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SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2733-35 West 16th Street / 1600-12 South Fairfield Avenue
From RT-4 RM-5

The Property
The subject property is a vacant parcel located in a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District on the southwest corner of West 16th Street and South Fairfield Avenue. It is located in a Transit Served Location approximately 1,670 feet from the California Pink Line CTA station entrance.

The Project
TM 2735 PARTNERS LLC (the "Applicant") seeks to rezone the property to construct a new three-story residential building (approximately 39'-10" height) with six residential units, three rear surface parking spaces, and six bicycle spaces.

The Applicant seeks to rezone the property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5, Residential Multi-Unit District.

The Applicant also is seeking all relief as needed for the attached plans, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) including: 1) an optional variation under section 17-13-1101-B to reduce the required front yard setback under section 17-2-0305-B to 3'-9"; 2) an optional variation under section 17-13-1101-B to reduce the west side yard setback required under sections 17-2-0309-A and 17-17-0309 from minimum 2.0' to zero (there will be bicycle parking placed along that side setback); 3) an optional variation under section 17-13-1101-B to reduce the required combined side yard setback under section 17-2-0309-A from 5.0' to zero; 4) an optional variation under section 17-13-1101-B to reduce the rear yard setback under section 17-2-0306-C from 40.5' to 23'-7" ; and 5) an optional variation under sections 17-13-1003-K and 17-13-1101-A to reduce the rear yard open space required under section 17-2-0307 to zero. Section 17-10-0102-B (1)(a) authorizes a 100% parking reduction for properties located in a TSL district to a CTA station entrance. The Applicant is opting to provide three parking spaces.

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

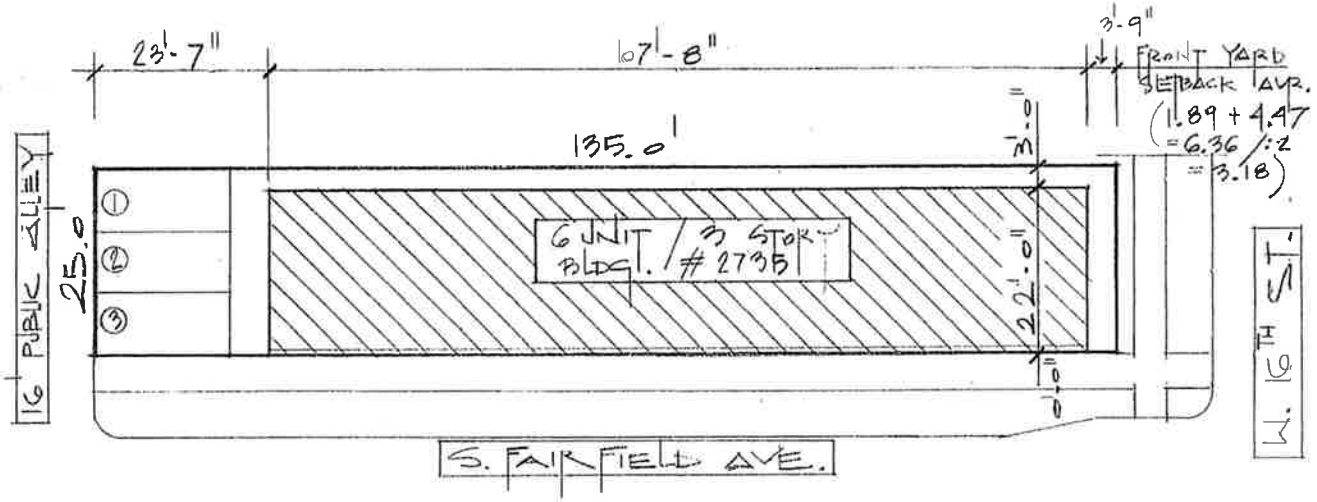
Lot Area:	3,375 square feet	
FAR:	2.0	
Floor Area:	6,741 square feet	
Residential Dwelling Units:	6	
MLA Density:	562.5 square feet	
Height:	39'-10"	
Automobile Parking:	3	
Bicycle Parking:	6	
Rear Yard Open Space:	zero*	
Setbacks:	Front (North/ 16th St):	3'-9" *
	East (Fairfield Ave):	zero (none required)
	West:	zero*
	Rear (South):	23'-7" *

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

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ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

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

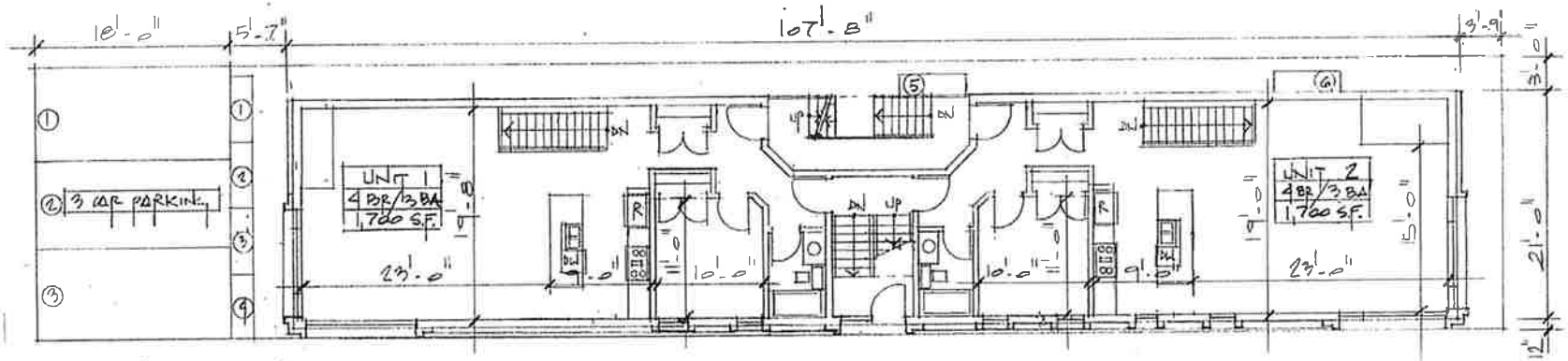
ZONING RELIEF:
- REAR YARD SETBACK 23'-7"
- OPEN SPACE 0 S.F.
- 3 CAR PARKING

ZONING INFORMATION	
LOT AREA	25.0' x 135.0' = 3,375 S.F.
F.A.R.	2.0
TOTAL	6,750 S.F.
BSMT	0 S.F.
1ST FLOOR	2,247 S.F.
2ND FLOOR	2,247 S.F.
3RD FLOOR	2,247 S.F.
TOTAL	6,741 S.F.

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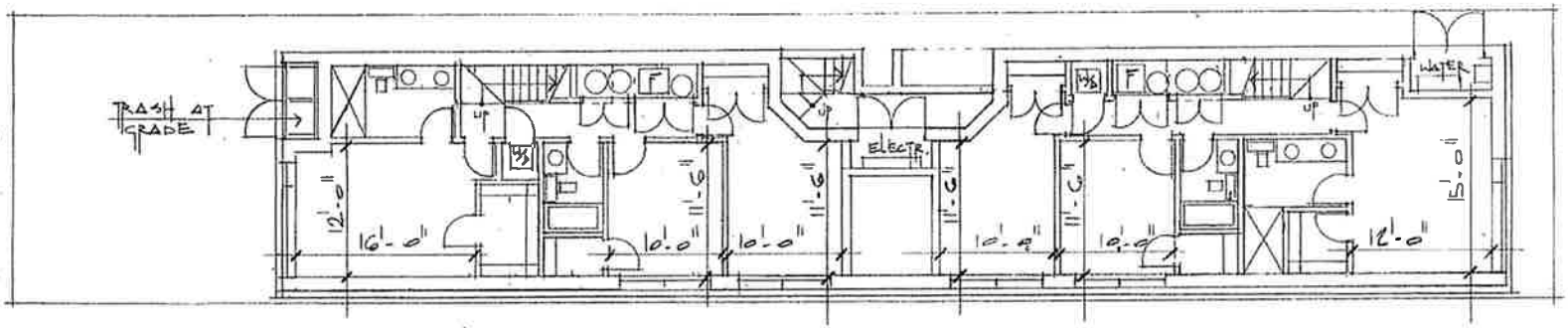
1ST FLOOR PLAN
1/8" = 1'-0"

1,147 S.F.

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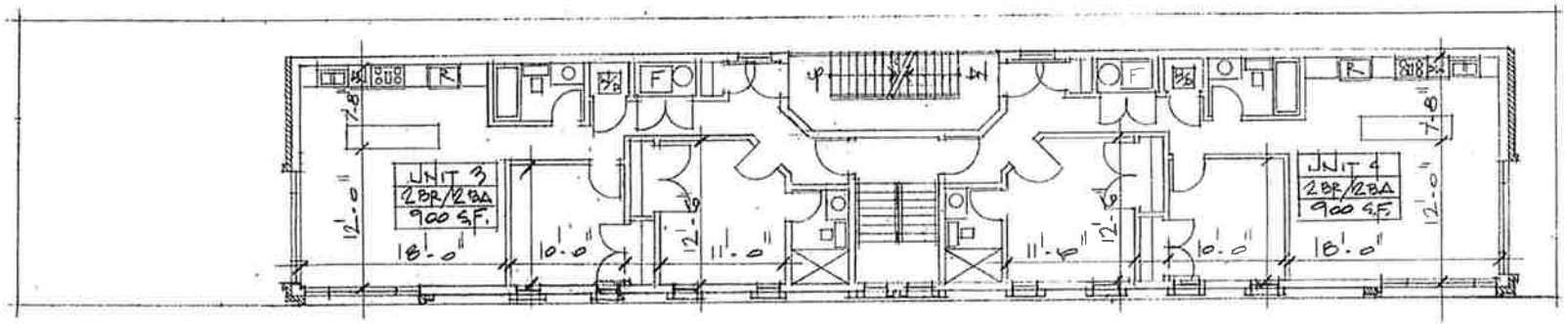


BASEMENT Floor PLAN
1/8" = 1'-0"

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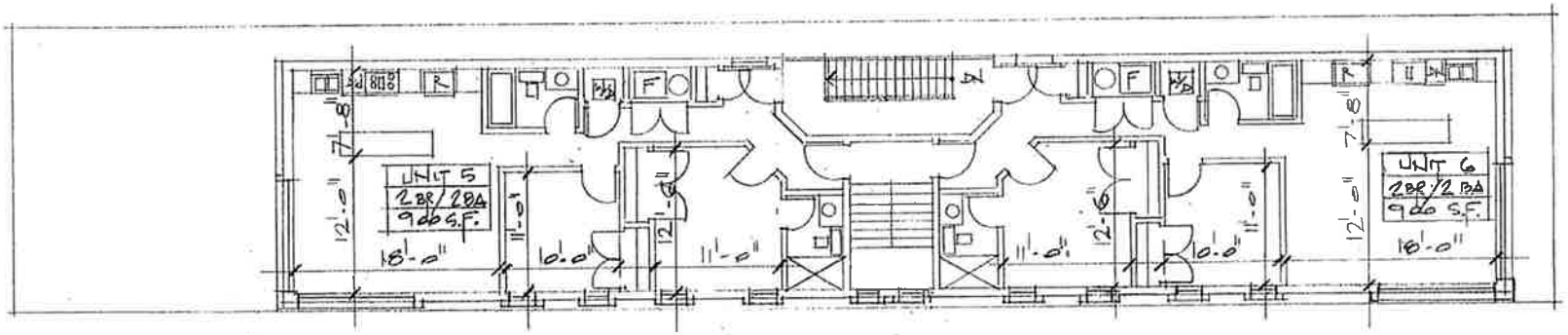


2nd Floor Plan 1,247 S.F.
1/8" = 1'-0"

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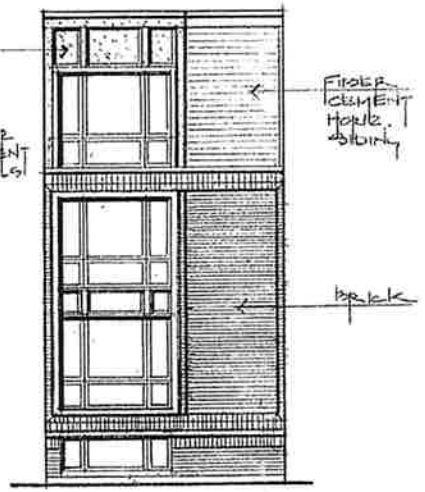


3RD FLOOR PLAN 2,247 S.F.
1/8" = 1'-0"

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Final Application



W. 16TH ST. ELEVATION
1/8" = 1'-0"

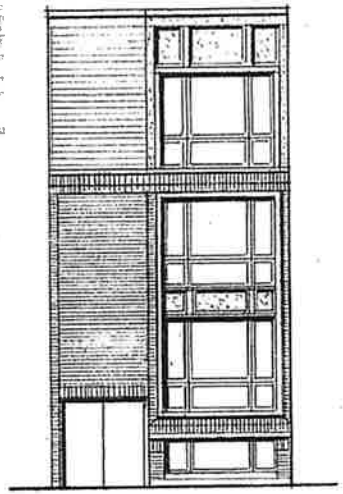


FAIRFIELD AVE. ELEVATION
1/8" = 1'-0"

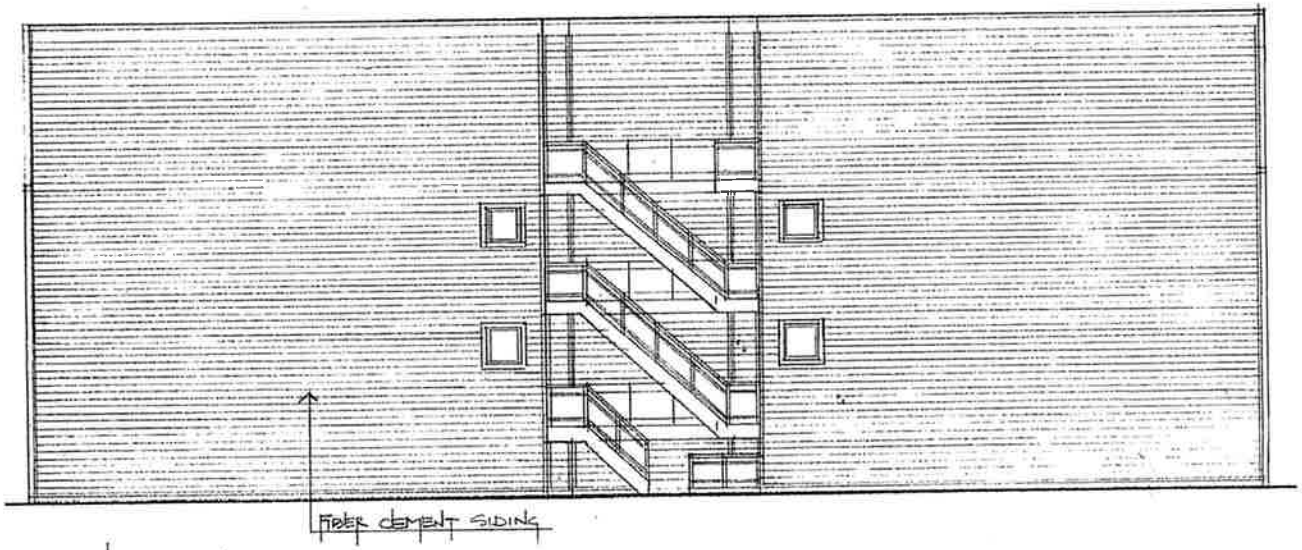
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SOUTH ELEVATION
1/8" = 1'-0"



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