

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2542 South Albany Avenue

The Project

The subject property is improved with a two-story residential building that includes four dwelling units. The height of the existing building is approximately 30.0'. The property includes three surface parking spaces.

2542 S ALBANY LLC (the "Applicant") seeks to rezone the subject property to add a third floor addition to the existing building to accommodate four additional dwelling units for a total of eight dwelling units on the property. The zoning height of the building will be 33'-0". The Applicant will provide four bicycle spaces. No additional parking spaces will be added, and the Applicant will seek parking relief under the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance.

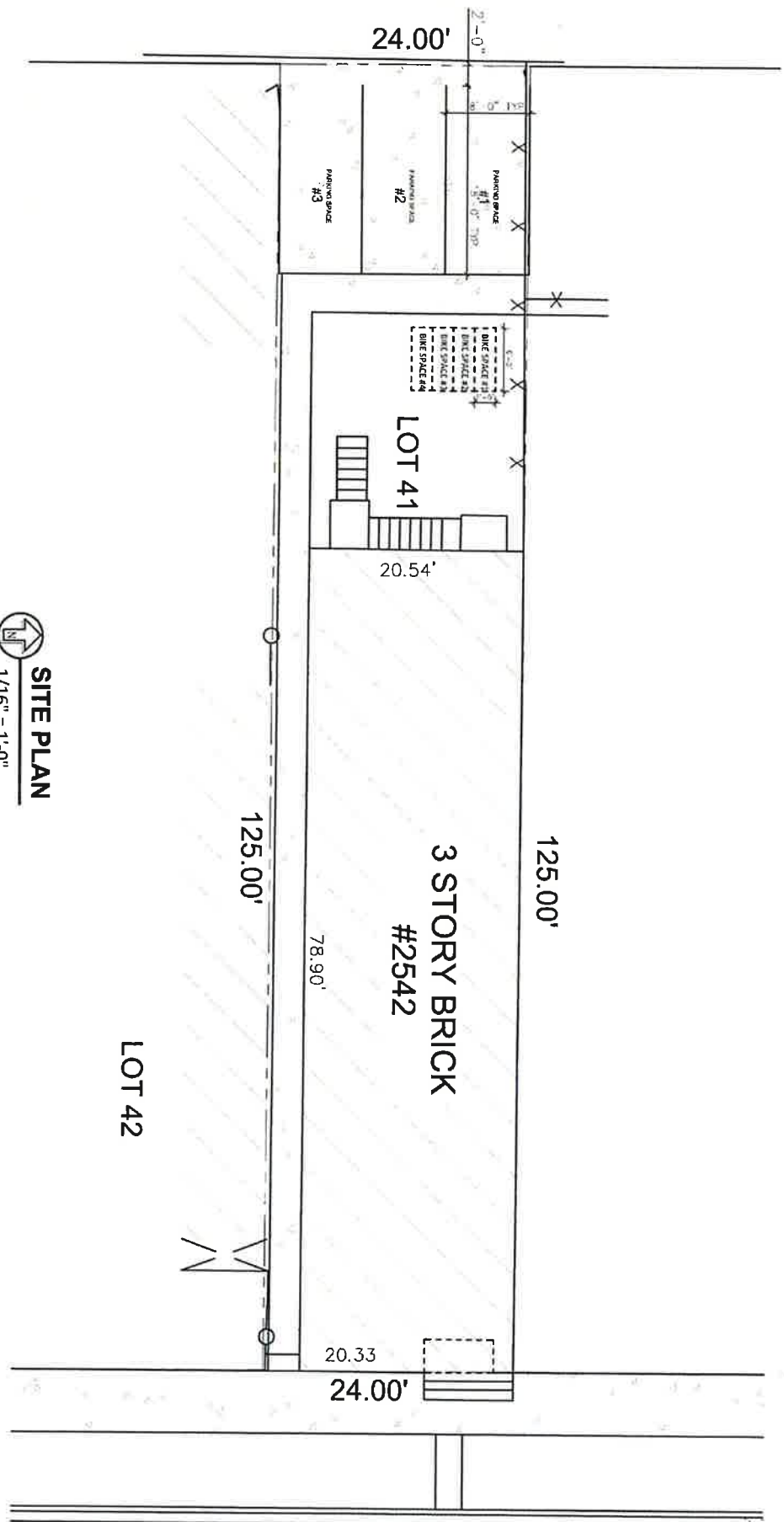
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RM-4.5 Residential Multi-Unit District to an RM-6 Residential Multi-Unit District. This change of zoning classification is being sought through a Type I rezoning process of the Zoning Ordinance. In addition, the property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately 170.0' from the CTA 26th Street Bus Corridor (Route 60).

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

Lot Area:	3,000 square feet
FAR:	1.60
Floor Area:	4,812 square feet
Residential Dwelling Units:	8
MLA Density:	375.0 square feet
Height:	33'-0"
Bicycle Parking:	4
Automobile Parking:	3*
Setbacks (existing):	Front (Albany Avenue): 0.00'
	North: 0.27'
	South: 3.19'
	West (rear): 46.16'

A set of plans is attached.

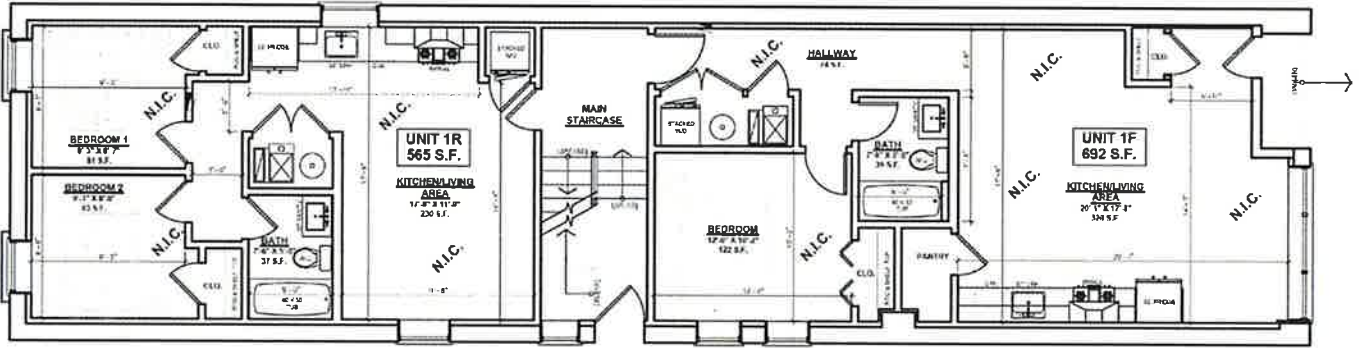
* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 170.0' from the CTA 26th Street Bus Corridor (Route 60).



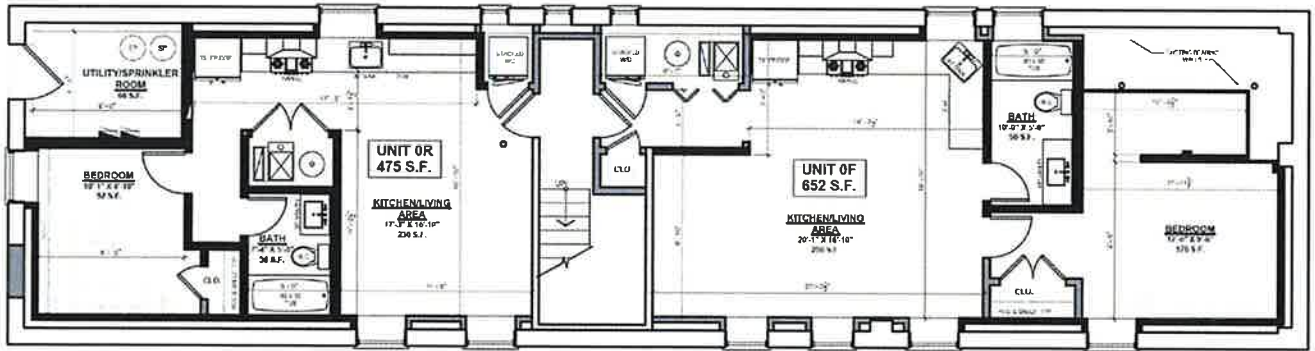

SITE PLAN
 1/16" = 1'-0"

2542 S. ALBANY AVE.
SITE PLAN
T-1

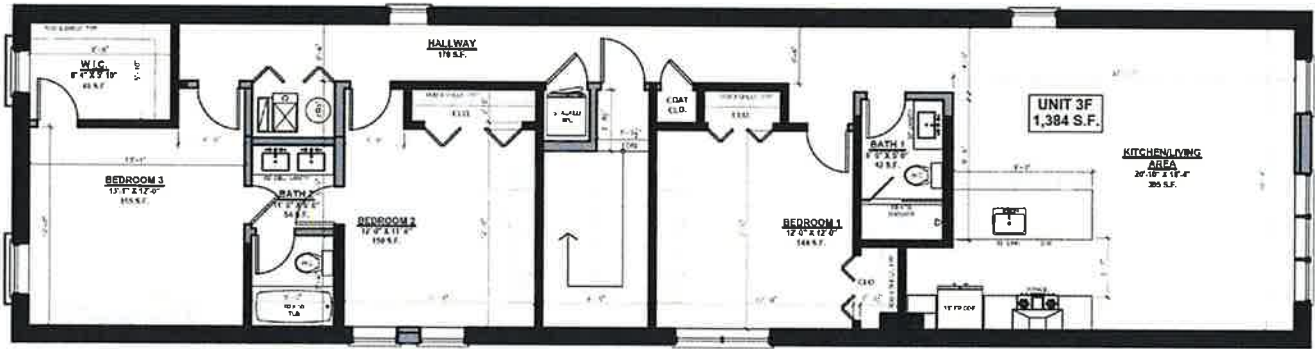
CONC. CURB & GUTTER
 S. ALBANY STREET



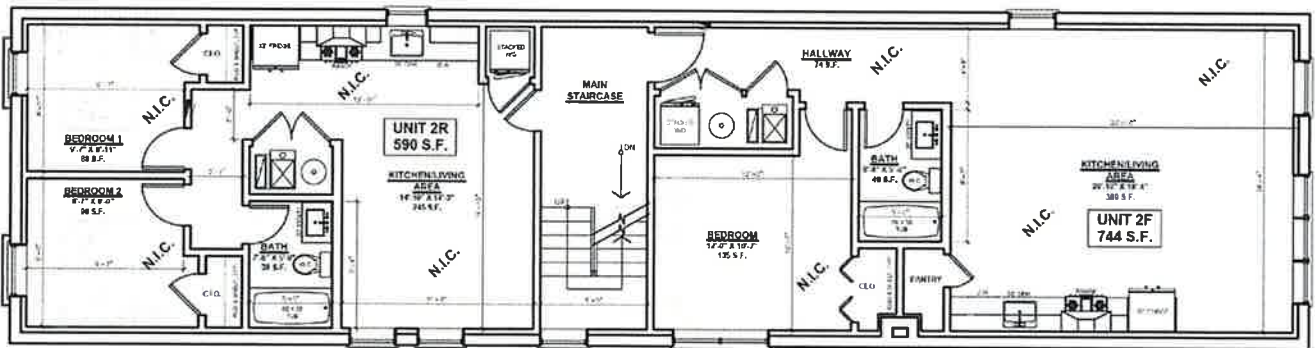
PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



PROPOSED BASEMENT PLAN
1/4" = 1'-0"



PROPOSED 3RD FLOOR PLAN
 1/4" = 1'-0"

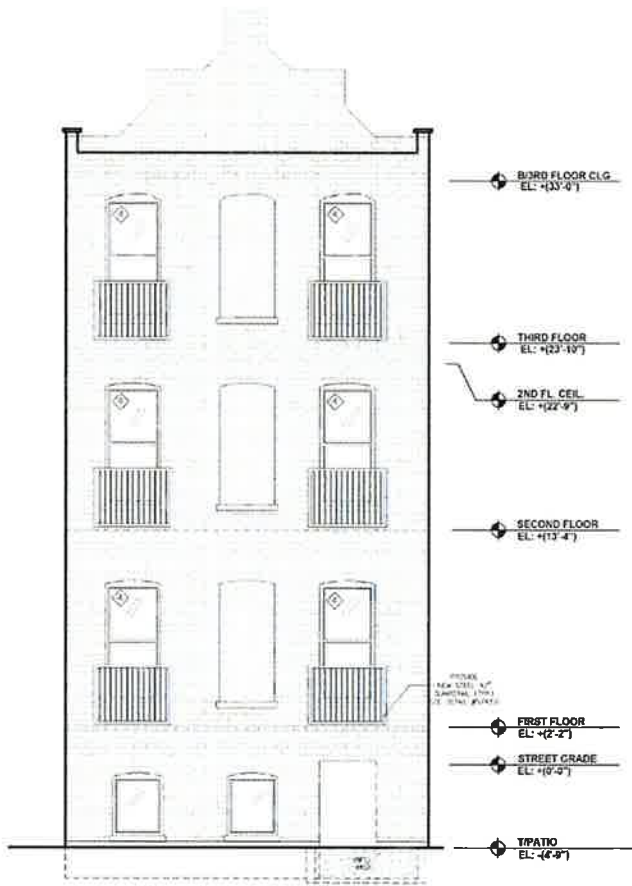


PROPOSED 2ND FLOOR PLAN
 1/4" = 1'-0"



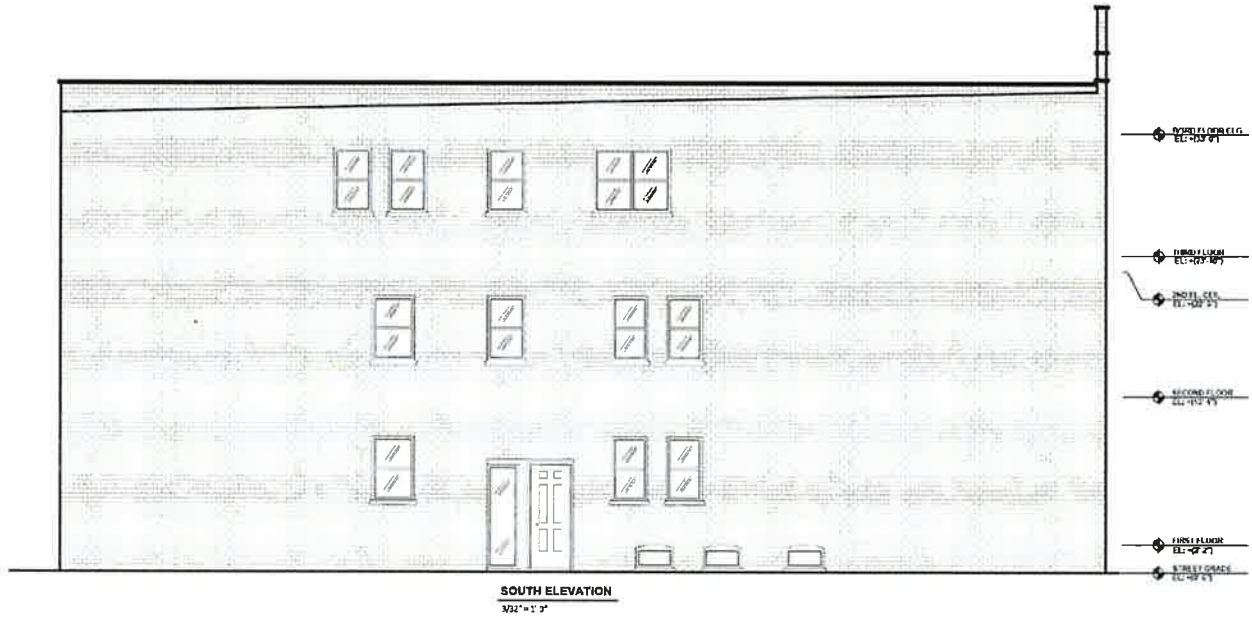
EAST ELEVATION
 1/8" = 1'-0"

<p>2542 S. ALBANY AVE. FRONT ELEV.</p>	<p>A-3</p>
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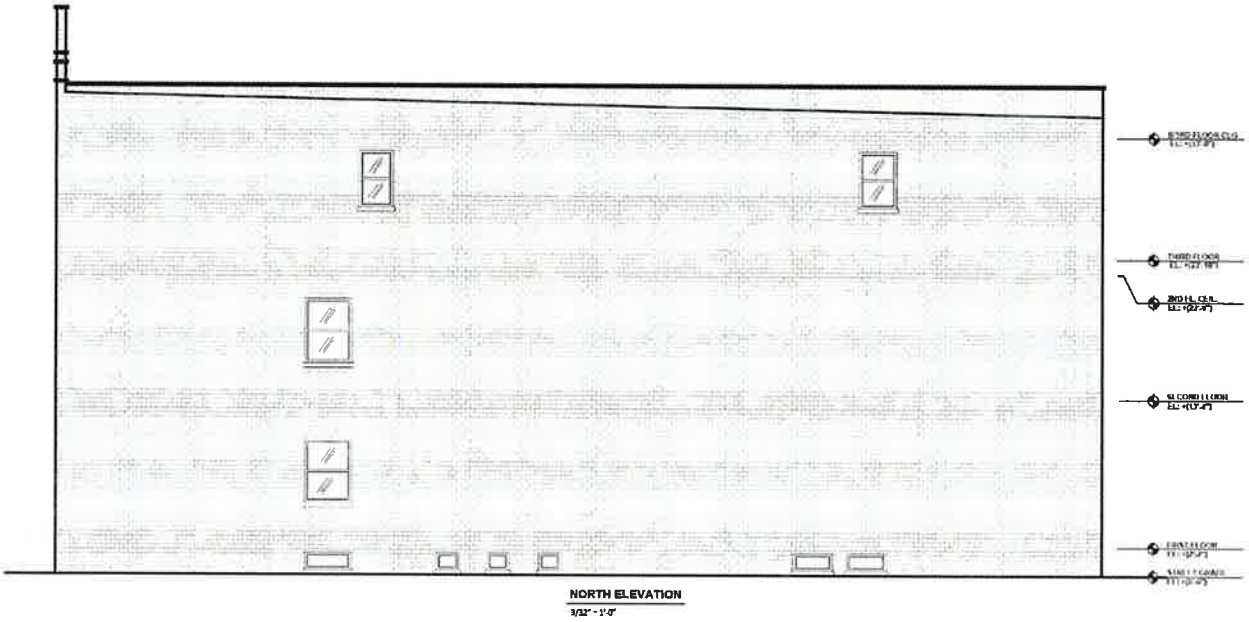


WEST ELEVATION
1/8" = 1'-0"

2542 S. ALBANY AVE. REAR ELEV.	A-4
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2542 S. ALBANY AVE. SIDE ELEV.	A-5
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2542 S. ALBANY AVE.	A-6
NORTH ELEV.	