

FINAL FOR PUBLICATION

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RM-4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 6-I in the area bounded by:

A line 170.0 feet north of and parallel to West 26th Street; South Albany Avenue; a line 146.0 feet north of and parallel to West 26th Street; and the public alley next west of and parallel to South Albany Avenue

to those of a RM-6 Residential Multi-Unit District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 2542 South Albany Avenue

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Map Amendment
2542 South Albany Avenue
From RM-4.5 to RM-6

FINAL FOR PUBLICATION

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 170.0' from the CTA 26th Street Bus Corridor (Route 60).

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.

The Project

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 five bicycle spaces. No additional parking spaces will be added.

In addition, the subject rezoning seeks Type I variation relief under section 17-13-0303-D and section 17-10-0102-B to reduce four additional parking spaces to zero under the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance, and to reduce setbacks under section 17-13-1101-B as follows: the front yard setback from 15.0' to zero (existing), and a reduction of the north side setback from 3.3' to zero (existing) and of the south side setback from 3.3' to 3.29' (existing), for a combined side yard setback reduction of 6.6' to 3.29' (existing).

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.

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

Lot Area:	3,000 square feet
FAR:	2.15
Floor Area:	6,460 square feet
Residential Dwelling Units:	8
MLA Density:	375.0 square feet
Height:	33'-0"
Bicycle Parking:	5
Automobile Parking:	3*
Setbacks (existing):	Front (Albany Avenue): 0.00'
	North: 0.00'
	South: 3.29'
	West (rear): 46.16'

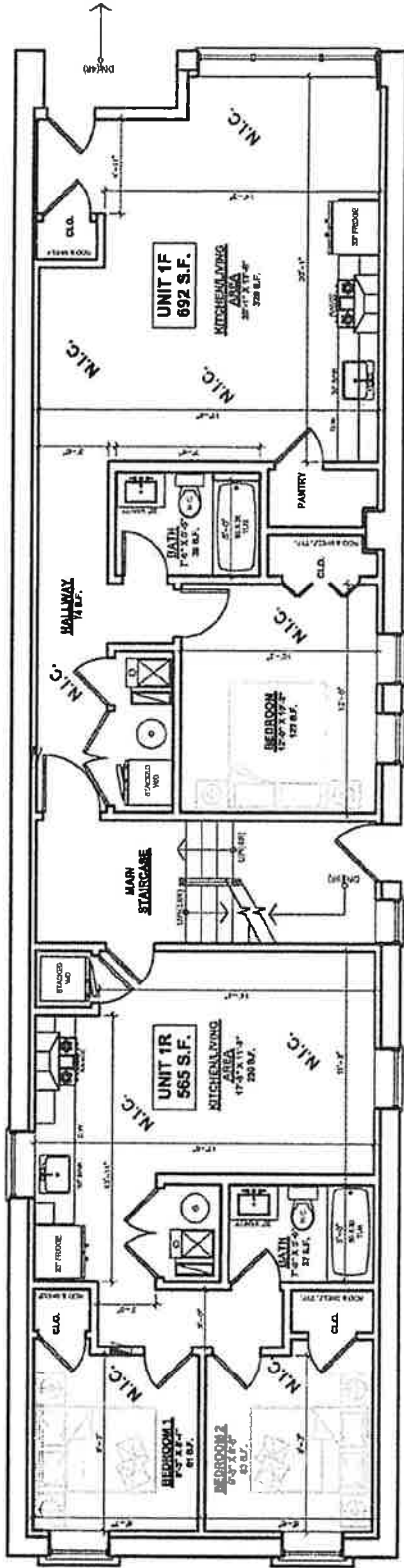
A set of plans is attached.

* 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).

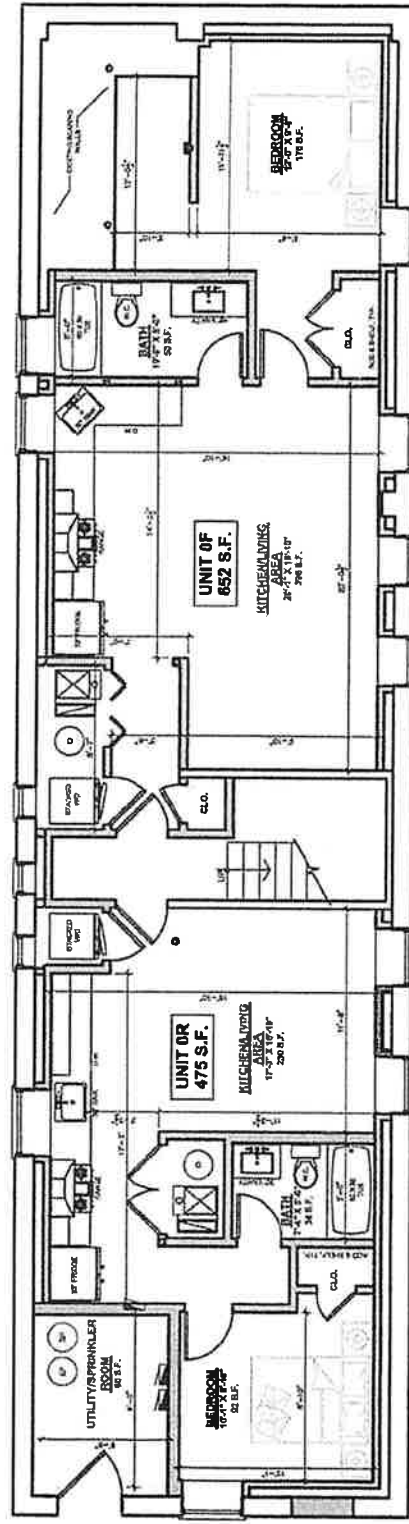
Item	Subject	Ordinance Requirements	Actual	V.A.	Comments
Chicago Zoning Ordinance Requirements					
Z01	Zoning District / Precinct Developmental No.	zoning map			
Z02	Existing Zoning (Use)	17-17-0100	RM4		
Z03	Proposed Zoning (Use)	17-17-0100	RESIDENTIAL		
Z04	Chicago Landmark Designation	recorded deed description			
Z05	Landmark Production District	zoning map, Ch. 18-4			
Z06	Zoning Overlay District	zoning map, Ch. 17-7			
Z07	Positional Street	zoning map, 17-5-1000			
Z08	Lot Area	17-17-0200	3,000 SF		
Z09	Floor Area Ratio (FAR)	17-17-0200	4.5		
Z10	Total Floor Area	17-17-0200, varies by district	1,011 SF + 1,237 SF + 1,612 SF + 317 FLOOR AREA + 1,514 SF = 5,701 SF		
Z11	Building Height	17-17-0211, varies by district	33' 4"		
Z12	Front Setback	17-17-0206, varies by district	0.00'		
Z13	Concealed Sign Setbacks	17-17-0206, varies by district	NO SIGNAGE SETBACK		ADMINISTRATIVE ADJUSTMENT
Z14	Roof Setback	17-17-0207, varies by district	NO SIGNAGE SETBACK		ADMINISTRATIVE ADJUSTMENT
Z15	Side Yard / On-Site Open Space	17-17-0207, 17-17-0210	40' 2"		
Z16	Number of Dwelling Units	varies by district	0		
Z17	Number of Off-street Parking Spaces	17-17-0210 (p.4, 11/17/20)	3		
Z18	Number of Off-street Loading Spaces	Ch. 17-11			
Z19	Landscaping Development Standards	Ch. 17-11			
Z20	Open Space (Inland Tree Work) Setback	Ch. 17-11			
Z21	Attributable Requirements Exemption (ARE) Paragraph 2.4.4	17-15-1000-3			
Z22	Pat of Survey				
Z23	Chicago Building Code Requirements	148-3-302.1			
Z24	Proposed Occupancy Classification	148-3-302.4, Ch. 148-3	R2		
Z25	Existing Occupancy Classification	Ch. 148-4	R2		
Z26	Special Occupancy Conditions				

Item	Subject	Ordinance Requirements	Actual	V.A.	Comments
B0601	Deck Plans	148-2-200.2			
B0602	Building Height in Feet Above Grade (FAG)	148-2-200.3, 148-5-504.3	37		EXISTING AND CHANGE
B0603	Number of Stories Above Grade (NAG)	148-2-202, 148-5-504.4	3		EXISTING AND CHANGE
B0604	Massing / Composition Pattern	148-5-505			
B0605	Building Area	148-2-203.4, 148-5-505	23,000		
B0606	Number of Balconies Exposed from Area	148-5-506.1, 148-5-506.2	1		
B0607	Fencing Increase	148-5-506.3			
B0608	Mixed Occupancy Strategy	148-5-506.4			
B0609	Accessory Occupancies	148-5-506.5			
B0610	Incidental Uses	148-5-506.6			
B0611	Construction Classifications	Table 148-8-801, 148-7-704	1-4R		TYPE IMA
B0612	Primary Structural Frame	Table 148-8-801, 148-7-704	2-1R		1-1R
B0613	Roofing - Exterior Downspout	Table 148-8-801	1-1R		2-1R
B0614	Roofing - Interior Ceiling	Table 148-8-801	1-1R		1-1R
B0615	Roofing - Exterior Finishing	Table 148-8-801	1-1R		1-1R
B0616	Roofing - Interior Finishing	Table 148-8-801	1-1R		1-1R
B0617	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0618	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0619	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0620	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0621	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0622	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0623	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0624	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0625	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0626	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0627	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0628	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0629	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0630	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0631	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0632	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0633	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0634	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
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B0651	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0652	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
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B0746	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0747	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
B0748	Roofing - Floor Construction	Table 148-8-801	1-1R		1-1R
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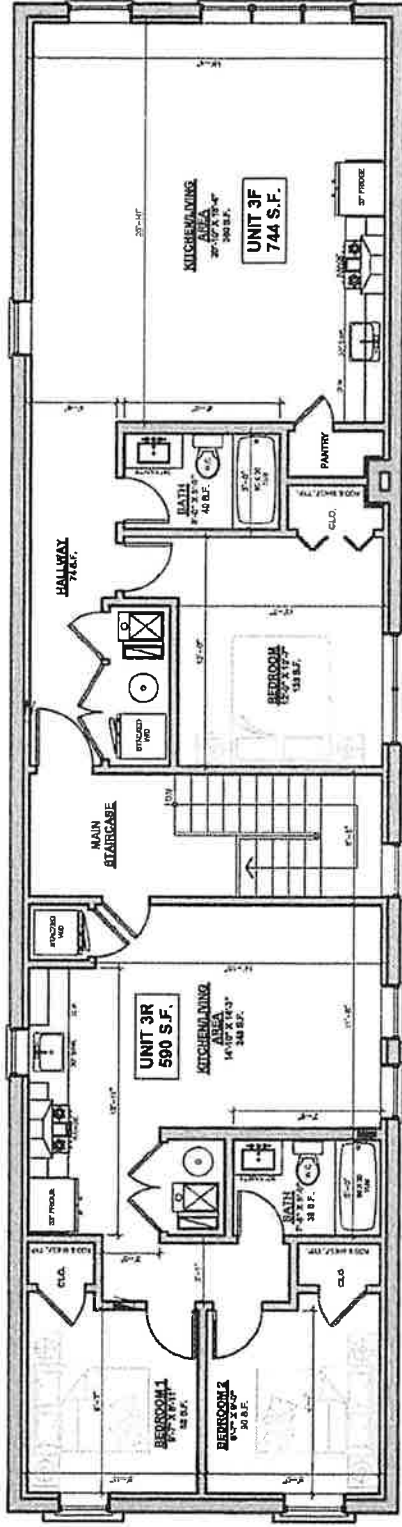


1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

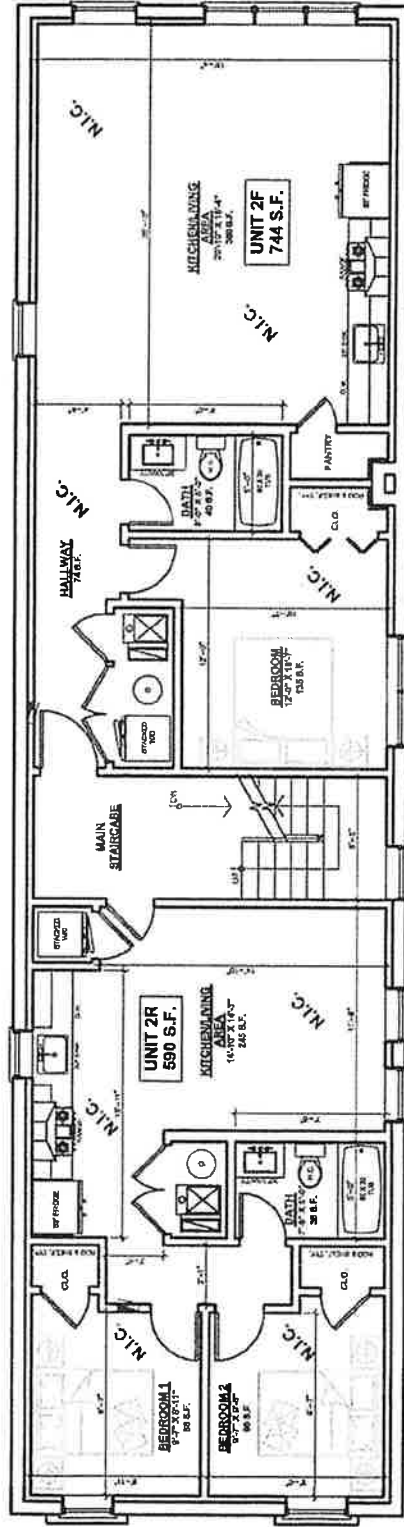


2 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

2542 S. ALBANY AVE.
BSMT & 1ST FL. A-1

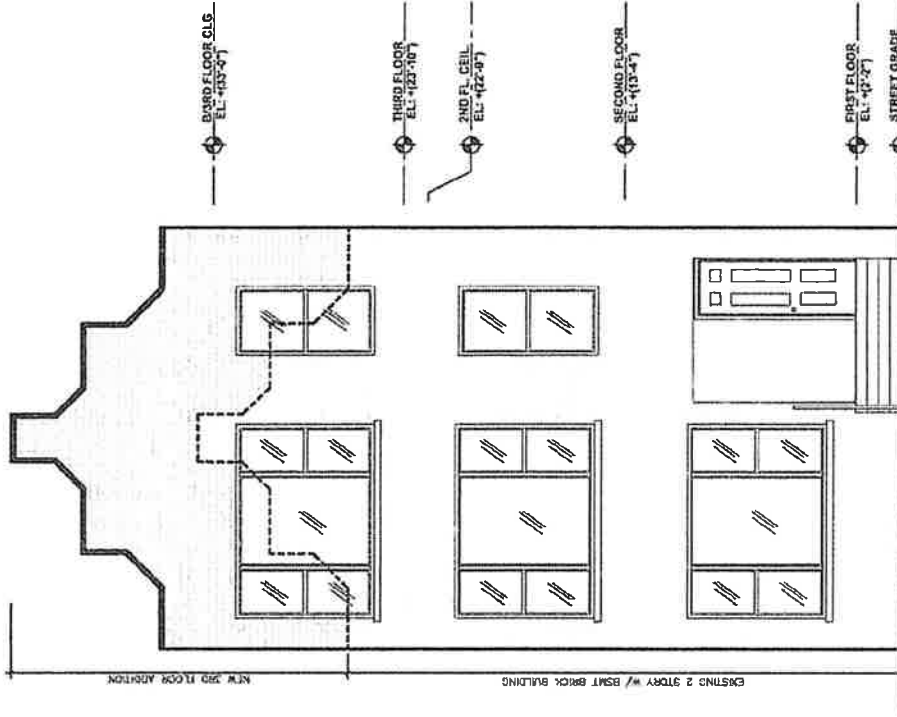


PROPOSED 3RD FLOOR PLAN
 1/4" = 1'-0"

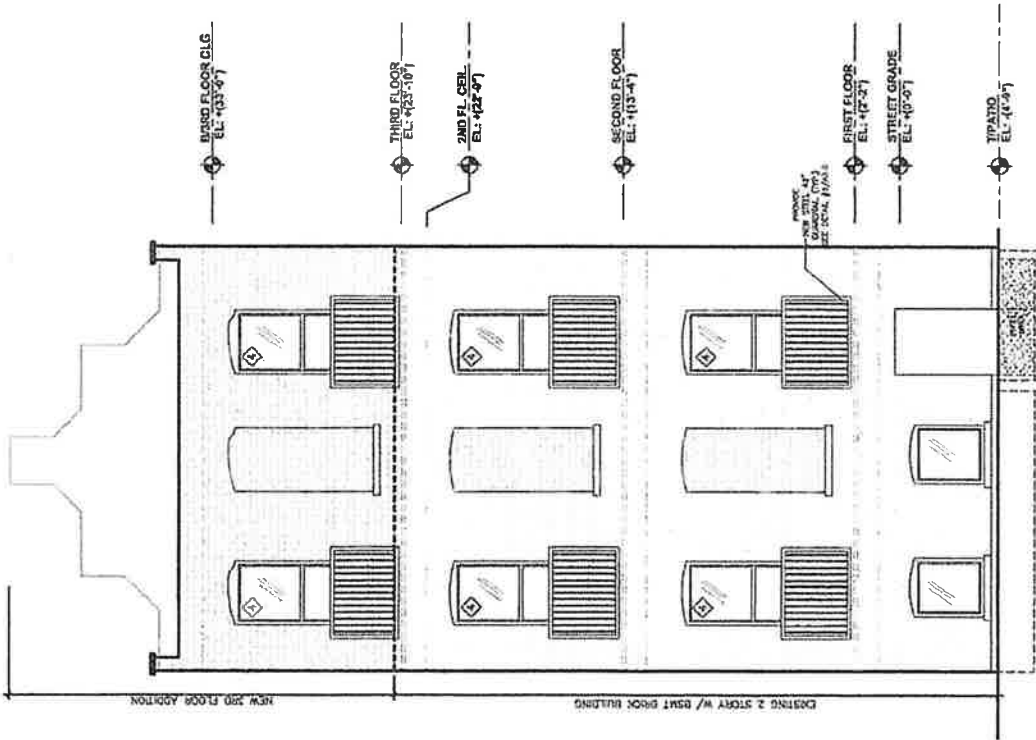


PROPOSED 2ND FLOOR PLAN
 1/4" = 1'-0"

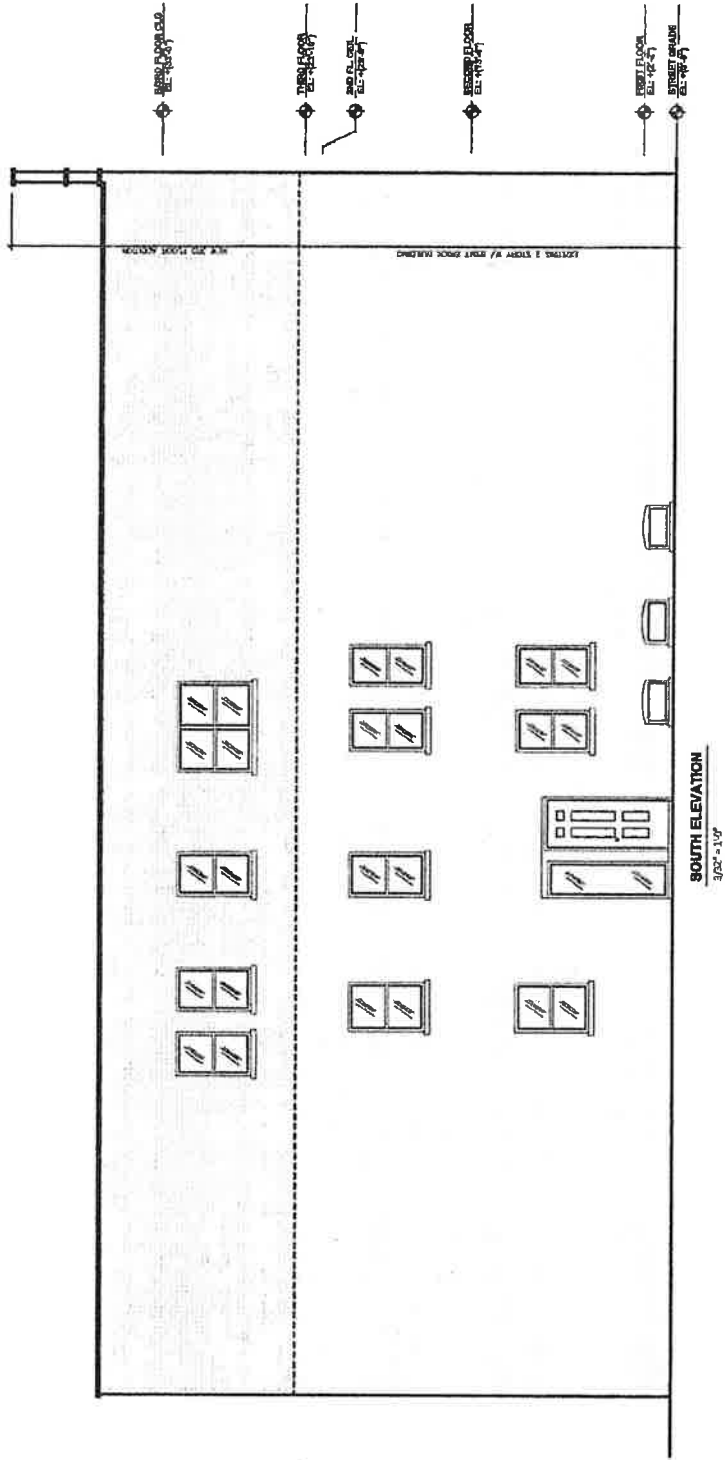
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2542 S. ALBANY AVE.
FRONT/REAR ELEV. A-3



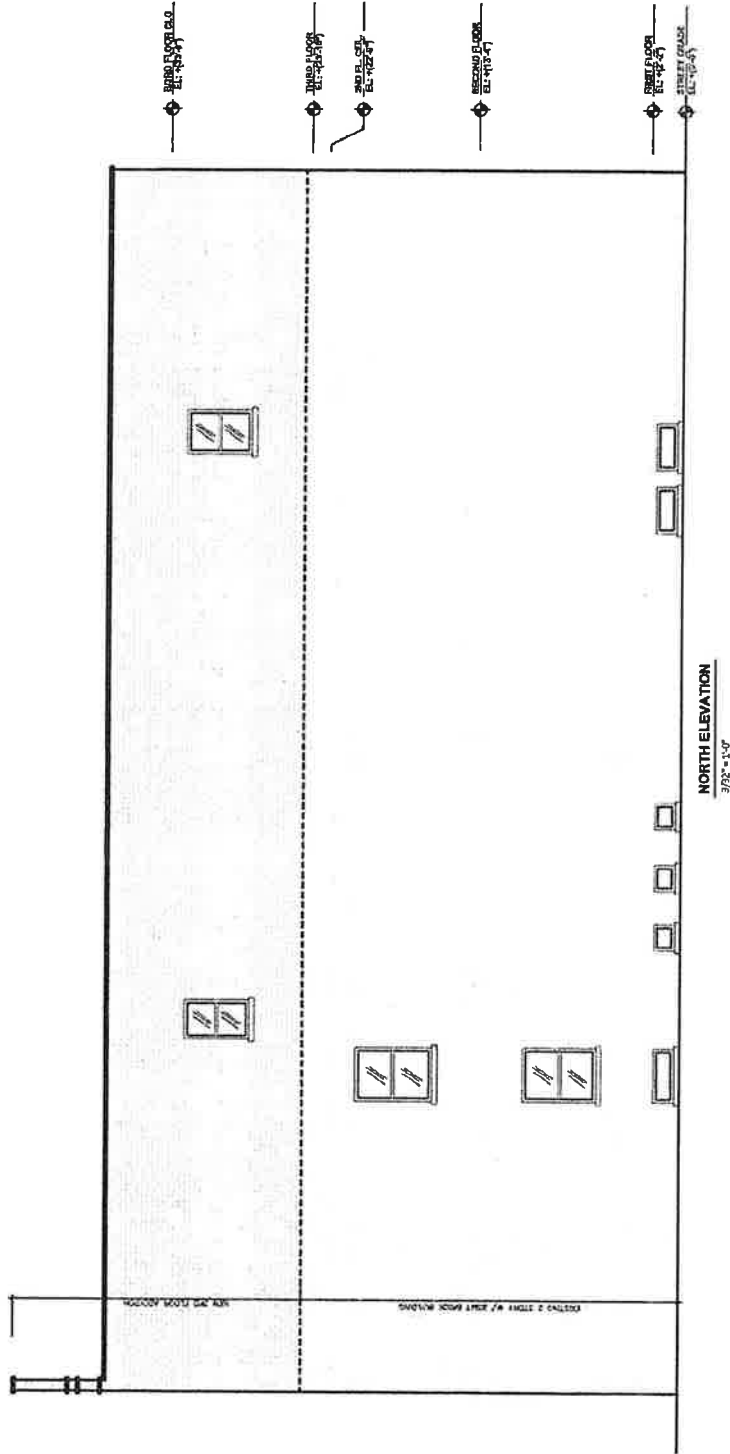
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2542 S. ALBANY AVE.
SIDE ELEV.

A-4

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2542 S. ALBANY AVE.
SIDE ELEV.

A-5