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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

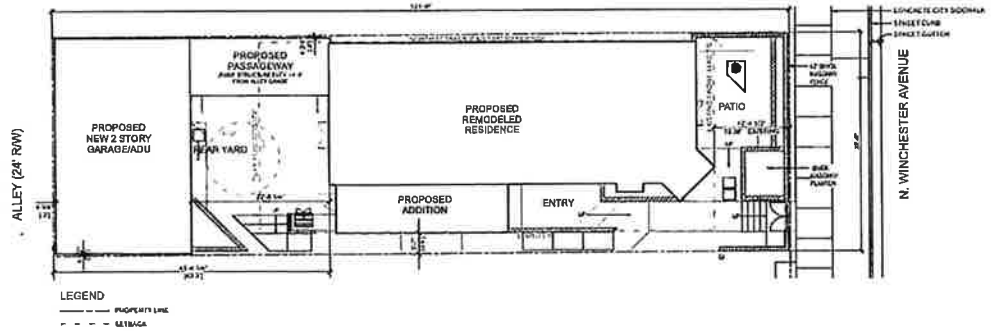
(D) Setbacks:

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.

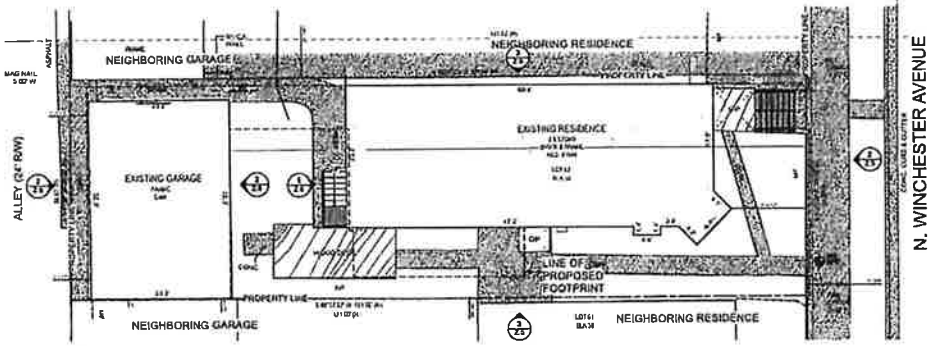
(E) Building Height: 29 feet-4.25 inches (existing)

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N 2 Z.1 PROPOSED SITE PLAN

0 5 10 15 20 ft



N 1 Z.1 EXISTING SITE PLAN

0 5 10 15 20 ft

ZONING / BUILDING INFORMATION

PROJECT ADDRESS:
1644 North Winchester Avenue

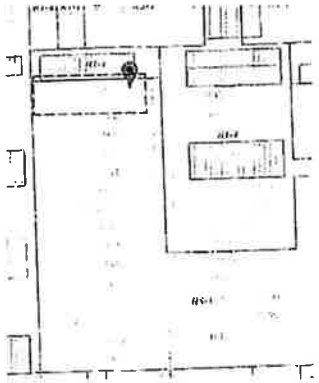
ZONING DISTRICT: RS-3
MIN LOT AREA: 2500 S.F.
LOT AREA: 4359 S.F.
ALLOWABLE F.A.R. 4356 X 0.9 = 3920.9 S.F.

SCOPE OF WORK

[illegible]

SHEET INDEX

Sht. No.	Sheet Title
Z.1	SITE PLANS
Z.2	FAR DIAGRAMS
Z.4	PROPOSED 2ND 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

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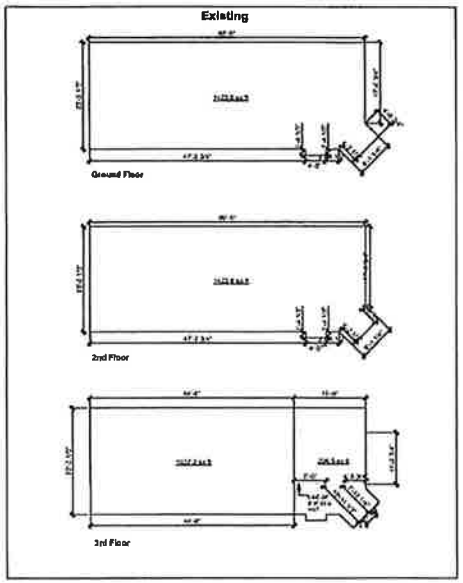
VYAS RESIDENCE
RENOVATION & ADDITION
1644 N Winchester Ave Chicago IL 60622
PIN 14216024023

ZONING PLANS

SITE PLANS

Z.1

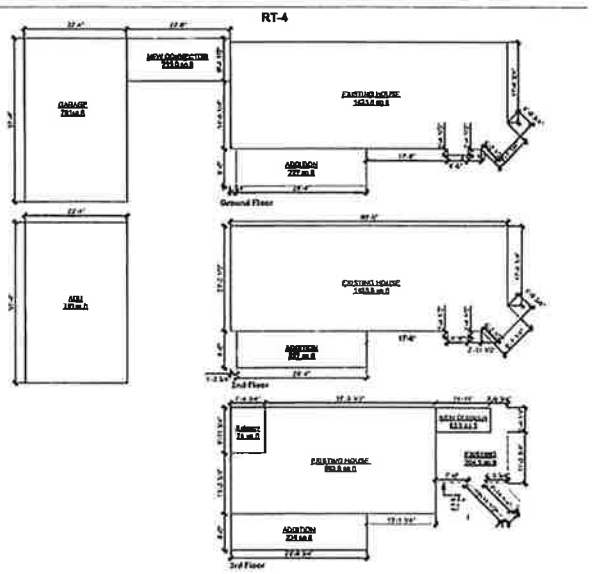
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Lot Size	4356	
Location	Existing	Revised RT-4
Ground Main	1426	1426
Garage Connector	0	233
South Addition	0	227
2nd Flr Main	1426	1426
South Addition	0	227
3rd Flr Main	1032	964
South Addition	0	230
Attic (if 9' min)	205	289
Total	4084	4996
Allowable FAR	3920	5227.2
Difference	164	231.2
	Over	Under
Garage	720	191
ADU	0	191

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.0.1	Zoning District	zoning map		RS-3		Z.0.100
Z.0.2	Building Zoning Use(s)	17-2-0101 RS	Detached Single-Unit (Detached House) Districts	SINGLE FAMILY HOME		
Z.0.3	Proposed Zoning Use(s)	17-2-0102 RT	Attached, Two-Flat, Townhouse and Multi-Unit (Rowhouse/Low-Rise) Single-Unit (Detached House) Districts	SING. FAMILY HOME		
Z.0.4	Chicago Landmark Designation				N	
Z.0.5	Landmark Preservation District				N	
Z.0.6	Zoning Overlay District				N	
Z.0.7	Pedestrian Street	zoning map, 17-3-0500			N	
Z.0.8	Lot Area	17-2-0311-A	MINIMUM LOT AREA 4,000 SF PER DWELLING UNIT	4,356 SF SAE DWELLING UNIT		Z.0.1
Z.0.9	Floor Area Ratio (FAR)	17-2-0312-A	MAXIMUM FLOOR AREA RATIO 1.2	1.15 EXISTING FAR		Z.0.1
Z.0.10	Total Floor Area	17-17-0305	5,227 SF MAX ALLOWED	4,996 SF		Z.0.1
Z.0.11	Building Height	17-2-0311-A	30' MAX HEIGHT	29'-10" BOTTOM OF TOP FLOOR FLAT ROOF CEILING JOIST		Z.0.1, Z.0
Z.0.12	Front Setback	17-2-0305-A	10% of lot depth (37.1' x 0.10 = 14.1')	12'-0" EXISTING		Z.0.1
Z.0.13	Combined Side Setback	17-2-0306-A	COMBINED 20% OF LOT WIDTH = 7.2'	4'-0" RIGHT, 3'-10 1/2" FT = 7.83		Z.0.1
Z.0.14	Rear Setback	17-2-0307	33 SF = 24% OF LOT OF PIN	45.3' (EXISTING)		Z.0.1
Z.0.15	Rear Yard Open Space	17-2-0311-A, 17-4-0410	30% AT 34' PER DWELLING UNIT OR 0.5 % LOT (WHICH IS GREATER) AND 12' MIN. DIM. CIRCLE.	50.5'		Z.0.1
Z.0.16	Number of Dwelling Units	17-2-0311-A	1 FOR EACH 4,000 SF	1		
	Number of Efficiency Units		NA			
Z.0.17	Number of Off-street Parking Spaces	17-10-0101-B(2)	2	2		Z.0.1
Z.0.18	Plat of Survey	17-13-1302-A				Survey Sheet in Project Doc.

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1944 N Wood Street Ave Chicago IL 60622
Pin: 14314140420

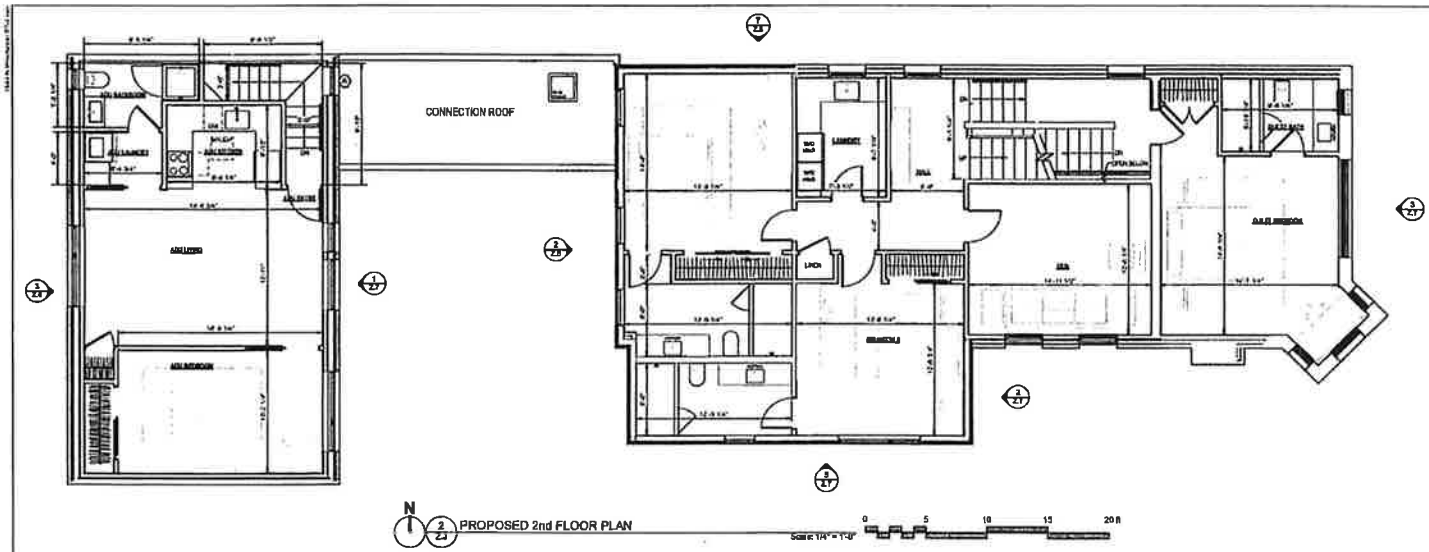
ZONING
PLANS

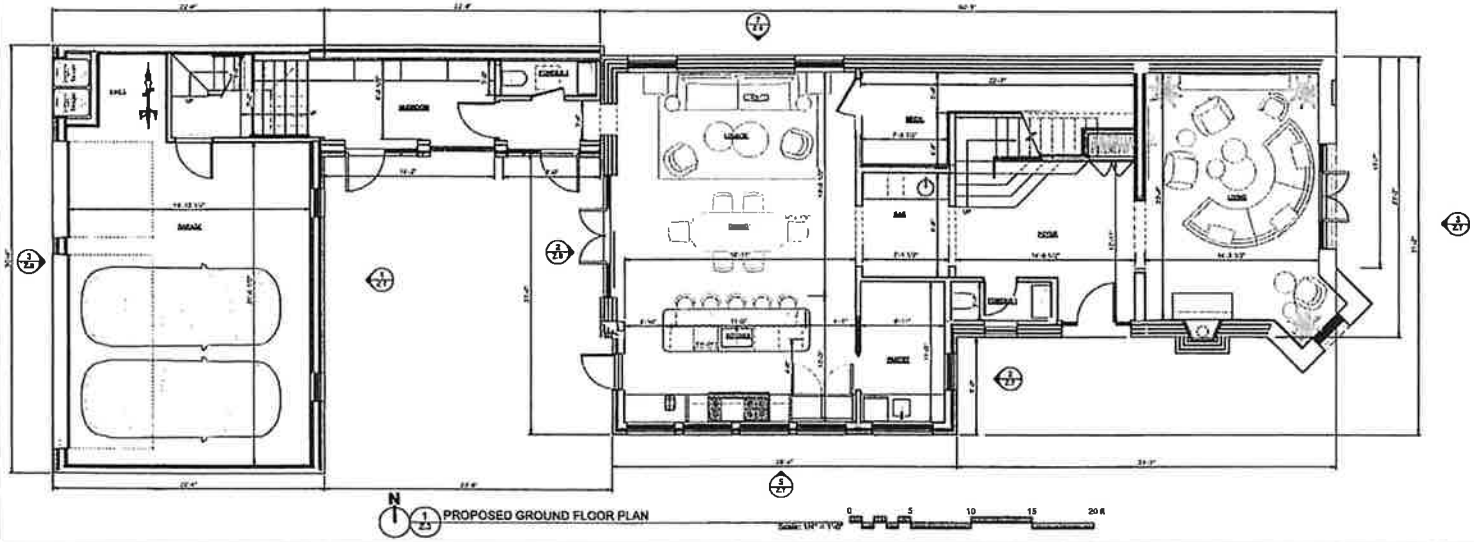
SEPTEMBER 8, 2016

FAR DIAGRAMS

Z.2

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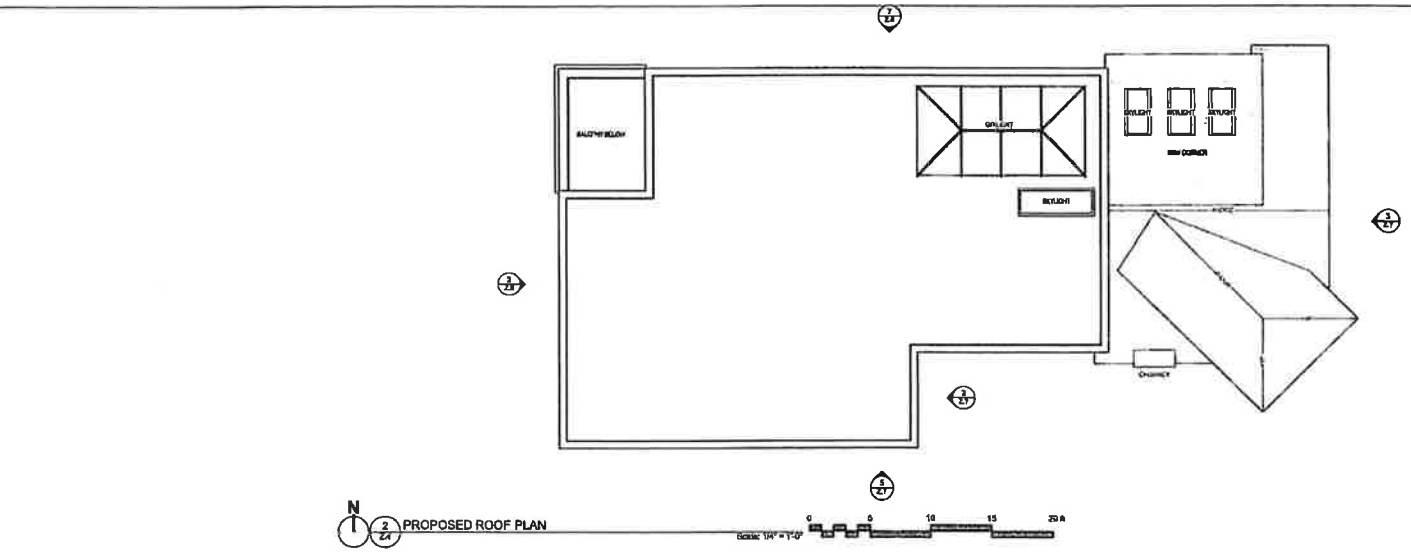
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ZONING
PLANS

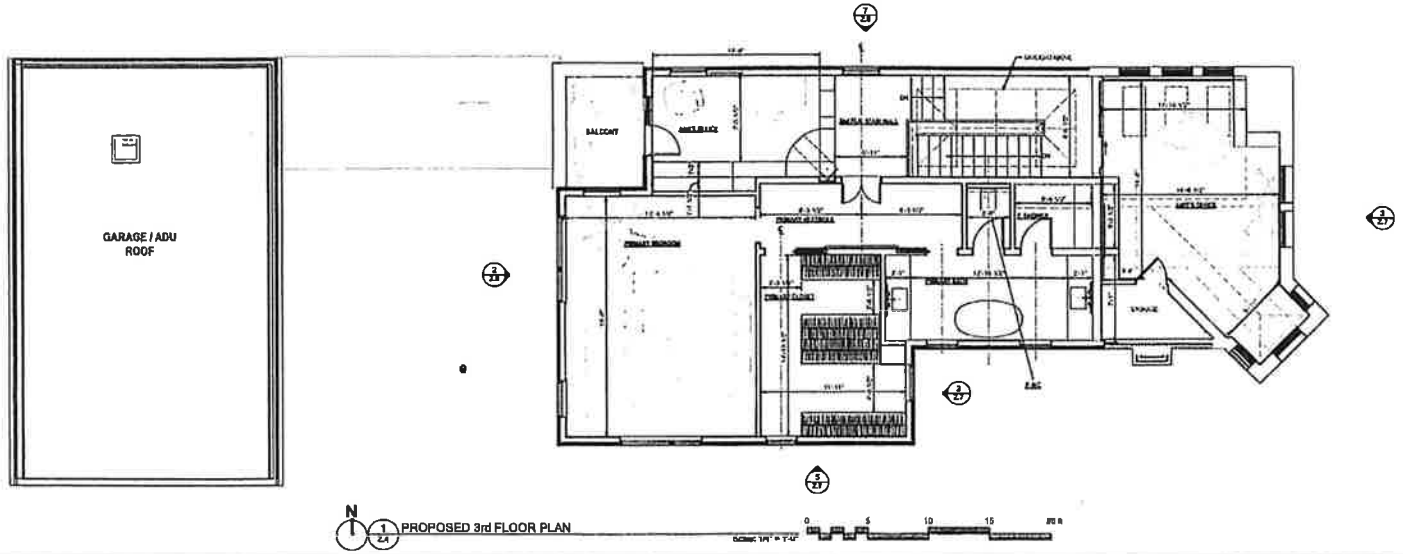
PROPOSED
GROUND & 2ND
FLOOR PLANS

Z.3

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2 PROPOSED ROOF PLAN



1 PROPOSED 3rd FLOOR PLAN

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RENOVATION & ADDITION

ZONING
PLANS

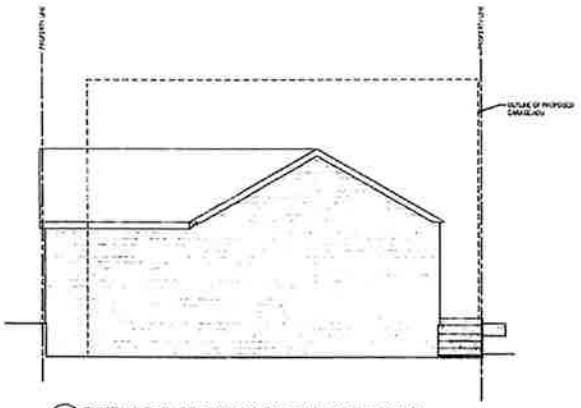
PROPOSED 3RD
FLOOR & ROOF
PLANS

Z.4

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3/Z.5 EXISTING SOUTH ELEVATION



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



2/Z.5 EXISTING EAST ELEVATION

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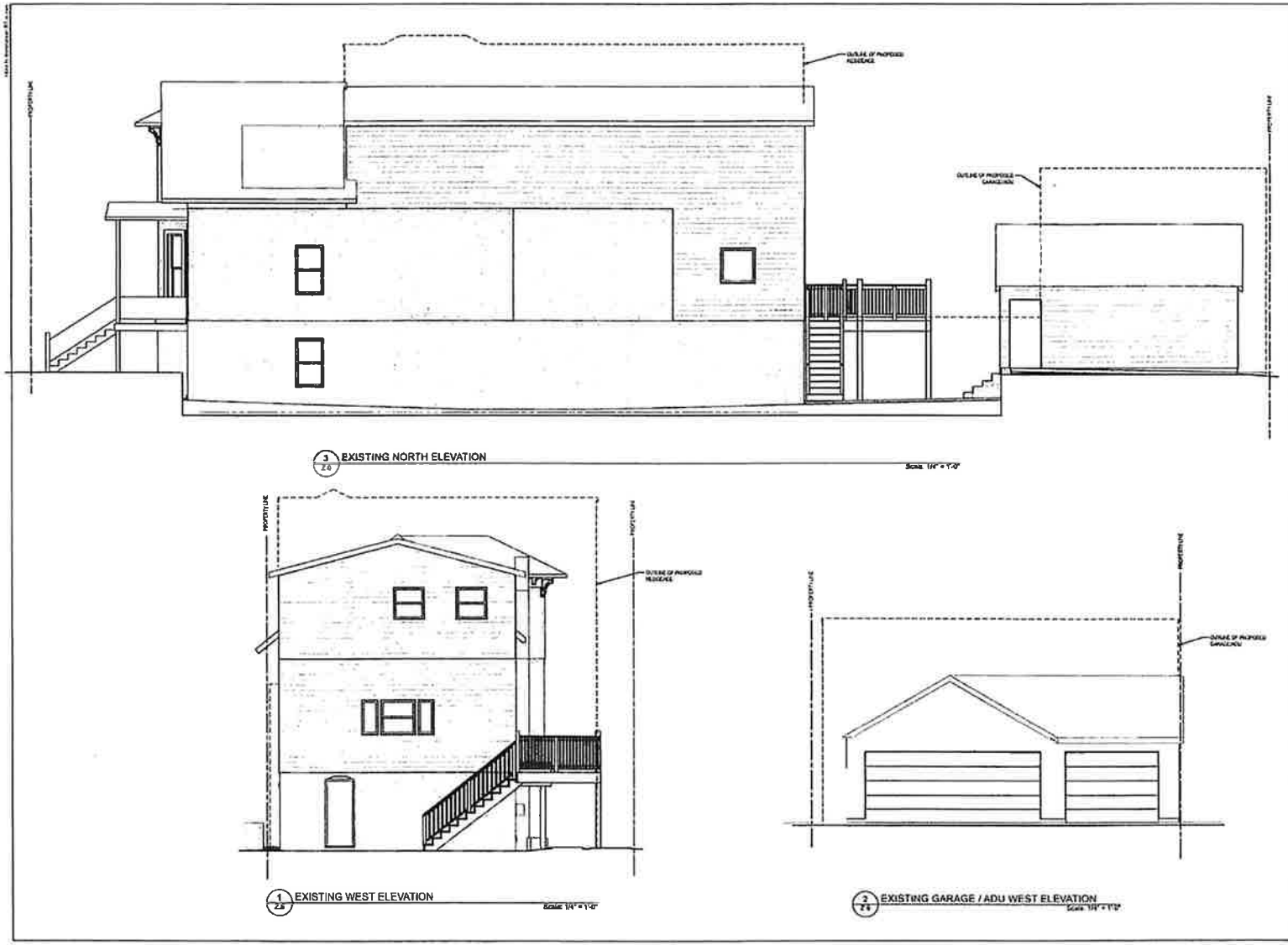
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ZONING
PLANS

EXISTING
ELEVATIONS

Z.5

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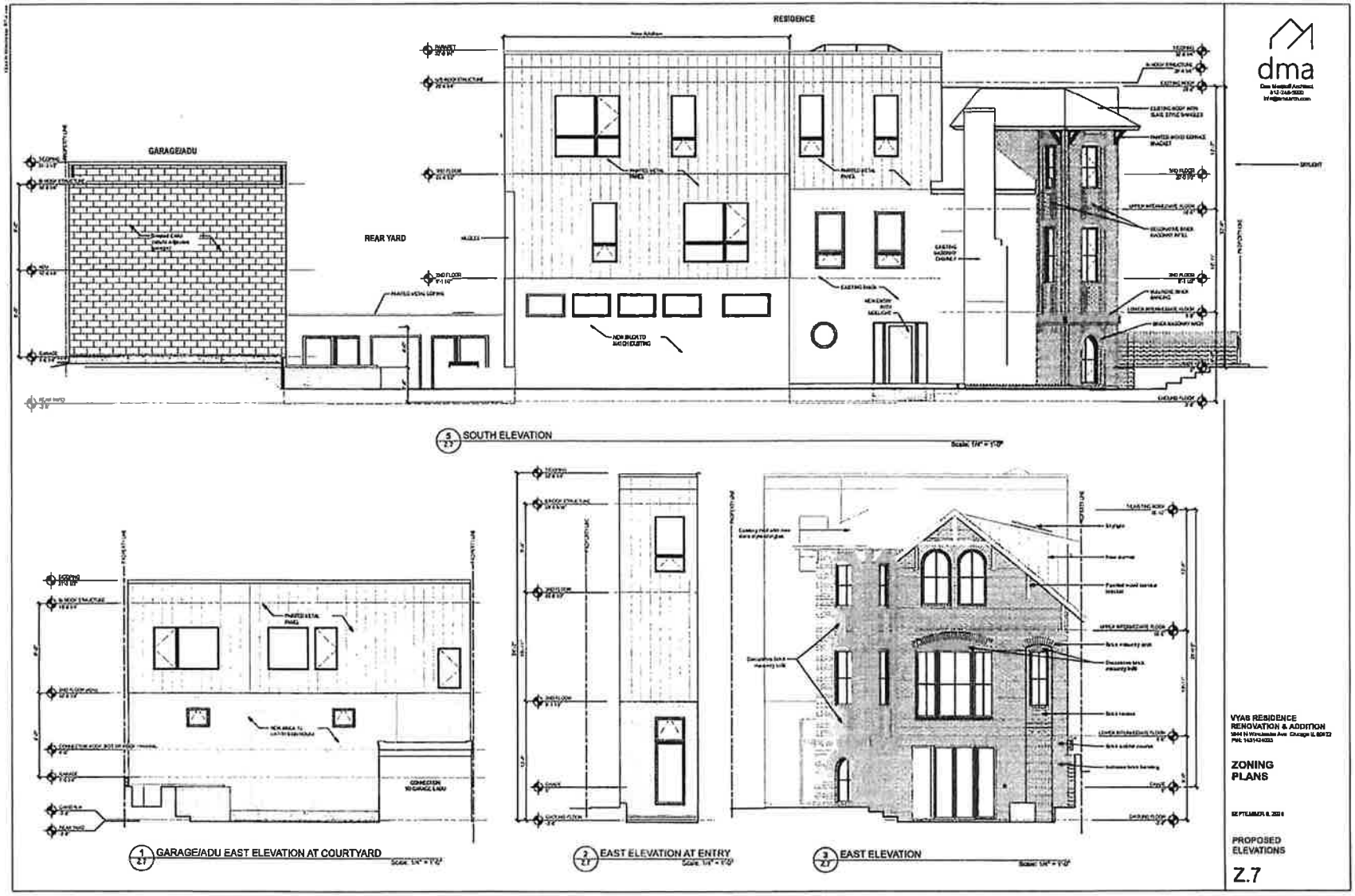
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Z.6

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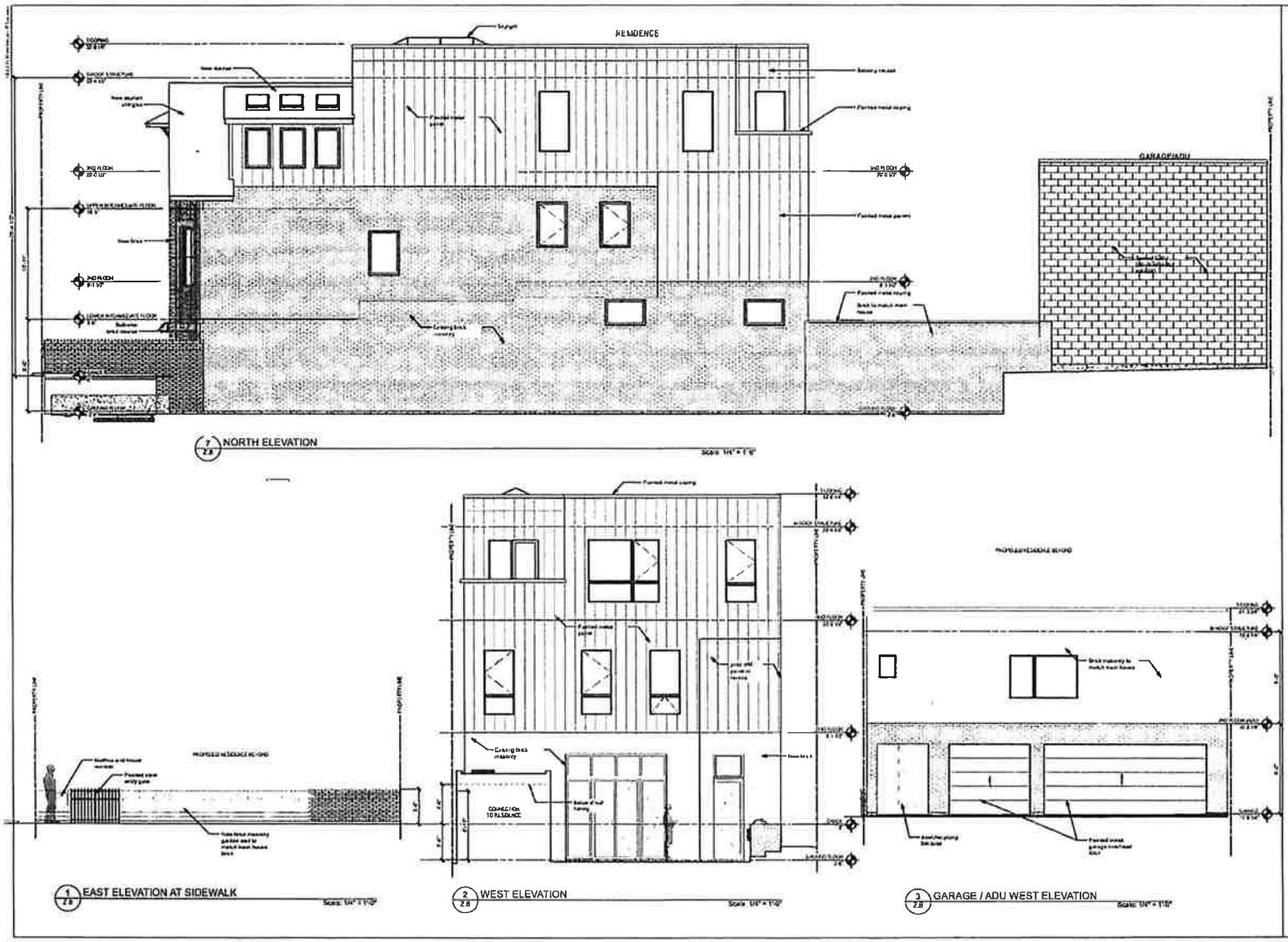
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PROPOSED
ELEVATIONS

Z.8