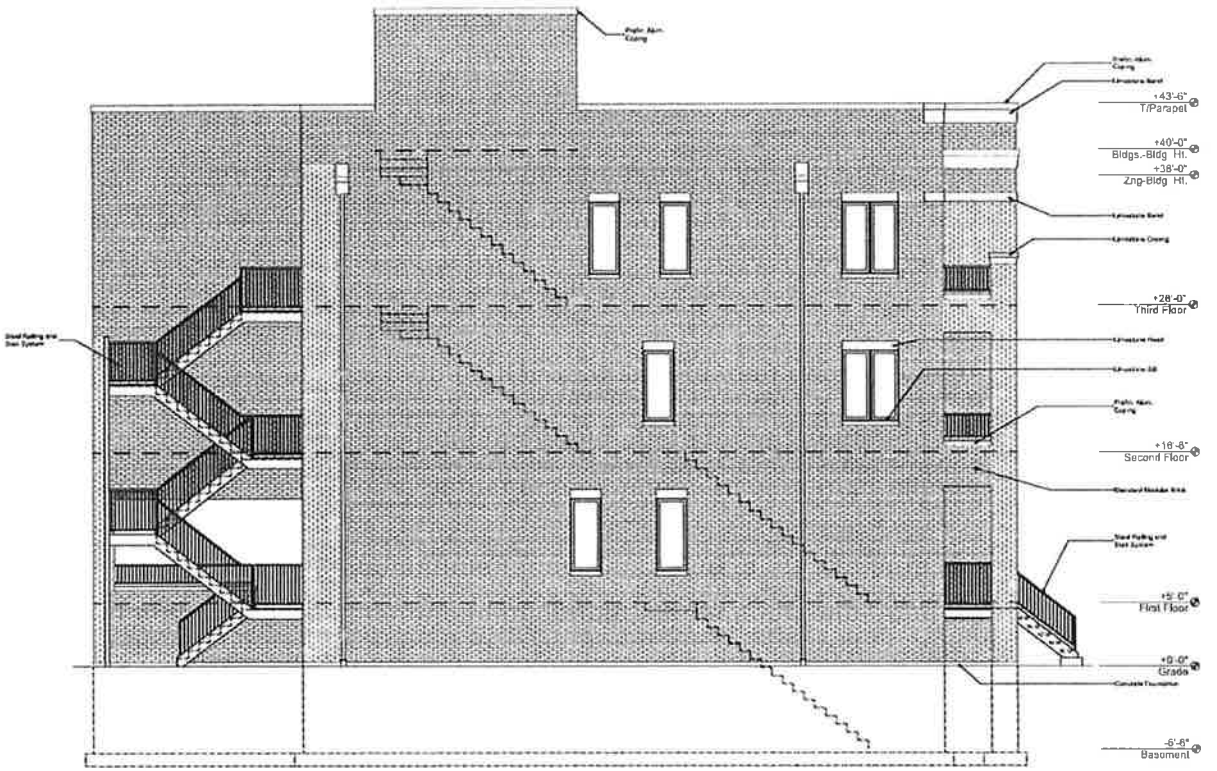
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1 North Elevation

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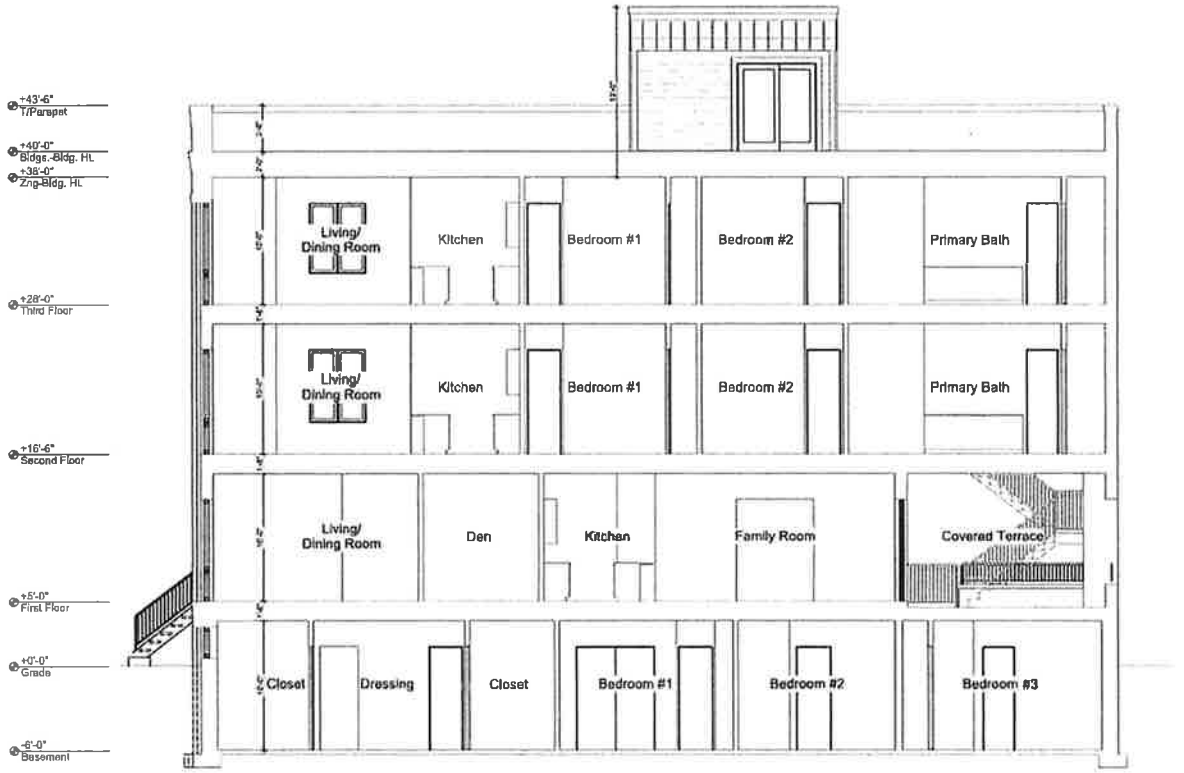
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1 Building Section
1/4" = 1'-0"

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