

NARRATIVE AND PLANS ATTACHMENT

TYPE I Rezoning from RS-3 to RM-6.5

6540 North Glenwood Avenue

The Project

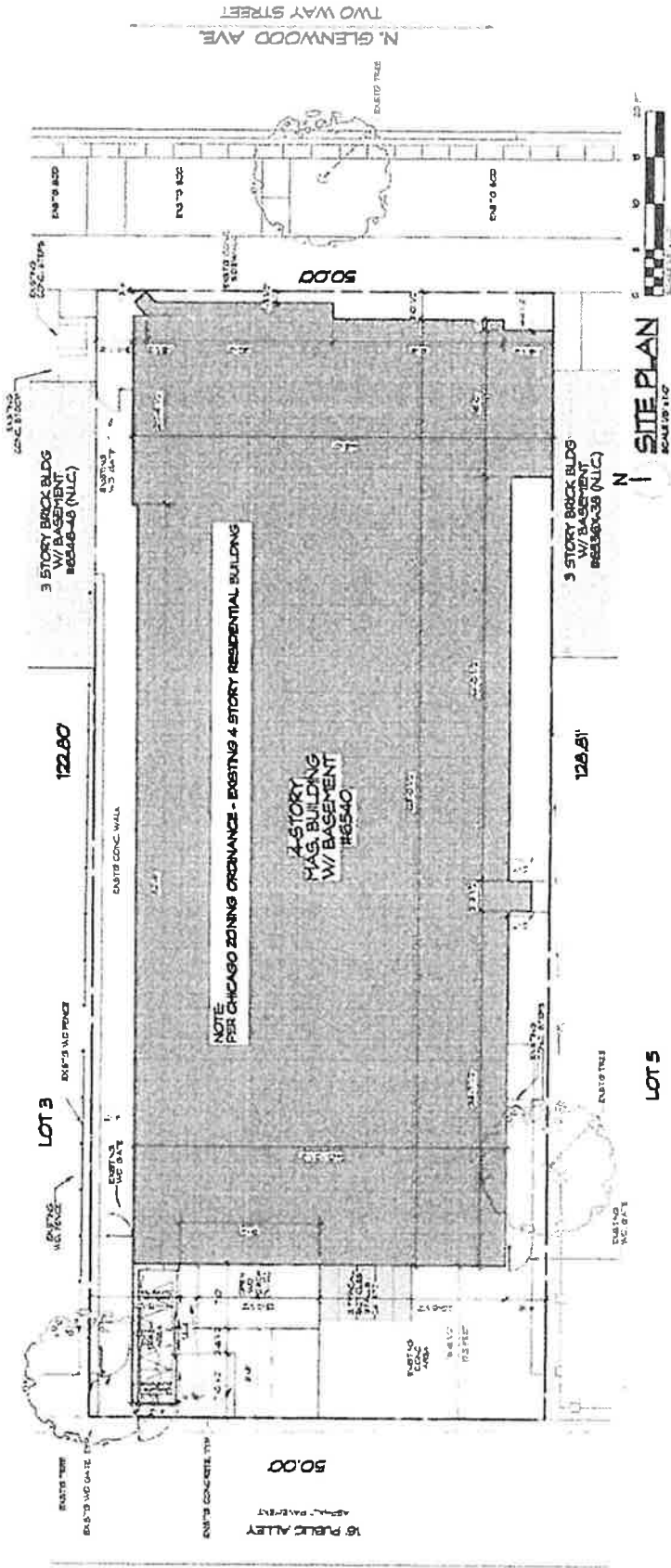
The property is improved with a four-story residential building containing thirty-three residential dwelling units, all of which are efficiency units, and no parking. The Applicant seeks to rezone the property to add five residential dwelling units within existing unused space in the building's lower 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 I 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 I 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 117/8 inches(existing)
	South Side:	-0.00 feet (existing)
	Rear (Alley):	16.66 feet (existing)

*A set of plans is attached.



50.00

16' PUBLIC ALLEY

ASPH. DRIVEWAY

50.00

20.00

10.00

20.00

20.00

20.00

20.00

LOT 3

122.80

3 STORY BRICK BLDG W/ BASEMENT BE8846-49 (N.L.C.)

NOTE: PER CHICAGO ZONING ORDINANCE - EXISTING 4 STORY RESIDENTIAL BUILDING

4 STORY HIGH RISE BUILDING W/ BASEMENT 146.540

50.00

126.51'

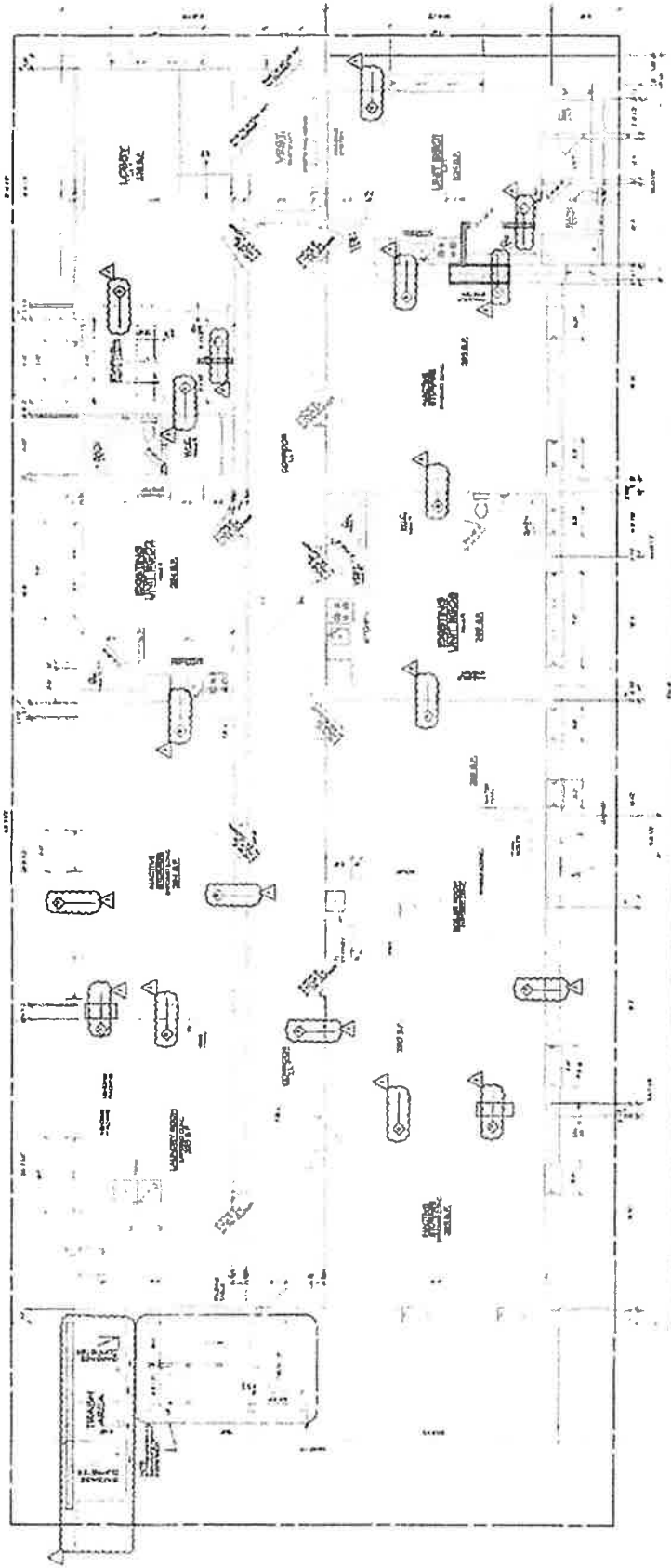
3 STORY BRICK BLDG W/ BASEMENT BE8846-38 (N.L.C.)

LOT 5

SITE PLAN

SCALE: 1/8" = 1'-0"

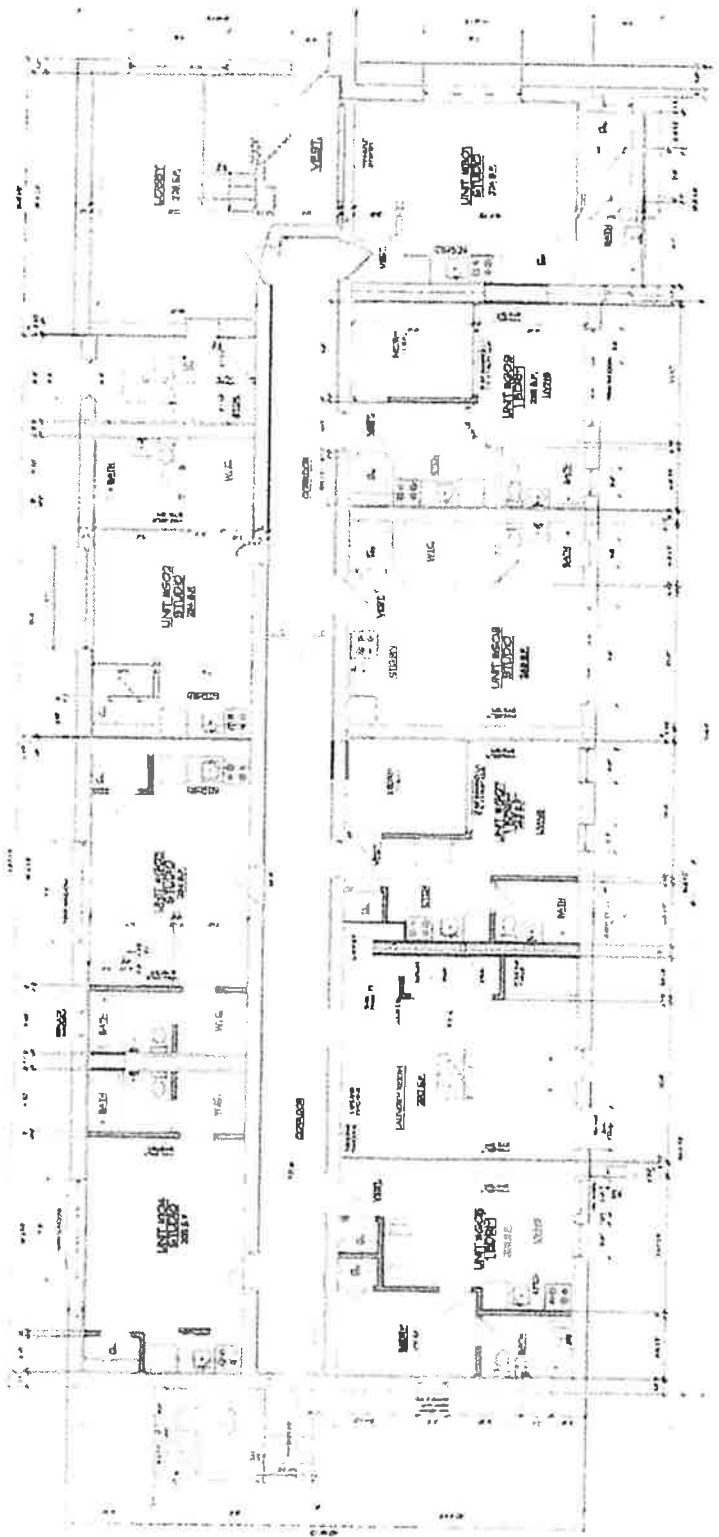
N GLENWOOD AVE
TWO WAY STREET



Existing Ground Floor - 3 units

LEGATO SHOVE ARCHITECTS, LLC 650 N. ARIZONA AVE. CHANDLER, ARIZONA 85226 FAX: 774-300-2000 TEL: 774-300-2002	
DATE: 01/11/11 DRAWN BY: [] CHECKED BY: [] PROJECT NO: [] SHEET NO: []	PLANNING DESIGN TO BE CONSTRUCTION DESIGN TO BE CONSTRUCTION DESIGN TO BE CONSTRUCTION DESIGN TO BE CONSTRUCTION
OWNER LEGATO SHOVE ARCHITECTS, LLC 650 N. ARIZONA AVE. CHANDLER, ARIZONA 85226	DESIGNER LEGATO SHOVE ARCHITECTS, LLC 650 N. ARIZONA AVE. CHANDLER, ARIZONA 85226
PROJECT TYPE CONSTRUCTION	SCALE AS NOTED

A-10.1

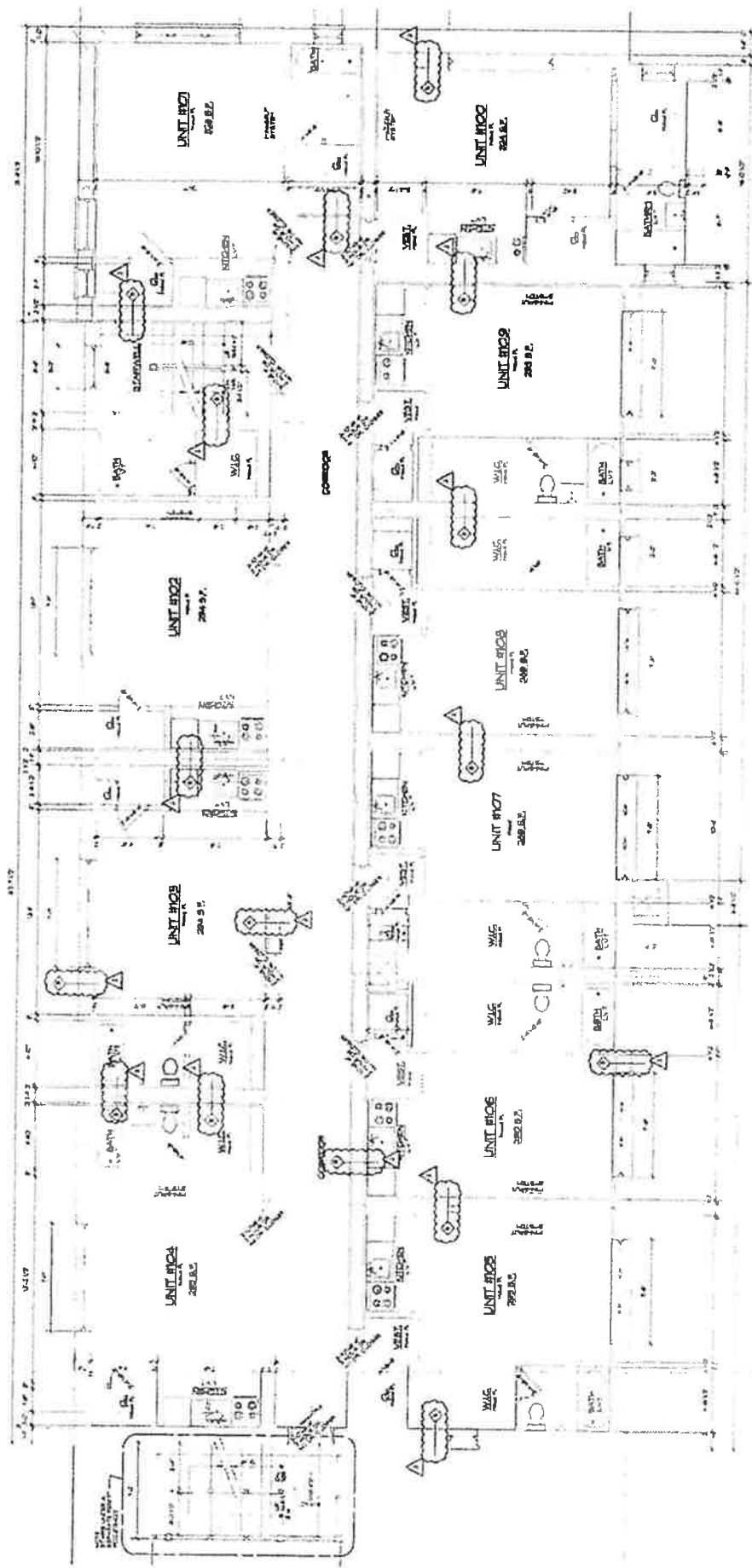


NEW GROUND FLOOR PLAN + 5 UNITS

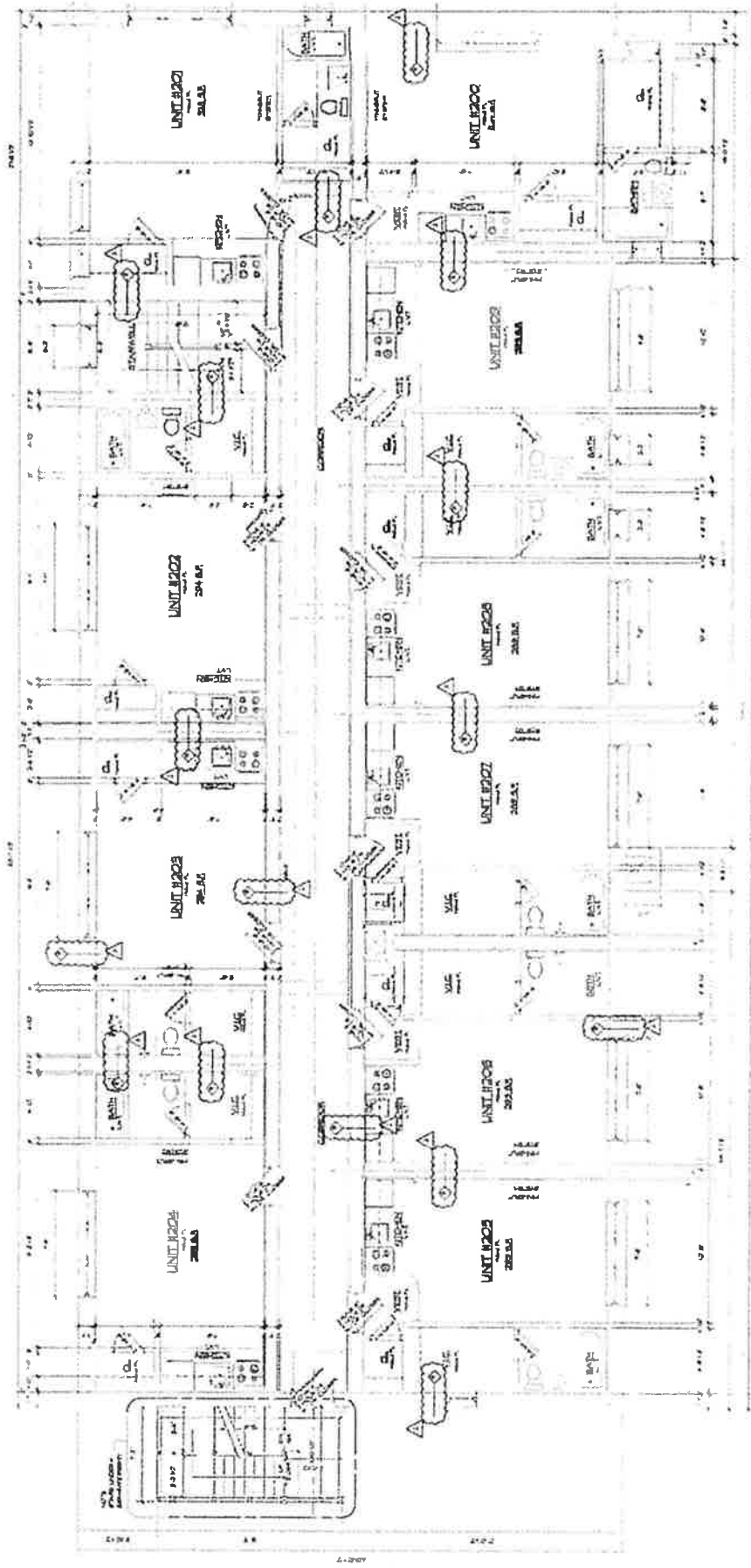
WALL TO BE DEMOLISHED
WALL TO BE MOVED
WALL TO BE CONSTRUCTED
WALL TO BE RECONSTRUCTED
WALL TO BE REFINISHED
WALL TO BE REPAIRED
WALL TO BE RELOCATED
WALL TO BE REINFORCED
WALL TO BE RESTRUCTURED

EXISTING UNIT COUNT IS UNITS
EXISTING UNIT COUNT IS UNITS
EXISTING UNIT COUNT IS UNITS
EXISTING UNIT COUNT IS UNITS

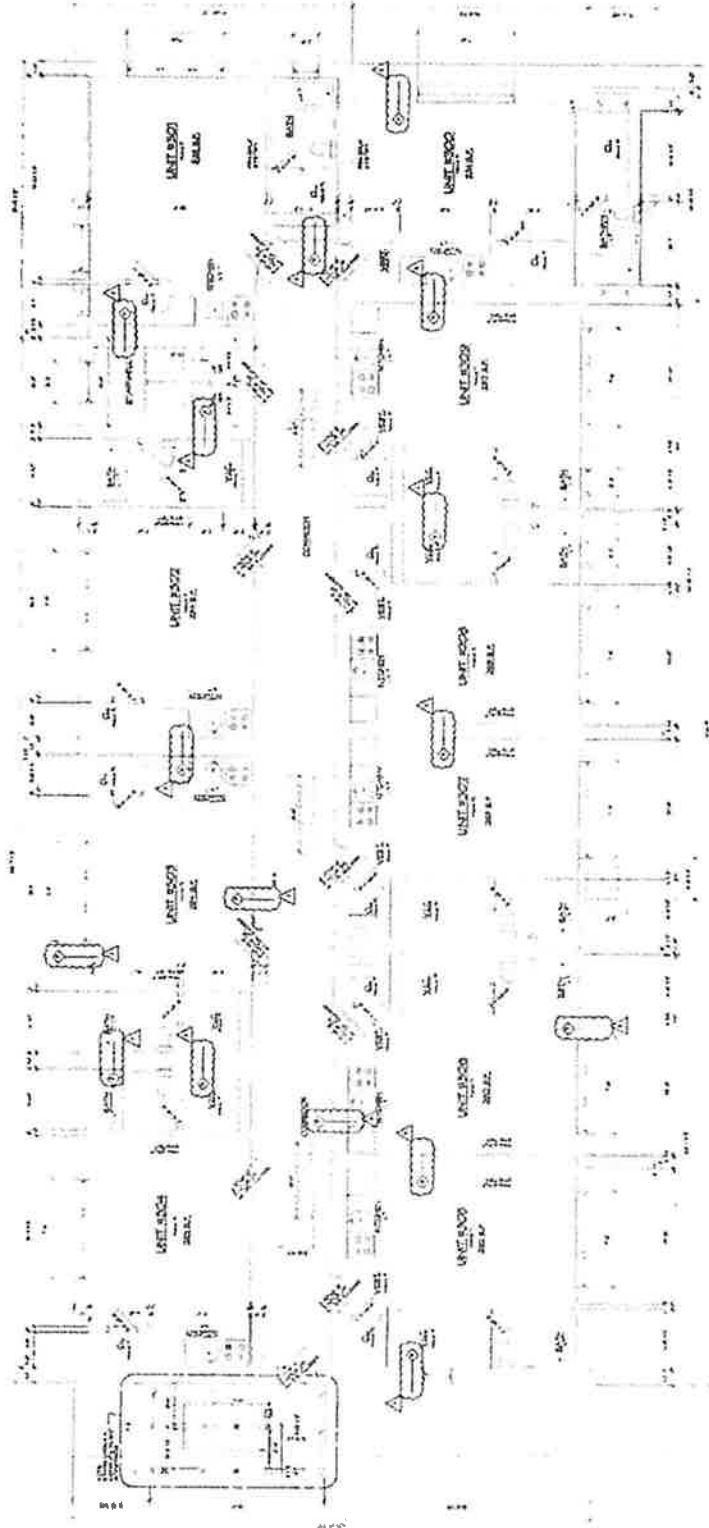




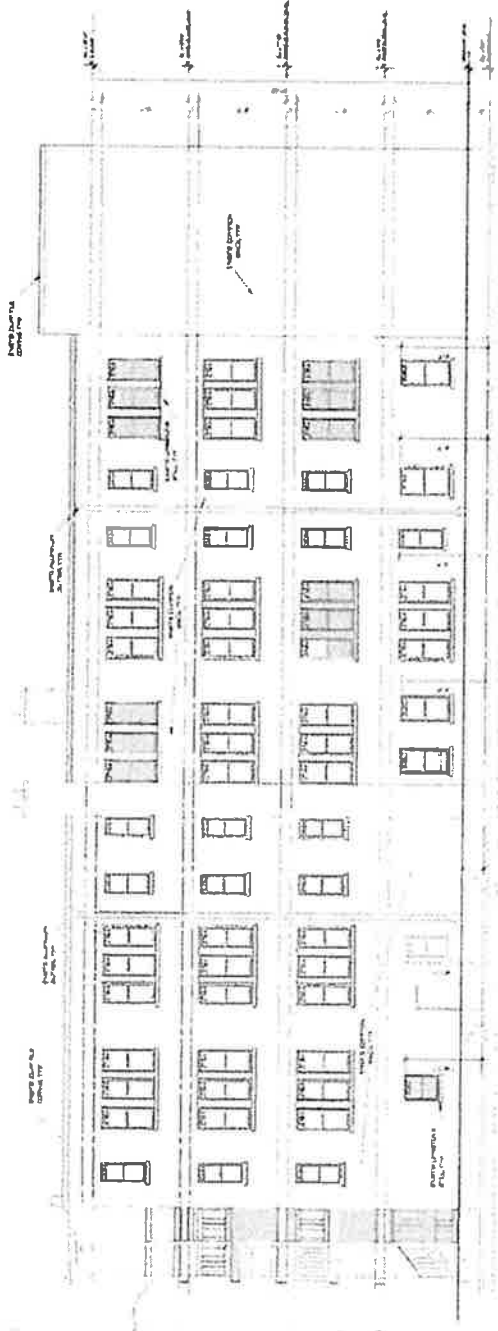
N FIRST FLOOR PLAN - 10 DU'S



N
 SECOND FLOOR PLAN - 10DU'S

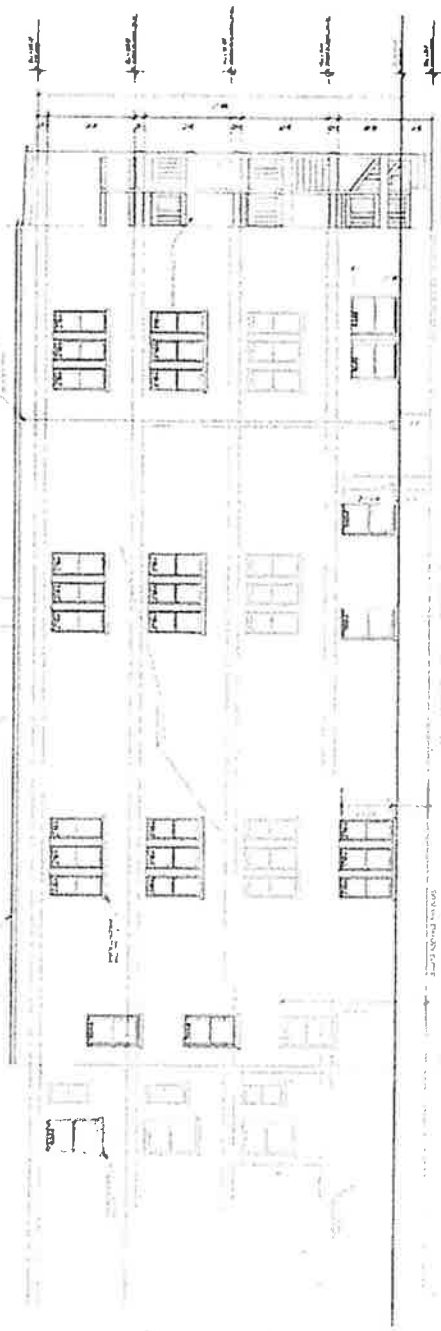


THIRD FLOOR PLAN-10014

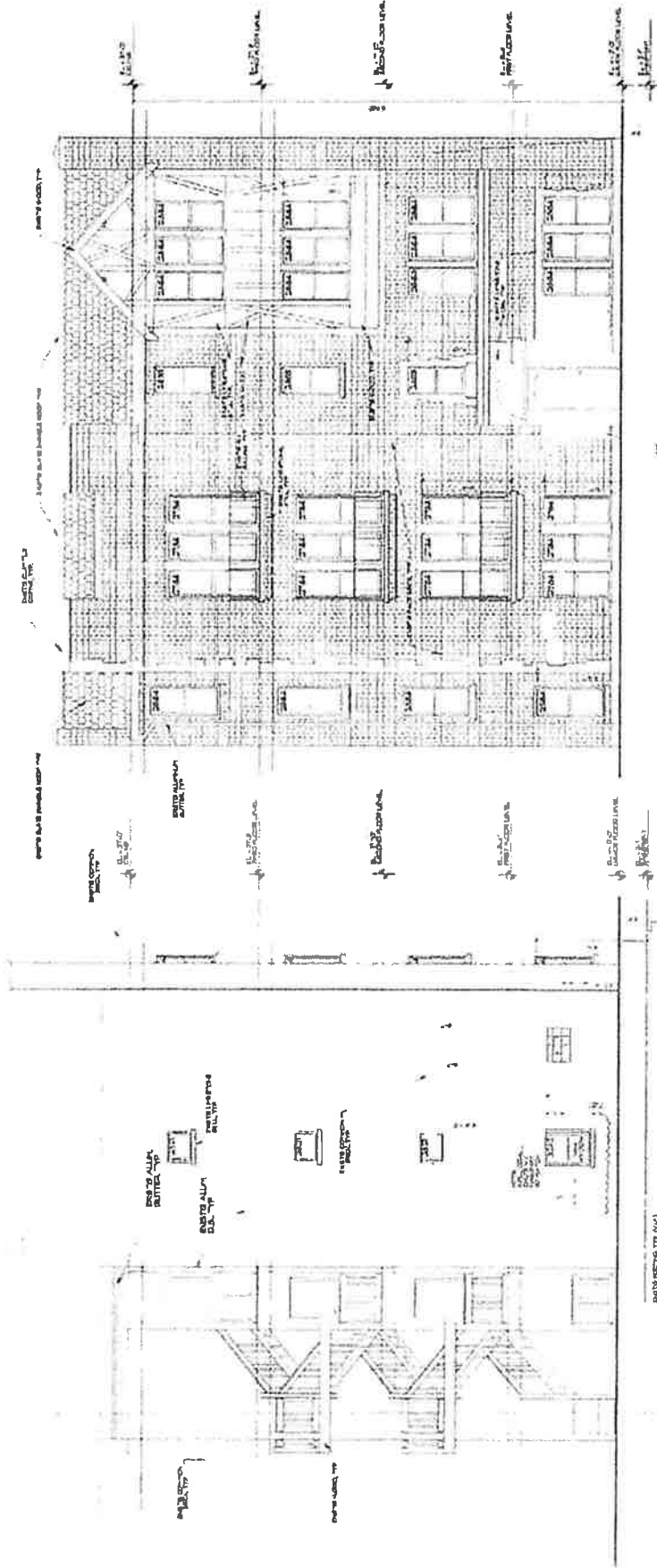


EXISTING SOUTH ELEVATION

NOTE: EXISTING SOUTH ELEVATION IS SHOWN FOR REFERENCE ONLY.



EXISTING NORTH ELEVATION



NOTE: TYPIC MASONRY AS SHOWN
SUPPLY UNIT PRICE FOR TYPING

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

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