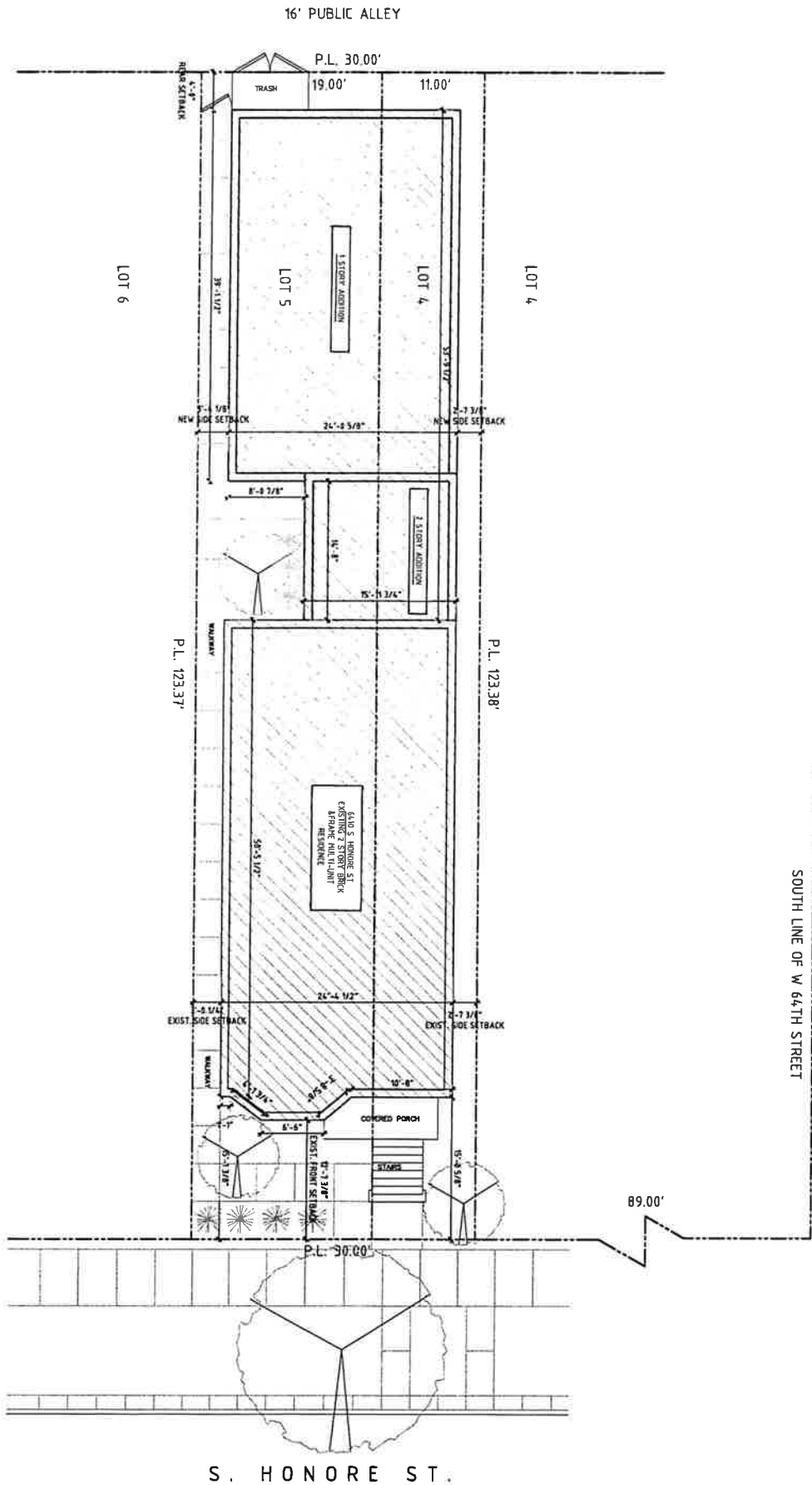


Type I Narrative and Plans
 Zoning Map Amendment
 6410 S. Honore Street
 From RS3 to B2-1

The applicant is proposing a Zoning Map Amendment from the RS3, Residential Single-Unit (Detached House) District to the B2-1, Neighborhood Mixed-Use District.

The applicant proposes to renovate and convert an existing 2-story brick multi-unit residence and build a 1- and 2-story rear addition, for use as a community center. When completed, the building floor area will be 3,955 sq. ft.. The building height will be 30'-2". The site is a transit served location, approximately 798' from the 63rd Street bus. The parking requirement will be determined by the Department of Planning and Development. The applicant will seek a type 1 optional administrative adjustment and variation as per section 17-13-0303-D. The applicant will seek an administrative adjustment, pursuant to section 17-13-1003-EE, to reduce the number of required parking spaces to 0. A variation, as per section 17-13-1101-B, for side yard setbacks will also be required.

| | |
|---|--|
| Proposed Zoning: | B2-1, Neighborhood Mixed-Use District. |
| 1) <u>Floor Area and Floor Area Ratio</u> | |
| a) Lot Area | 3,701.1 sq. ft. |
| b) Total building area | 3,955 sq. ft. |
| c) FAR | 1.07 |
| 2) <u>Minimum Lot Area per unit</u> | |
| | N/A |
| 3) <u>Amount of off-street parking</u> | |
| | * 0 pursuant to Sec. 17-10-0102-B; 17-13-1003-EE. |
| 4) <u>Setbacks</u> | |
| | Front: 12'-7 3/8"-0" Existing |
| | * Side: 2'-7 3/4", 3'-0 3/4" –Variation required, pursuant to Section 17-13-1101-B. |
| | Rear: 4'-0" |
| 5) <u>Building height</u> | |
| | 30'-2" |



6410 S HONORE AVE
CHICAGO, IL 60636

| drawing | date | sketch # |
|---------------------------|---------------|----------|
| Mpower Proposed Site Plan | 04.03.2024 | |
| | scale | |
| | 3/32" = 1'-0" | |

na
NATIONAL ASSOCIATION
OF ARCHITECTS

MEMBER ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED PROFESSIONAL PLANNERS
REGISTERED PROFESSIONAL SURVEYORS
REGISTERED PROFESSIONAL INTERIORS DESIGNERS
REGISTERED PROFESSIONAL LIGHTING DESIGNERS
REGISTERED PROFESSIONAL SOUND DESIGNERS
REGISTERED PROFESSIONAL VIDEO DESIGNERS
REGISTERED PROFESSIONAL AUDIO DESIGNERS
REGISTERED PROFESSIONAL COMMUNITY DESIGNERS
REGISTERED PROFESSIONAL ENVIRONMENTAL DESIGNERS
REGISTERED PROFESSIONAL HEALTH CARE DESIGNERS
REGISTERED PROFESSIONAL HOUSING DESIGNERS
REGISTERED PROFESSIONAL INFRASTRUCTURE DESIGNERS
REGISTERED PROFESSIONAL INDUSTRIAL DESIGNERS
REGISTERED PROFESSIONAL LEISURE DESIGNERS
REGISTERED PROFESSIONAL MEDICAL DESIGNERS
REGISTERED PROFESSIONAL OFFICE DESIGNERS
REGISTERED PROFESSIONAL RETAIL DESIGNERS
REGISTERED PROFESSIONAL RESTAURANT DESIGNERS
REGISTERED PROFESSIONAL SCHOOL DESIGNERS
REGISTERED PROFESSIONAL SPORTS DESIGNERS
REGISTERED PROFESSIONAL THEATER DESIGNERS
REGISTERED PROFESSIONAL TRANSPORTATION DESIGNERS
REGISTERED PROFESSIONAL UTILITIES DESIGNERS
REGISTERED PROFESSIONAL WATER DESIGNERS
REGISTERED PROFESSIONAL WASTE DESIGNERS
REGISTERED PROFESSIONAL WOOD DESIGNERS
REGISTERED PROFESSIONAL ZONING DESIGNERS

6410 S HONORE STREET
CHICAGO, IL 60636

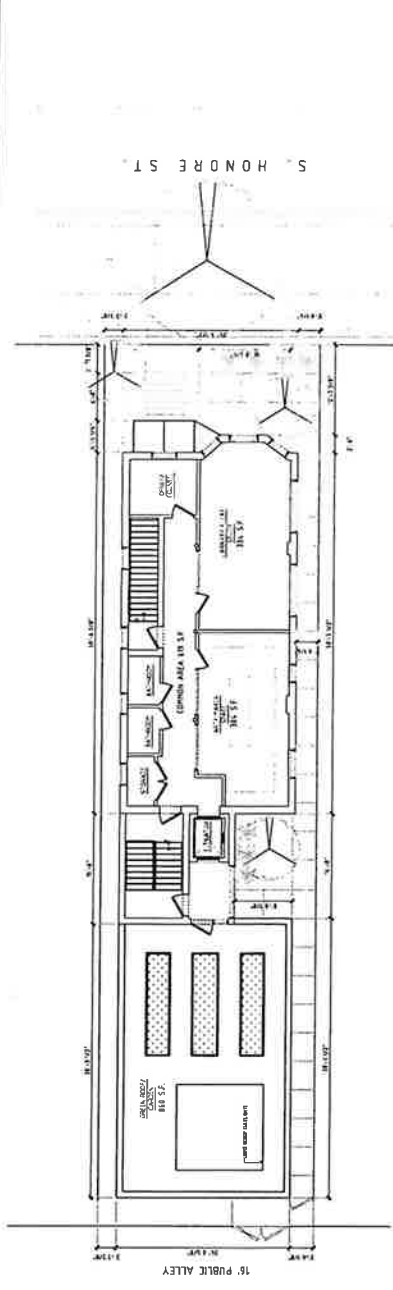
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| | |
|------------|----------------------|
| DATE | PROJECT |
| 2010.01.15 | 6410 S HONORE STREET |
| 2010.02.15 | 6410 S HONORE STREET |
| 2010.03.15 | 6410 S HONORE STREET |
| 2010.04.15 | 6410 S HONORE STREET |
| 2010.05.15 | 6410 S HONORE STREET |
| 2010.06.15 | 6410 S HONORE STREET |
| 2010.07.15 | 6410 S HONORE STREET |
| 2010.08.15 | 6410 S HONORE STREET |
| 2010.09.15 | 6410 S HONORE STREET |
| 2010.10.15 | 6410 S HONORE STREET |
| 2010.11.15 | 6410 S HONORE STREET |
| 2010.12.15 | 6410 S HONORE STREET |

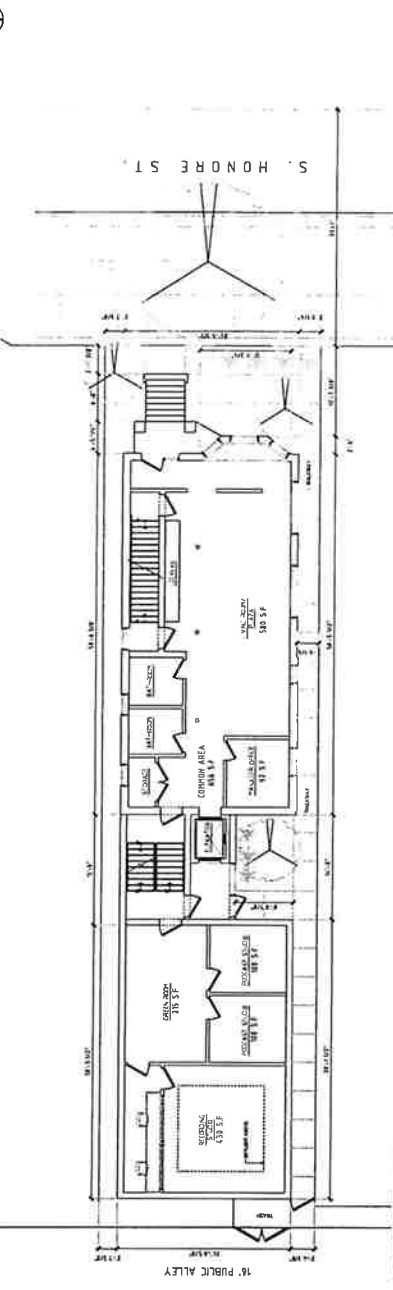
BASEMENT,
FIRST, & SECOND
FLOOR PLANS

DATE PLOTTED

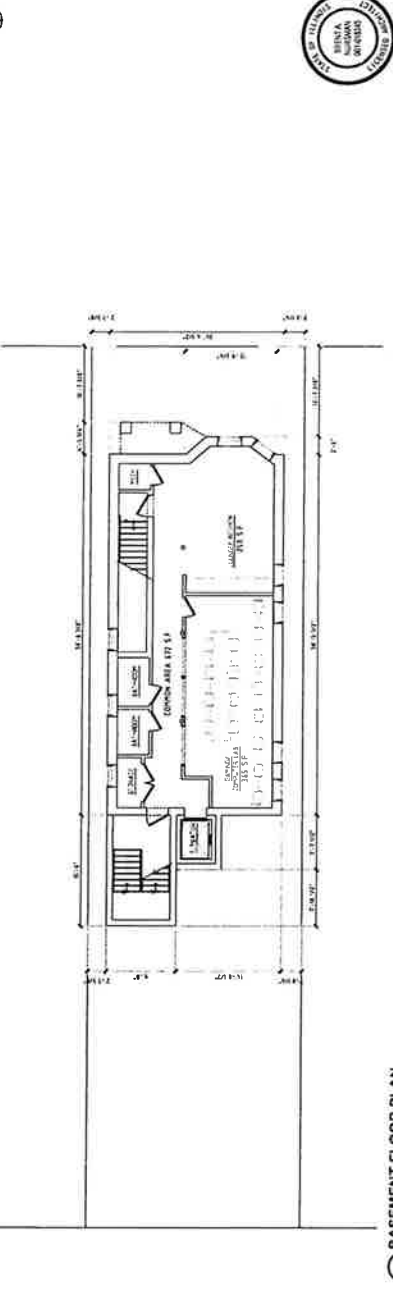
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③ SECOND FLOOR PLAN
1/8"=1'-0"



② FIRST FLOOR PLAN
1/8"=1'-0"



① BASEMENT FLOOR PLAN
1/8"=1'-0"

