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22850T1

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1437 North Mohawk Street
From RT-4 to RM-4.5

The Property
The subject property is a substandard sized lot improved with a three story building and two-car detached garage. The current height of the building is approximately 38.21'.

The Project
Kyle Smith and Katherine Smith (the "Applicants") seek to expand and rebuild the third floor of their property building to allow for more usable livable space for their family. The proposed height of the building will be approximately 39.01'.

The Applicants have filed a rezoning application to change the property's zoning from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-4.5 Residential Multi-Unit District to allow an increase of Floor Area Ratio to allow additional square feet for the third floor.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including: 1) an optional variation under section 17-13-1101-B to reduce the combined side yard setback required under section 17-2-0309-A from 4.8' to 4.64' (existing) and 2) an optional variation under sections 17-13-1101-A and 17-13-1003-K to reduce the rear yard open space required under section 17-2-0307 to 399.62 square feet.

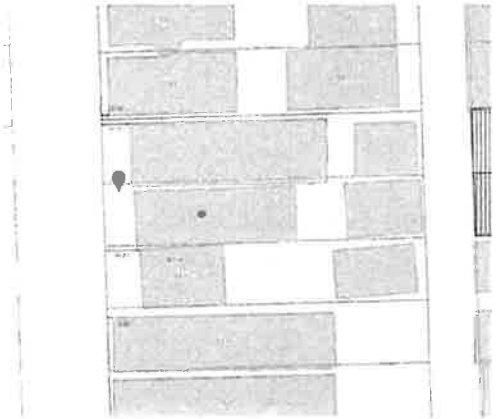
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,928 square feet	
FAR:	1.48	
Floor Area:	4,321.98 square feet	
Residential Dwelling Units:	2	
MLA Density:	1,464 square feet	
Height:	39.01'	
Bicycle Parking:	None required	
Automobile Parking:	2 (existing)	
Rear Yard Open Space:	399.62 square feet*	
Setbacks:	Front (west/Mohawk):	7.44'
	North:	2.36'*
	South:	2.28'*
	Rear (west/alley):	47.28'

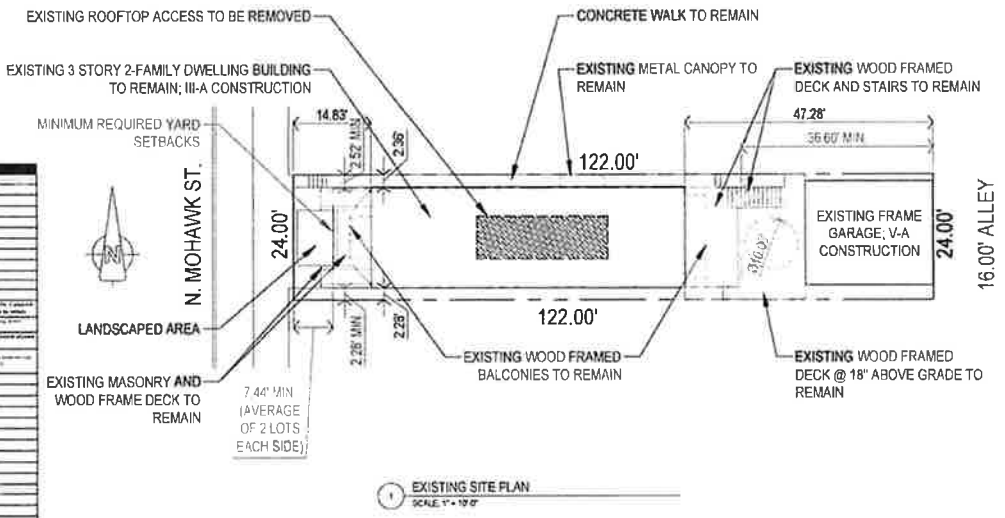
A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

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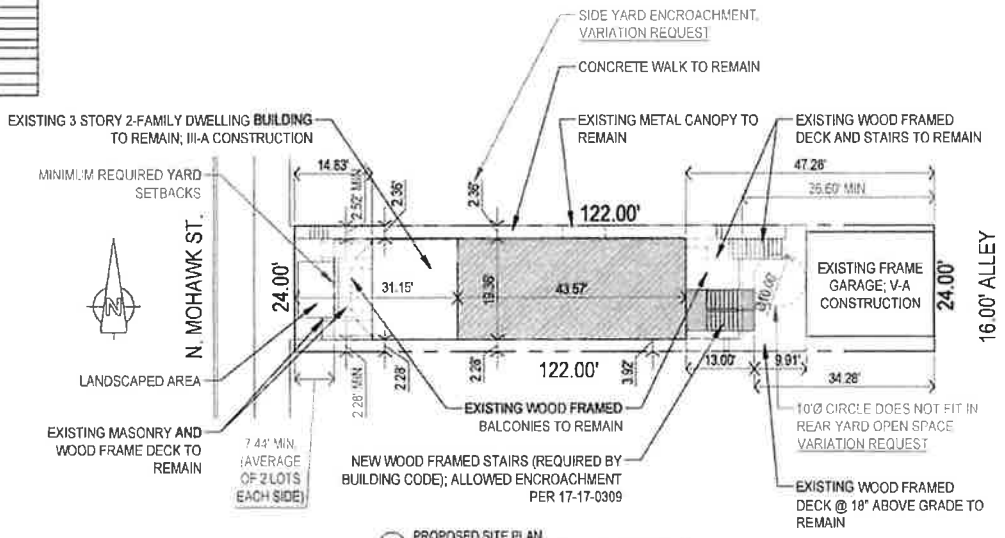
Code Compliance Matrix – Chicago Zoning Ordinance and 2019 Chicago Construction Codes



FRONT SETBACK CALCULATION MAP
NOT TO SCALE



EXISTING SITE PLAN
SCALE: 1" = 10'-0"



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

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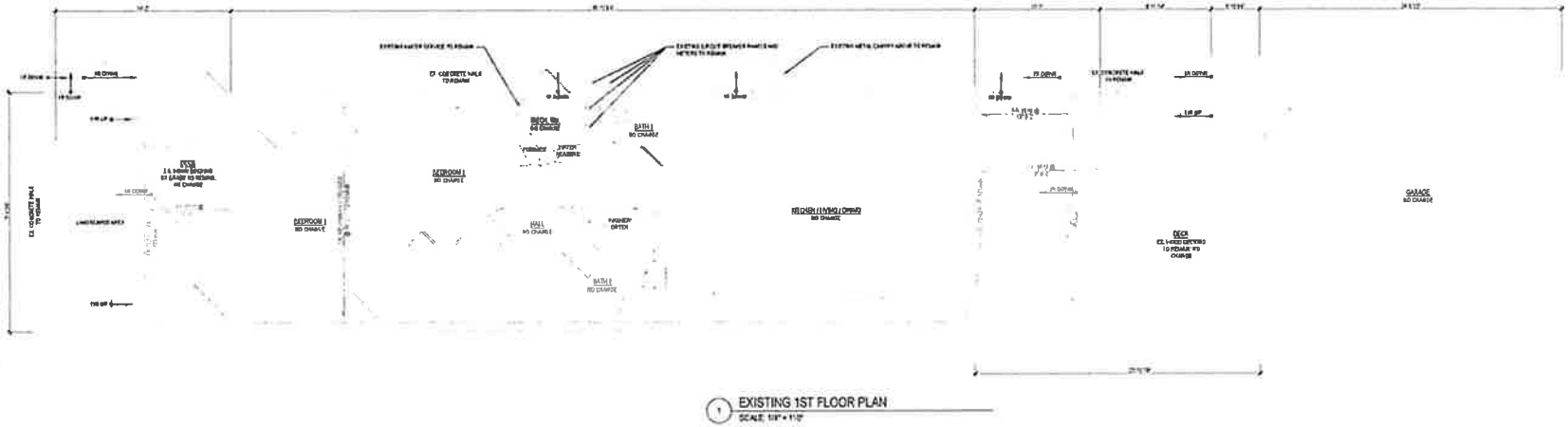
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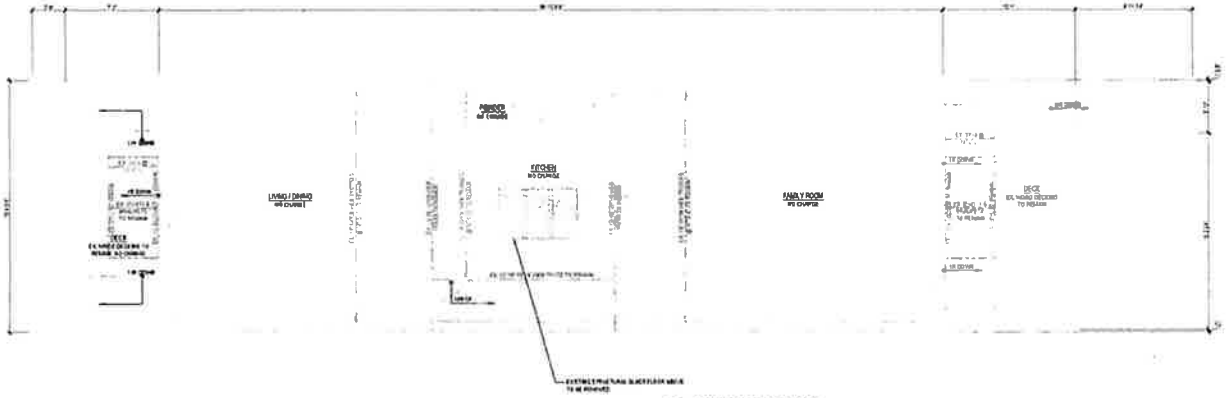
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A1

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1 EXISTING 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND

NOTES:

DEMOLITION LEGEND

NOTES:

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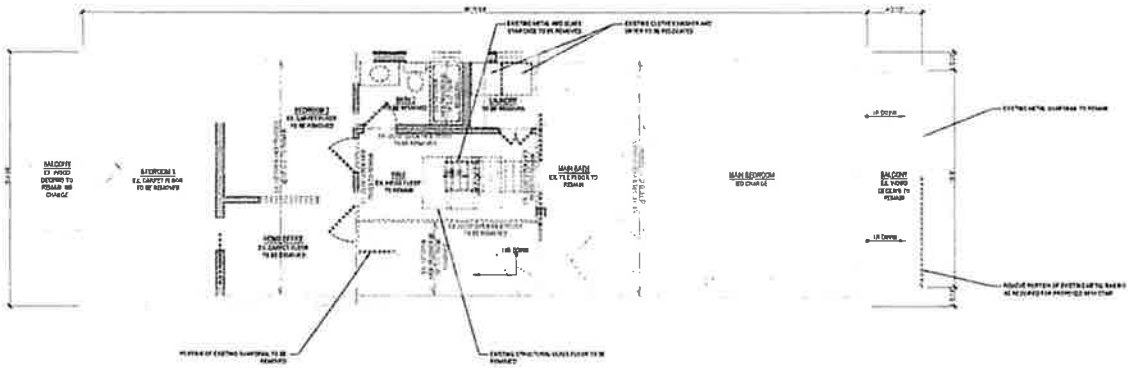
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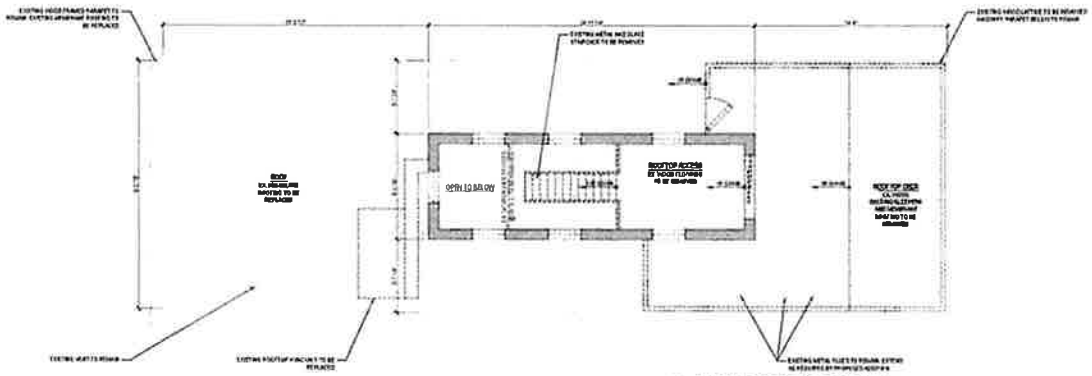
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1 EXISTING 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING ROOFTOP FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND

NOTES:

DEMOLITION LEGEND

NOTES:

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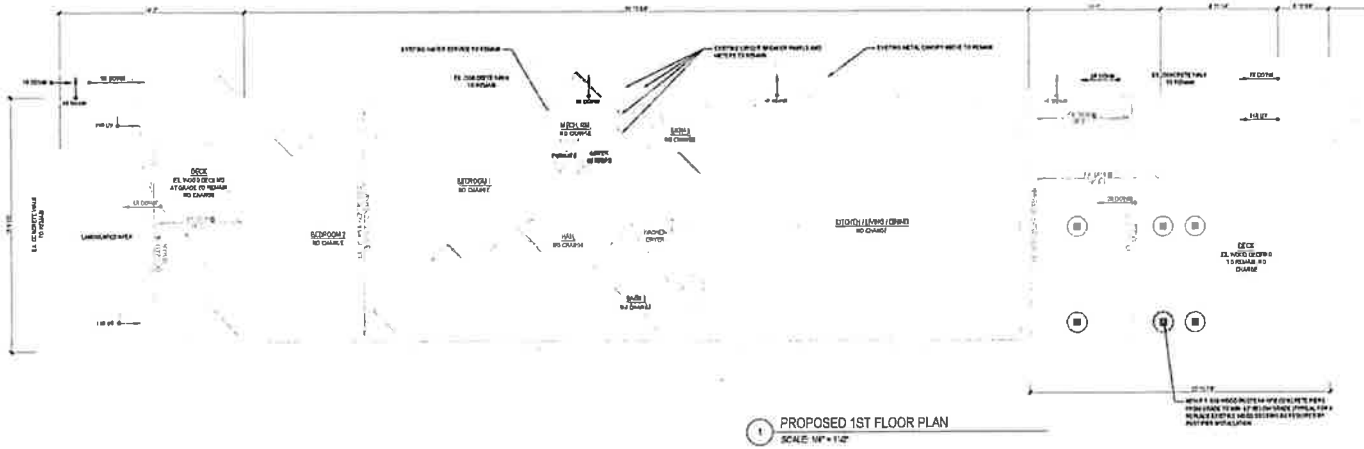
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A3

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1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN LEGEND

PLAN LEGEND

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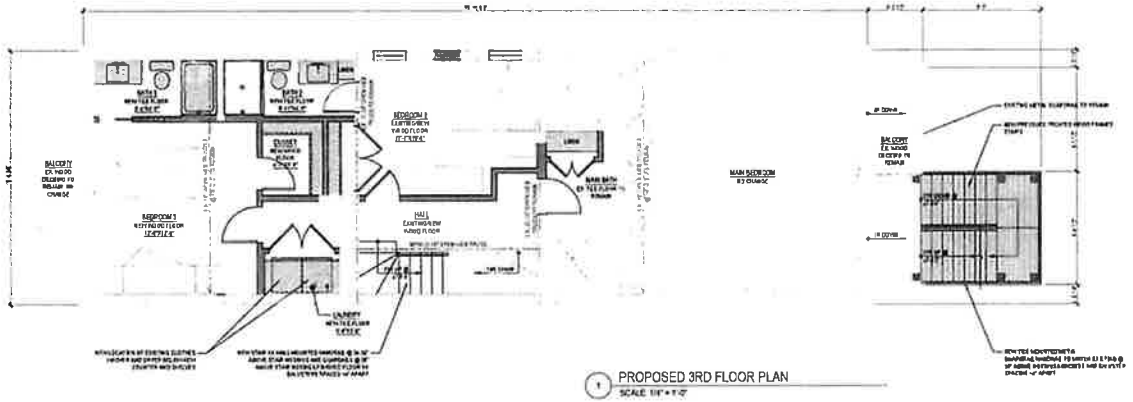
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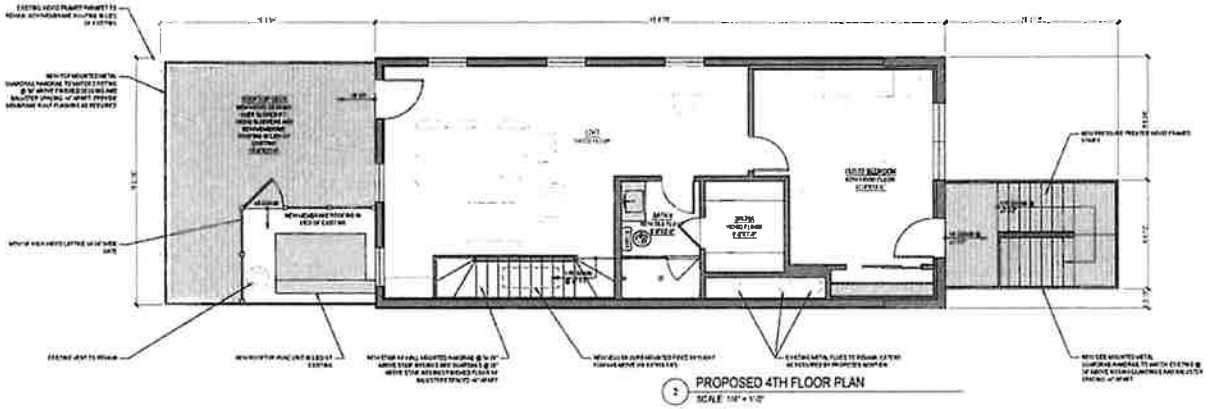
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1 PROPOSED 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED 4TH FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN LEGEND



PLAN LEGEND



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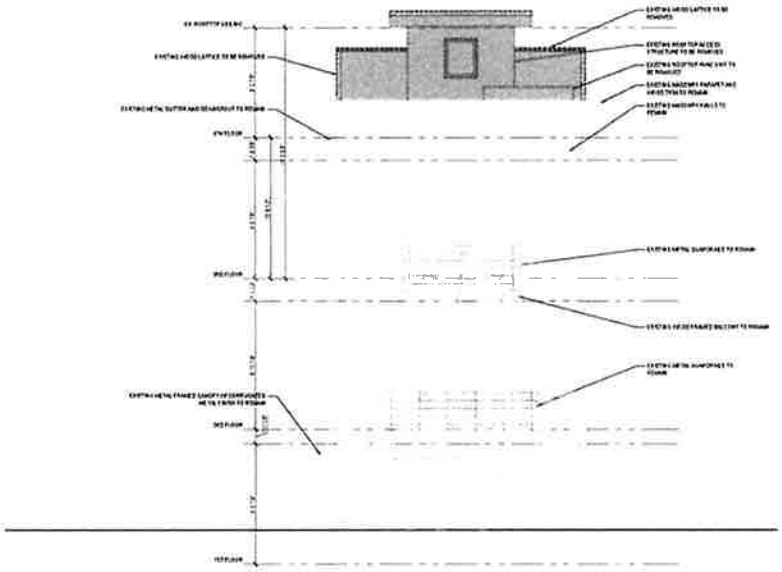
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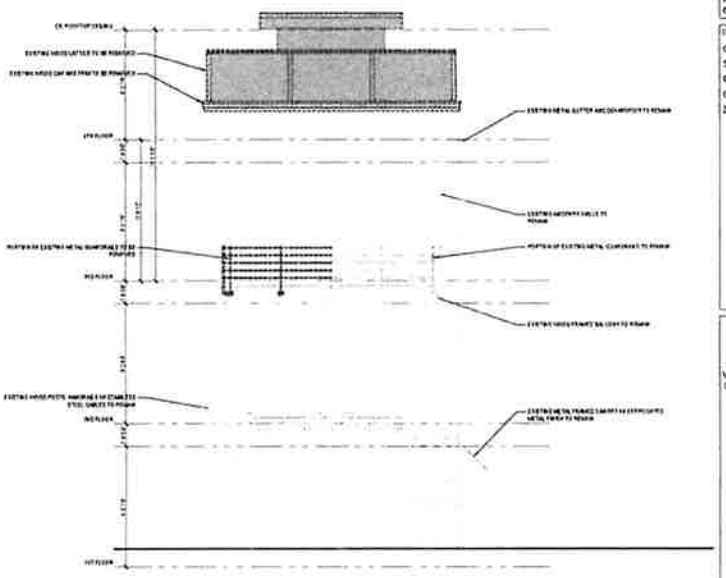
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1 EXISTING FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING REAR (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

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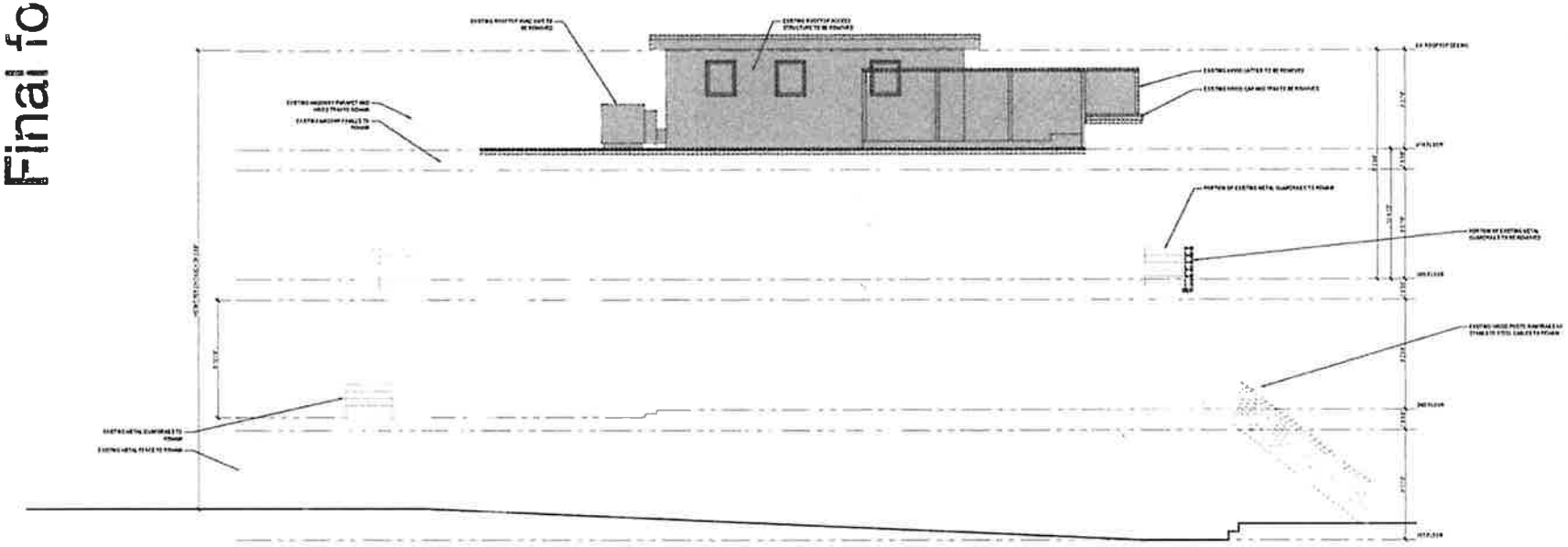
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A6

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1 EXISTING SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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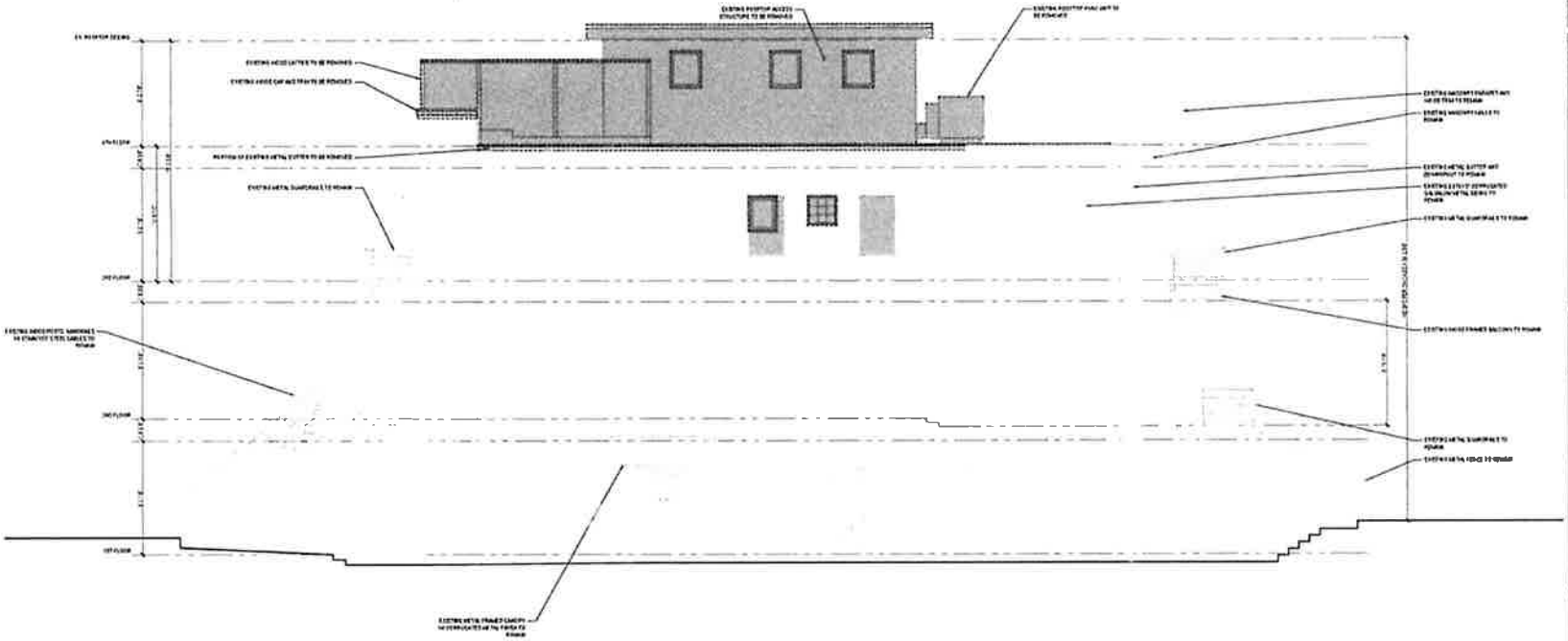
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1 EXISTING NORTH SIDE ELEVATION
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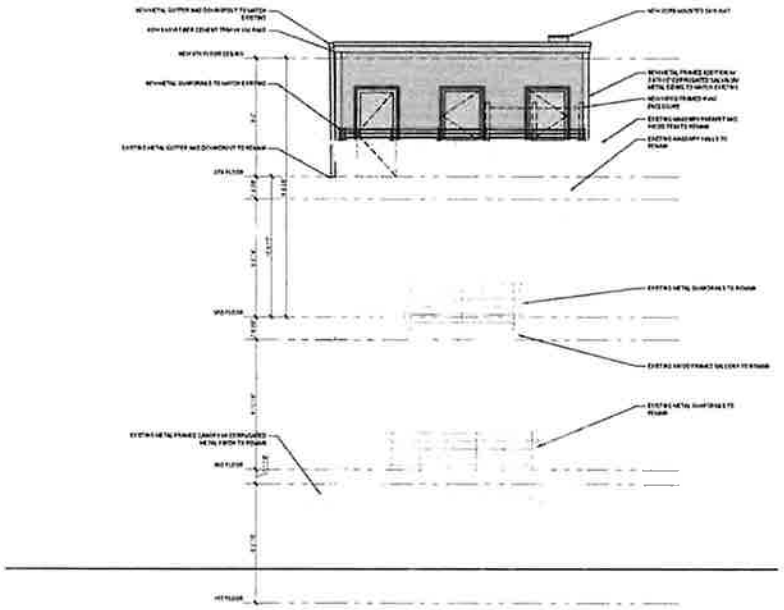
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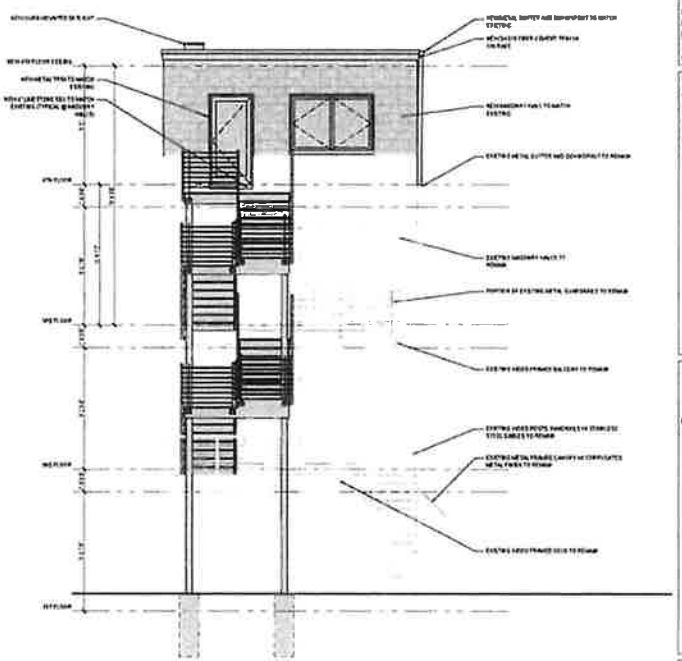
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1 PROPOSED FRONT (WEST) ELEVATION
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2 PROPOSED REAR (EAST) ELEVATION
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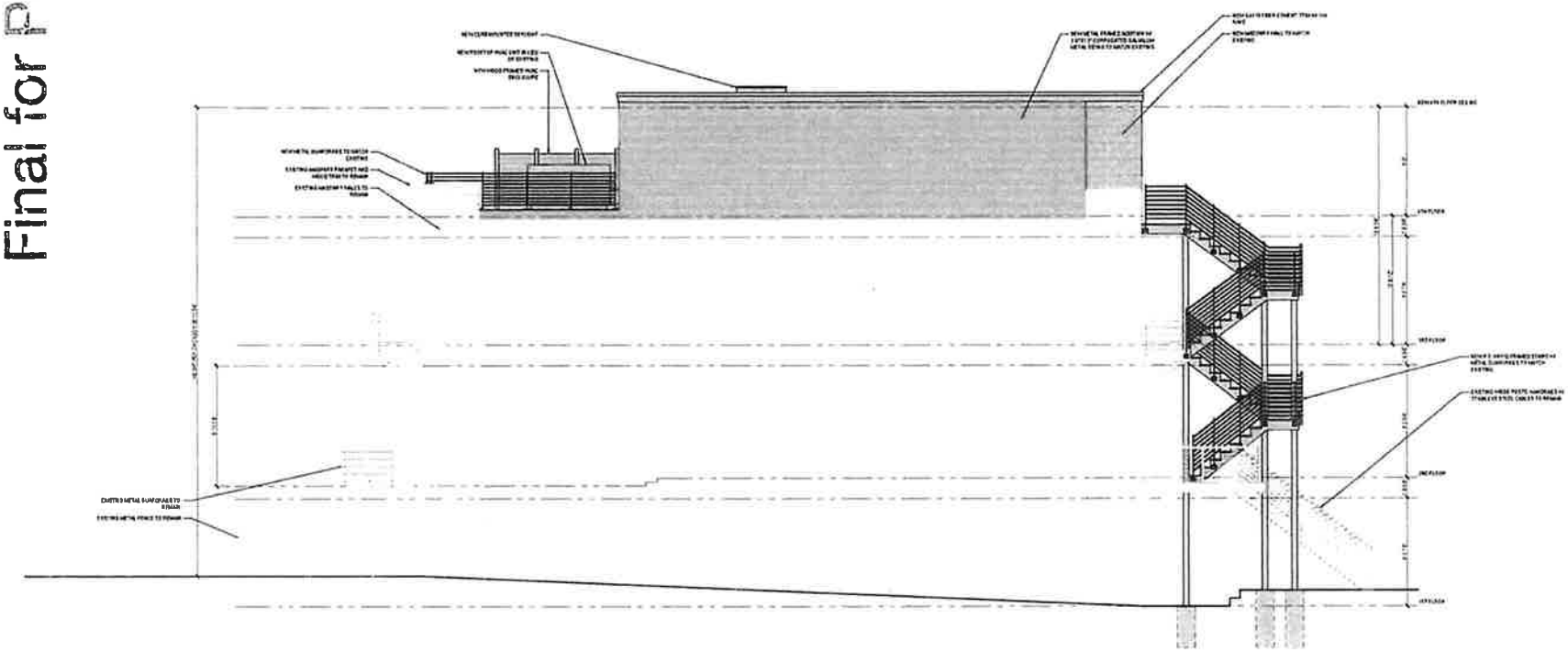
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1 PROPOSED SOUTH SIDE ELEVATION
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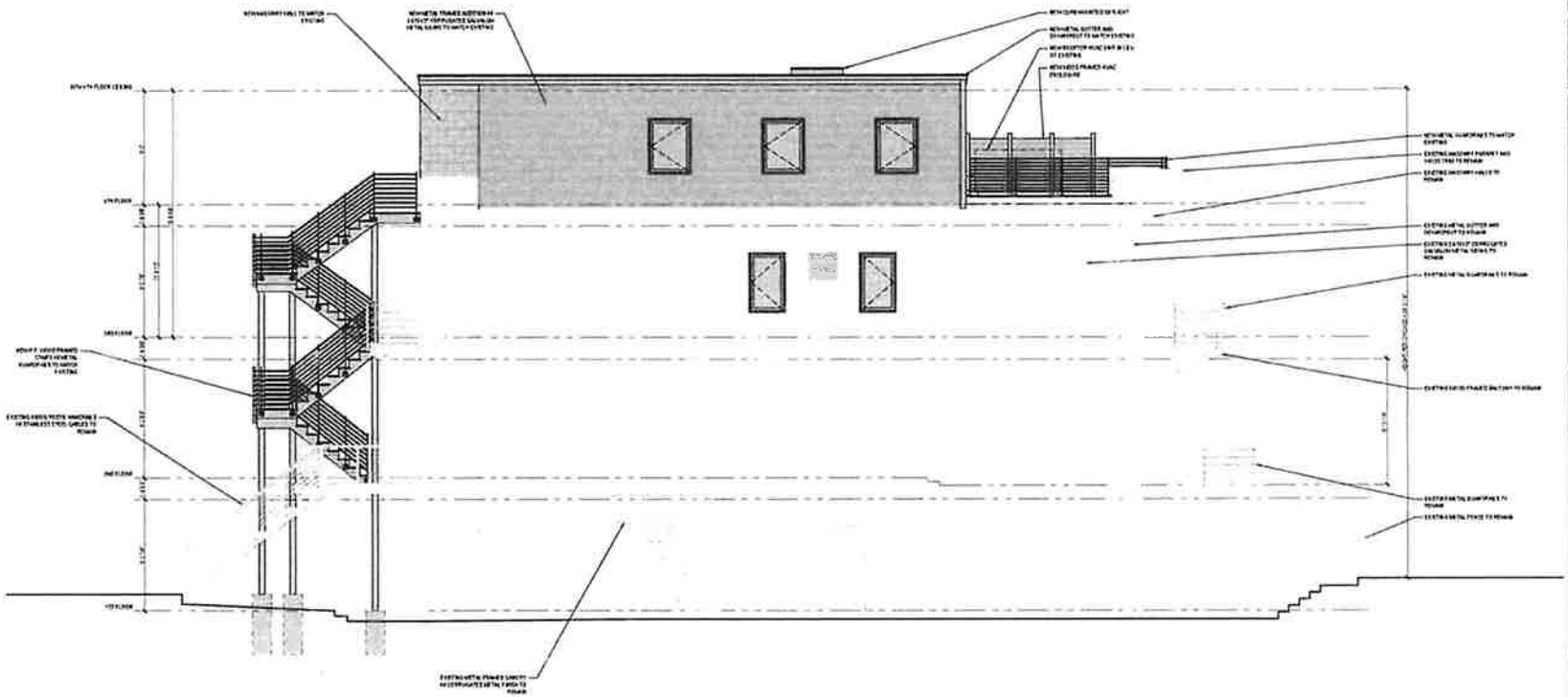
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1 PROPOSED NORTH SIDE ELEVATION
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