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SUBSTITUTE TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
3702 North Kedvale

The Applicant seeks to rezone 3702 North Kedvale Avenue from a RS-2 Residential Single Unit (Detached House) District to a RS-3 Residential Single Unit (Detached House) District to construct a second story and rear addition to an existing detached house. The existing detached garage containing two interior parking spaces will remain. The proposed detached house will have a height of approximately 21 feet. No commercial space will be provided.

Pursuant to Section 17-13-0303-D, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans. Pursuant to Section 17-13-1101-B, the Applicant seeks a variation to reduce the south side setback to 0 feet, the north side setback to 2.47 feet, and the combined setback to 2.47 feet. Pursuant to Section 17-13-1101-G, the Applicant seeks a variation to exceed the floor area ratio imposed by the applicable regulations, or to allow the expansion or enlargement of any permitted residential use in an RS3 district by an amount not to exceed 15% of the floor area in existence 50 years.

Project Bulk and Density

Lot Area	5,899.41 SF
Density MLA (Lot area per unit)	1 DU (Detached House)
Off Street Parking	2 spaces
Front Setback	20.27 feet
Rear Setback	49.56 feet
Side Setback (North)	2.47 feet*
Side Setback (South)	0 feet*
Building SF	5,404 SF
FAR	0.92**
Building Height	21 feet

* Pursuant to Section 17-13-1101-B, the Applicant seeks a variation to reduce the south side setback to 0 feet, the north side setback to 2.47 feet, and the combined setback to 2.47 feet.

** Pursuant to Section 17-13-1101-G, the Applicant seeks a variation to exceed the floor area ratio imposed by the applicable regulations, or to allow the expansion or enlargement of any permitted residential use in an RS3 district by an amount not to exceed 15% of the floor area in existence 50 years.

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SINGLE FAMILY HOME

4702 N. Kedvale Ave, Chicago, IL

BLK DESIGN

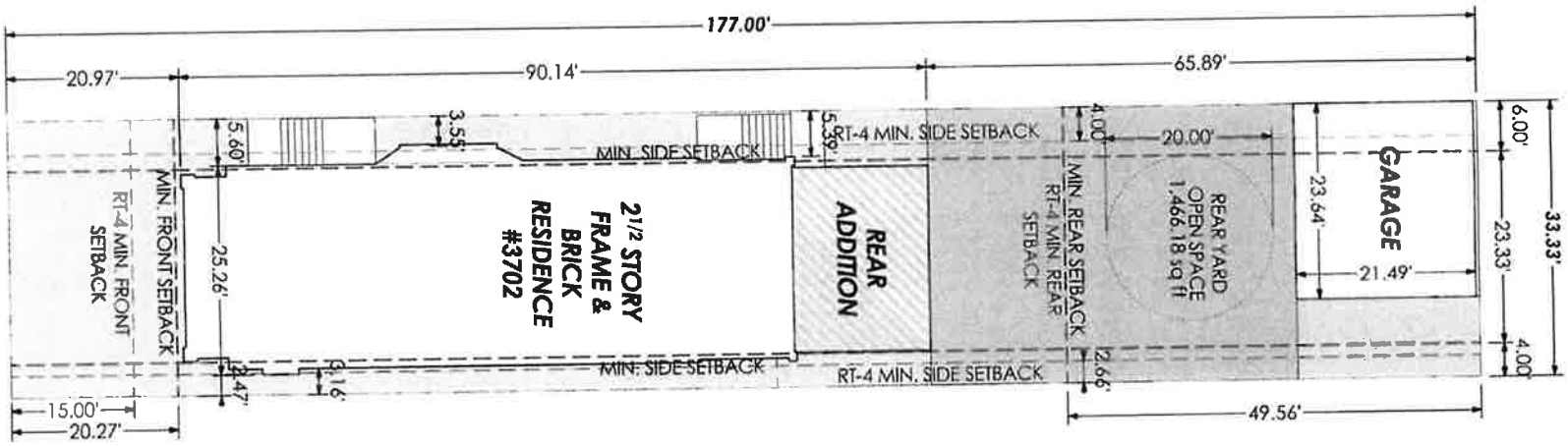
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W. WAVELAND AVE.

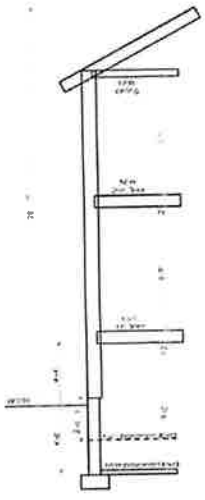
N. KEDVALE AVE.



Architectural Site Plan
NOT TO SCALE

ZONING MATRIX:

Caterogies	Required	Actual	Proposed
Zoning district:	RS-2	RS-2	RT-4
Type of construction:	-	V-A	V-A
Lot area:	min. 5,000 sf.	5,899.41 sf.	5,899.41 sf.
Lot area per unit:	min. 5,000 sf.	5,899.41 sf.	1,000 sf.
Front yard	20.27' min.	20.97' (exist.)	15' min.
Combined side setback:	10.0' min.	6.02' (exist.)	6.66' min.
Side yard	4.0' min.	2 47' (exist.)	2.0' min.
Rear yard	49.56' min.	65.89' (proposed)	42.48' min.
Rear yard open space:	400 sf. min.	1,466 sf. (proposed)	N/A
Building height	max 30'	21'-0" (proposed)	max. 38'
F.A.R.	0.65	092 (proposed)	1.2
Basement :	---	1,822.02 sf.	—
First floor :	---	2,193.15 sf.	—
Second floor:	---	1,388.49 sf.	—
Total:	max. 3,834.61 sf.	**5,403.66 sf.**	**7,079.29 sf.**


Building section diagram

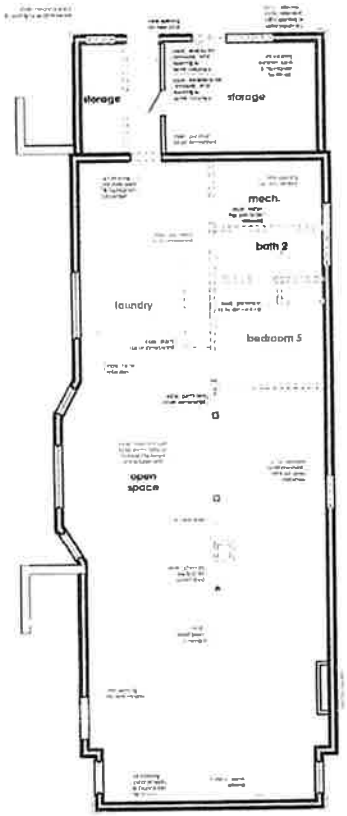
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ZONING ANALYSIS

BLX DESIGN

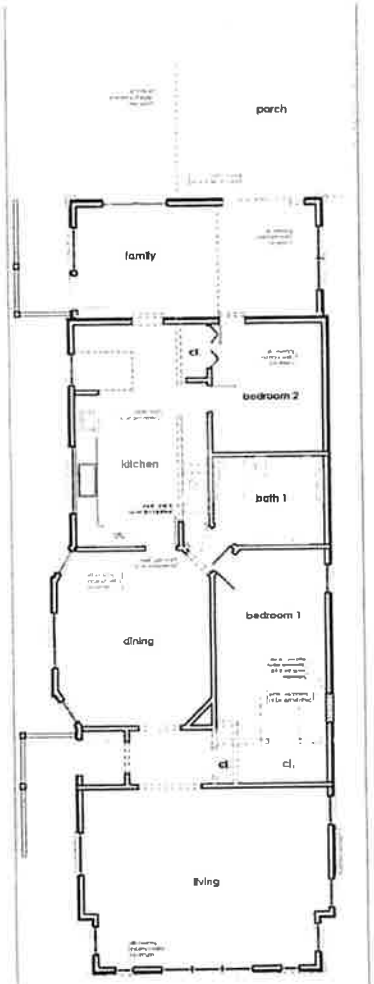
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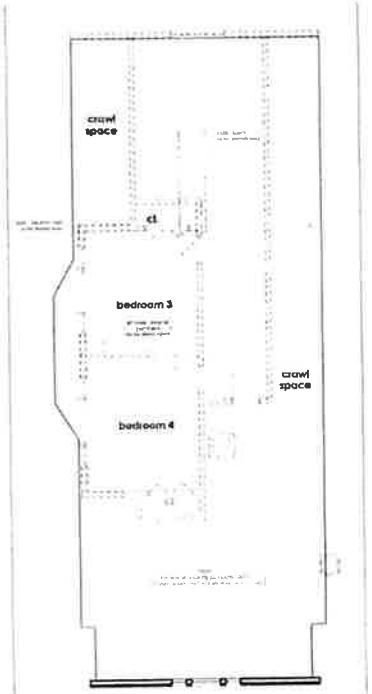
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Basement Demo plan
SCALE 3/32" = 1'-0"



First floor Demo plan
SCALE 3/32" = 1'-0"



Second floor Demo plan
SCALE 3/32" = 1'-0"

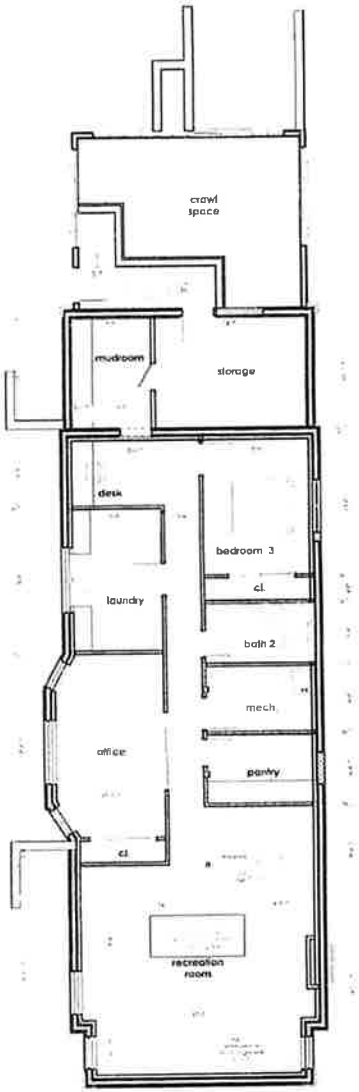
SINGLE FAMILY HOME
DEMO FLOOR PLANS

BLK DESIGN

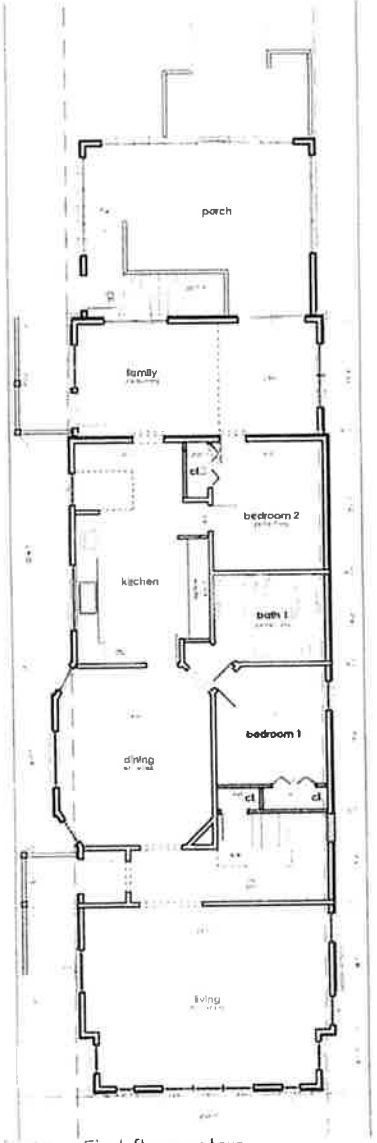
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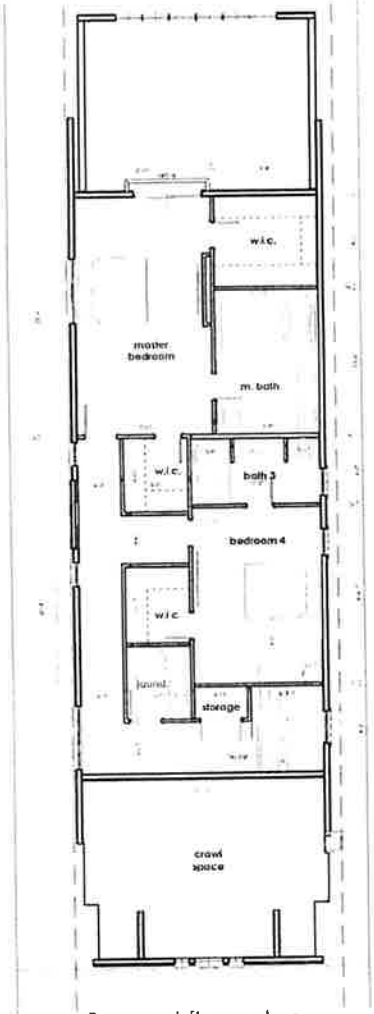
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Basement plan



First floor plan



Second floor plan

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FLOOR PLANS

BLK DESIGN

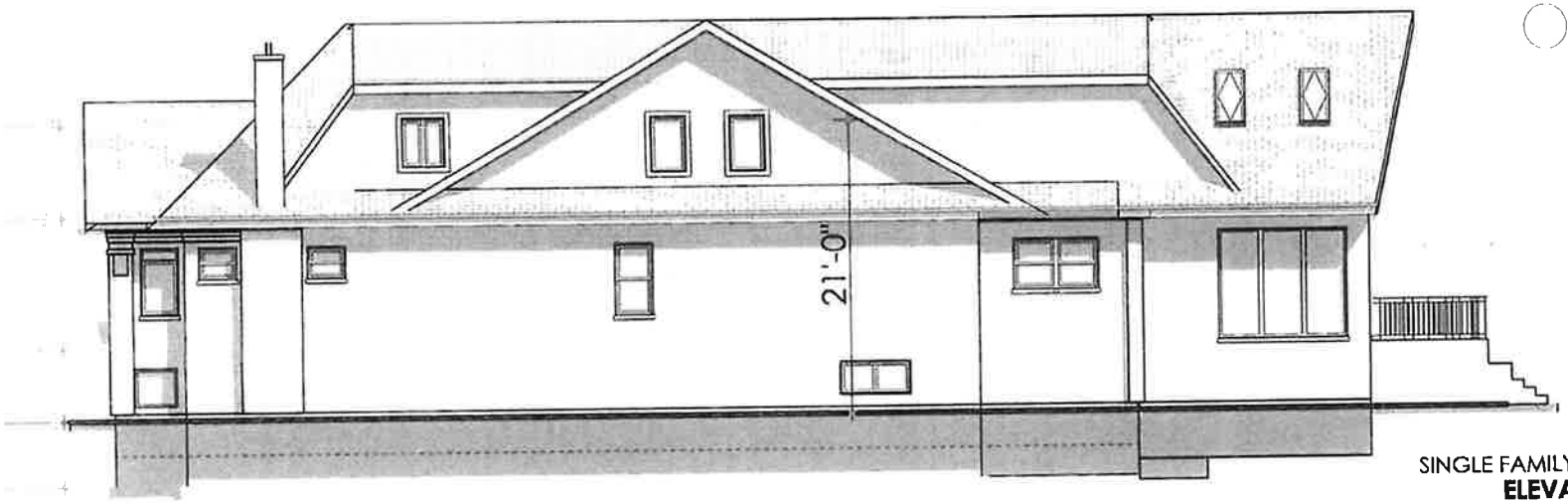
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East Elevation
SCALE: 1/8" = 1'-0"



North Elevation

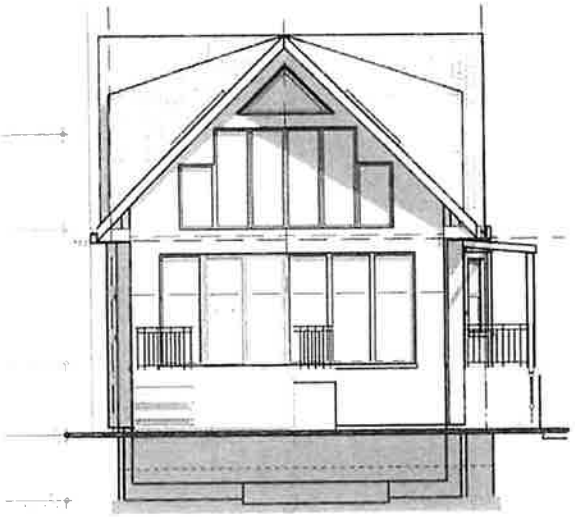
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ELEVATIONS

BLK DESIGN

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ALTERATION & ADDITION
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West Elevation
SCALE 1/8" = 1'-0"



South Elevation
SCALE 1/8" = 1'-0"

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ELEVATIONS

BLK DESIGN

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ALTERATION & ADDITION
3702 N. Kedvale Ave. Chicago, IL.









SINGLE FAMILY HOME
PERSPECTIVES

BLK DESIGN

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