

SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment
1933 North Winchester Avenue
From RS-3 to RM-4.5

The Property

The subject property is located in an RS-3 Single-Unit (Detached House) District and in a Transit Served Location per the Chicago Zoning Ordinance as it is approximately 2,592 feet from the CTA Damen Blue Line Station.

The subject property is improved with a 2.5 story residential building containing five dwelling units and two parking spaces. The height of the existing building is approximately 29.0 feet.

The Project

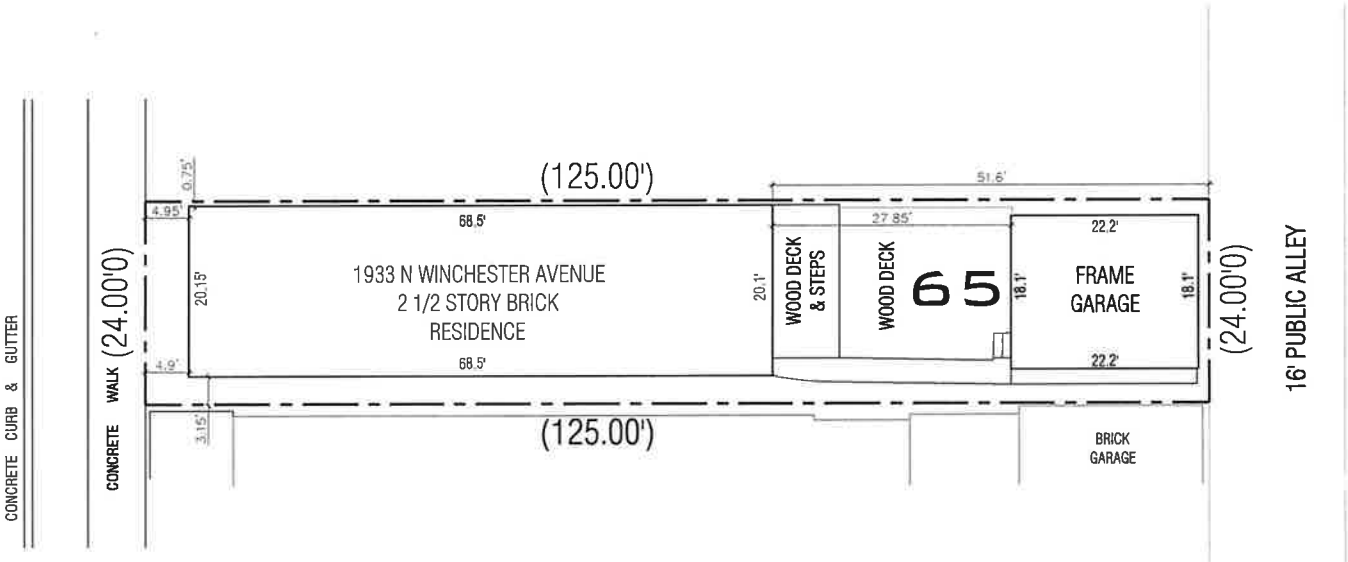
The subject property is improved with a 2.5 story residential building containing five dwelling units and two parking spaces. The height of the existing building is approximately 29.0 feet. Four of the existing units are grandfathered and the fifth unit is not currently grandfathered or allowed by the existing zoning. The Applicant proposes to rezone the property to authorize the fifth existing residential unit and a previously erected dormer on the roof of the building. No new additions or enlargements of the existing building are proposed. The proposed rezoning is being sought as a Type 1 rezoning and as part of the Type 1 rezoning the Applicant also seeks an administrative adjustment to reflect existing conditions by increasing the permitted unit count from four units to five units under Section 17-13-1003-BB. The height of the building will remain at 29.0 feet.

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

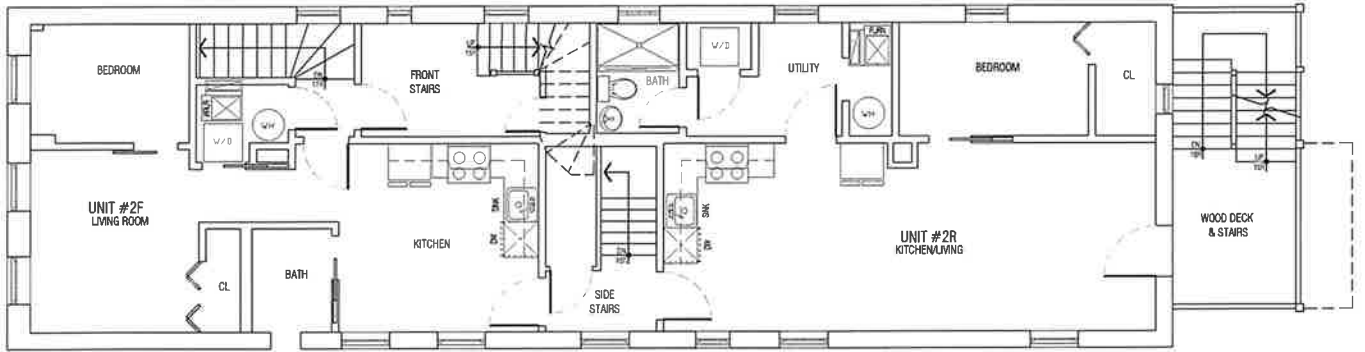
Lot Area:	3,000 square feet
FAR:	1.37
Floor Area:	3,018 square feet
Residential Dwelling Units:	5
MLA Density:	600.00 square feet
Height:	29.0 feet
Bicycle Parking:	None
Automobile Parking:	2
Loading Berth:	0
Setbacks:	Front (Winchester): 4.90 feet North (side): 0.75 feet Rear: 51.6 feet South (side): 3.15 feet

Attached is a set of plans.

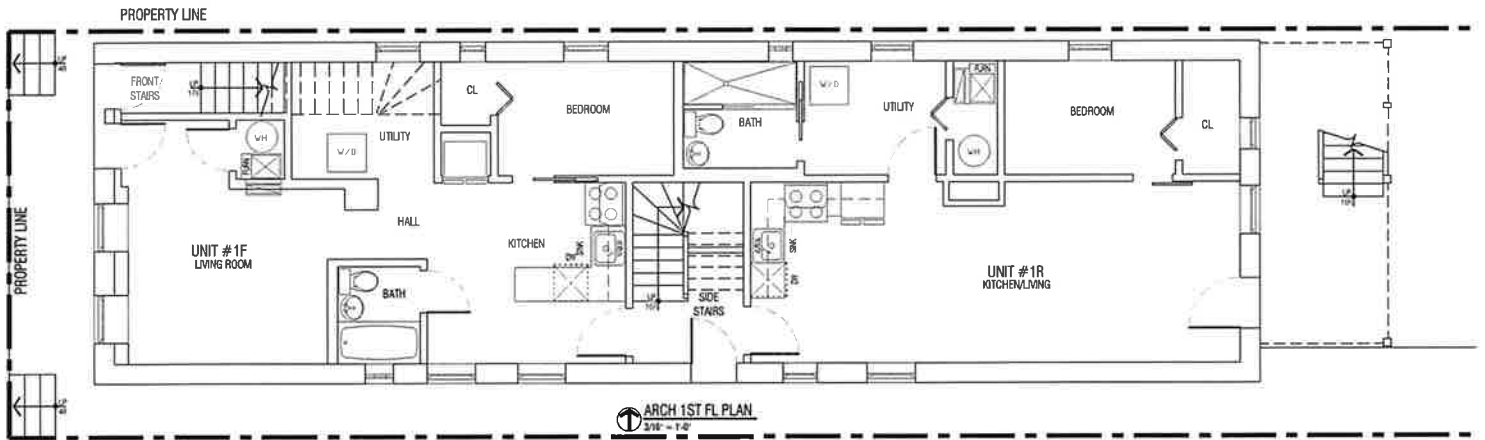
WINCHESTER AVE



1933 N WINCHESTER AVE CHICAGO, IL 60622 SITE PLAN	T-0
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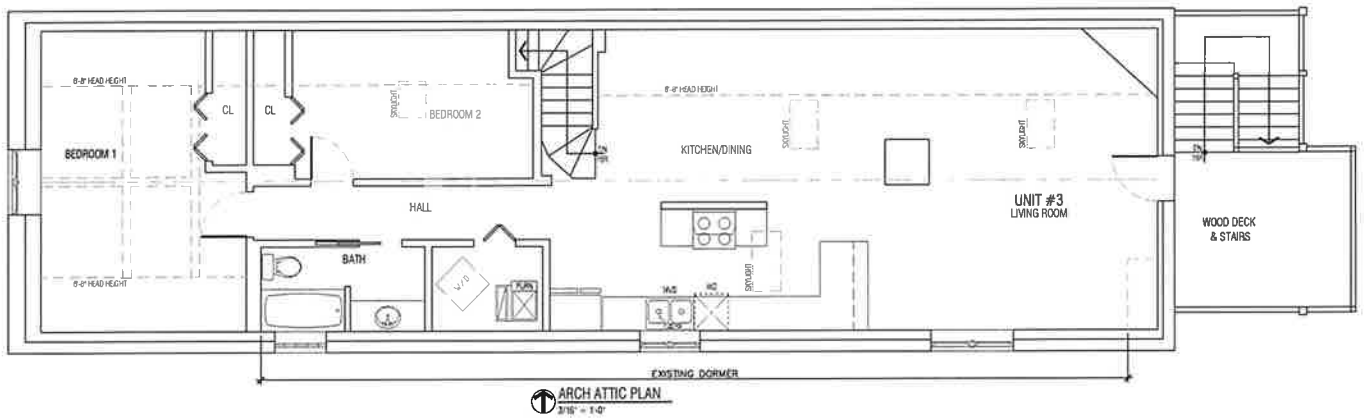
ARCH 2ND FL PLAN
3/16" = 1'-0"



ARCH 1ST FL PLAN
3/16" = 1'-0"

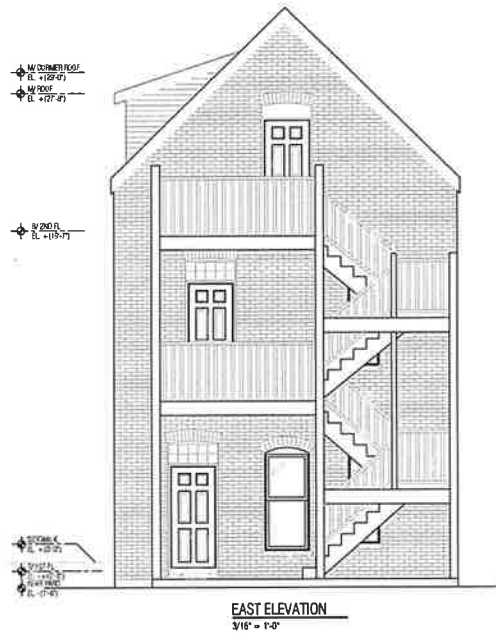
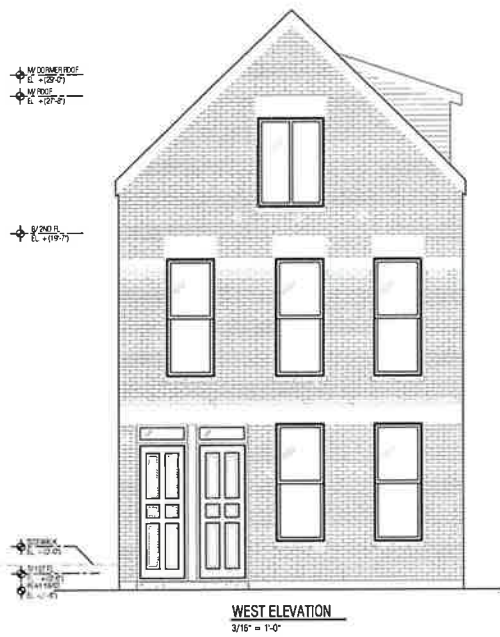
1933 N WINCHESTER AVE
CHICAGO, IL 60622
FLOOR PLANS

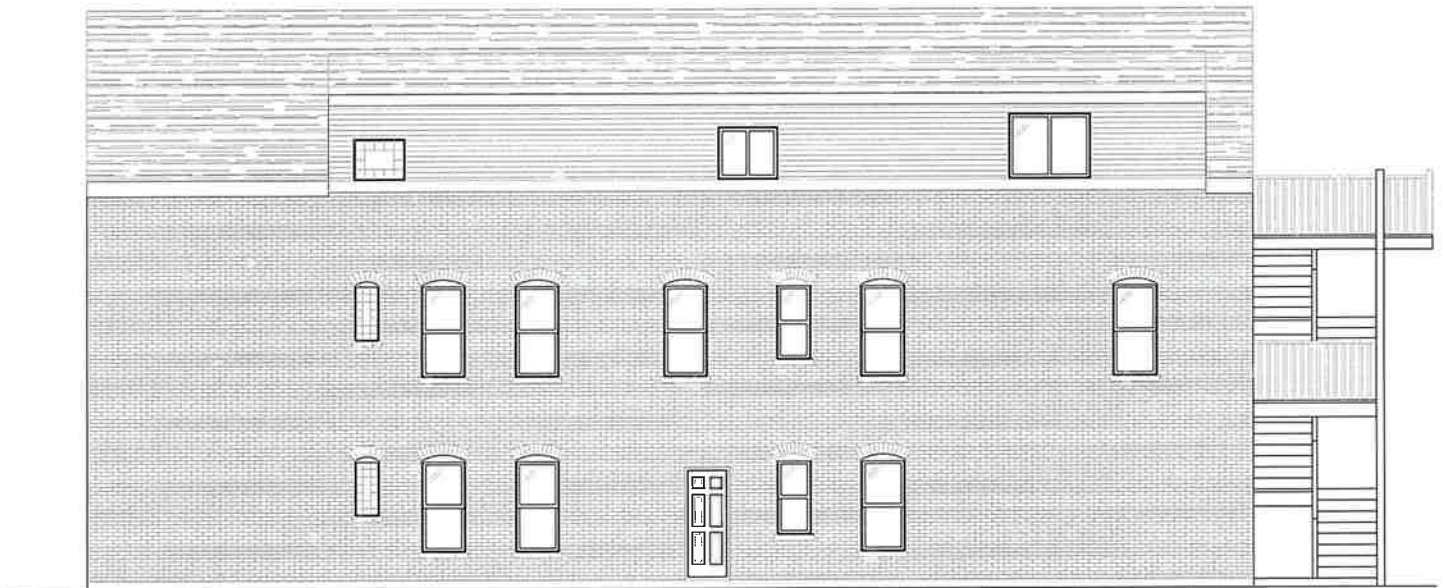
A-1



1933 N WINCHESTER AVE
CHICAGO, IL 60622
FLOOR PLANS

A-2

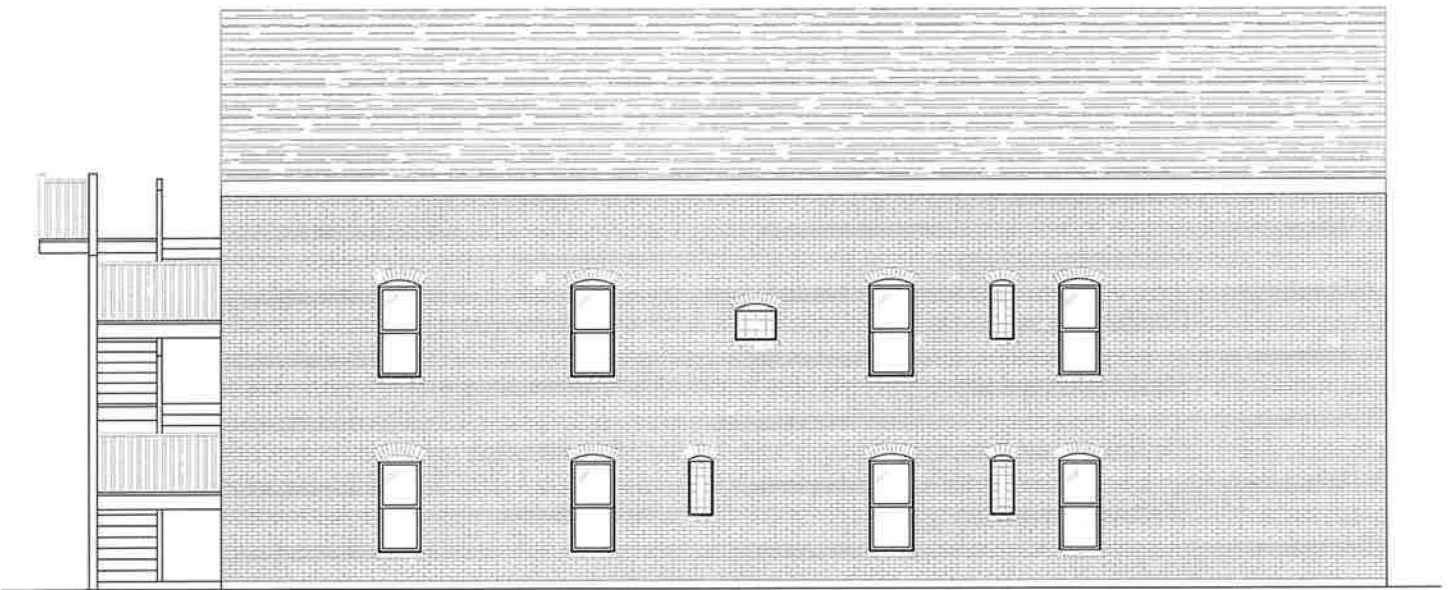




NORTH ELEVATION
3/16" = 1'-0"

1933 N WINCHESTER AVE
CHICAGO, IL 60622
ELEVATION

A-4



SOUTH ELEVATION
3/16" = 1'-0"

1933 N WINCHESTER AVE CHICAGO, IL 60622 ELEVATION	A-5
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