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.

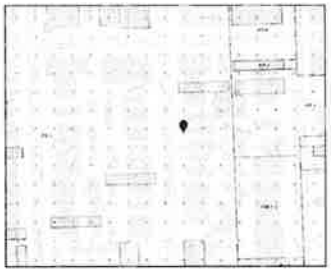
(E) Building Height: 38 feet

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
B/	BOTTOM OF
BRG.	BEARING
C.A.	CLEAR ANODIZED
CABT.	CABINET
CPT.	CARPET
CL	CLEAR
C.LG.	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.	HARDWRE
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
S.B.	SAND BLAST
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.M.	SHEET METAL
S.S.	STAINLESS STEEL
STD.	STANDARD
THK.	THICKNESS
TEMP'D.	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 PARTITON
- 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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No.	Date	Description
	7-22-2025	Issued for Zoning Change

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief conform to the City of Chicago Building Codes and Ordinances

Steven P. Besch - Lic. No. 001-014618

IL Design Firm
Lic #18.002842-0001
Expires 4-30-27

Kenmore Development

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Chicago, IL

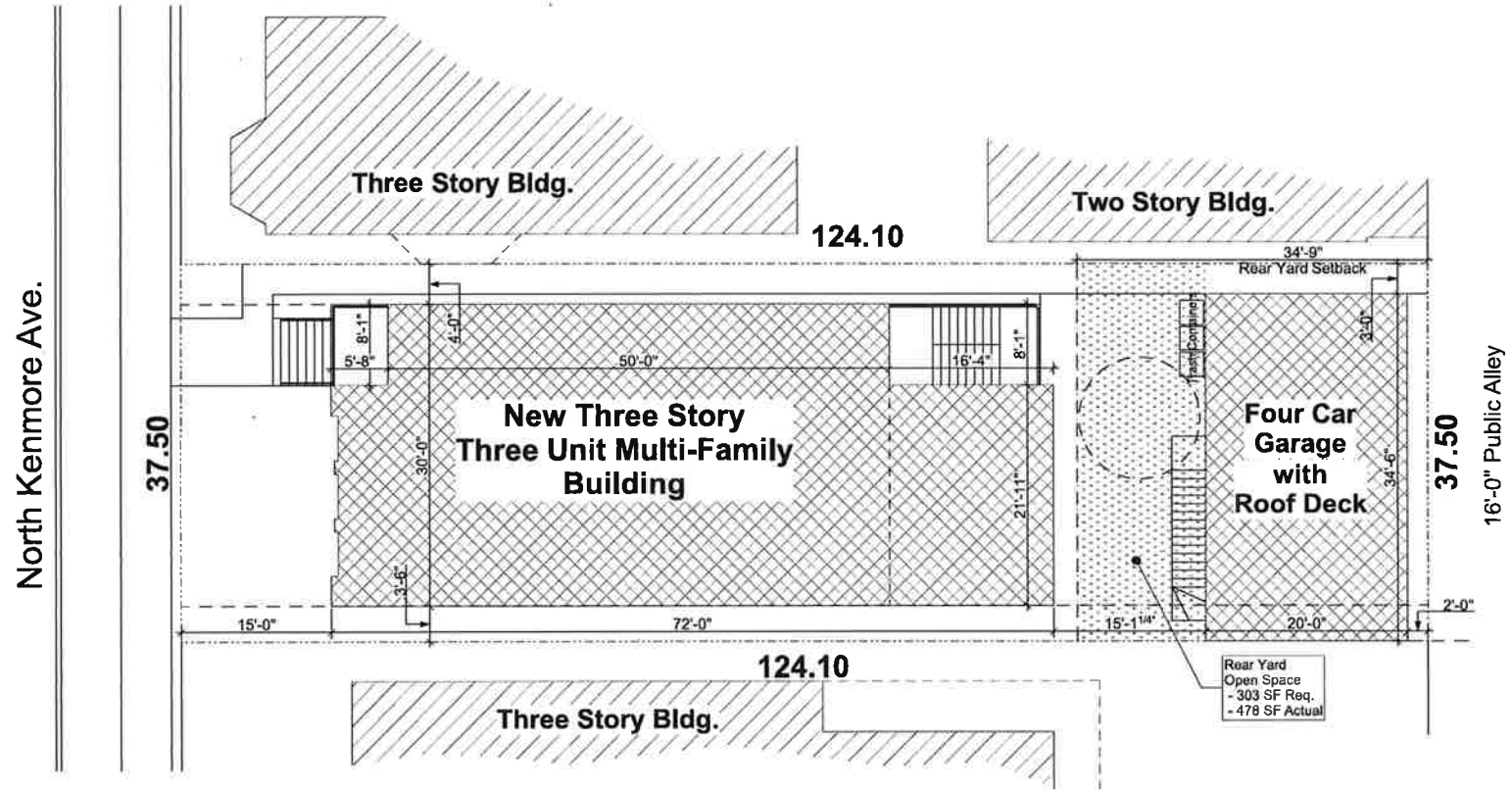
New Three Unit
Multi-Family Building

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Job No:
25-444
Sheet Contents:
Title Sheet

A0.0



1 Site Plan
3/16" = 1'-0"

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:	1,972 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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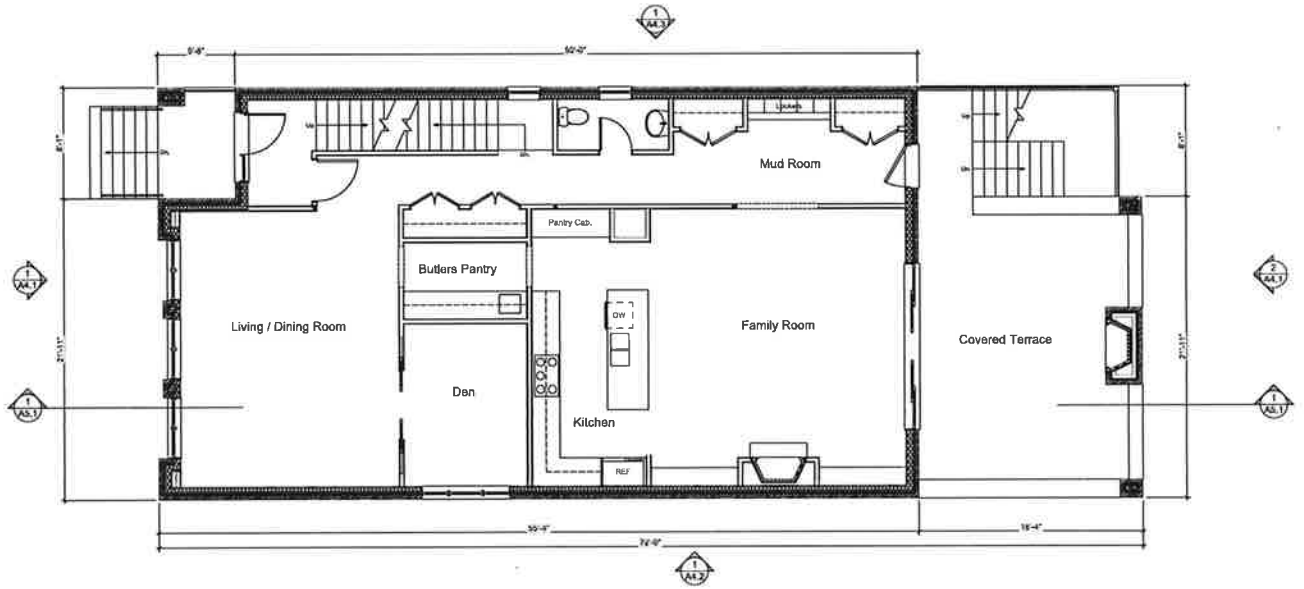
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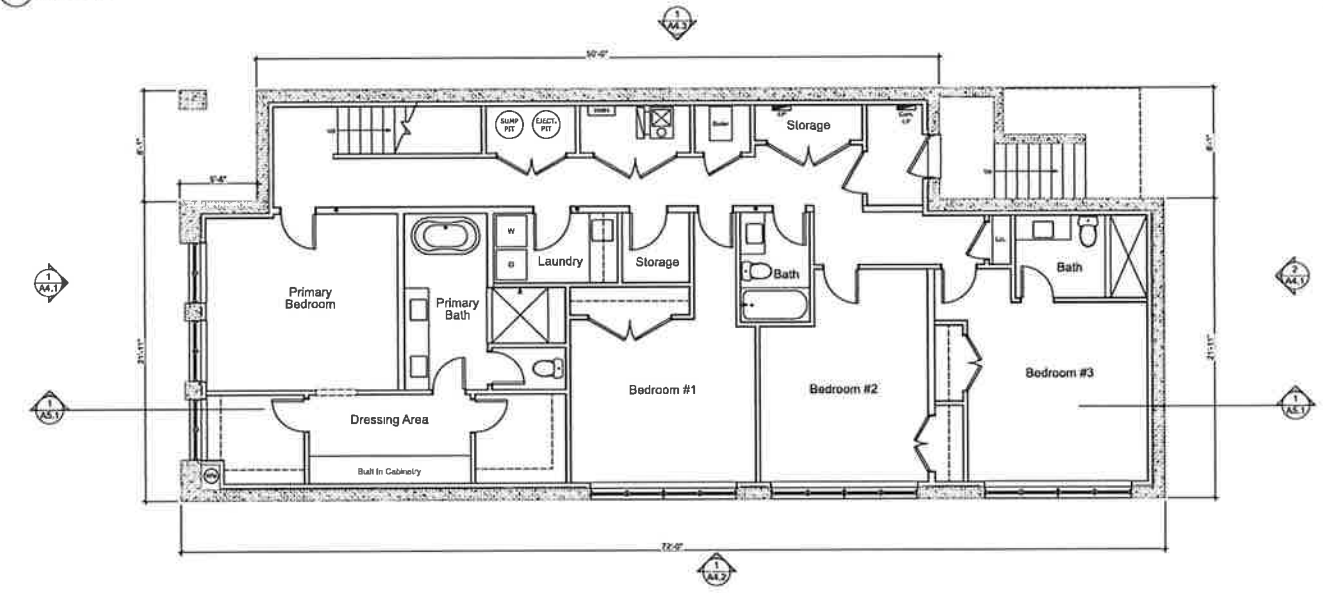
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Sheet Contents
Site Plan

A0.1



2 First Floor Plan
1/4" = 1'-0"



1 Basement Floor Plan
1/4" = 1'-0"

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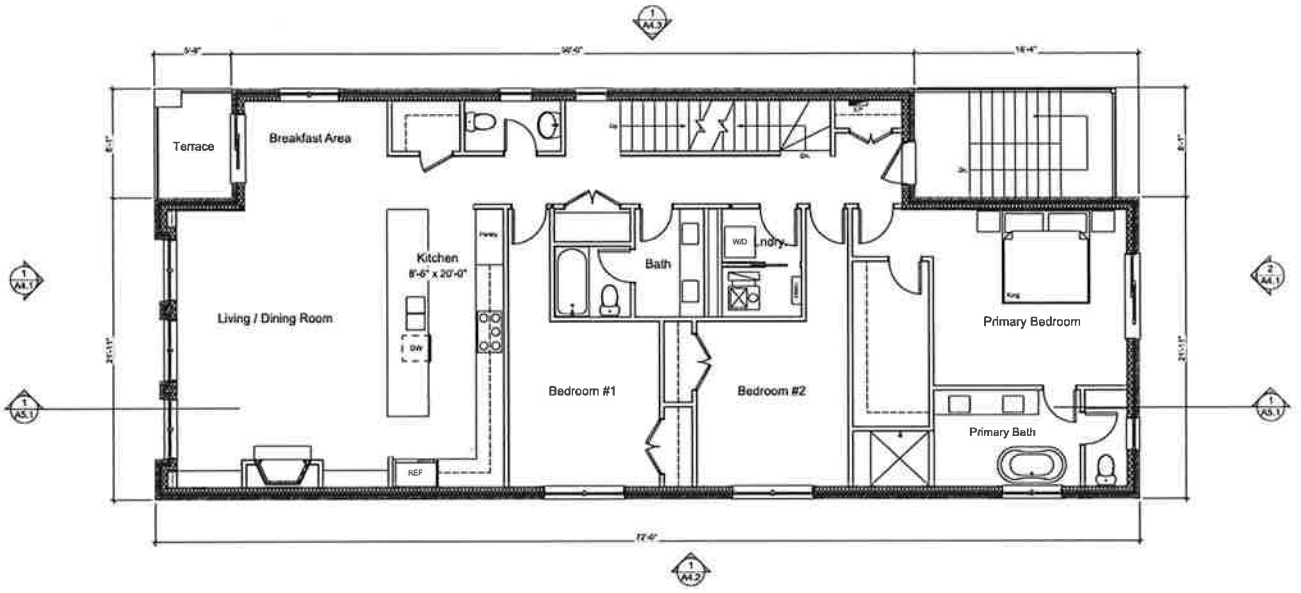
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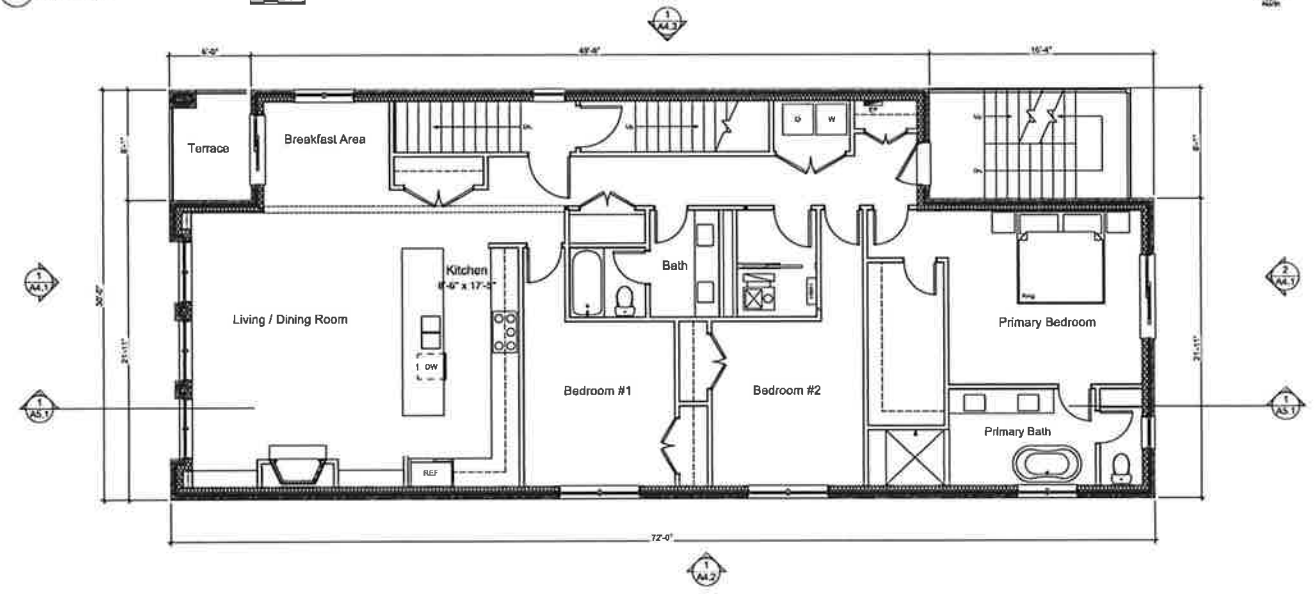
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Sheet Contents:
Basement & First Floor Plans

A2.1



2 Third Floor Plan



1 Second Floor Plan

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No.	Date	Description

Kenmore Development

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New Three Unit
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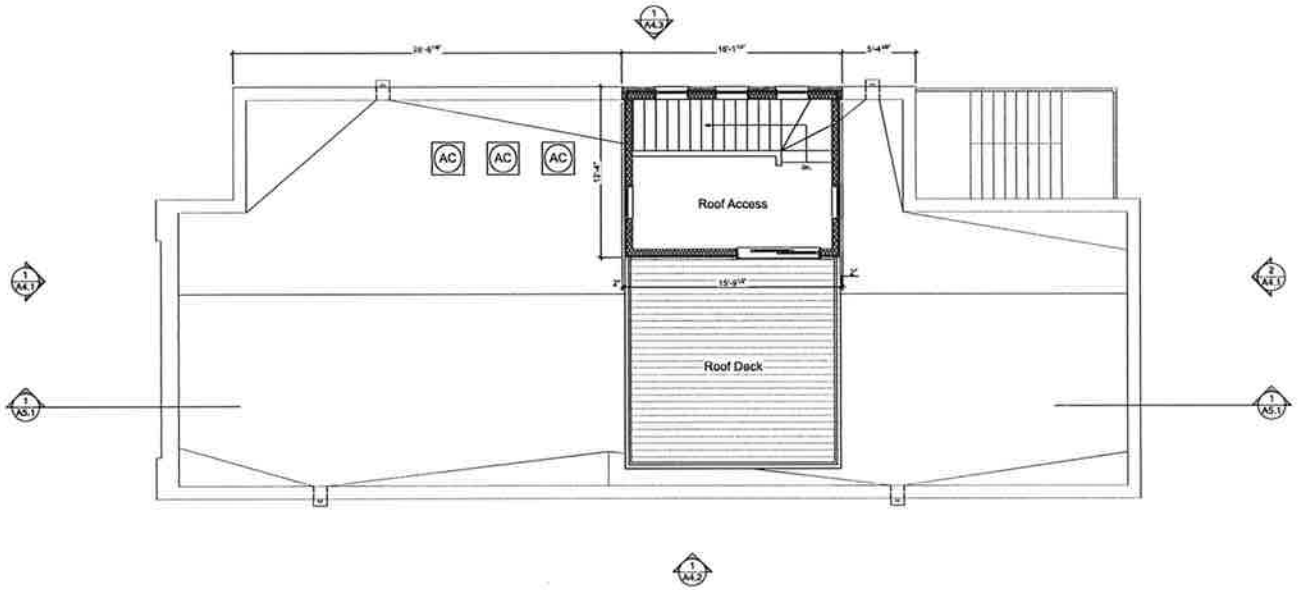
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Sheet Contents
Second & Third Floor Plans

A2.2



1 Roof Plan
1/4" = 1'-0"

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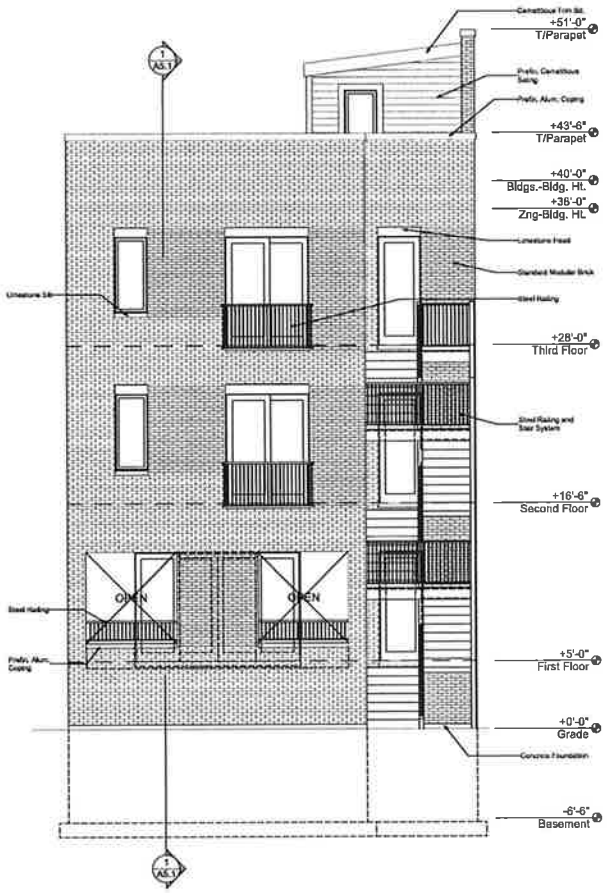
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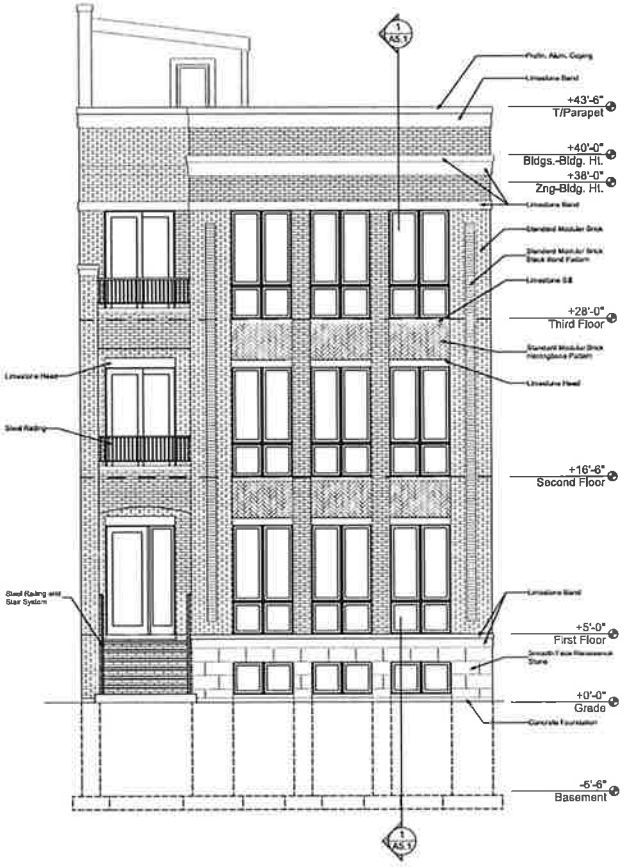
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Sheet Contents:
Roof Plan

A2.3



2 East Elevation

1/4" = 1'-0"



1 West Elevation

1/4" = 1'-0"

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No.	Date	Description
	7.22.2025	Baseline Zoning Design

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New Three Unit Multi-Family Building

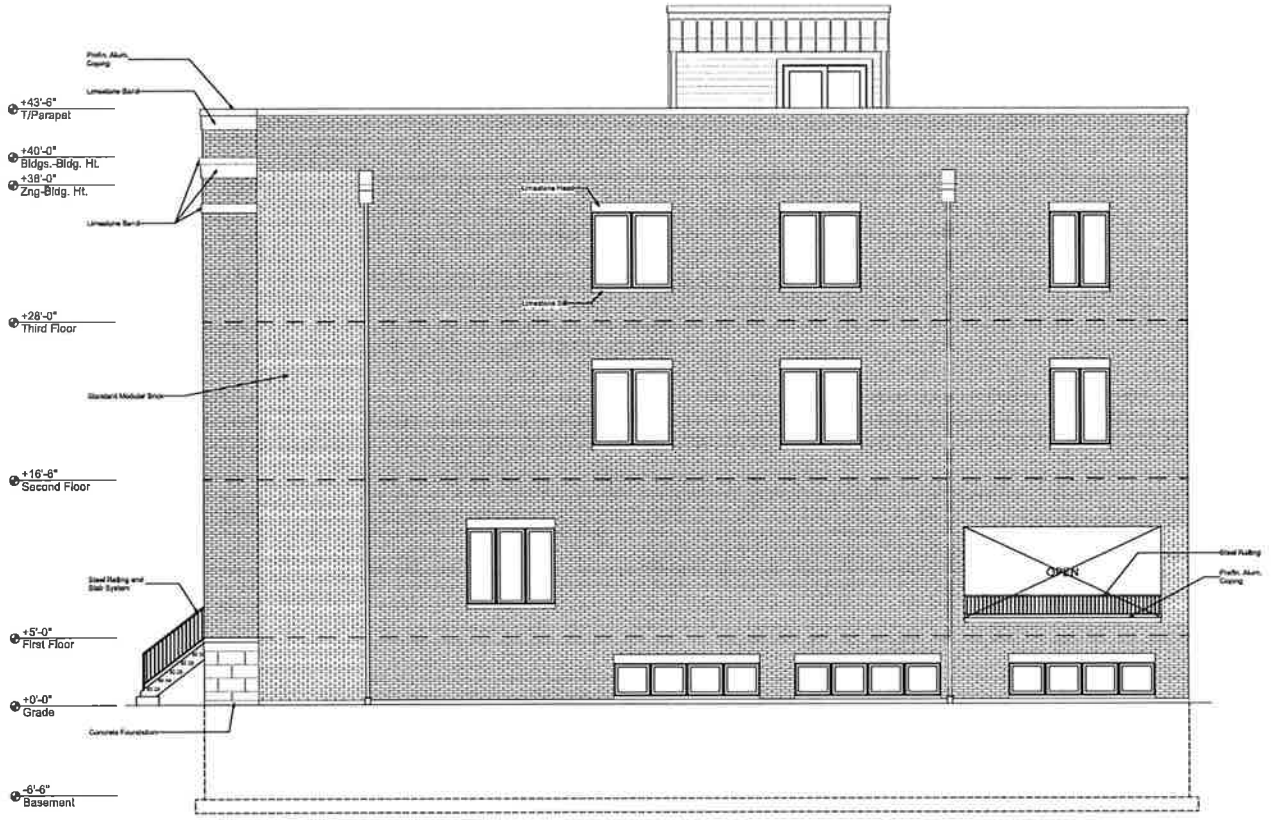
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Sheet Contents: Exterior Elevations

A4.1



1 South Elevation
1/4" = 1'-0"

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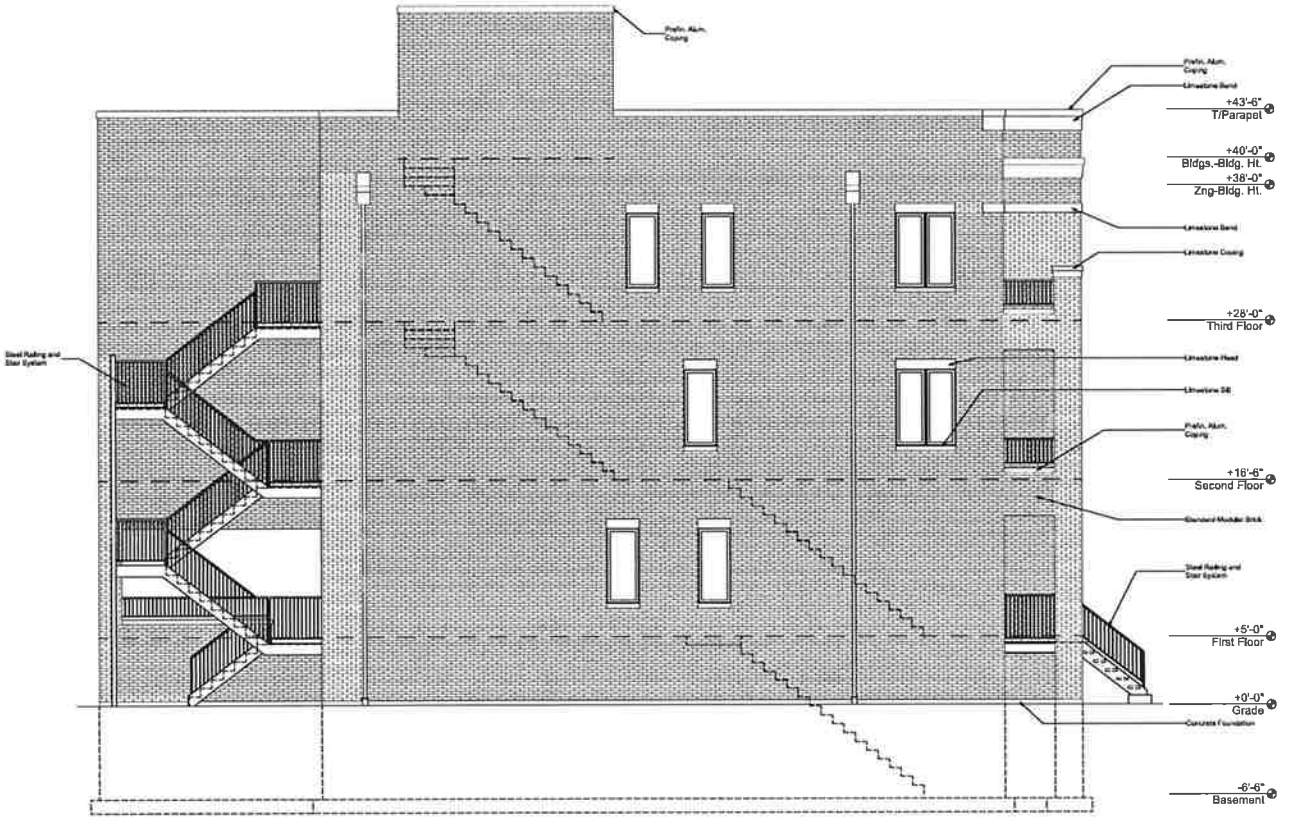
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Sheet Contents
Exterior Elevations

A4.2



1 North Elevation

1/4" = 1'-0"

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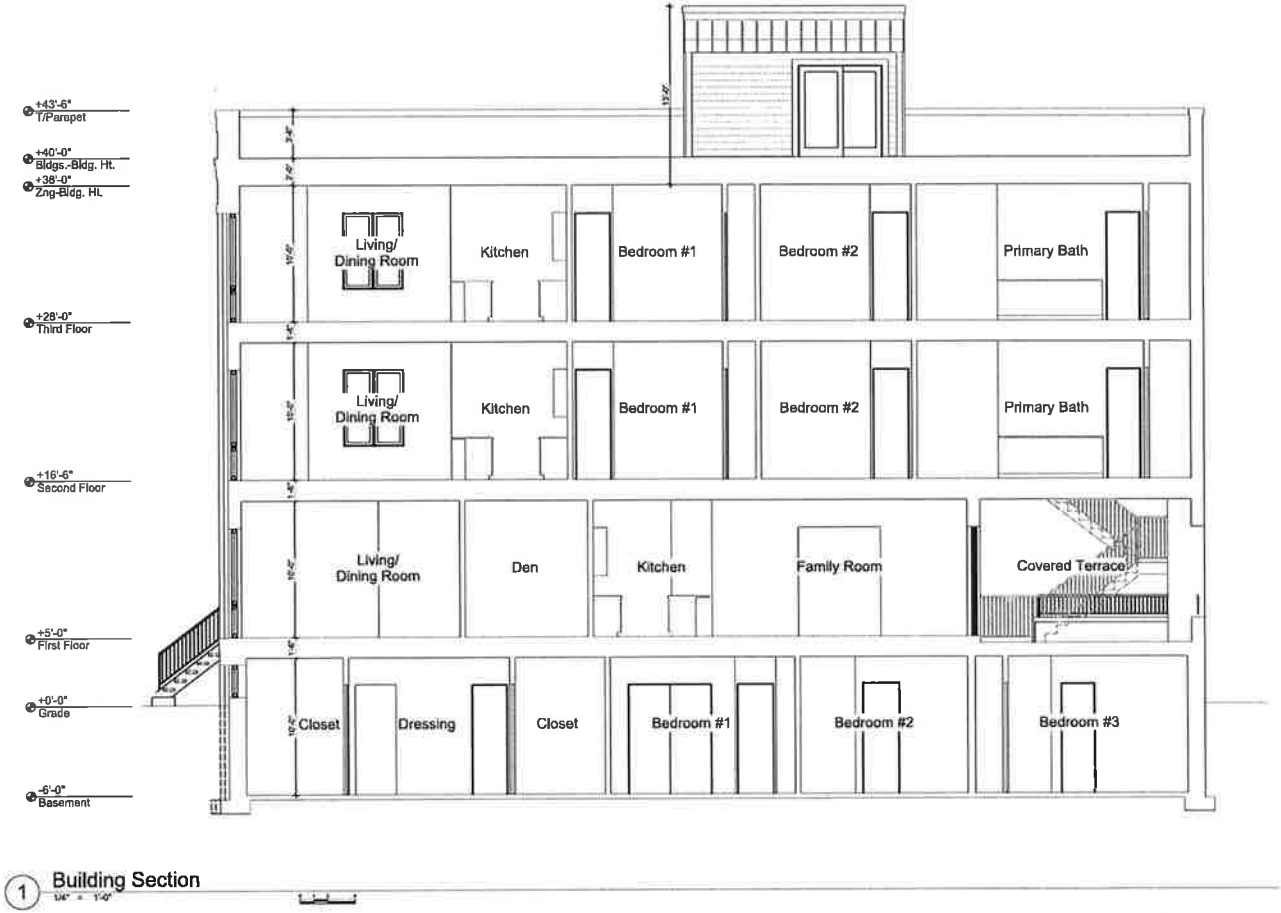
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Sheet Contents
Exterior Elevations

A4.3



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

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Building Section

A5.1