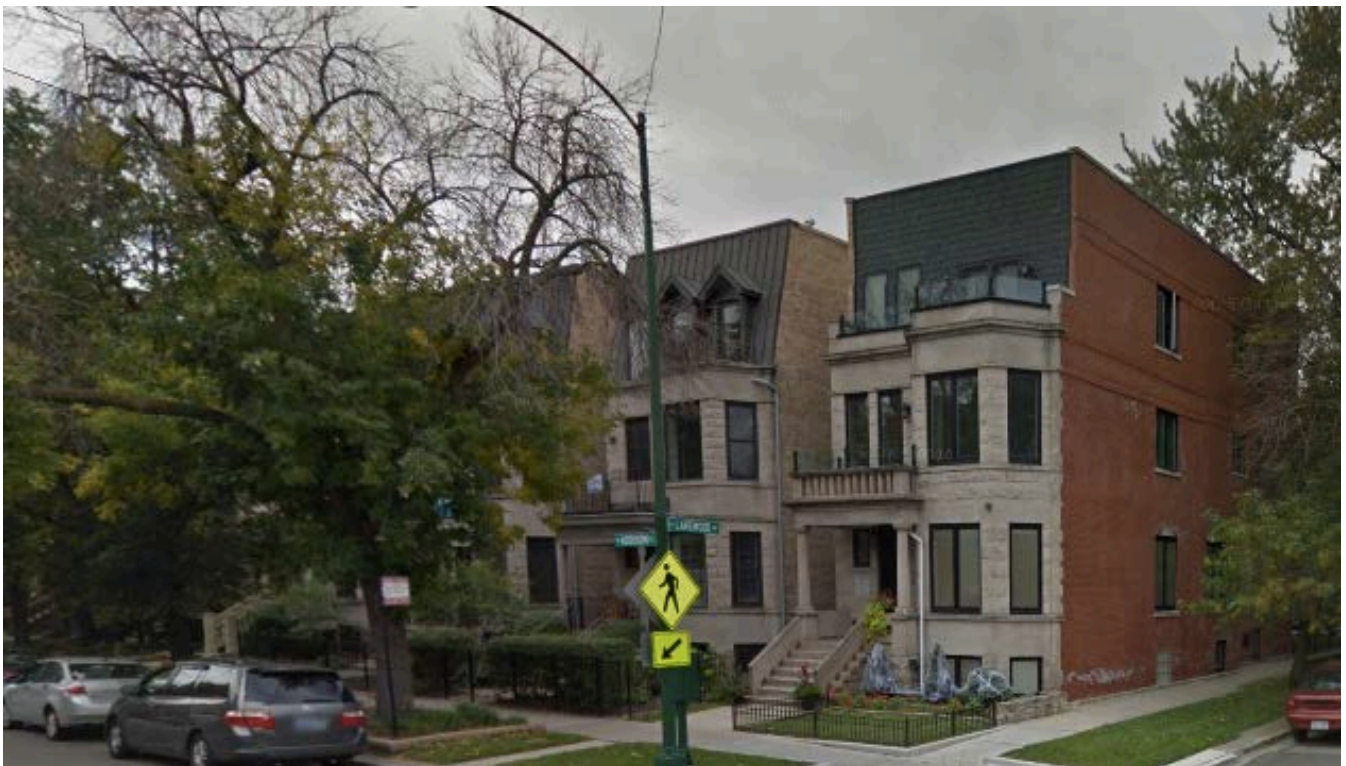


My name is Jonathan Smith. I am the owner and occupant of a 2 unit residential building at 1637 W Addison. I am seeking a zoning change from RS3 to RT3.5. I am planning a remodel of the existing structure. I plan to remove the existing rear porch and replace with living space, and to add a 3rd story that will allow me to duplex my 2nd story owner's unit up in order to add 2 more bedrooms and baths as well as outdoor deck space. I am planning to marry soon, and would like this addition in order to make my unit more livable for a family with children. The additional bathrooms and living space would be invaluable (current 1 bath). Also, the restructuring of the roof will allow for energy efficient insulation and provide an opportunity to replace the ductwork with modern sealed ductwork and greatly reduce the energy consumption of this building. The side and front setbacks of the building will not change, the rear setback will decrease 1 foot. The remodel will be similar to appearance to the 4 buildings at 1257-1249 Addison. The proposed 3rd story to my building will have a greater setback from the existing building front, which will reduce the visual impact. The Materials for the 3rd floor addition will be wood from construction with a Chicago common brick façade on side and rear walls and a slate resembling shingle on the front façade, similar to the property on the corner below. The porch replacement will be frame construction with fiber cement board siding.



Zoning Table for 1637 W Addison Street

	RS3	RT3.5	Planned Use
Minimum Lot Area per Unit *(sf)	2,500	1,250	Continue use as 2 unit building
Maximum Floor Area Ratio (FAR)*	0.90 = 3,712.50	1.05 = 4,331.25	Expand from ~2500 to ~4000
Minimum Rear Yard OPEN SPACE (greater of SF/DU or % of lot area)	225/6.5	100/6.5	No change to current open yard space of ~ 700 (21 x 33)
Maximum Building HEIGHT (feet)	30	35	Add 3rd story increasing height from 24' to 35'
Minimum SIDE Setback	Detached houses: Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater	Detached houses: Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater no side setback is required to exceed 5 feet in width;	Current side setback resides on property line on east and 5' from west. The setbacks are grandfathered and will not be changed
Minimum FRONT Setback	Buildings and structures in RS districts must be set back from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on either side of the subject lot, excluding the lot with the least front yard depth. In those cases when the least front yard depth is identical for 2 or more lots, only a single lot shall be excluded from the calculation	15 feet (or 12% of lot depth, whichever is less) or the average front yard depth that exists on the nearest 2 lots on either side of the subject lot	No change to current setback of 14.85'
Minimum REAR Setback	28% of lot depth or 50 feet, whichever is less.	28% of lot depth or 50 feet, whichever is less.	Remove rear porch and replace with living space expanding ~1 ft from current
Permitted use	2-unit residential subject to lot size restrictions	3 unit residential subject to lot size restrictions	Remain as 2 unit building
Parking	1 space off-street per unit	1 space off-street per unit	Current 2 car garage and 1 car parking pad will remain (3 spaces)

47th Ward ZONING INFORMATION FORM

- If you are seeking one or more zoning approvals for an owner-occupied single family home or owner-occupied multi-unit building with four units or fewer, **please complete only Parts I and II** of this Project Data Worksheet, to the extent applicable. If a request for information is not applicable, please write “N/A” in the field.
- If you are seeking one or more zoning approvals or incentives (e.g., tax increment financing or 6(b) property tax classification) for property that is not an owner-occupied single family home, two flat or three flat, **please complete Part I and Parts III to VI**. If a request for information is not applicable, please write “N/A” in the field.

PART I – APPLICANT INFORMATION

Date 6/22/16

Project Address: 1637 W Addison St Chicago IL, 60613

Project Name: Third story addition, unit 2 duplex up

Applicant contact information:

Jonathan Smith: 1637 W Addison St. Apt 2, Chicago IL 60613

815-218-5351 jonathansmith407@gmail.com

Attorney and contact information:

David Dordek: 8424 Skokie Blvd Suite 200 Phone: 847-676-9555 email: david@drapc.com

Architect and contact information:

Carlo Ruth: 935 N Wolcott Ave #202 60622 Phone: 773-425-5083 email: carlo@cr-architect.com

PART II -- SITE DESCRIPTION AND REQUESTED RELIEF (OWNER OCCUPIED, SMALL RESIDENTIAL BUILDINGS ONLY)

Current Zoning: RS-3 Current use:
Owner occupied 2-unit residence

Lot Dimensions and Area:

33 x 125

New Construction Rehabilitation

Please (1) describe the existing conditions on the property (e.g., number of buildings, square footage of buildings, parking spaces, loading berths, setbacks (front, rear and side), and building height(s) and (2) attach site/area context photos.)

1) One detached 2 unit residence:
24' height from grade to bottom of top floor ceiling joist
2500 square ft
3 parking spaces, 2 enclosed, one open
Setbacks:
front: 14.85'
East: first 27.8' feet on lot line remaining length 3' setback
West: 4'3" or greater for length of building
Rear: 60'10" to end of brick structure 46'7" to rear of attached wooden enclosed porch

2) One detached garage 20'6"X22'6" Setbacks
east: on lot line
west: 12'6"
South: 3'6"

See attached plat survey from 2012 purchase and alta survey from 11/14

Attached Documents:

- 1) Current building floor plan
 - 2) Proposed third story floor plan
 - 3) 2012 plat survey from purchase
 - 4) 2014 alta survey (includes photo from street)
- all files are named accordingly

(use additional sheets if necessary)

Describe in detail the relief you are seeking (e.g., re-zoning, special use, planned development, variation, administrative adjustment)

I am the owner of 1637 W Addison and occupy the second floor. I would like to have the zoning changed from RS3 to RT3.5 so that I can add a third floor to the existing structure and duplex my unit up. Additionally, this improvement will allow me to cost effectively modernize the roof structure to allow for better insulation.

(use additional sheets if necessary)

PART III -- SITE DESCRIPTION

Current zoning: _____ Current use:

Lot dimensions and area:

Site Control of the property (e.g., owner, contract purchaser or lessee)? Y N

If the applicant is not the owner of the property, please identify the owner: _____

Does the project include an Orange, Red, Landmark or National Register Historic Structure? Y N If so, please list: _____

Is the project located within a TIF District? Y N If so, which one:

Please (1) describe the existing conditions on the property (e.g., number of buildings, square footage of buildings, parking spaces, loading berths, setbacks (front, rear and side), and building height(s) and (2) attach site/area context photos.):

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: _____

Proposed use: _____

Are you seeking zoning relief? Y N

If yes, please describe the relief you are seeking (e.g., re-zoning, special use, planned development, variation, administrative adjustment)

New Construction Rehabilitation

Number of buildings: _____ Height(s): _____ Net Site Area: _____

For Residential: Condo Rental Single Family

For Office/Retail: Total SF of office: _____ Total SF of retail:

For Industrial: Total SF of warehouse: _____ Total SF of manufacturing:

Parking/Loading: # of accessory spaces: _____ # of non-accessory: _____ # of loading berths: _____

Approximate project budget: _____

Other 47nd Ward projects/properties that Owner/Developer, or an affiliate of Owner/Developer, has developed or owned within the past five years.

PART V -- SUSTAINABLE FEATURES

Green Roof? Y N If so, total SF: _____

LEED Standards? Y N If so, what level: _____

Permeable pavement or other storm water management feature? Y N
please describe:

Please list other sustainable features:

PART VI -- ADDITIONAL INFORMATION

Any encroachments into the public right of way: Y N

If so, please describe:

Any signage which would require a permit application/Aldermanic Ordinance? Y N

If so, total SF of sign area: _____

Seeking City Financial Assistance? Y N If yes, please select all that apply:

- TIF assistance Requested amount: _____
- Land write down or negotiated sale
- Tax Class L
- County Tax Abatement Program (e.g., Class 6 - Industrial or 7 - Commercial)

If a residential project, are any affordable units being proposed? Y N

If yes, how many affordable units are proposed? _____

Will the project create/retain jobs? Y N If yes, how many? _____

What is the proposed schedule of the project?

Have you met with the Department of Housing and Economic Development regarding the project? **Y** **N**

If so, DHED contact:

Other City Department/Agencies you've met with regarding the proposal:

If so, contact info:

ALL APPLICABLE SECTIONS OF THIS FORM MUST BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN'S OFFICE.

Completed forms can be mailed, emailed or faxed to the 47th Ward Office:

*4243 North Lincoln Avenue
Chicago, IL 60618*

Email: info@chicago47.org

Fax: (773) 549-4757

Questions? Please call the Constituent Service Office at (773) 868-4747