

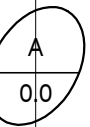
3731-33 North Sheffield Ave

ZONING DATA

ADDRESS: 3731-33 NORTH SHEFFIELD AVE., CHICAGO IL 60613
 LOT SIZE: 5,998 SQ. FT.
 LOT AREA: 49.91' x 120.15' (SEE SURVEY)
 CURRENT ZONING: RT-4; "ORANGE" LANDMARK DESIGNATION
 DISTANCE TO CTA: 980' TO ADDISON RED LINE

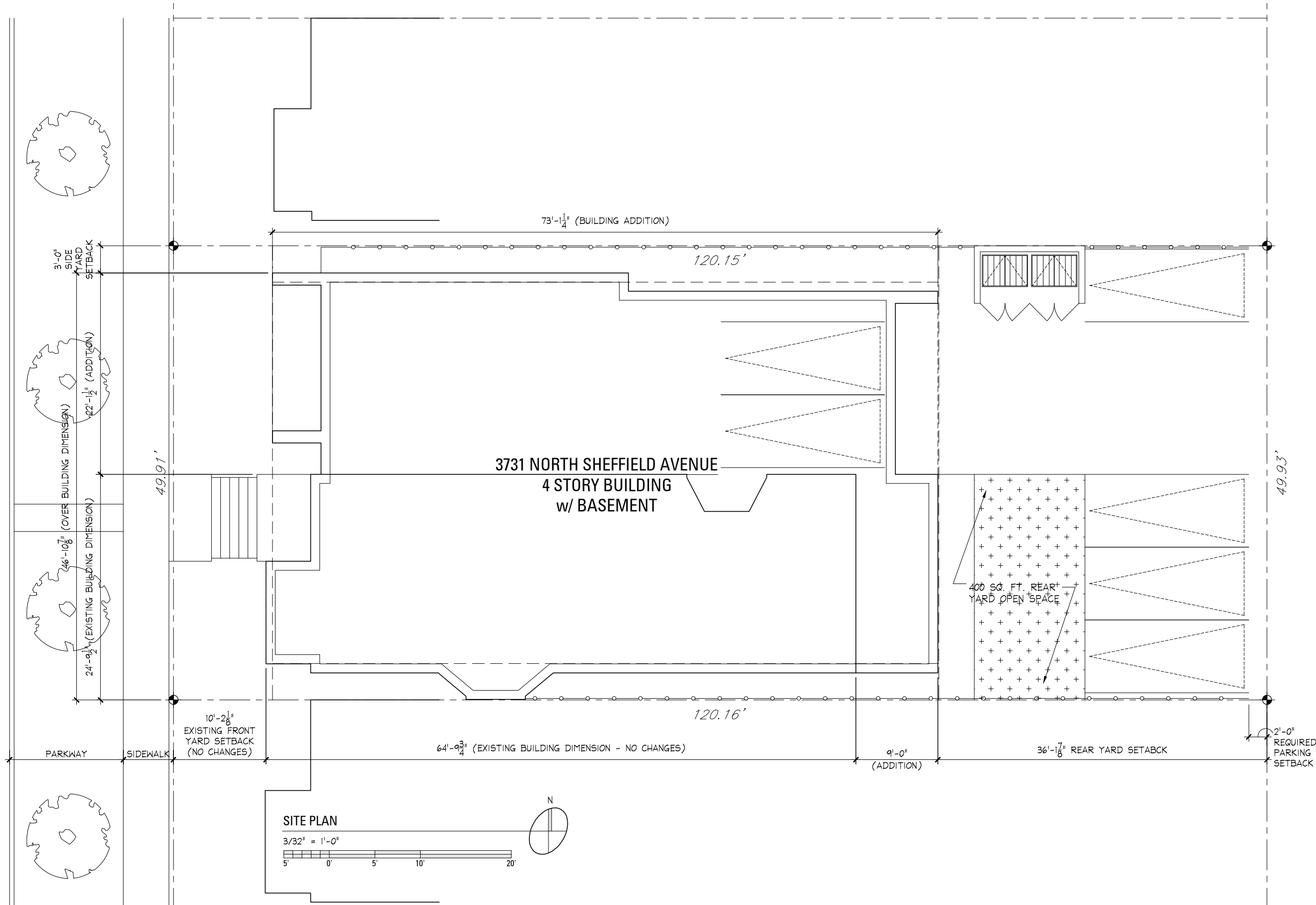
| | <u>CURRENT CLASSIFICATION</u> | <u>PROPOSED ZONING CHANGE</u> | <u>PROVIDED</u> |
|---------------------------|---|---|--|
| ZONING DISTRICT: | RT-4 | RM-5 (TOD) | RM-5 |
| MINIMUM LOT AREA | 1,000 SF / UNIT | 400 SF / UNIT | 749 SF / UNIT |
| MAXIMUM NUMBER OF UNITS: | 5.9 DWELLING UNITS | 14.9 DWELLING UNITS | 8 DWELLING UNITS |
| FLOOR AREA RATIO (F.A.R.) | 1.2 | 2.0 | 1.92 |
| MAXIMUM BUILDABLE AREA: | 7,197 SF | 11,996 SF | 11,530 SF |
| SETBACKS: | | | |
| FRONT YARD | 10'-10 5/8" (AVG OF NEIGHBORS) | 10'-10 5/8" (AVG OF NEIGHBORS) | 10'-2 1/8" (EXISTING) |
| REAR YARD | 36'-0 1/2" (30% OF LOT) | 36'-0 1/2" (30% OF LOT) | 36'-1 7/8" |
| REAR YARD OPEN SPACE | 390 SF | 315 SF, 10' CIRCLE | 400 SF, 16' CIRCLE |
| SIDE YARDS | 10'-0" COMBINED 4'-0" MIN.; 5'-0" MAX. | 10'-0" COMBINED 4'-0" MIN.; 5'-0" MAX. | 3'-0" COMBINED 0'-0" (SOUTH); 3'-0" (NORTH) |
| MAX BUILDING HEIGHT: | 38'-0" | 47'-0" | 49'-0" |
| MINIMUM PARKING: | 1 SPACE / DWELLING UNIT | 0.5 SPACE / DWELLING UNIT (TOD) | 6 PARKING SPACES |

FRONT YARD SETBACK CALCULATION:
 $14.97' + 11.05' + 10.09' + 7.43' = 43.54'$
 $43.54' / 4 = 10.885' = 10'-10 5/8"$



NORTH SHEFFIELD AVENUE

16'-0" PUBLIC ALLEY



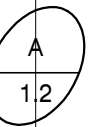
jSa
 jonathan SPLITT architects ltd.
 4001 north ravenswood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

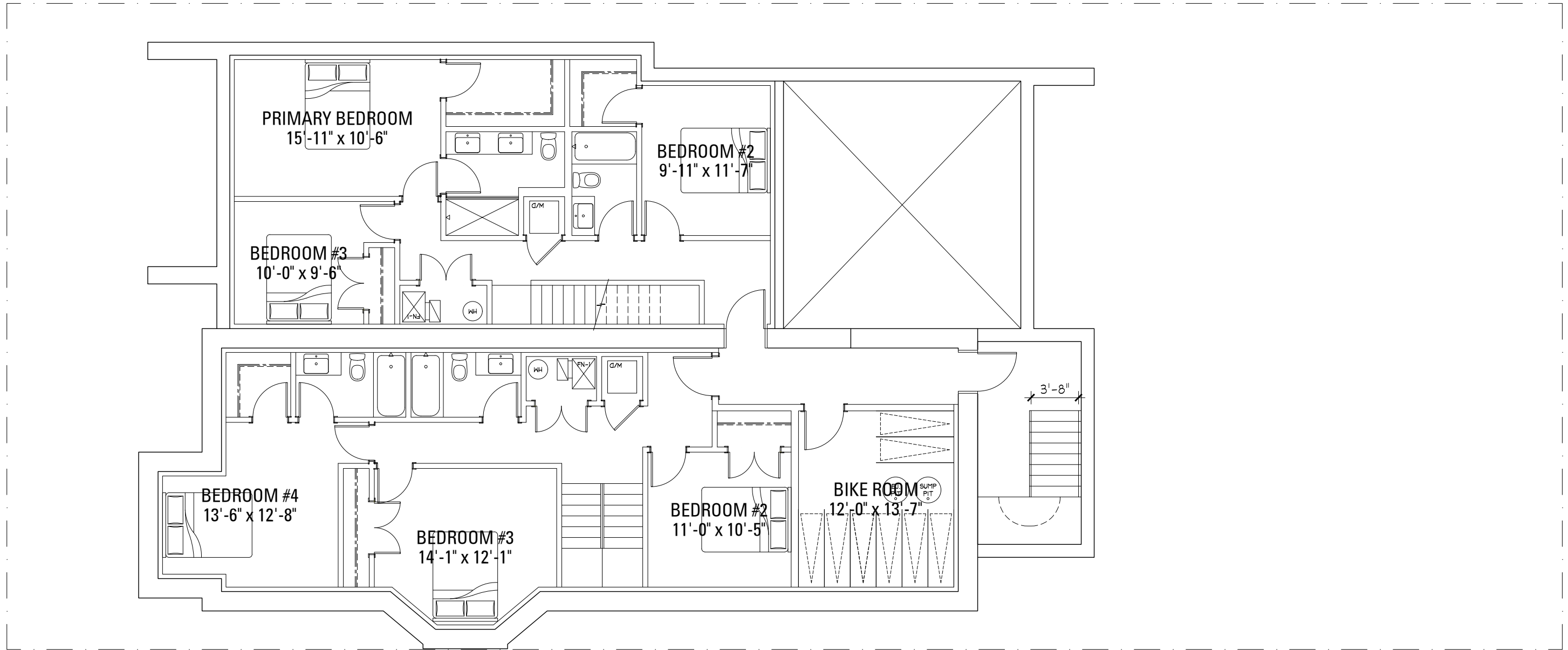
proj. # 2249
 proj. MANGAN BUILDERS, INC.
 8 UNIT RENOVATION w/ ADDITION
 3731 NORTH SHEFFIELD AVENUE
 CHICAGO, IL 60613
 description 01/09/2023; ISSUED FOR REVIEW



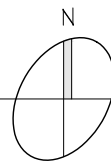
jSa
jonathan **SPLITT** architects ltd.
4001 north ravenswood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

proj. # 2249
proj. MANGAN BUILDERS, INC.
8 UNIT RENOVATION w/ ADDITION
3731 NORTH SHEFFIELD AVENUE
CHICAGO, IL 60613
description 01/09/2023; ISSUED FOR REVIEW



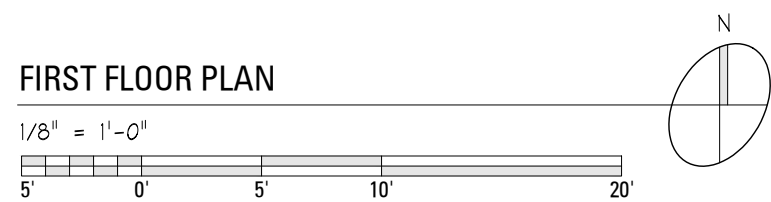
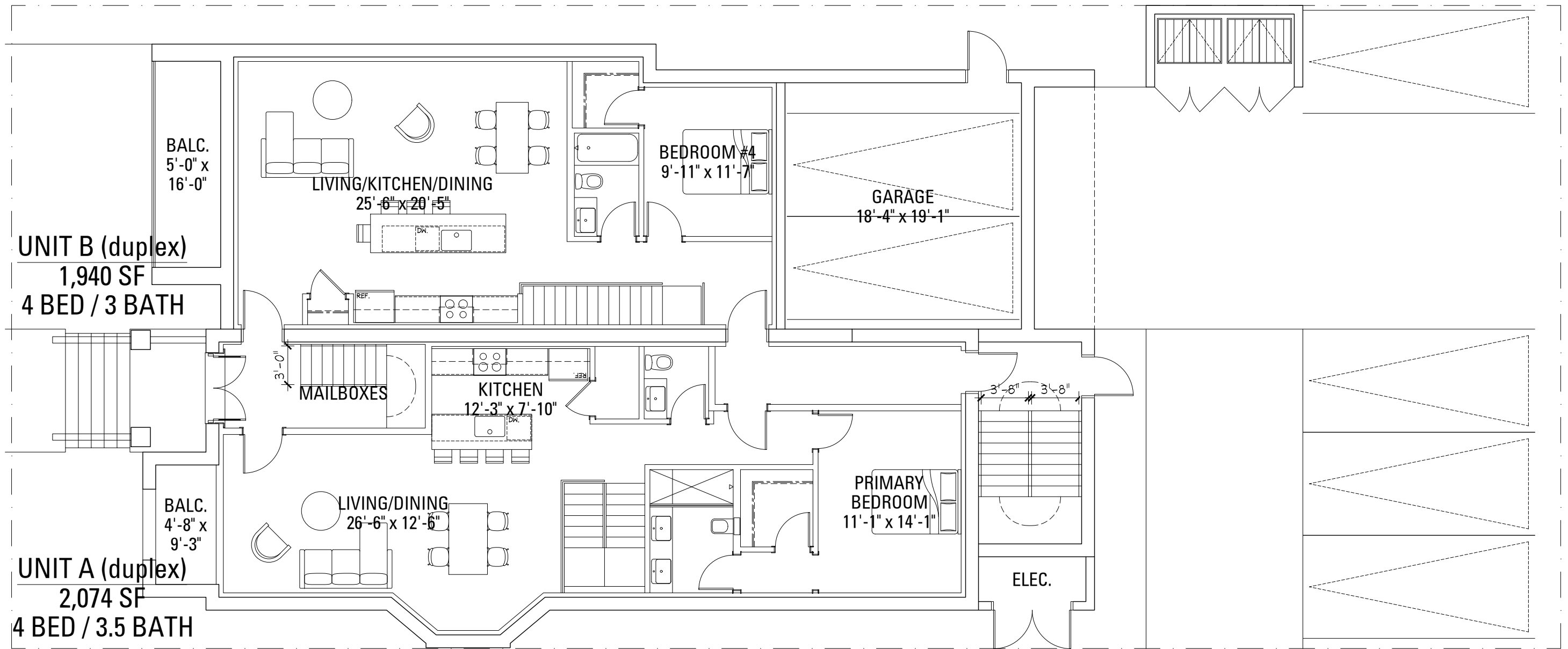


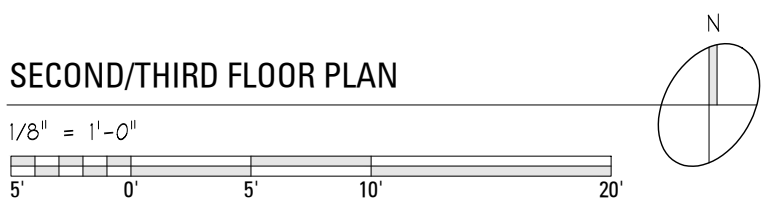
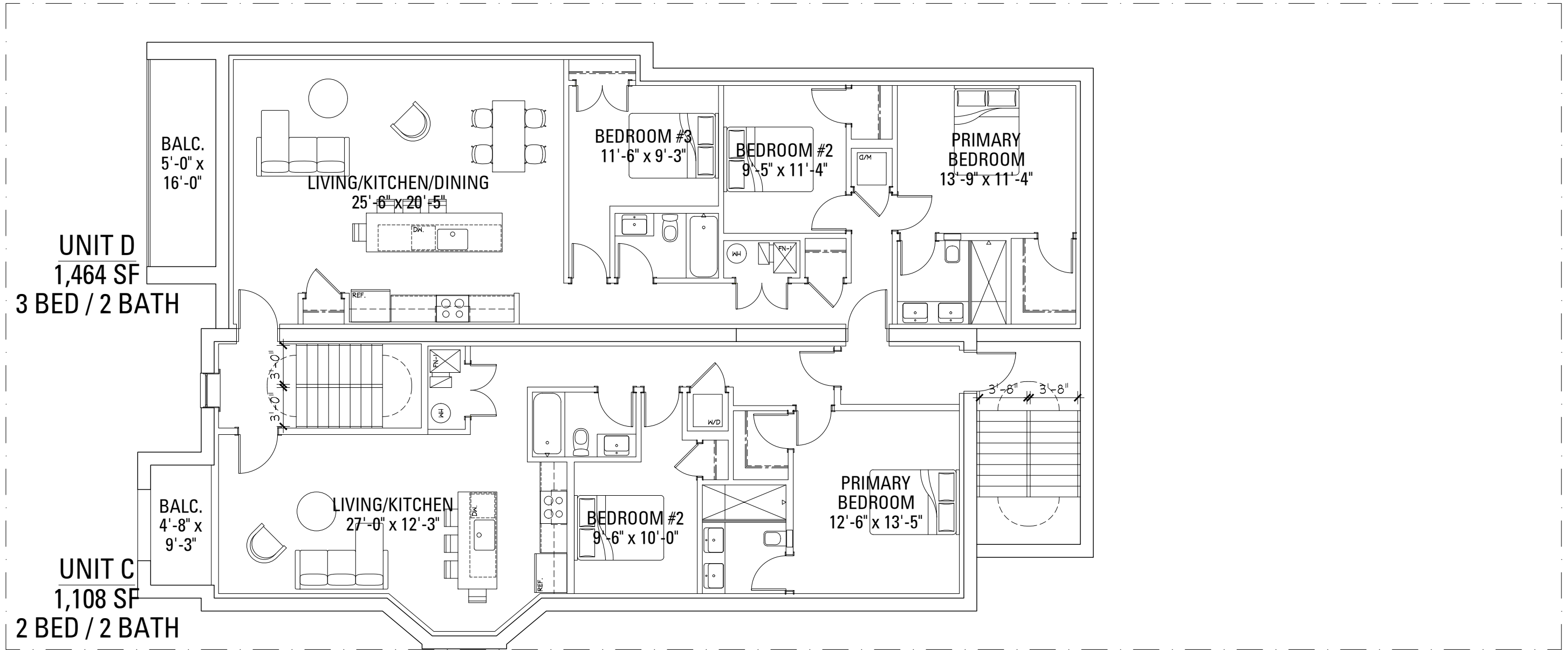
BASEMENT FLOOR PLAN



jSa
 jonathan SPLITT architects ltd.
 4001 north ravenswood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

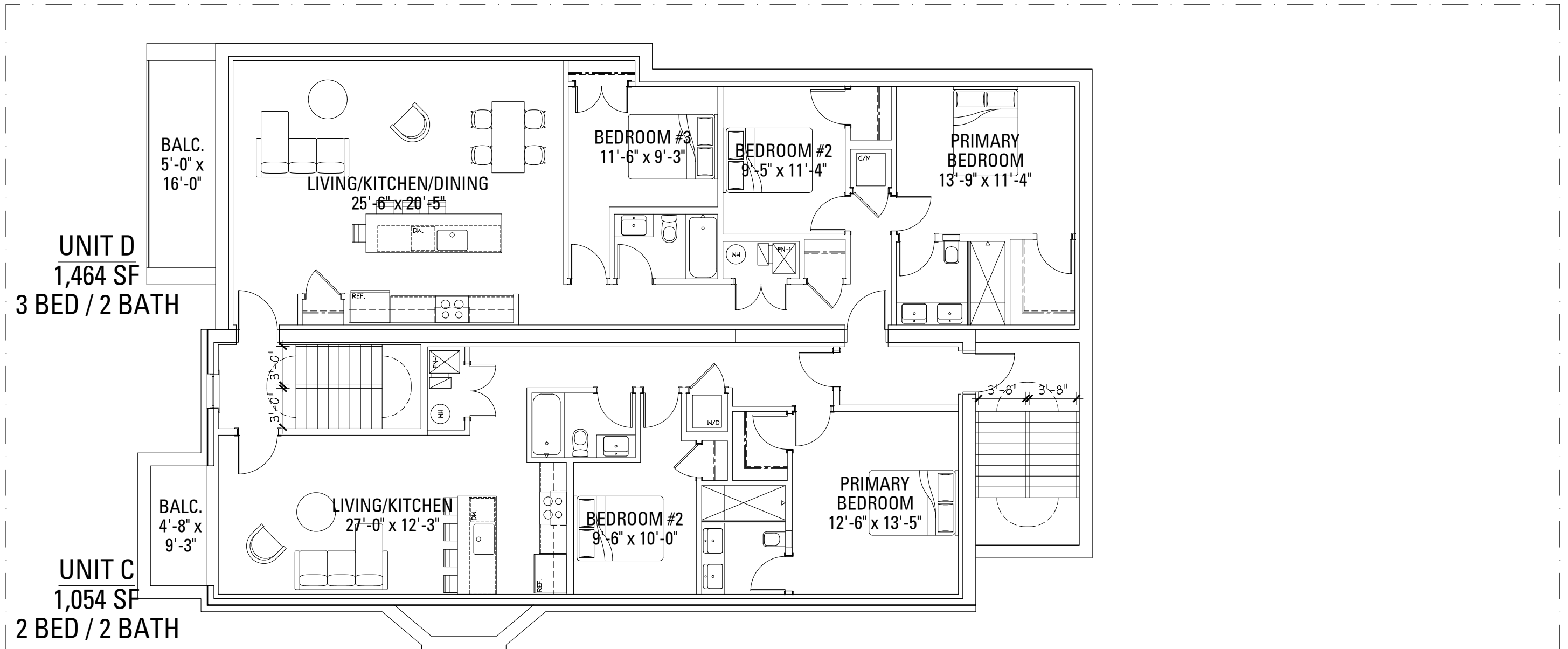
proj.# 2249
proj. MANGAN BUILDERS, INC.
 8 UNIT RENOVATION w/ ADDITION
 3731 NORTH SHEFFIELD AVENUE
 CHICAGO, IL 60613
description 01/09/2023; ISSUED FOR REVIEW





jSa
 jonathan SPLITT architects ltd.
 4001 north ravenswood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

proj.# 2249
 proj. MANGAN BUILDERS, INC.
 8 UNIT RENOVATION w/ ADDITION
 3731 NORTH SHEFFIELD AVENUE
 CHICAGO, IL 60613
 description 01/09/2023; ISSUED FOR REVIEW



FOURTH FLOOR PLAN

1/8" = 1'-0"

