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 section 17-13-1003-K to reduce the rear yard open space required under section 17-2-0307 from 422.83 square feet to 399.62 square feet.

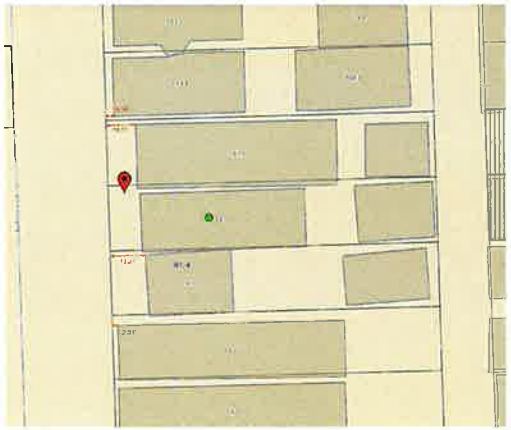
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,928 square feet	
Maximum FAR:	1.48	
Floor Area:	4,321.98 square feet	
Residential Dwelling Units:	2	
MLA Density:	1,488 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'

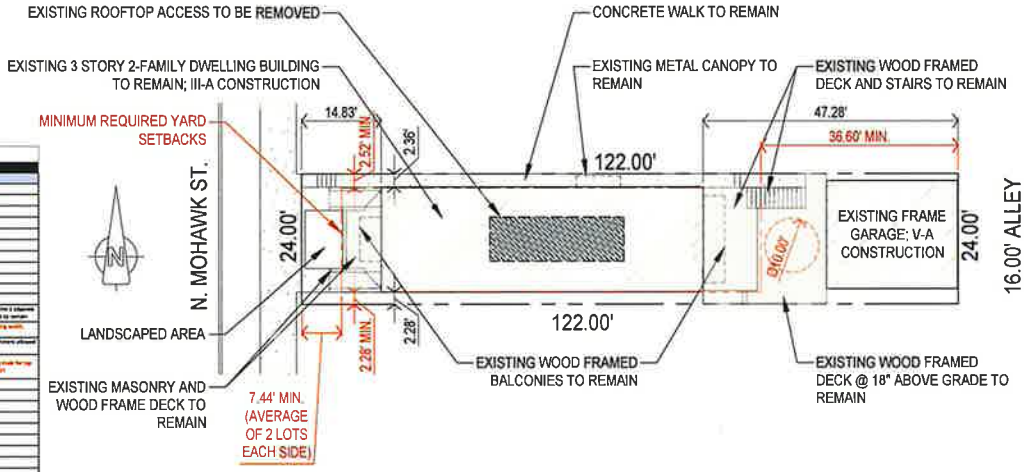
A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

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

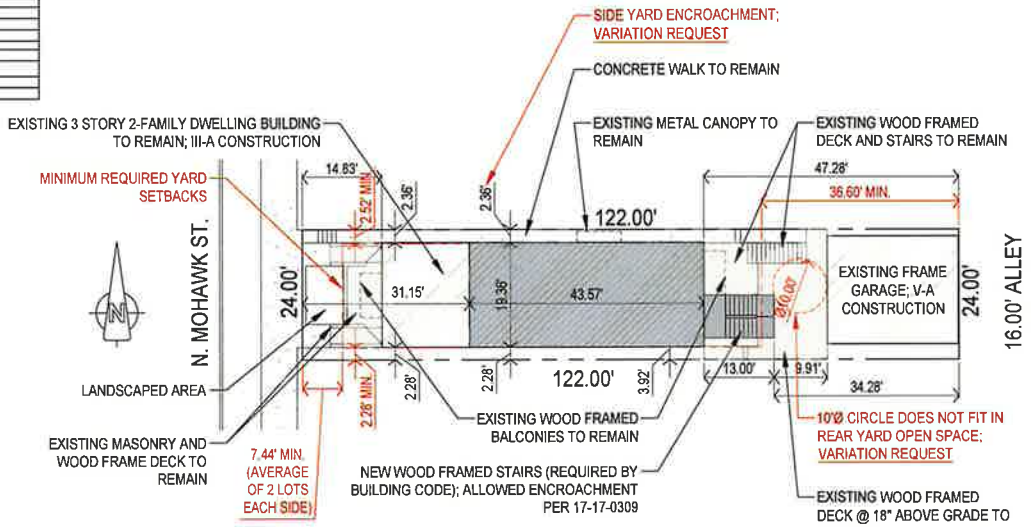
Chicago Zoning Ordinance Requirements						
17-2	Zoning District / Planned Development No.	Zoning Area	RT-4	RT-4	RS-3	N/A
17-2	Zoning Zoning (Add)	17-17-0100		2 family dwelling		
17-3	Proposed Zoning (Add)	17-17-0100			2 family dwelling	
17-4	Chicago Landmark Designation	recorded deed restriction				N/A
17-5	Landmark Protection District	zoning map, Ch. 17-7				N/A
17-6	Zoning Overlay District	zoning map, Ch. 17-7				N/A
17-7	Pedestrian Street	zoning map, 17-3-0502				N/A
17-8	Lot Area	17-17-0301		2,500.00	2,722.00	Existing to remain
17-10	Floor Area Ratio (FAR)	series by district	1.2	1.19	1.03	
17-10	Total Floor Area	17-17-0305, series by district	2,512.40	2,478.00	4,122.00	
17-11	Building Height	17-17-0311, series by district	38	30.71	30.21	
17-12	Front Setback	17-2-0305, series by district	7.44	19.83	19.83	Min. Front setback is the average of the 2 adjacent lots on each side - existing setback to remain
17-13	Combined Side Setbacks	17-17-0307, series by district	4.80 total (min. 2.00 each side)	8.04 total (min. 2.28' on south side	8.04 total (min. 2.28' on south side	Applied for a match existing setback to north. Variation request
17-14	Rear Setback	17-17-0308, series by district	34.00	47.28	47.28	Existing to remain, rear stair encroachments allowed per 17-17-0309
17-15	Rear Yard / On-site Open Space	17-2-0307, 17-4-4010	350.00sf - 10' diameter circle must fit in rear yard open space	432.82sf - 10' diameter circle fits in rear yard open space	299.64sf - 10' diameter circle does not fit in rear yard open space	Rear stair encroachment per Zoning Code. Variation Requested.
17-20	Number of Dwelling Units	series by district		2	2	
	Number of Efficiency Units (Include above)	series by district				N/A
17-7	Number of Off-street Parking Spaces	17-10-0208	2	2	2	Existing to remain
	5702 Weekly Parking Spaces (Include above)	17-10-1011.1(a) 17-10-1005				N/A Existing to remain
17-18	Number of Off-street Loading Spaces	17-10-1100				N/A
17-19	Landscape Ordinance Compliance	Ch. 17-11				N/A
17-20	Townhouse Development Standards	17-2-0240				N/A
17-21	Planned Development Standards	Ch. 17-8				N/A
17-22	Open Space Impact Fee Mitigation	Ch. 16-18				N/A
2-12	Affordable Requirements Ordinance (ARO) Varies	Ch. 2-44				N/A
2019 Chicago Building Code Requirements						
8-22-31	Personal Dwelling Classification(s)	14B-3-302.1	--		R-3	
8-22-31	Existing Occupancy Classification(s)	14B-3-302.1, Ch. 14B-3	--	R-3		
8-36-31	Construction Classification	14B-6-602	V-A	5B-0	5B-0	
	Rating – Primary Structural Frame	Table 14B-6-601, 508.7.704	1 hour	1 hour	1 hour	
	Rating – Exterior Bearing Walls	Tables 14B-6-601, 14B-6-602	2 hour	2 hour	2 hour	
	Rating – Interior Bearing Walls	Table 14B-6-601	1 hour	1 hour	1 hour	
	Rating – Exterior Nonbearing Walls	Table 14B-6-602				N/A
	Rating – Floor Construction	Table 14B-6-601	1 hour	1 hour	1 hour	
	Rating – Roof Construction	Table 14B-6-601	1 hr where less	40 minutes	40 minutes	
8-36-31	Basement Construction	14B-6-604				N/A
8-37-31	Exterior Wall Rating	Table 14B-6-602, 14B-6-603	1 hour	1 hour	1 hour	
8-37-32	Exterior Wall Projections	14B-7-705.2		Not allowed when FSD<2		N/A
8-37-32	Exterior Wall Openings	14B-7-705.8	Not allowed when FSD<2 - 25% when FSD=5 to 5	Not allowed when FSD<2	Not allowed when FSD<2	
8-36-34	Single Exit Exemption Allowed	14B-10-1006.3.4				N/A
8-15-31	Roof Fire Classification	14B-15-1505.3	Minimum class B	Class B	Class B	



FRONT SETBACK CALCULATION MAP
NOT TO SCALE



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



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

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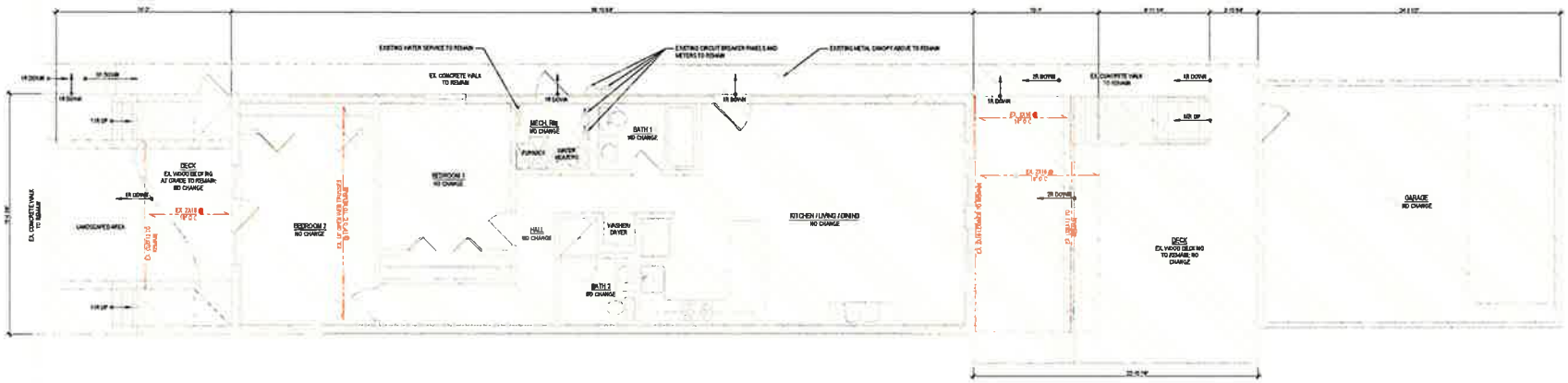
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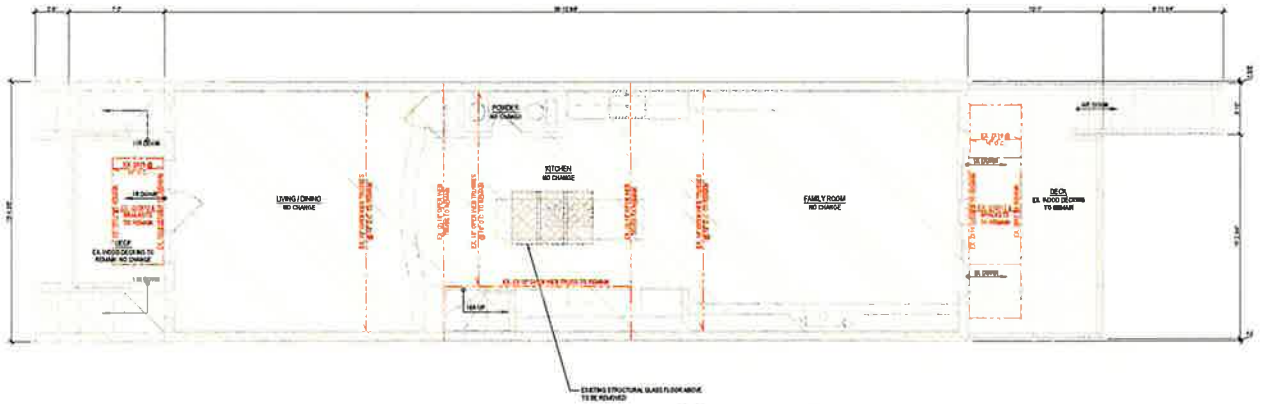
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A1



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



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

DEMOLITION LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING WALL FINISHES TO BE REMOVED

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING FLOOR FINISHES TO BE REMOVED DOWN TO SUB-FLOOR / SLAB

NOTES:

1. COORDINATE DEMOLITION WITH PROPOSED PLANS & ELEVATIONS; BRING ANY CONFLICTS TO THE ATTENTION OF THE ARCHITECT
2. PROVIDE TEMPORARY SUPPORT TO STRUCTURAL ELEMENTS AFFECTED BY DEMOLITION AND CONSTRUCTION (FIELD VERIFY ALL CONDITIONS)

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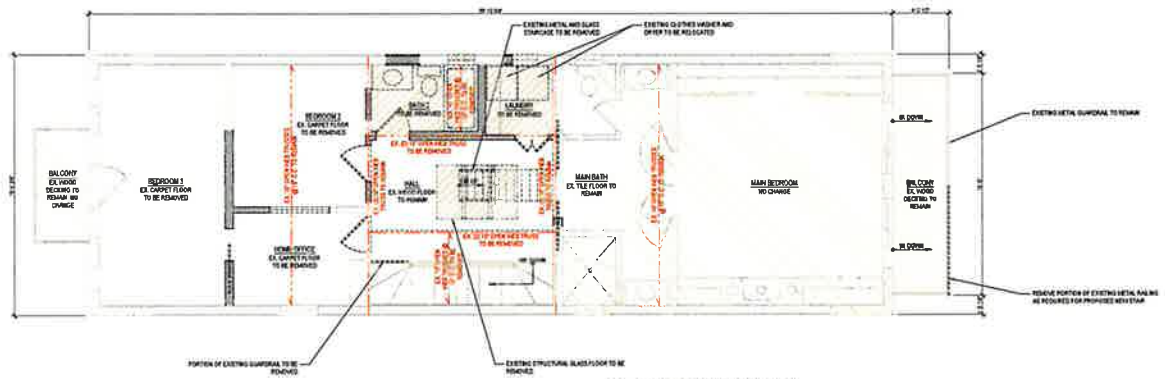
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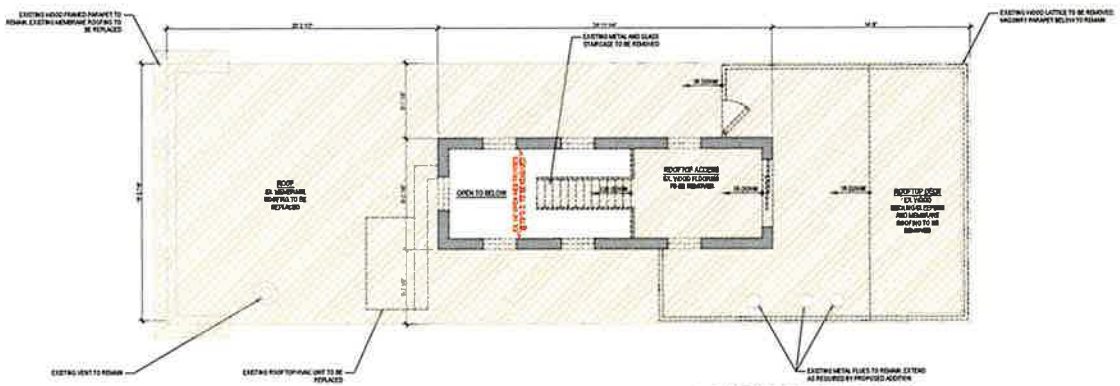
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A2



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



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

DEMOLITION LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING WALL FINISHES TO BE REMOVED

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING FLOOR FINISHES TO BE REMOVED DOWN TO SUB-FLOOR / SLAB

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DEMOLITION LEGEND

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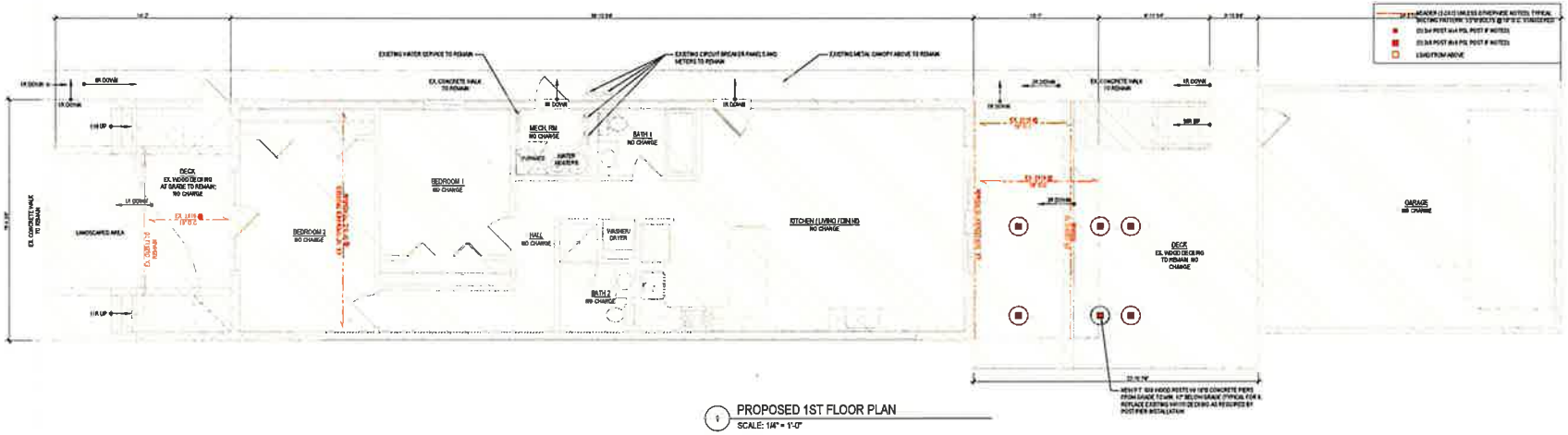
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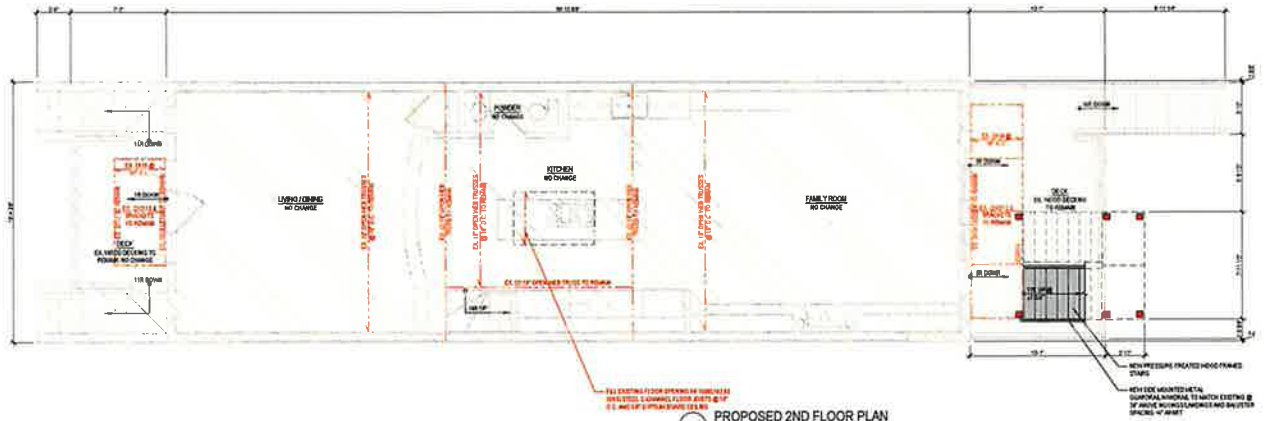
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A3



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



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

PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION: 3-1/2" 25 GA. STEEL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD (5-4/7" STUDS @ PLUMBING WALLS; USE CEMENT BOARD IN TILED WALLS AND MINERAL WOOL SOUND INSULATION @ BATHROOM AND BEDROOM WALLS)

NEW NICHES ON EXISTING CONSTRUCTION

NOTES:
1. ALL PLAN DIMENSIONS SHOWN TO FINISHED SURFACES; ASSUME 1/2"GYPSUM WALL FINISH FOR ROUGH FRAMING
2. PROVIDE TEMPORARY SUPPORT TO STRUCTURAL ELEMENTS AFFECTED BY DEMOLITION AND CONSTRUCTION (FIELD VERIFY ALL CONDITIONS)

HEADER (2-2X12) UNLESS OTHERWISE NOTED; TYPICAL EXISTING FIXTURE: 1/2"Ø BOLTS @ 16" O.C. STAGGERED
- (1) 2x4 POST (4x4 PSL POST IF NOTED)
- (1) 2x6 POST (6x6 PSL POST IF NOTED)
- LOAD FROM ABOVE

PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

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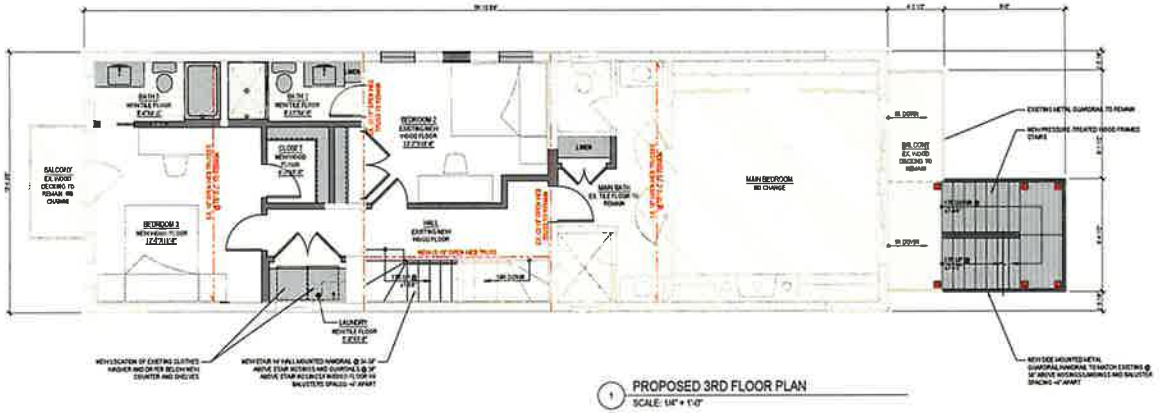
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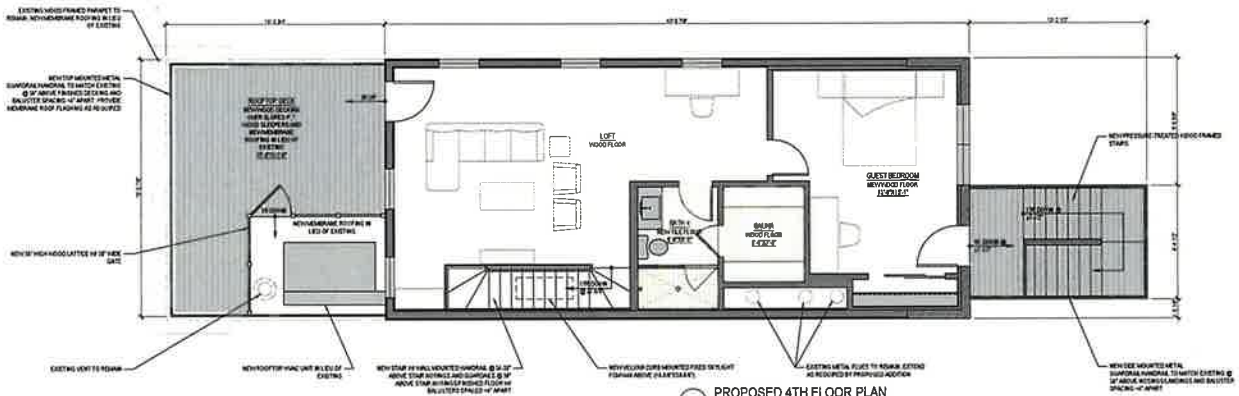
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A4



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



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

PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION: 1-1/2" 25 GA. STEEL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD (5-1/2" STUDS @ PLUMBING WALLS. USE CEMENT BOARD IN TILED WALLS AND MINERAL WOOL SOUND INSULATION @ BATHROOM AND BEDROOM WALLS)

NEW 2" INCHES ON EXISTING CONSTRUCTION

NOTES
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2. PROVIDE TEMPORARY SUPPORT TO STRUCTURAL ELEMENTS AFFECTED BY DEMOLITION AND CONSTRUCTION (FIELD VERIFY ALL CONDITIONS)

HEADER (2-2X10 UNLESS OTHERWISE NOTED; TYPICAL BOLTING PATTERN: 1/2"Ø BOLTS @ 16" O.C. STAGGERED)
- (1) 2x6 POST (At PSL POST IF NOTED)
- (2) 2x6 POST (At 2 PSL POST IF NOTED)
- LOAD FROM ABOVE

PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION: 1-1/2" 25 GA. STEEL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD (5-1/2" STUDS @ PLUMBING WALLS. USE CEMENT BOARD IN TILED WALLS AND MINERAL WOOL SOUND INSULATION @ BATHROOM AND BEDROOM WALLS)

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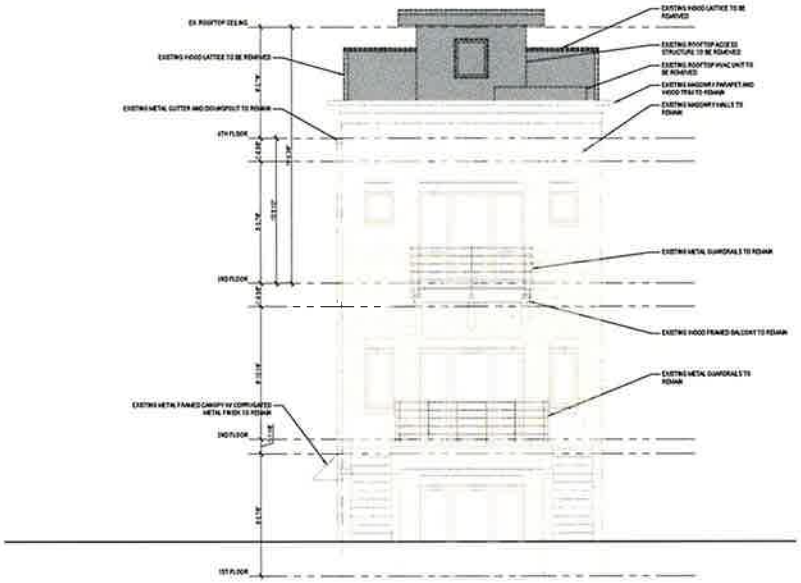
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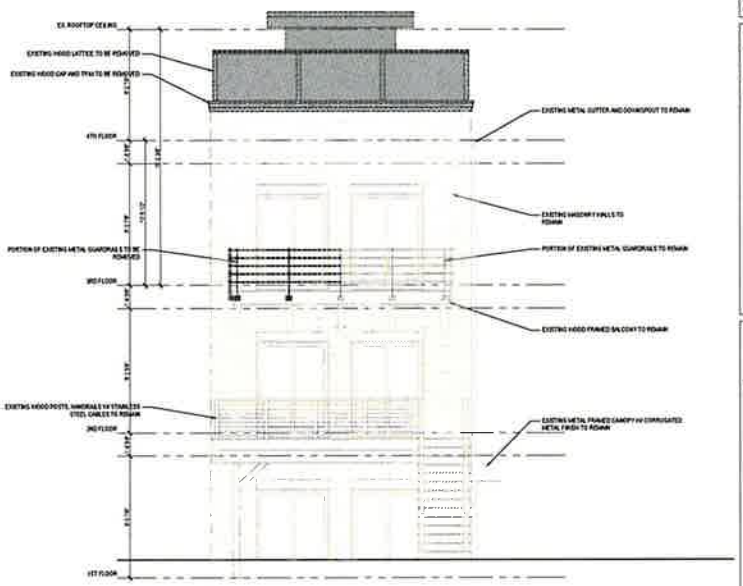
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A5



1 EXISTING FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

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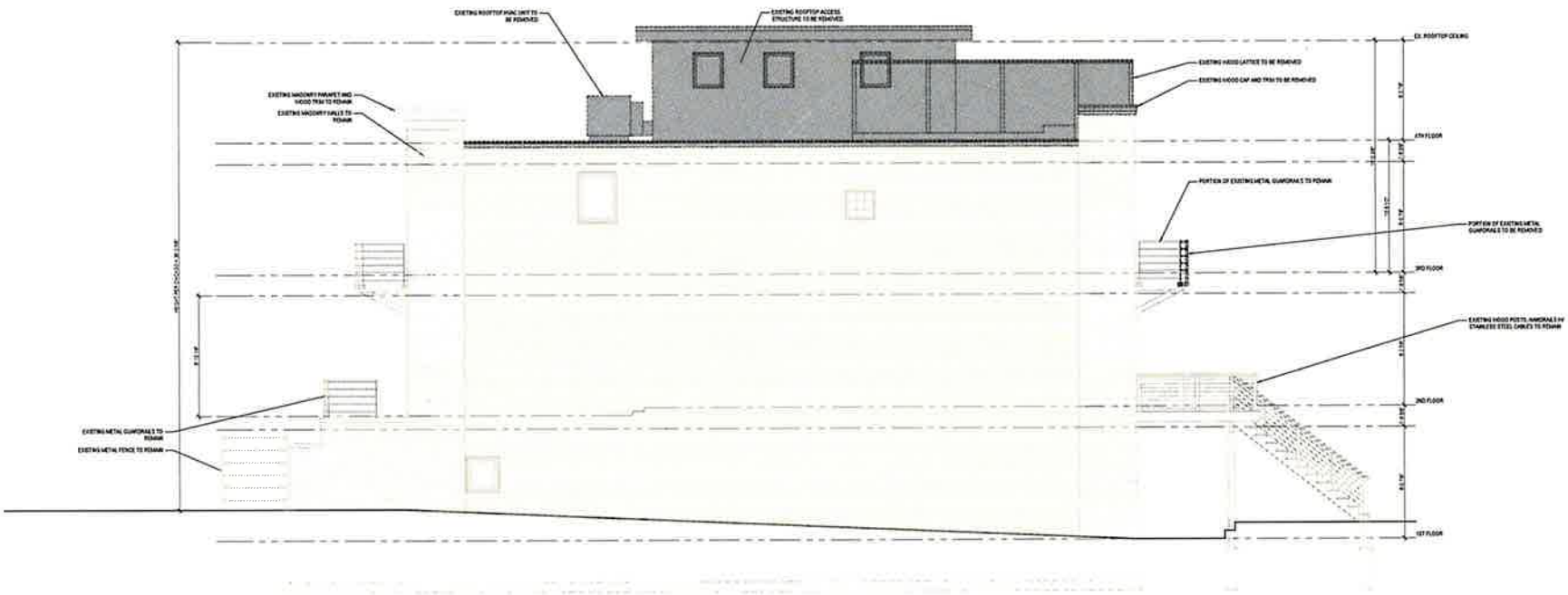
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A6



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

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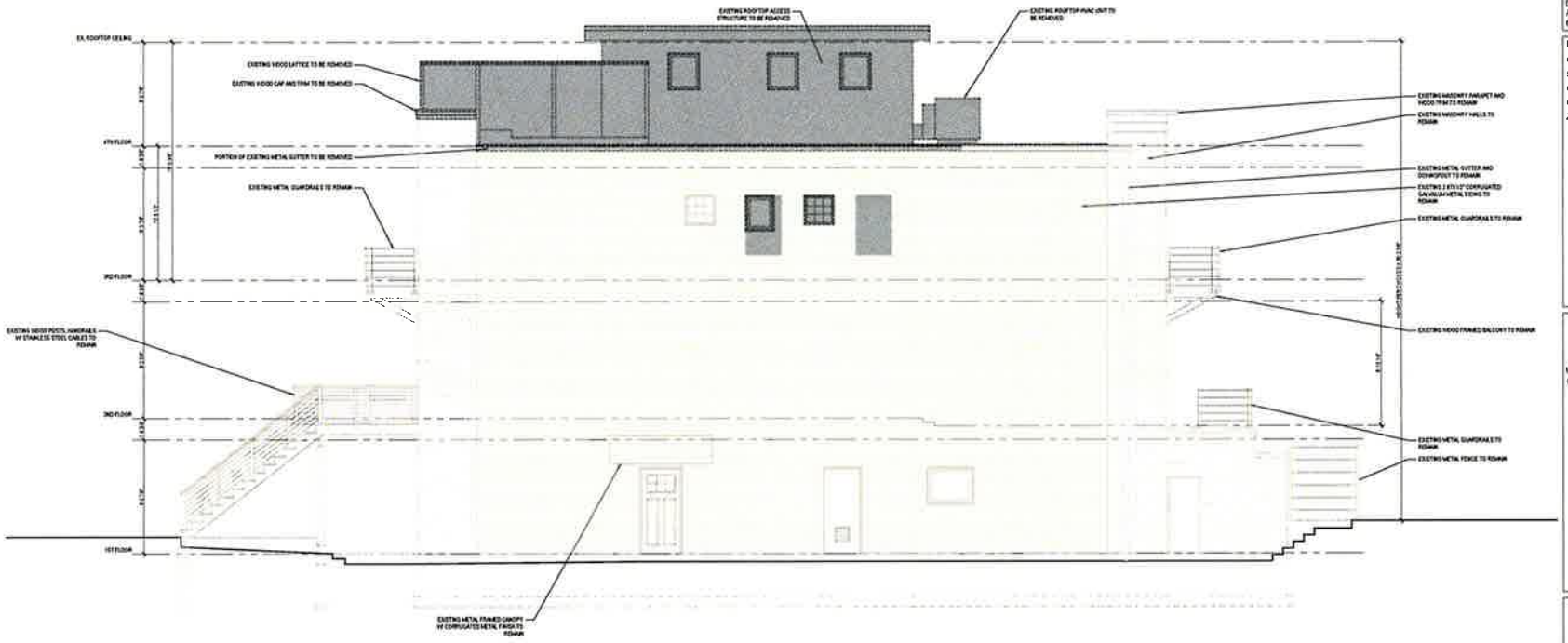
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A7



1 EXISTING NORTH SIDE ELEVATION
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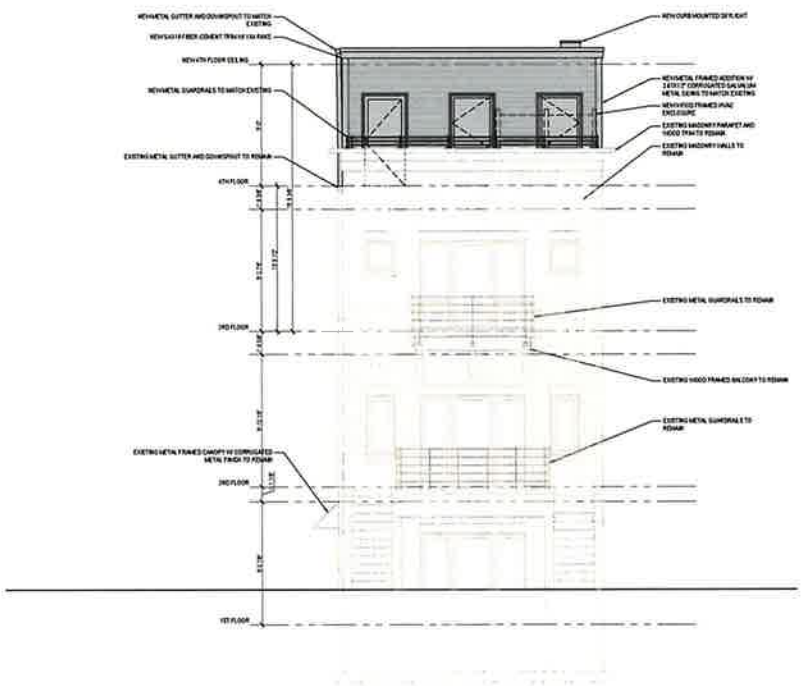
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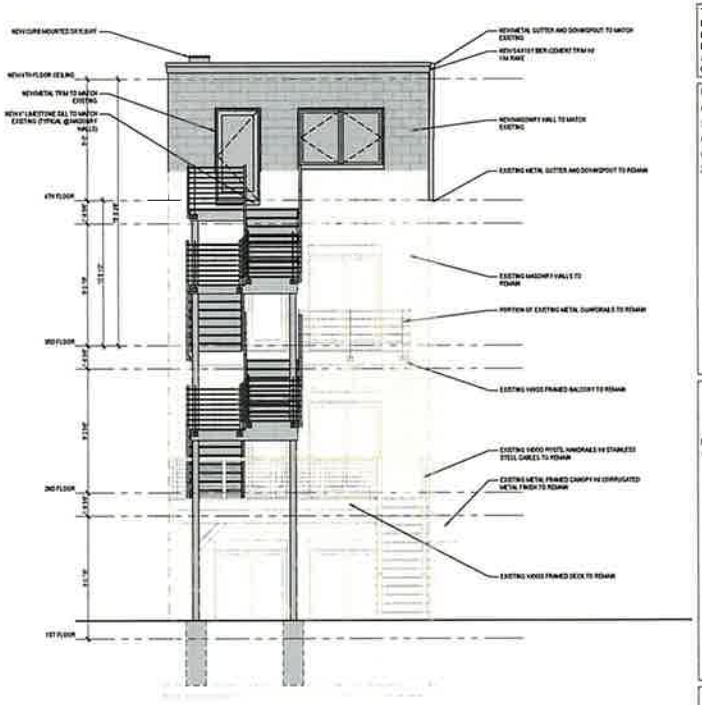
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1 PROPOSED FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

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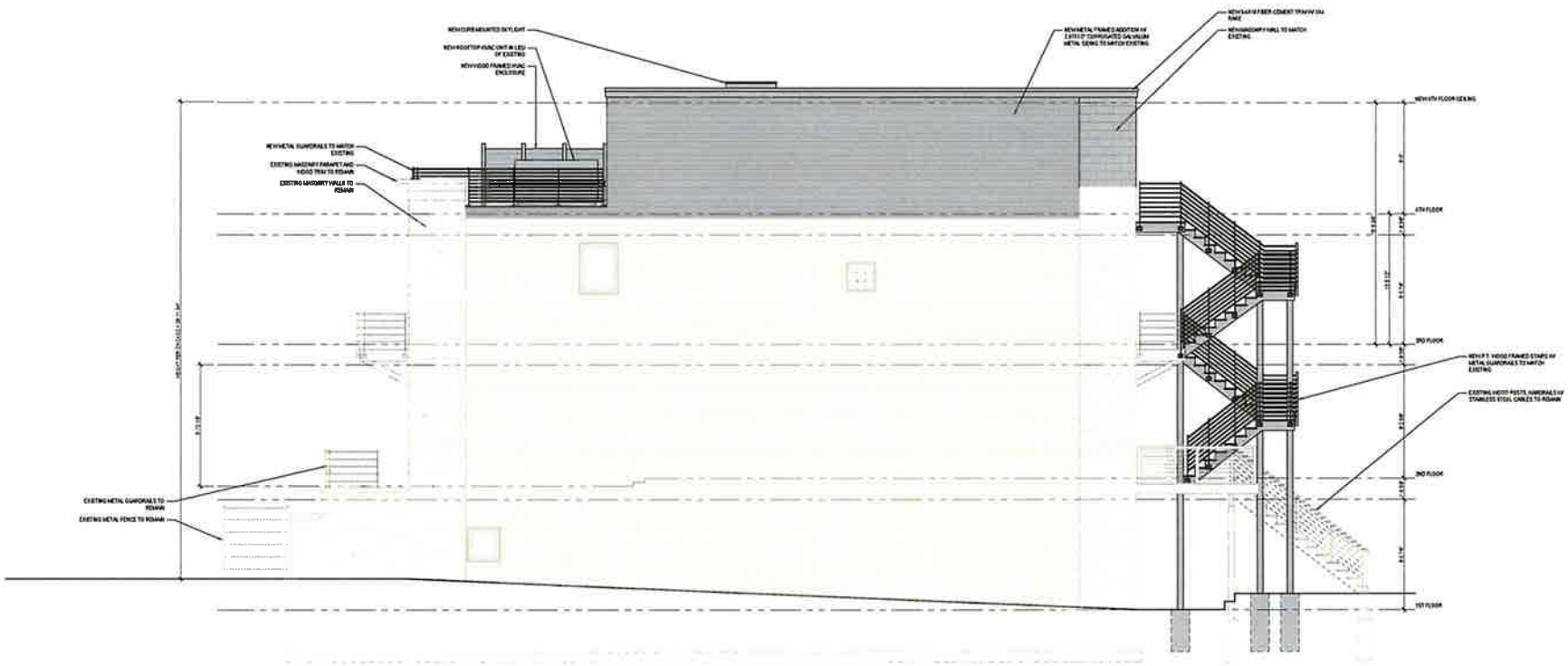
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1 PROPOSED SOUTH SIDE ELEVATION
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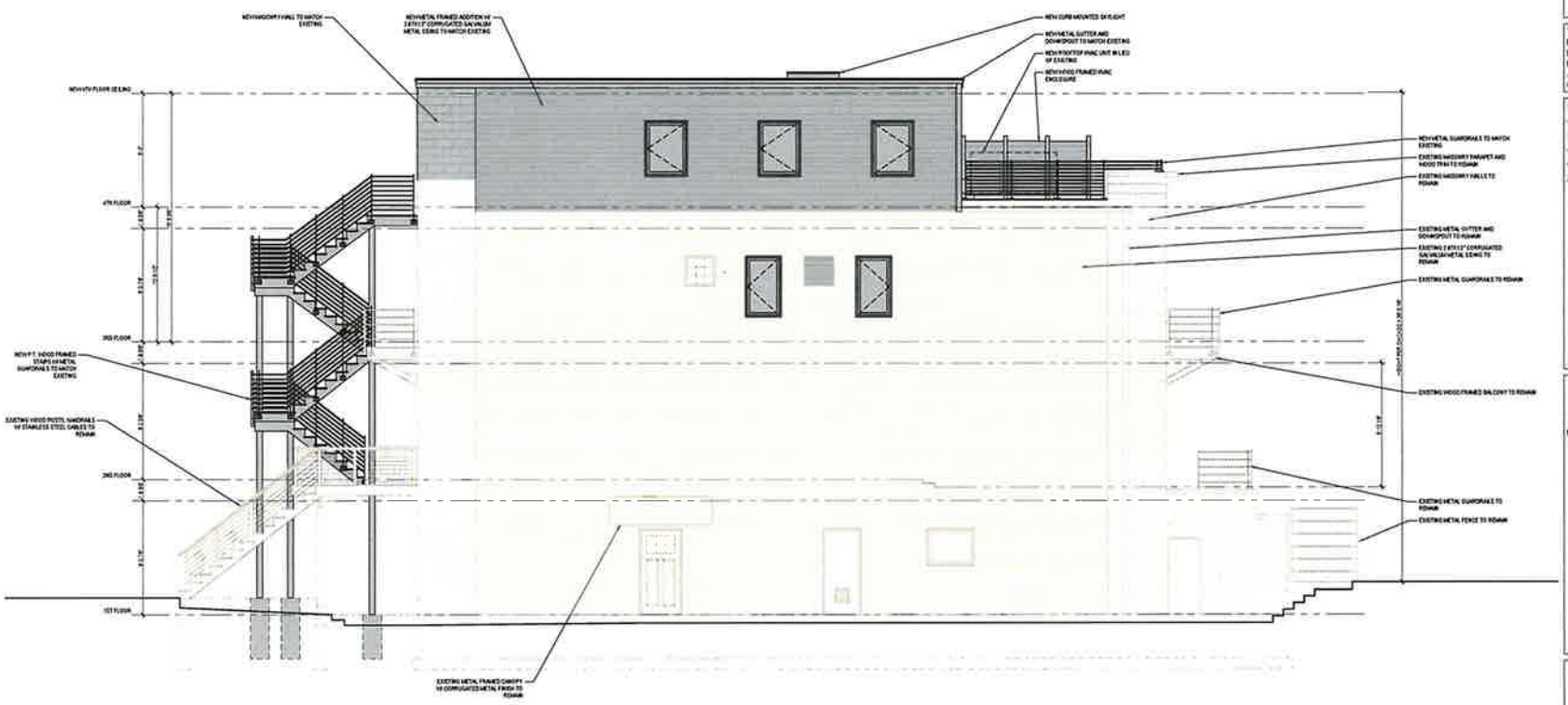
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PROPOSED NORTH SIDE ELEVATION
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