

NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from RS-3 to RM-6.5
6540 North Glenwood Avenue

The Project

The property is improved with a four-story residential building containing thirty-three residential dwelling units, all of which are efficiency units, and no parking. The Applicant seeks to rezone the property to add five residential dwelling units within existing unused space in the building's lower level for a total of thirty-eight residential dwelling units. Of the units to be added, two will be efficiency units. No parking will be added. No additions are proposed to the building and the height is and will remain at 37.00 feet.

The subject property is located in area along North Glenwood Avenue that is primarily improved with multi-family buildings ranging in height from two to four stories. To allow the proposed addition of units to the existing building, the Applicant seeks a change in zoning classification for the subject property from the property's current RS-3 Residential Single-Unit (Detached House) District to an RM-6.5 Residential Multi-Unit District under a Type I Map Amendment. Notwithstanding the RS-3 zoning in the immediate area, it is improved with multiple buildings of the similar size, scale, and density to the subject building and the RM-6.5 classification will not only allow for the addition of the five proposed units but also will bring the existing building further into compliance with its zoning classification. The property is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is located approximately 1,293 feet from the CTA's Loyola Red Line Station. Accordingly, the Applicant seeks as part of the proposed Type 1 rezoning per Section 17-13-0303-D governing Optional Administrative Adjustments, a Variation to reduce the required parking for the five proposed units to zero parking under Section 17-13-1003-EE(1) and, as the building is constructed near to its property lines without sufficient open space to provide any required rear yard open space, the Applicant also seeks, as part of the Type 1 rezoning per the provisions of Section 17-13-0303-D Optional Administrative Adjustment and Variation, a Variation under Section 17-13-1101-A and Section 17-13-1003-K to reduce the required 180 square feet of rear yard open space to zero .

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

Lot Area:	6,140.00 square feet
Floor Area:	17,369 square feet (existing)
Maximum FAR:	2.83
Residential Dwelling Units:	38 (35 efficiencies, 3 dwelling units)
MLA Density:	161.57 square feet
Height (existing):	37.00 feet
Bicycle Parking:	5 spaces
Automobile Parking:	None*
Setbacks:	Front (Glenwood Ave.): 13/4 inches (existing)
	North Side: 3 feet 11/8 inches(existing)
	South Side: 0.00 feet (existing)
	Rear (Alley): 16.66 feet (existing)

*A set of plans is attached.

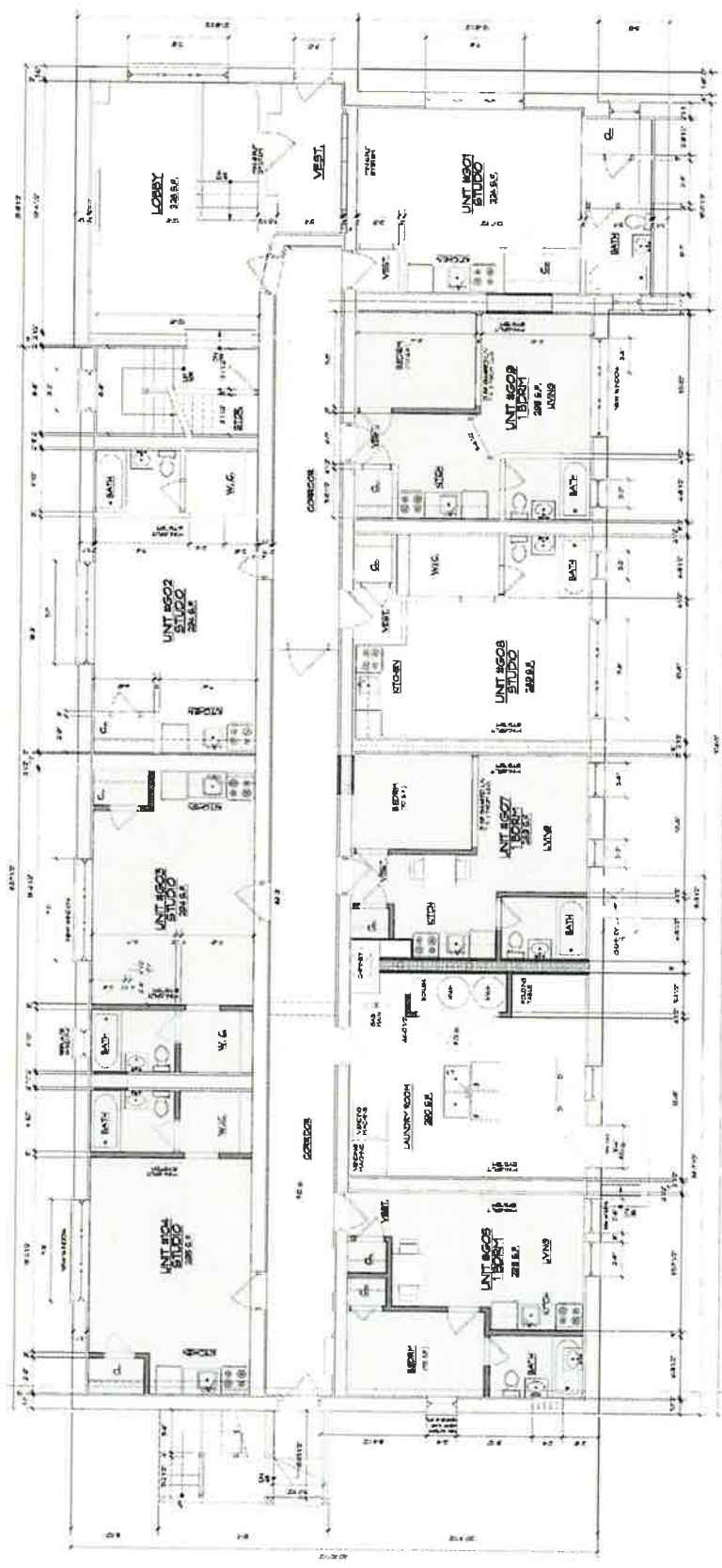
LAGALO SMOVIC ARCHITECTS, L.L.C.
 6512 N. ARTESIAN AVE.
 CHICAGO, IL 60630
 TEL: 773-594-2228 FAX: 773-594-2228

DATE	DESCRIPTION
12/15/11	ISSUED FOR PERMITS
12/15/11	ISSUED FOR PERMITS
12/15/11	ISSUED FOR PERMITS
12/15/11	ISSUED FOR PERMITS
12/15/11	ISSUED FOR PERMITS

PROJECT: 53 UNITS TO BE REMOVED AND 39 UNITS TO BE CONSTRUCTED
 6512 N. ARTESIAN AVE.
 CHICAGO, IL 60630

OWNER: N. GREENWOOD LLC
 1100 N. GREENWOOD AVE.
 CHICAGO, IL 60630
 ARCHITECT: LAGALO SMOVIC ARCHITECTS, L.L.C.
 6512 N. ARTESIAN AVE.
 CHICAGO, IL 60630

A-10.1

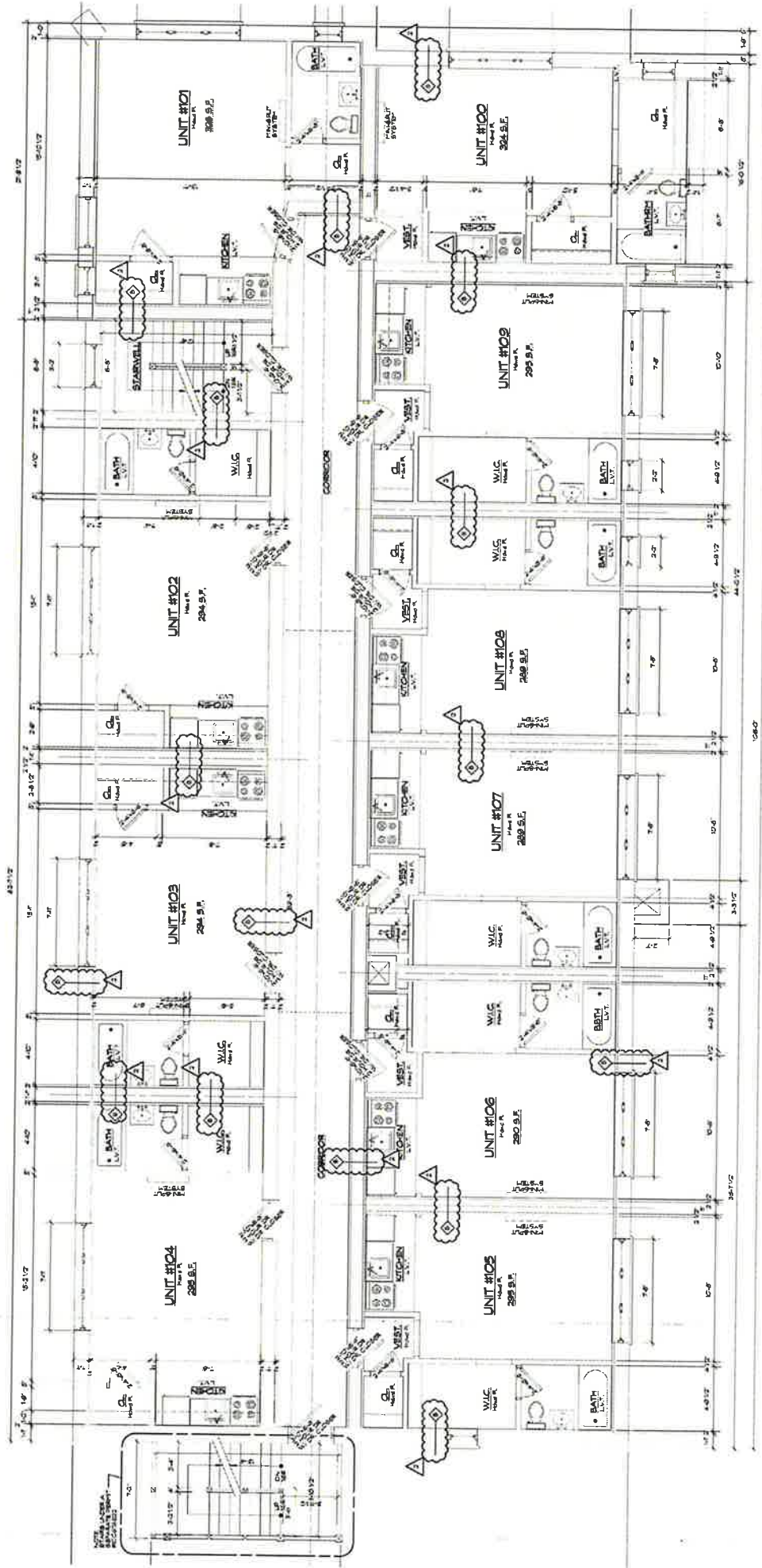


N NEW GROUND FLOOR PLAN + 5 Units

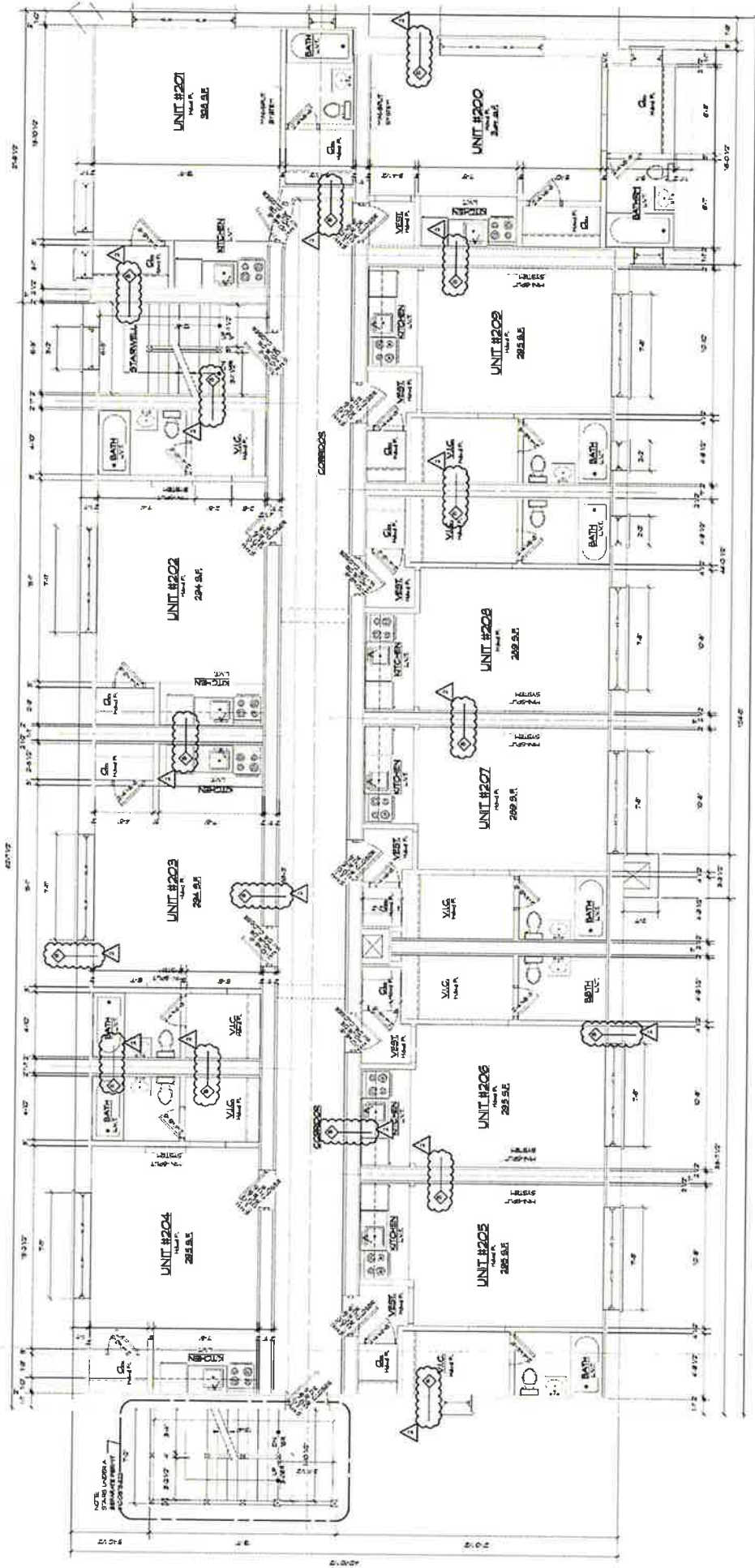
PARTITION LEGEND
 WALL TO BE REMOVED
 WALL PARTIALLY TO BE REMOVED
 WALL TO BE CONSTRUCTED
 PARTIALLY TO BE REMOVED
 PARTIALLY TO BE CONSTRUCTED
 PRESERVE WALL - SEE PLAN


NUMBER OF UNITS:
 EXISTING UNIT COUNT IS 53 UNITS
 PROPOSED UNIT COUNT IS 39
 (SHADED AREAS = NEW UNITS)

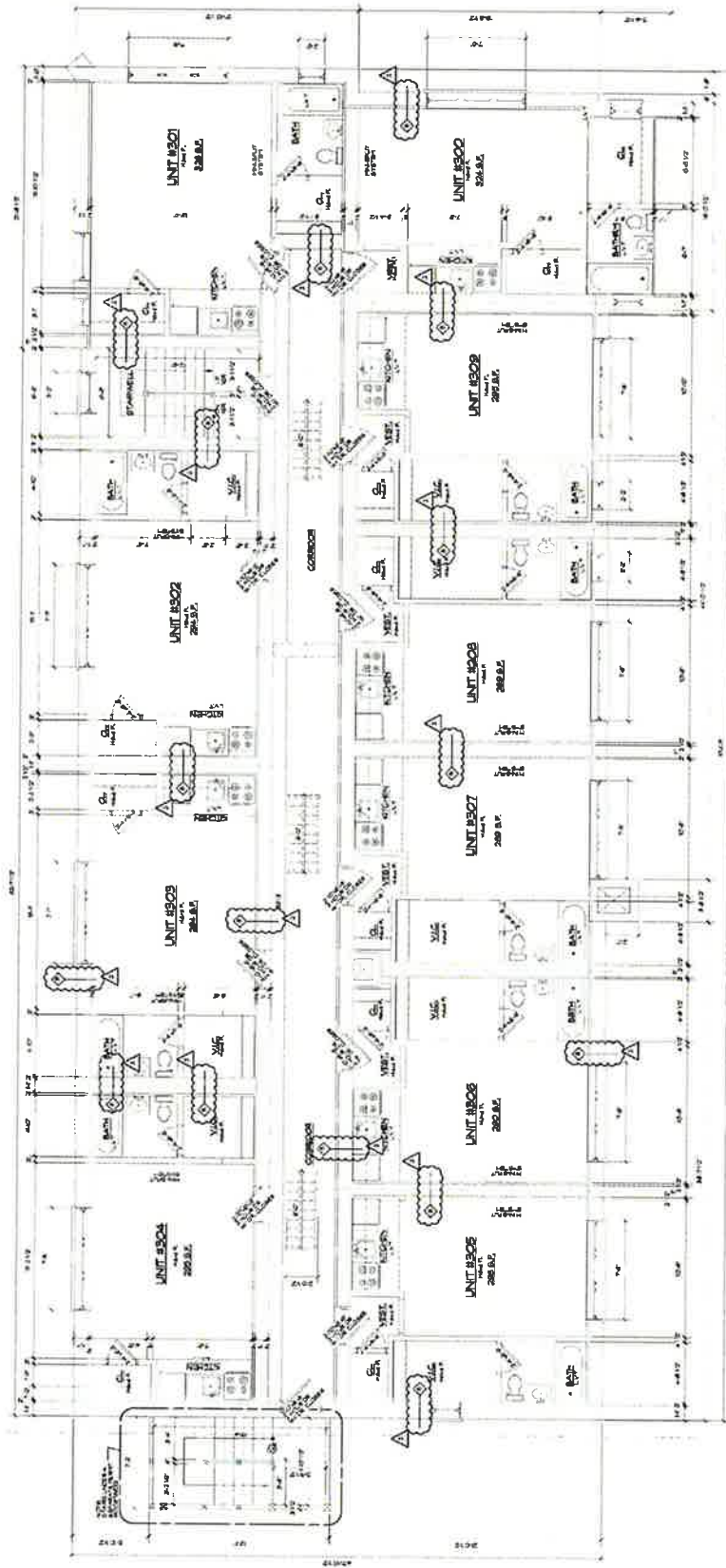




N FIRST FLOOR PLAN - 10DU's

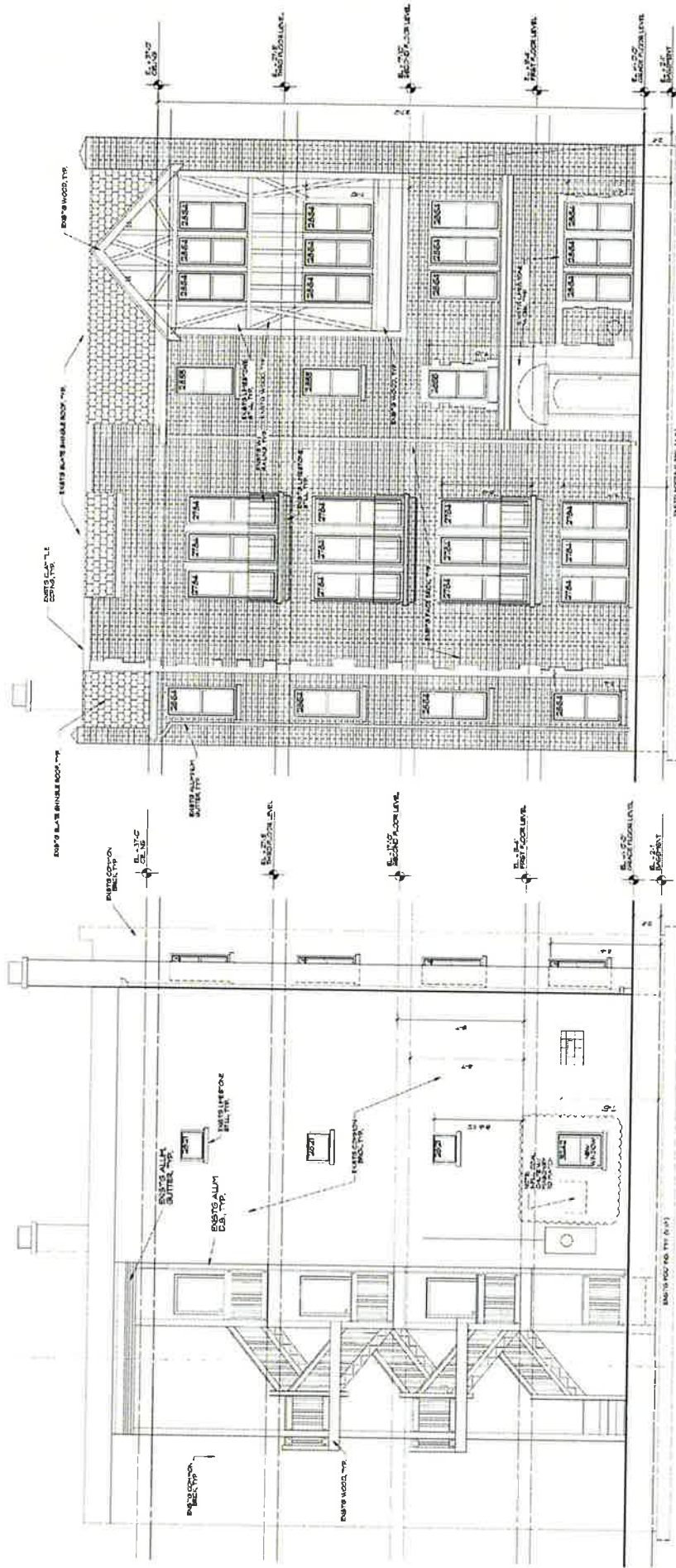



SECOND FLOOR PLAN - 10DUS
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN - 10DU's

DATE: 01/15/10



NOTE: TUCKPOINT MASONRY AS PER
SUPPLY UNIT PRICE FOR TUCKPOINTING

EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"

EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"