

17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment

3731-3733 North Sheffield Avenue, Chicago, Illinois

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 5,998.5 square feet

Proposed Land Use: The Applicant is seeking a *Type 1 Zoning Map Amendment*, with *Administrative Adjustment* relief – pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, to permit the renovation and expansion of the existing three-story (with basement) multi-unit *residential* building, at the subject property. The programming for the proposed improvements/renovations calls for the erection of a new four-story lateral addition (north side) and a new one-story vertical addition off of and on to the existing three-story structure, as well as the internal reconfiguration of the existing floor plates/dwelling units. By and through the proposal, the Applicant will be establishing a total of eight (8) *dwelling units* within the building, as expanded. [*The existing three-story building currently contains a total of seven (7) dwelling units.*] The subject property is located within 2,640 feet of the entrance to the *Addison Red-Line CTA Station* and the applicant is proposing to “add” only one *dwelling unit*. As such, and pursuant to the current *Zoning Ordinance*, the design includes off-street parking for six (6) automobiles, which represents a 75% parking-to-unit ratio. The proposed improvements will be masonry in construction and measure 49 feet-0 inches in height.

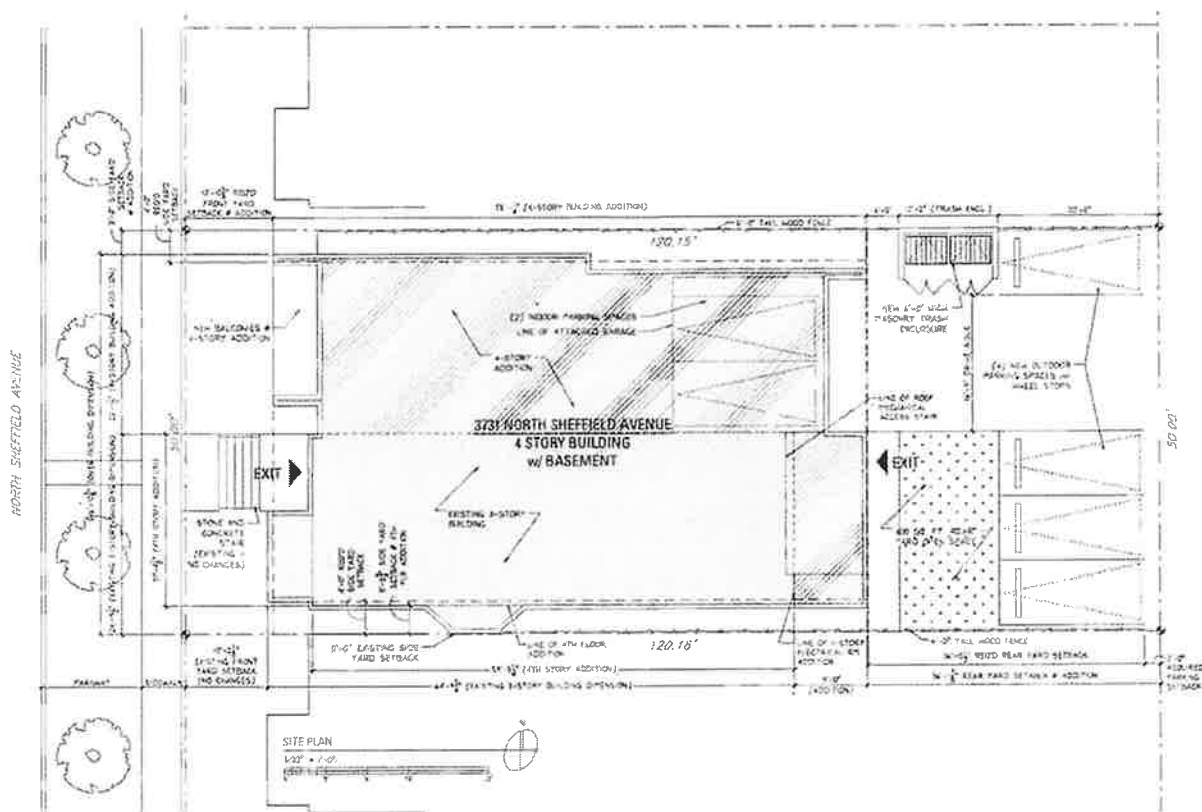
- (A) The Project’s Floor Area Ratio: 11,530 square feet square feet (1.92 FAR)
- (B) The Project’s Density (Lot Area Per Dwelling Unit): 8 total dwelling units (7 existing units + 1 proposed/additional unit) (749.8 square feet per dwelling unit)
- (C) The amount of off-street parking: 6 total automobile spaces + (at least) 8 bicycle spaces
- (D) Setbacks:
 - a. *Front Setback: 10 foot-2 1/8 inches (existing + proposed)
 - b. Rear Setback: 36 feet-1 7/8 inches
 - c. *Side Setbacks:
 - North: 3 feet-0 inches (proposed)
 - South: 0 feet-0 inches (existing)
 - 3 feet-5 3/4 inches (proposed 4th Floor addition)

(D) Setbacks: *(continued)*

*Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, the Applicant is seeking an *Administrative Adjustment* to reduce the north and south *side setbacks* from 4.0 feet to 3.0 feet and 0.0 feet (existing)/3.48 feet (proposed 4th Floor addition), respectively, and to reduce the total *combined side setback* from 10.0 feet to 3.48 (existing)/6.48 feet (with 4th Floor addition), as well as to reduce the *front setback* from 10.83 feet to 10.16 feet. [Section 17-2-0309-A and Section 17-13-1003-I (1 and 1.5)] The proposed additions (vertical/upper-story and lateral-side) follow the existing exterior building walls straight up and to the north, thereby maintaining the same existing *setback* conditions at the front and on the south side and also matching the predominant *setback* conditions of the other existing buildings that comprise the subject block.

(E) Building Height: 49 feet-0 inches

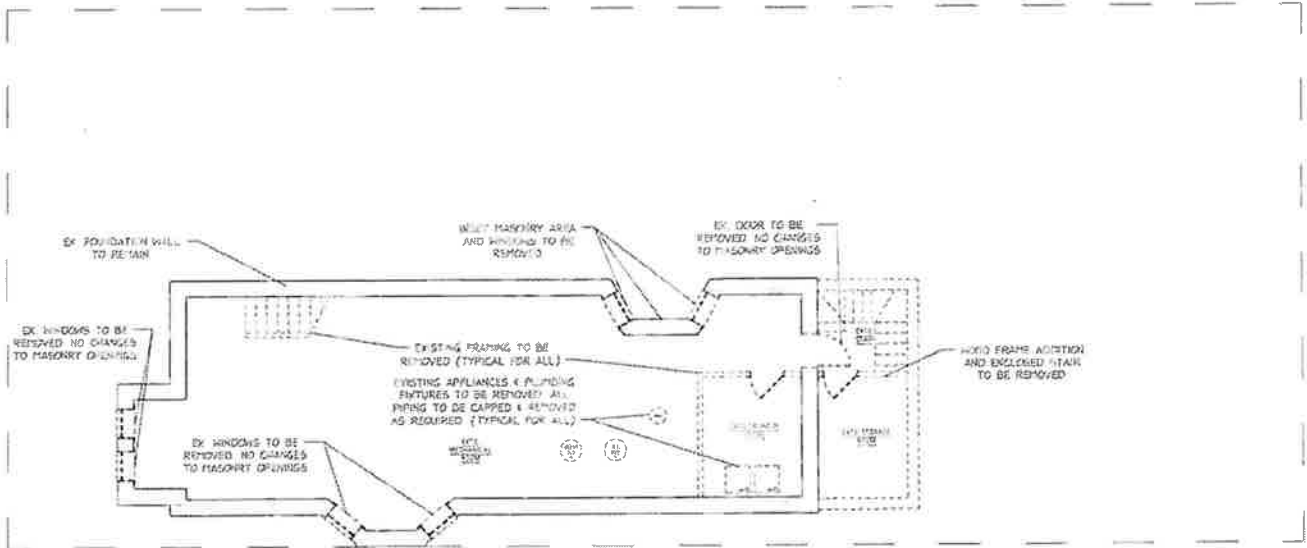
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188
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Fax: 212 692 4444

189
VAGAN SULLIVAN INC.
375 North 4th Street
New York, NY 10012
Tel: 212 477 1111
Fax: 212 477 1111





BASEMENT FLOOR DEMO PLAN

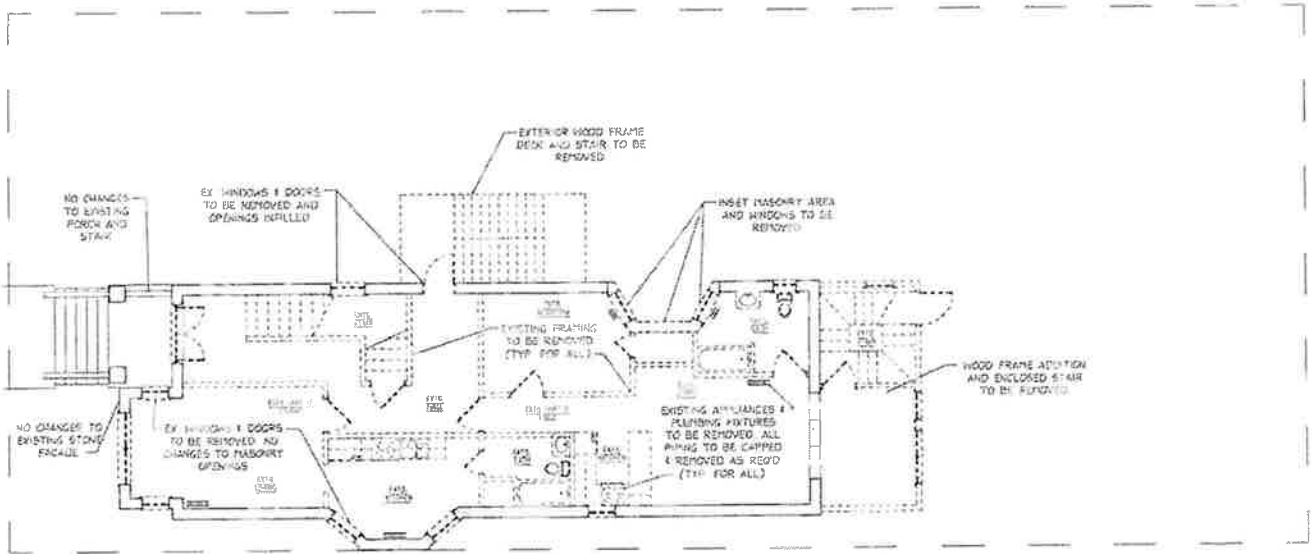
1/8" = 1'-0"



JSa
JOHN SAUNDERS ARCHITECTURE LLC
 4001 NORTH CANNONWOOD AVENUE
 SUITE 401
 CHICAGO, ILLINOIS 60641-2876
 773.462.1507 FAX 773.462.2081

DATE: 01/10
BY: TERRY WILSON
 & LEIF PETERSON
 311 NORTH LAUREL STREET
 CHICAGO, IL 60610
PROJECT: DUNDEE, 1111 NORTH LAUREL STREET





FIRST FLOOR DEMO PLAN

1/8" = 1'-0"



13a

100 WATER STREET, SUITE 200, BOSTON, MA 02109

TEL: 617-552-3333 FAX: 617-552-3334

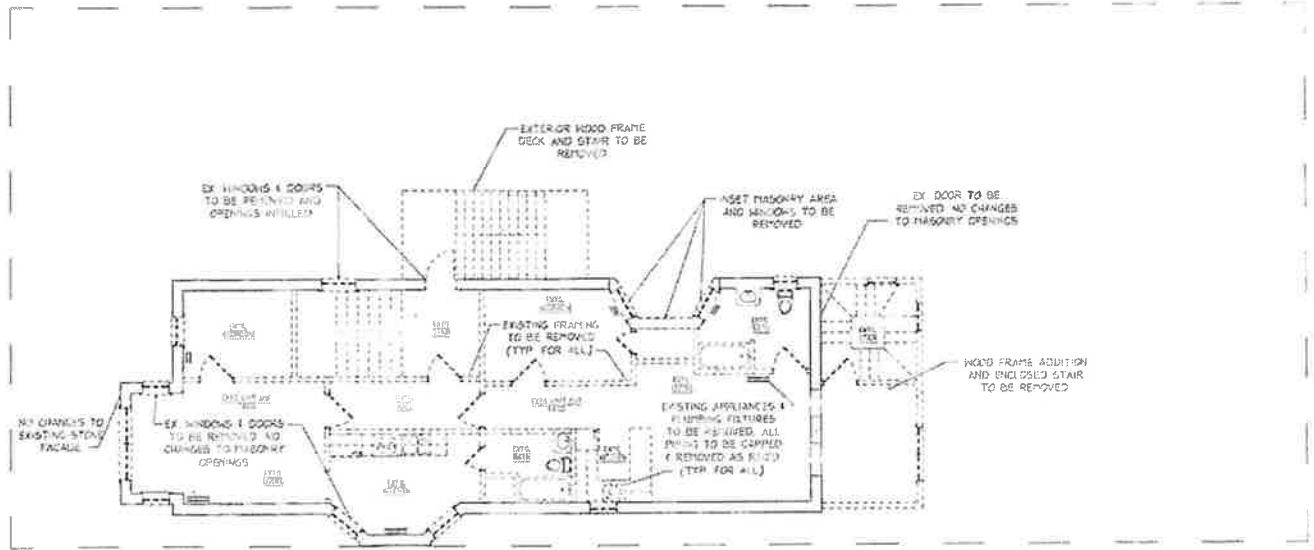
WWW.WALKERMADEIRA.COM

100 WATER STREET, SUITE 200, BOSTON, MA 02109

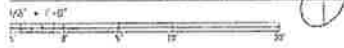
DATE: 02/11/2011

BY: WALKERMADEIRA INC.
100 WATER STREET, SUITE 200, BOSTON, MA 02109

PROJECT: 100 WATER STREET, SUITE 200, BOSTON, MA 02109

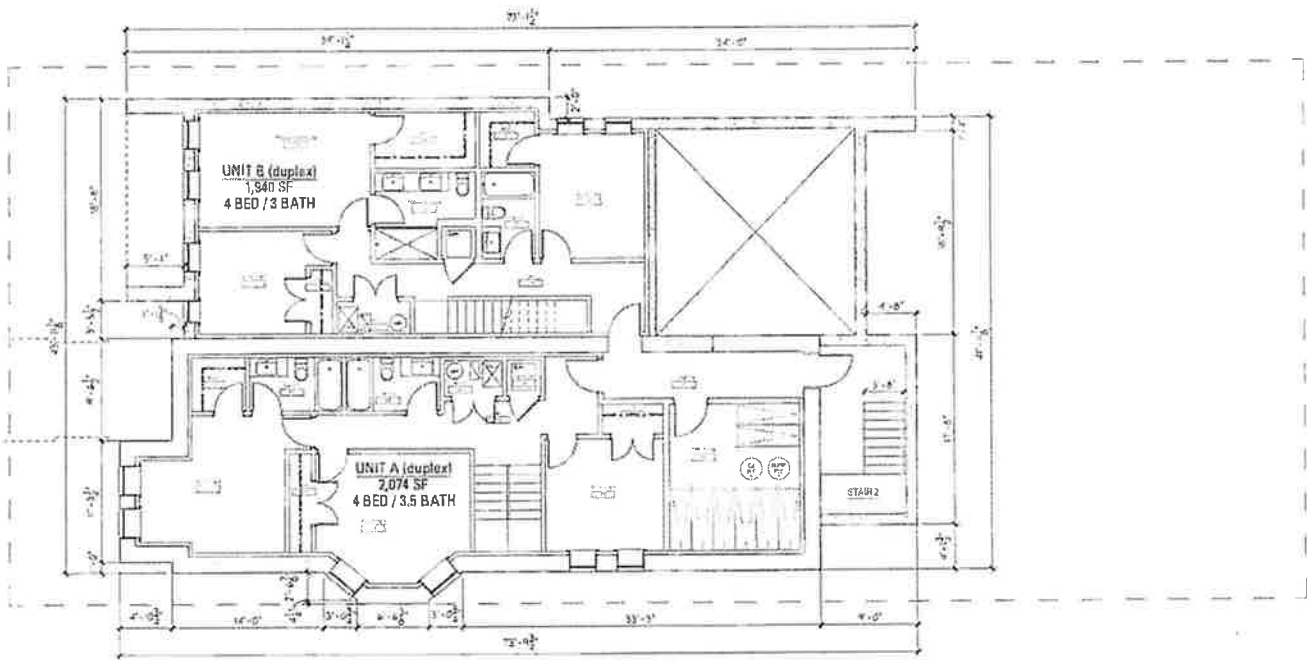


SECOND/THIRD FLOOR DEMO PLAN



jsa
 JONATHAN EPSTEIN ARCHITECTS P.C.
 4251 NORTH LAURELWOOD BOULEVARD
 SUITE 507
 GLEN HEAD, NEW YORK 11545
 TEL: 516 754 1100 FAX: 516 754 1101

DATE: 2/24
 PROJECT: WASHINGTON STATE
 1150 NORTH LAURELWOOD BOULEVARD
 GLEN HEAD, NY
 ASSOCIATION: NATIONAL ARCHITECTURAL ASSOCIATION



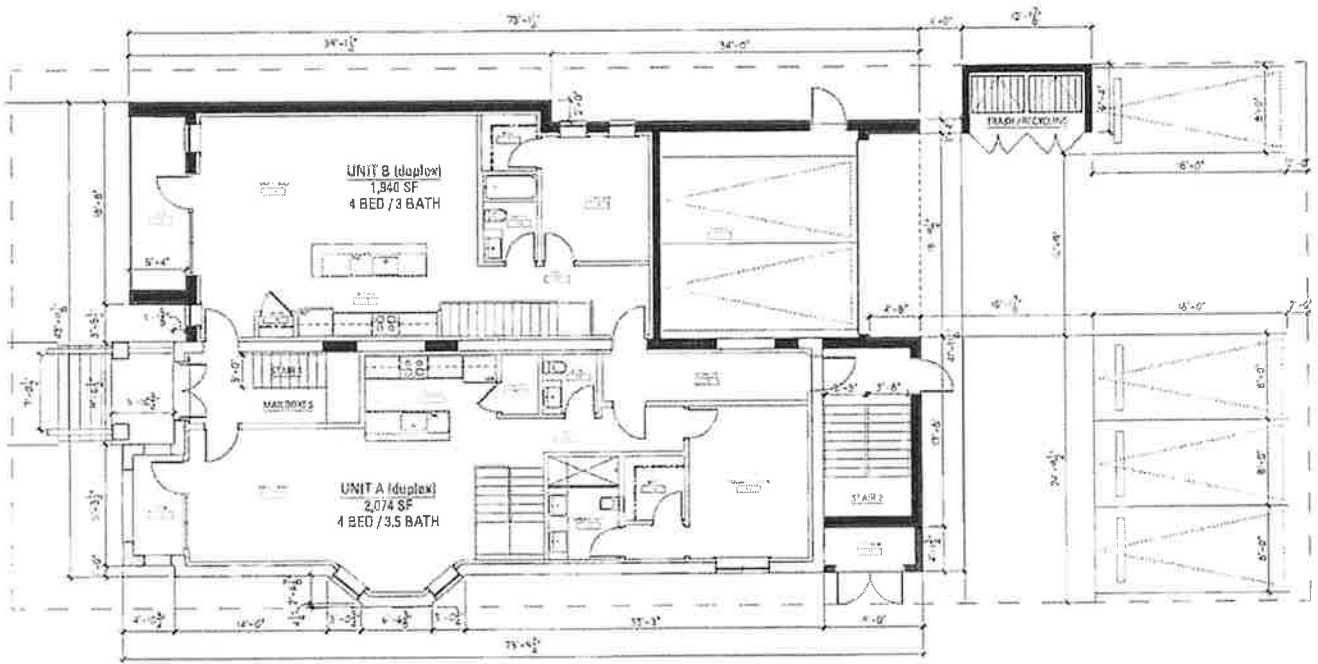
BASEMENT FLOOR PLAN



jsa
Jonathan SPLITT architects LLC
4051 North Wynnwood Street
Suite 301
Atlanta, Georgia 30327
770 688 7057 • 770 982 2061

PROJECT: 2011
OWNER: MCGRAW HILL CONSTRUCTION
2011 WYNWOOD APARTMENTS
AT WYNWOOD
4051 NORTH WYNNWOOD STREET
ATLANTA, GA 30327
ARCHITECT: JONATHAN SPLITT ARCHITECTS LLC

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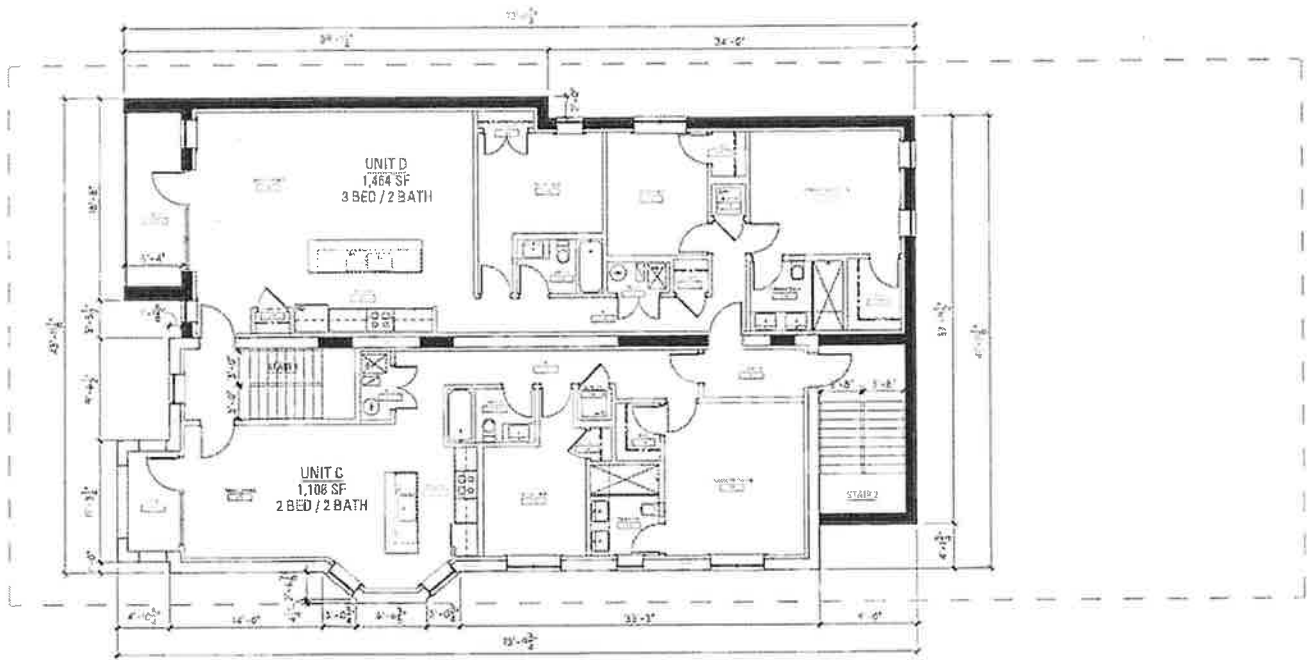


FIRST FLOOR PLAN



J S O
 Jonathan SPLITT architects LLC
 4601 NORTH JAYHAWOOD AVENUE
 SUITE 401
 OMAHA, NE 68131
 778.868.1817 FAX 778.868.3884

PROJECT: 225
 ARCHITECT: JASON B. SPLITT, P.A.
 6175 MEDICAL CENTER AVENUE
 SUITE 2000 OMAHA, NE 68131
 778.868.1817
 DATE: 02/23/2011 10:23 AM



SECOND/THIRD FLOOR PLAN

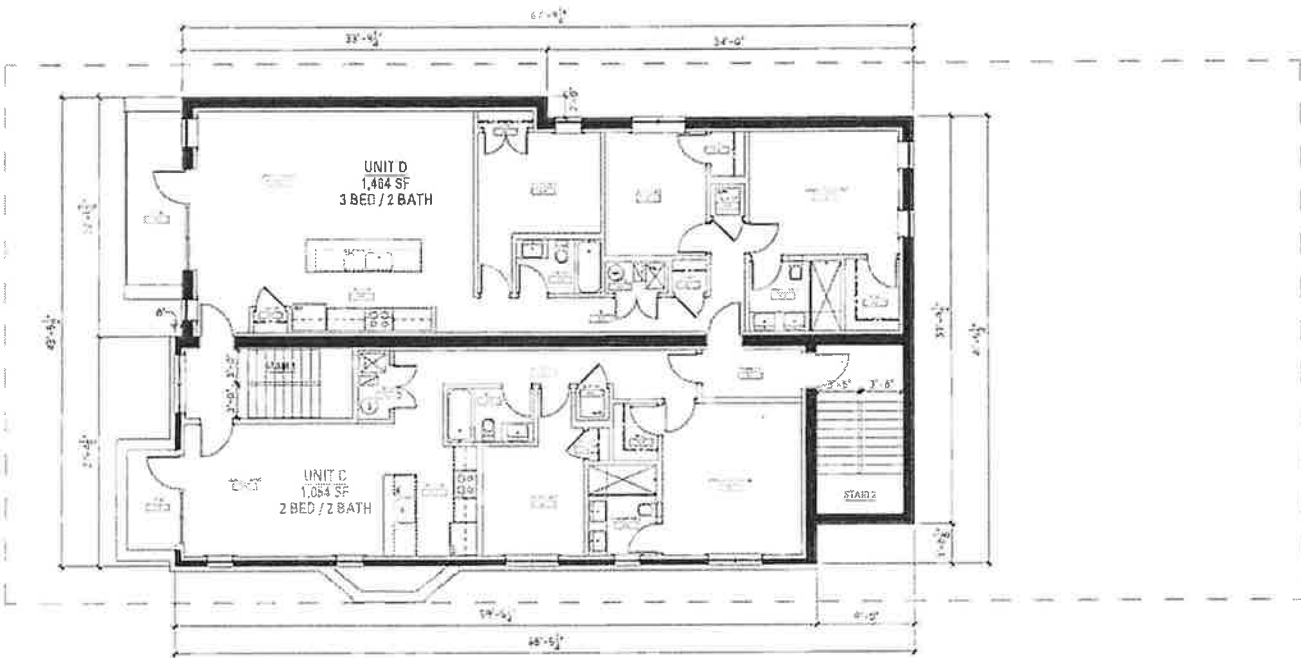


J8a
JOHNSON-SPIRETT ARCHITECTS INC.
4301 NORTH ROCKWOOD AVENUE
SUITE 302
CHICAGO, ILLINOIS 60631-3217
773.686.1017 FAX 773.686.3287

DATE: 2/28
DRAWN BY: MADONNAREDDING
CHECKED BY: JESSICA GILBERT
DATE: 02/28/2014
PROJECT: WESTCOST BALKONPHASE 2 PLAN



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FOURTH FLOOR PLAN

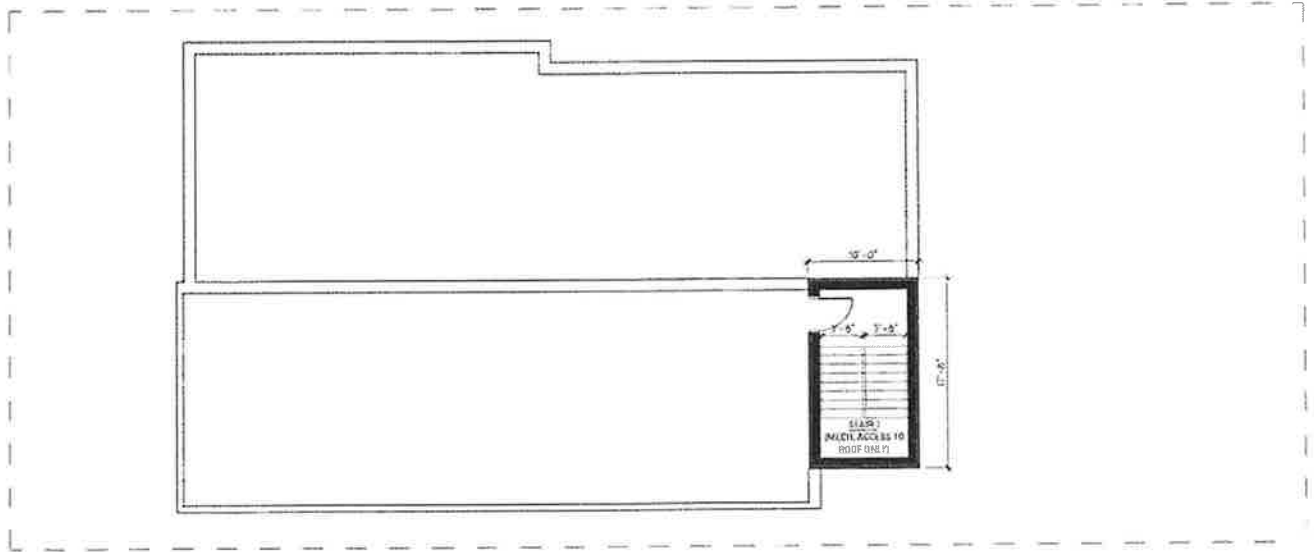


JSA
JONATHAN SPILTT ARCHITECTS INC.
4001 W. 116TH STREET SUITE 201
CHICAGO, ILLINOIS 60643
773 882 1071 FAX 773 882 8001

PROJECT # 210
ARCHITECT: JSA
OWNER: [unreadable]
DATE: [unreadable]
DRAWING NO.: [unreadable]



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ROOF PLAN

17'-0" x 35'-0"



JSa

JOHN STEPHAN SPALITT ARCHITECTS, INC.

455 N. RIVER STREET, SUITE 1000

CHICAGO, ILLINOIS 60610-2876

773.693.1817 FAX 773.693.3694

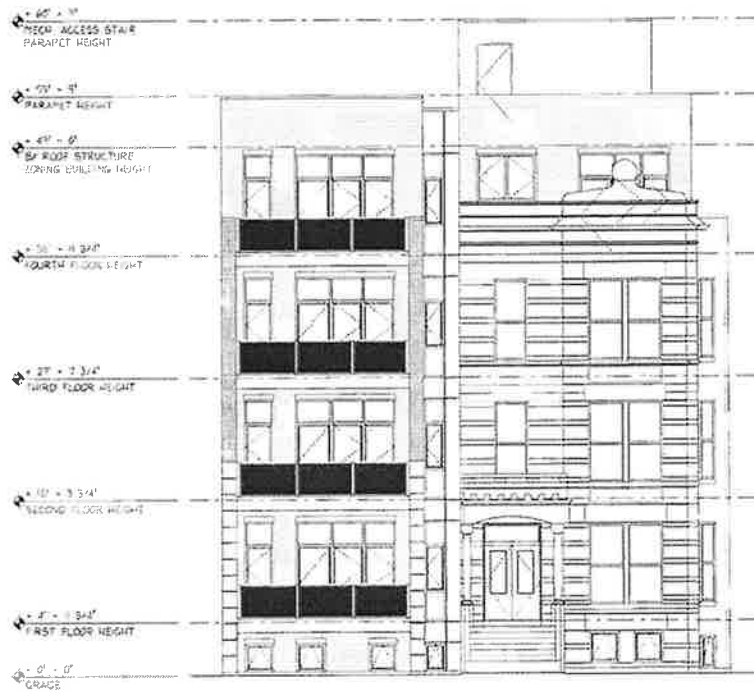
PROJECT: 224

OWNER: WINDAN SERVICES, INC.
1000 N. RIVER STREET, SUITE 1000
CHICAGO, ILLINOIS 60610

DATE: 10/20/2010 10:43 AM



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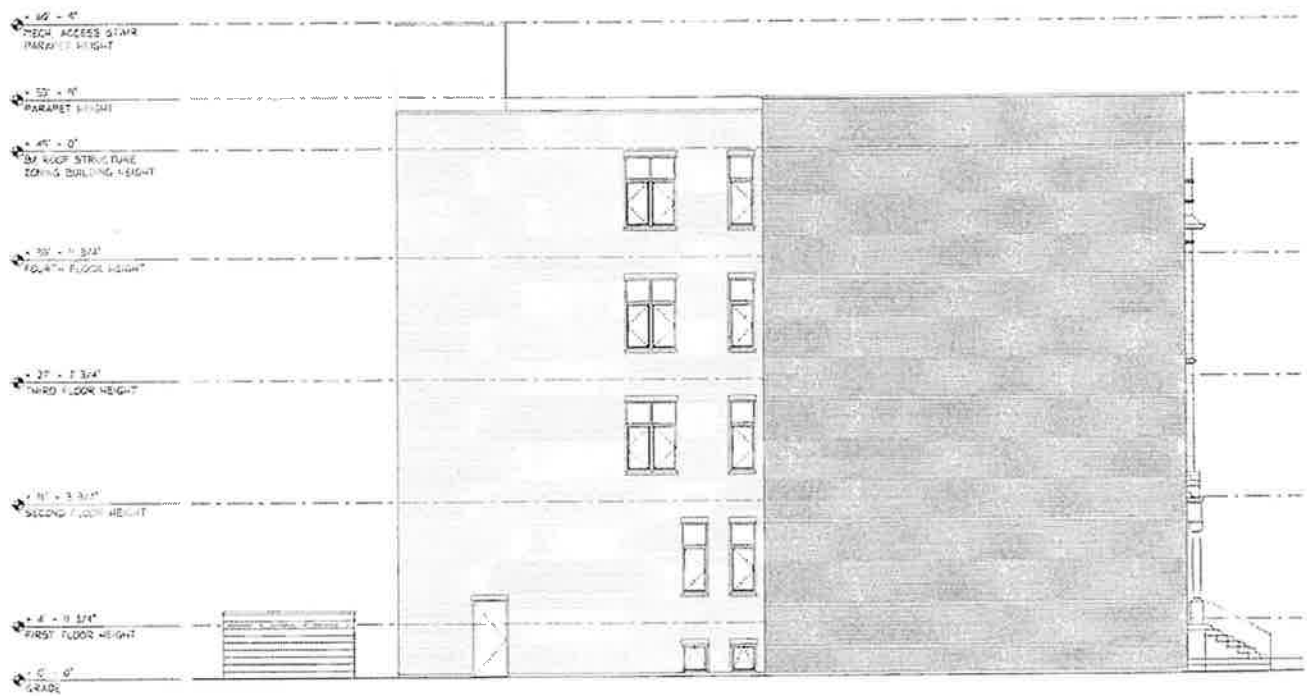
WEST ELEVATION



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 Jonathan SPITZ architects llc
 1111 WEST COLUMBIAN AVENUE
 SUITE 401
 DENVER, COLORADO 80202
 TEL: 303.733.2171 FAX: 303.733.2082

PROJECT 2011
 NAME: BERKURS, INC.
 4101 130TH AVENUE, SUITE 100
 DENVER, CO 80231
 PROJECT NO. 11-001





NORTH ELEVATION

1/8" = 1'-0"



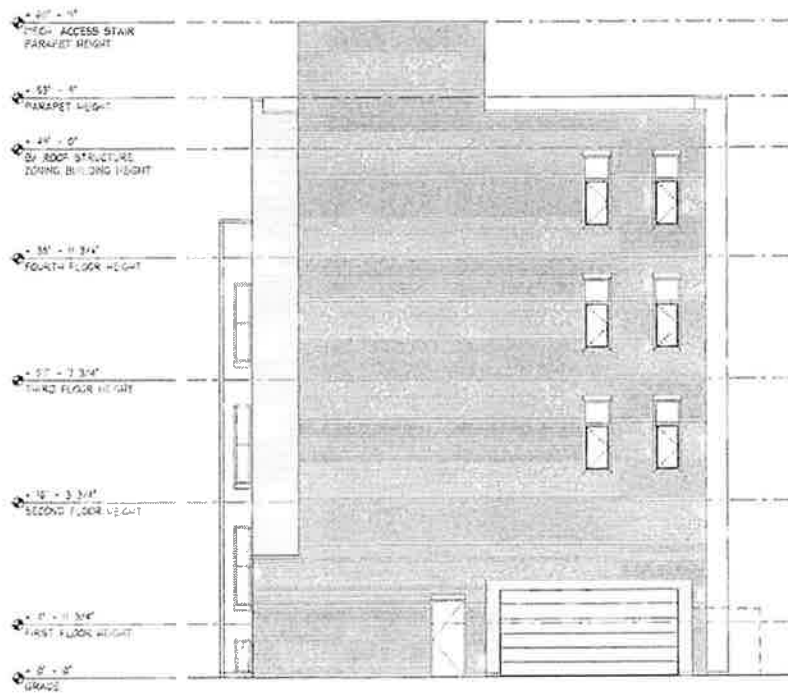
proj.# 348

client: MANDAL BUILDING, INC.
 6101 WINDYBROOK AVENUE
 33146 APT. 1507 TEL: 305.451.4500
 DASHLEY, L. #1612

description: ACCESSORY BUILDING PERMITTED



j6a
 JENNIFER SPILTT ARCHITECTS INC.
 8221 W. PALM BEACH BLVD. SUITE 204
 PALM BEACH, FL 33411
 561.833.1111 FAX 561.833.1112
 772.883.1077 FAX 772.883.2091



EAST ELEVATION

1/8" = 1'-0"



jsa

JEHLEMAN SPISIT ARCHITECTS INC.

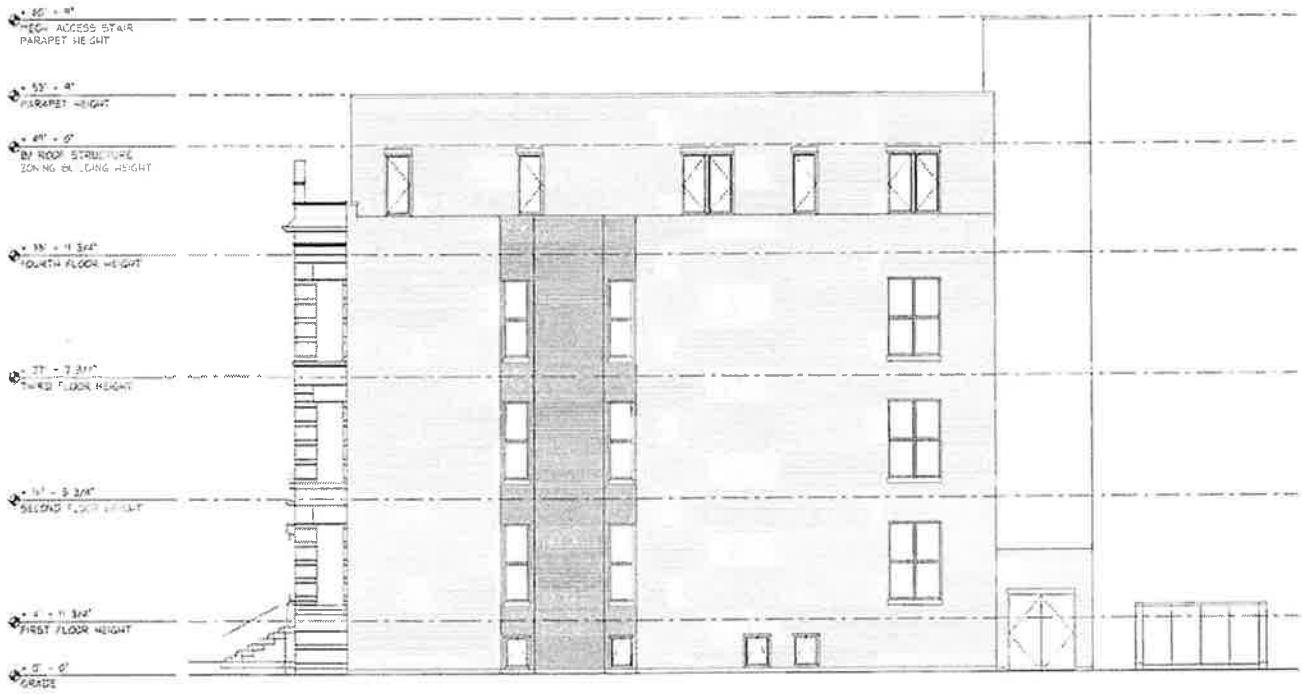
4221 NORTH LAVERGNE AVE
 SUITE 600
 CHICAGO, ILLINOIS 60640-5574
 773.868.1017 FAX 773.880.3081

DATE: 2/18

PROJECT: MARGATE BUSINESS INC.
 1711 NORTH WELLS STREET
 CHICAGO, IL 60610

DESCRIPTION: EXTERIOR RENOVATION





SOUTH ELEVATION



DRAWN: JSD
 CHECKED: JSD
 DATE: 11/14/2019
 PROJECT: 18222579 - 18222579-0001-001-0000-0000-0000-0000



JS2
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