

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2434 South Albany Avenue
From B2-5 to B2-5

The Property

The subject property is located in an RM-4.5 Residential Multi-Unit District and sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately 885.0' to a 26th Street (Route 60) Bus Corridor stop.

The subject property is improved with a two-story residential building with five units and no parking.

The Project

2434 S Albany LLC (the "Applicant") seeks to rezone the property to decrease the Minimum Lot Area per Unit to convert the building from five to eight units. The Applicant also seeks to construct a third-floor addition to accommodate the three new proposed units. The proposed zoning building height will be 36'-4". The Applicant will provide eight bicycle spaces and there will be no parking.

The Applicant also seeks Type-1 application relief pursuant to section 17-13-0300 of the Chicago Zoning Ordinance for an Administrative Adjustment under section 17-13-1003-EE to reduce two new required parking spaces to zero for properties located in an Equitable Transit Served Location and Variations under section 17-13-1101-B to reduce the front yard setback from 3.7' to 0.0' (existing), reduce the north side setback from 2.8' to 0.83', reduce the south side setback from 2.0' to zero (existing), reduce the combined side yard setback from 4.8' to 0.83' (existing), and to reduce the rear yard setback from 30.0' to zero.

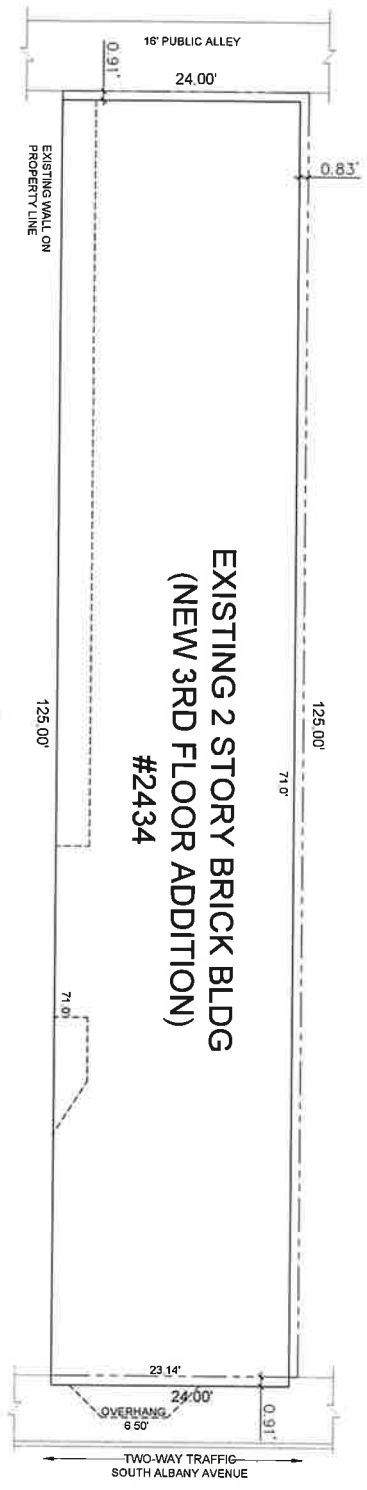
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RM-4.5 Residential Multi-Unit District to a B2-5 Neighborhood Mixed-Use District.

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

Lot Area:	3,000 square feet
FAR:	2.83
Floor Area:	8,477 square feet
Residential Dwelling Units:	8
MLA Density:	375.0 square feet
Height:	36'-4"
Bicycle Parking:	8
Automobile Parking:	0*
Setbacks:	Front (South Albany): 0.0'* North (rear): 0.83'* South: 0.0'* West (rear): 0.0'*

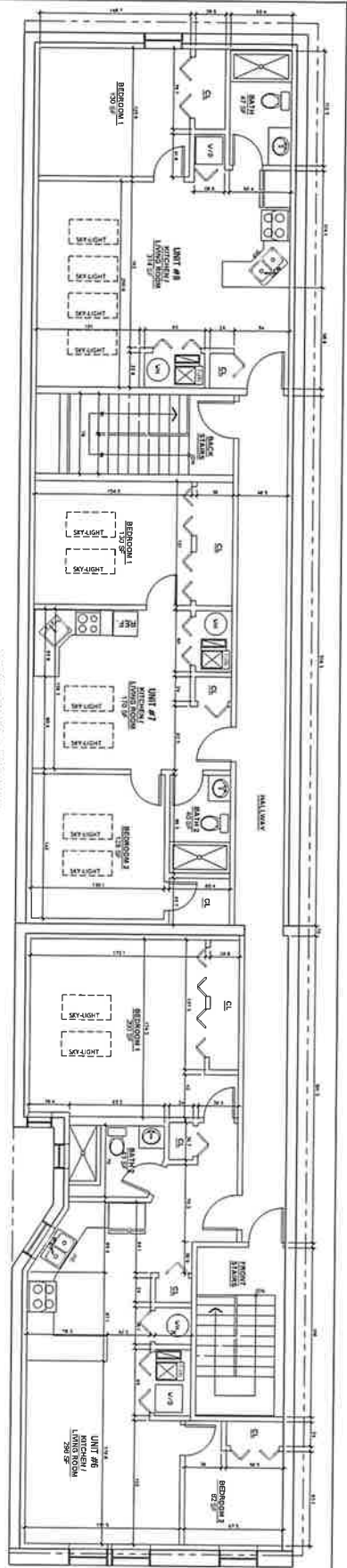
A set of plans is attached.

* As mentioned above, the Applicant seeks optional Administrative Adjustment relief under section 17-13-0303-D to reduce parking from two spaces to zero under ETOD regulations and also seeks optional variation relief to reduce the front yard setback from 3.7' to 0.0' (existing), reduce the north side setback from 2.8' to 0.83', reduce the south side setback from 2.0' to zero (existing), reduce the combined side yard setback from 4.8' to 0.83' (existing), and to reduce the rear yard setback from 30.0' to zero.

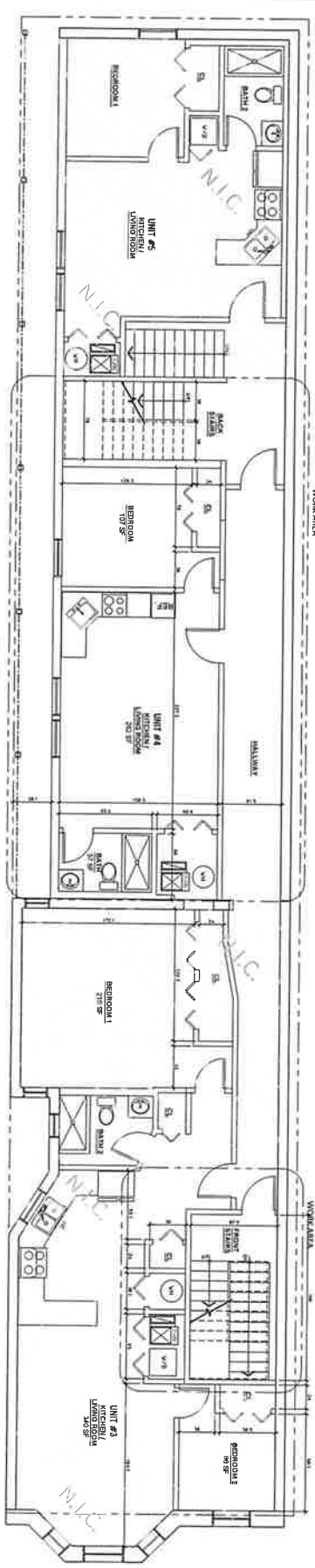



SITE PLAN
 3/16" = 1'-0"

REVISIONS 1 2	DATE 10/15/2014	2434 S ALBANY AVE CHICAGO, IL 60623	SITE PLAN	ANY ARCHITECTURAL OR ENGINEERING DRAWINGS SHALL BE VOID WITHOUT THE SIGNATURE AND SEAL OF THE ARCHITECT OR ENGINEER. CONTRACT NO. 14-00000000000000000000
	DRAWN BY: C.G. CHECKED BY: A.W.			
A-0				



ARCHITECTURAL 3RD FLOOR
1/2" = 1'-0"



ARCHITECTURAL 2ND FLOOR
1/2" = 1'-0"



ARCHITECTURAL 1ST FLOOR
1/2" = 1'-0"

REVISIONS:

1 ARCHITECT
ANDREW WANG

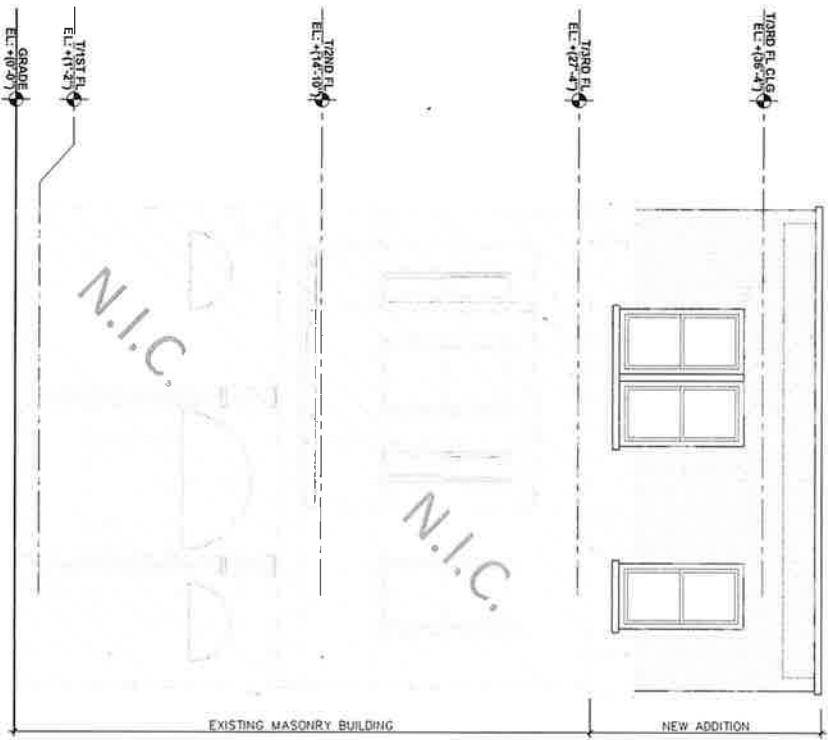
A.H.W. ARCHITECTURE, INC.
1000 NORTH LAKE STREET
CHICAGO, IL 60610
312.467.1100
WWW.AHWARCHITECTURE.COM

DATE: 07/20/2016
DRAWN BY: A.W.
CHECKED BY: A.W.

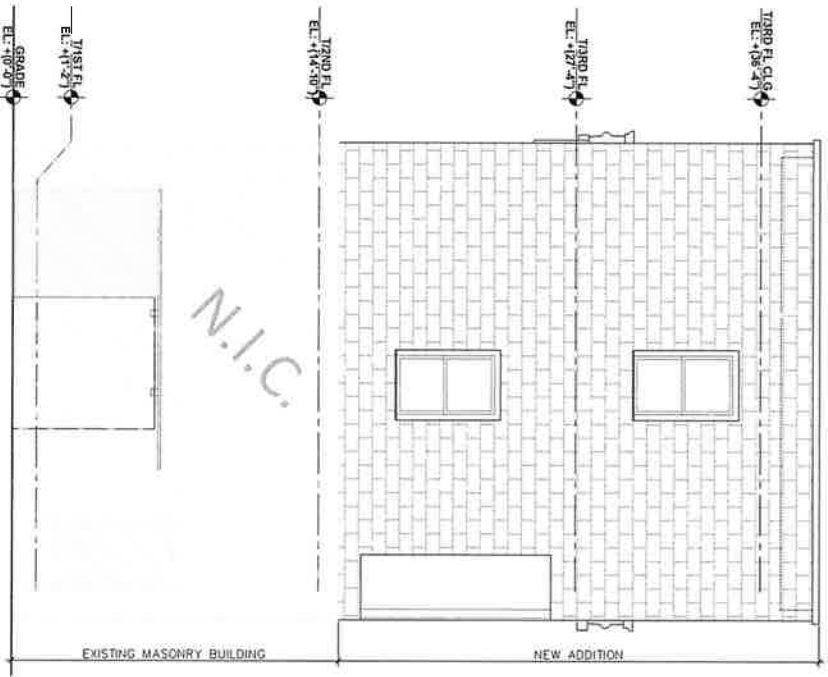
ARCHITECTURAL FLOOR PLANS

2434 S ALBANY AVE
CHICAGO, IL 60623

A-1



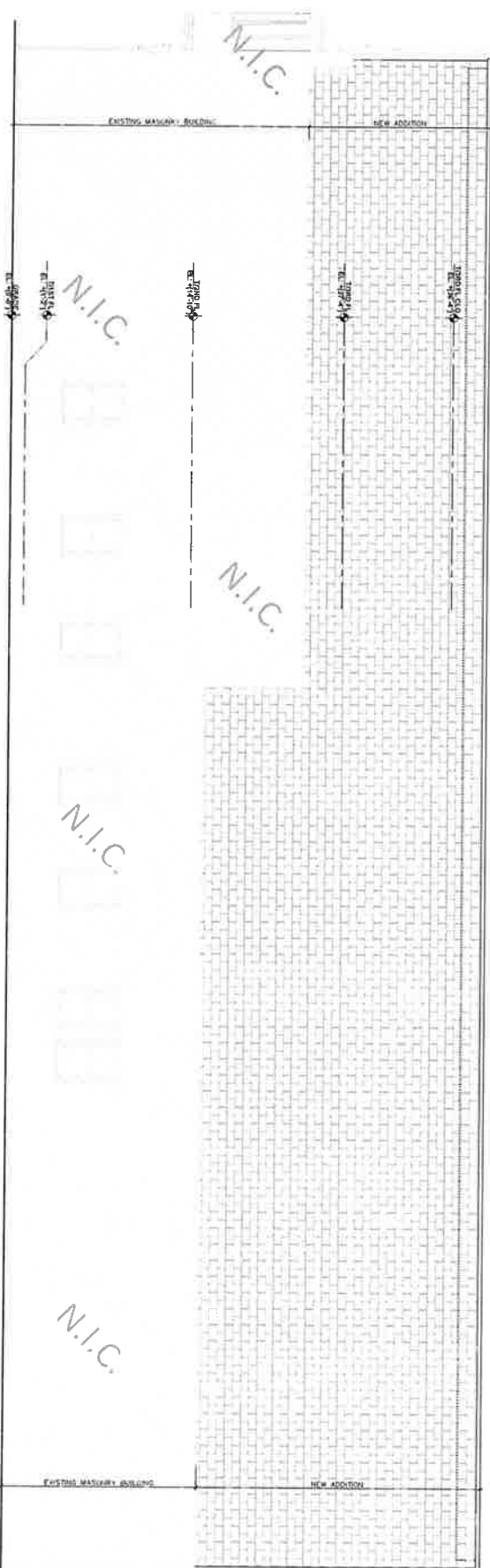
EAST ELEVATION
1/4"=1'-0"



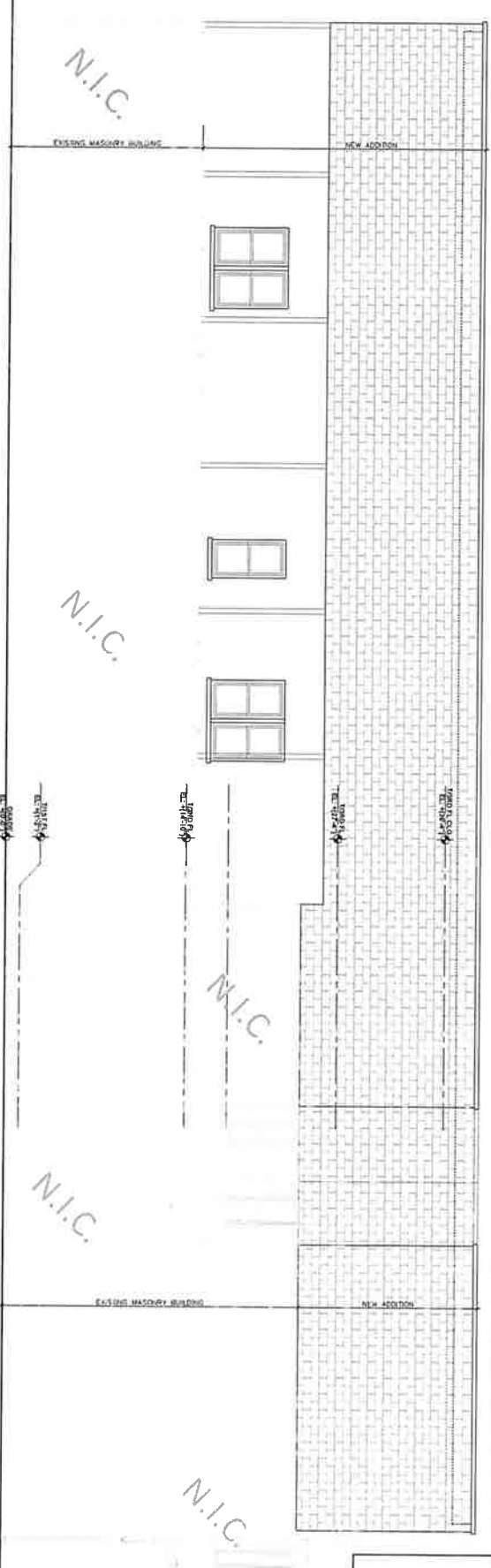
WEST ELEVATION
1/4"=1'-0"

2434 S ALBANY AVE CHICAGO, IL 60623		ARCHITECTURAL ELEVATIONS		ROBINSON ARCHITECT 100 N. STATE ST. CHICAGO, IL 60602 (312) 587-1100	
DATE: _____ DRAWN BY: C.G. CHECKED BY: A.S. SHEET: _____	A-2				

NORTH ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



A-3

DATE	1/15/14
BY	AMBY/AMBY
CHECKED BY	AMBY/AMBY
SHEET	1

2434 S ALBANY AVE
CHICAGO, IL 60623

ARCHITECTURAL ELEVATIONS

AMBY/AMBY ARCHITECTURE
1111 N. LAUREL ST. SUITE 100
CHICAGO, IL 60642
TEL: 312.467.1111
WWW.AMBYARCHITECTURE.COM

DATE PREPARED: 01/15/14
DATE PLOTTED: 01/15/14

PROJECT: 1111 N. LAUREL ST. SUITE 100
CLIENT: AMBY/AMBY ARCHITECTURE

REVISIONS

NO.	DESCRIPTION
1	
2	