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SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2434 South Albany Avenue
From RM-4.5 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 0.91'

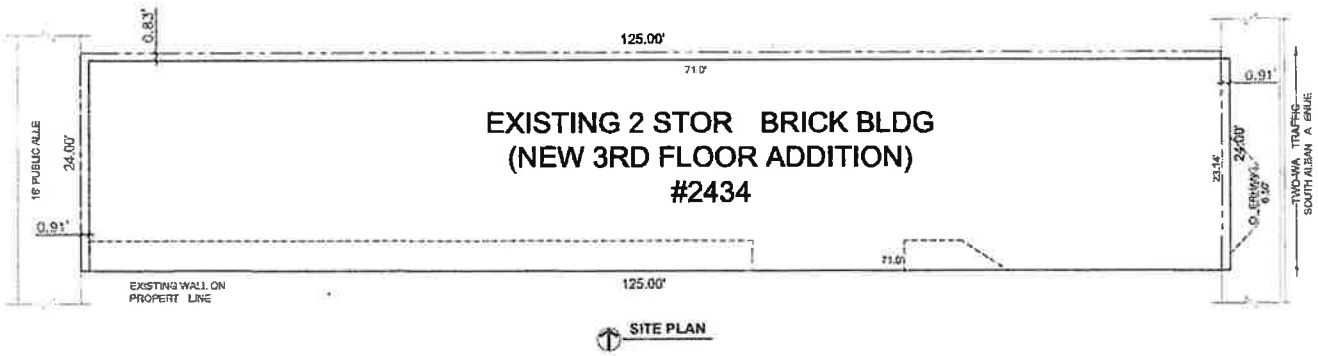
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RM-4.5 Residential Multi-Unit District to a B2-5 Neighborhood Mixed-Use District.

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):	0.91'*

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 0.91'.

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SITE PLAN

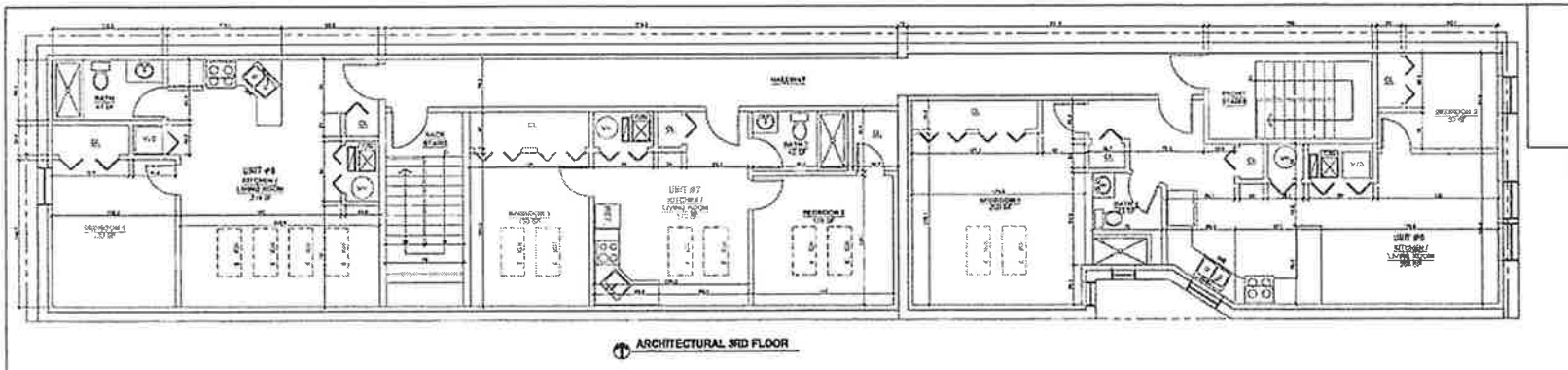
ARCHITECT
ANDREW WANG

SITE PLAN

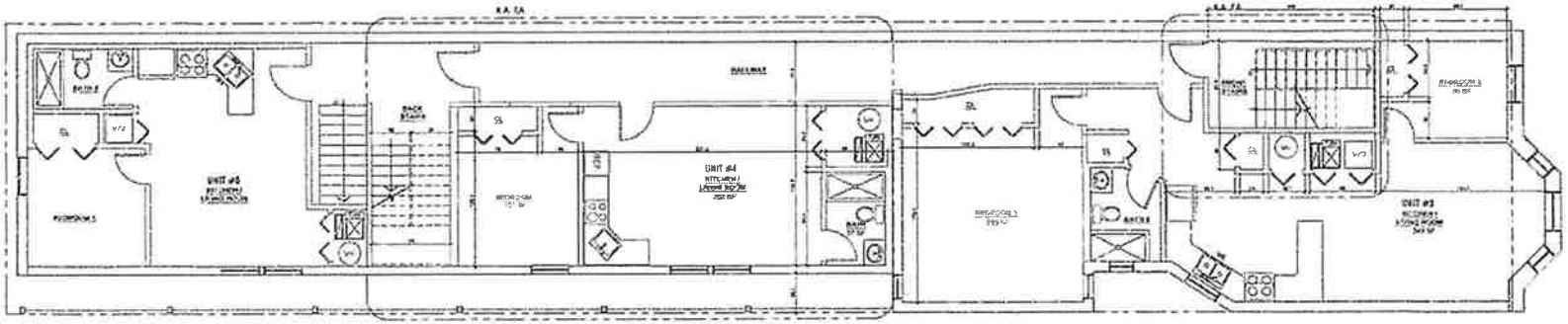
2434 S ALBANY AVE
CHICAGO, IL 60623

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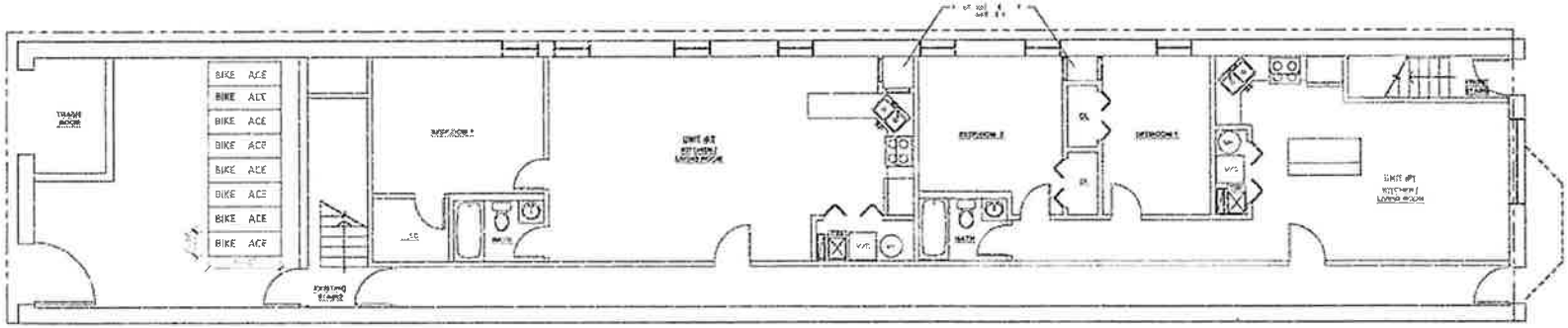
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1 ARCHITECTURAL 3RD FLOOR



1 ARCHITECTURAL 2ND FLOOR



1 ARCHITECTURAL 1ST FLOOR

REVISIONS

1

2

ARCHITECT
ANDREW WANG

ARCHITECTURAL FLOOR PLANS

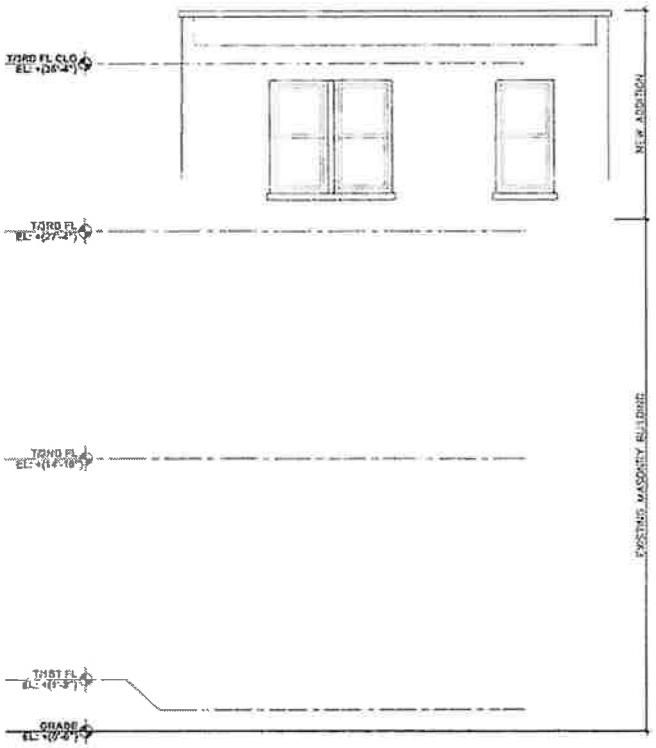
2434 S ALBANY AVE
CHICAGO, IL 60623

DATE

SHEET

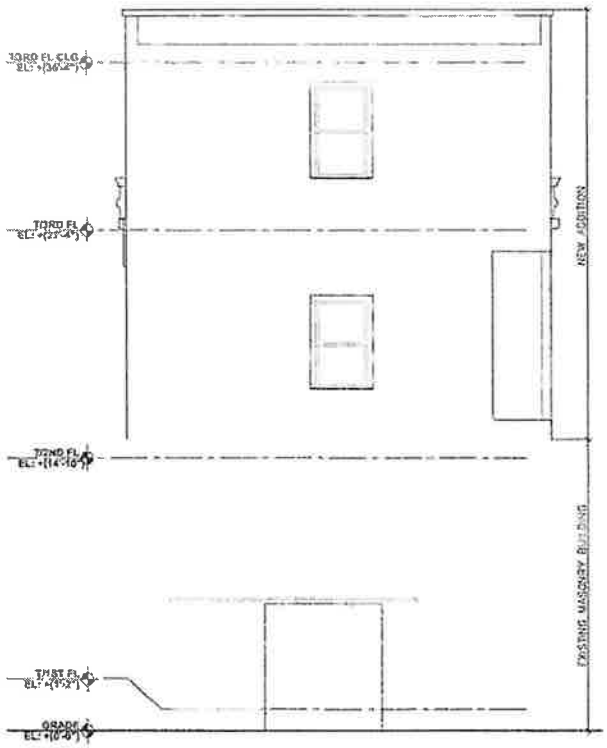
A-1

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EAST ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

REVISIONS

ARCHITECT
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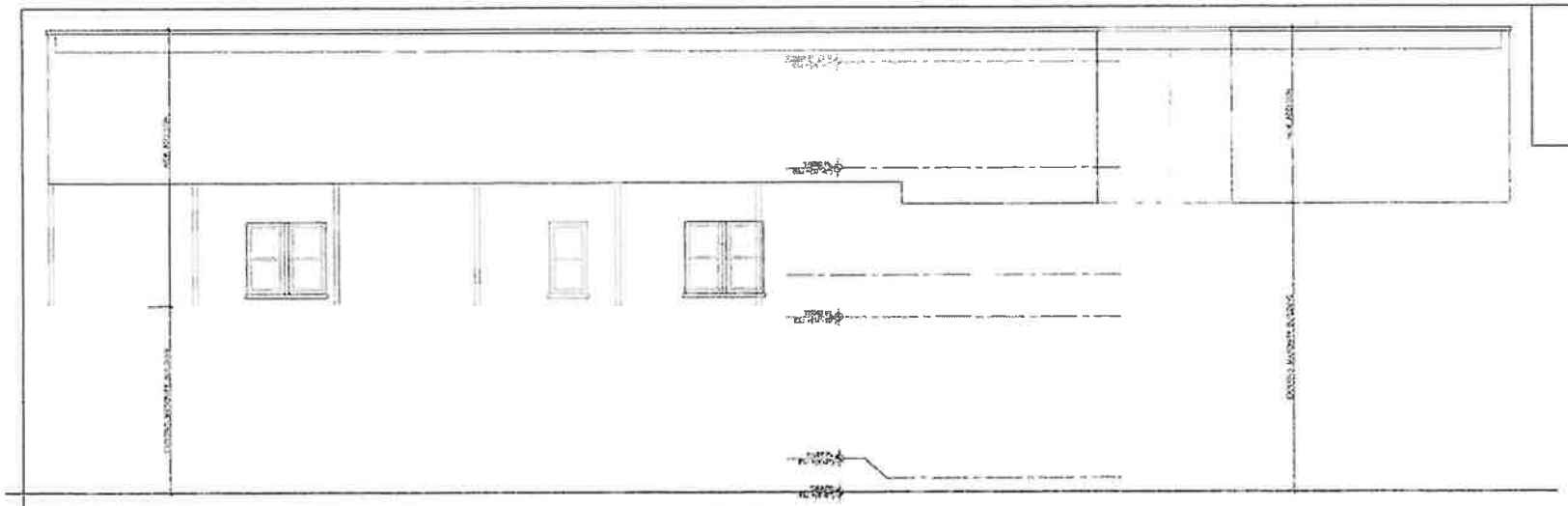
ARCHITECTURAL ELEVATIONS

2434 S ALBANY AVE
CHICAGO, IL 60623

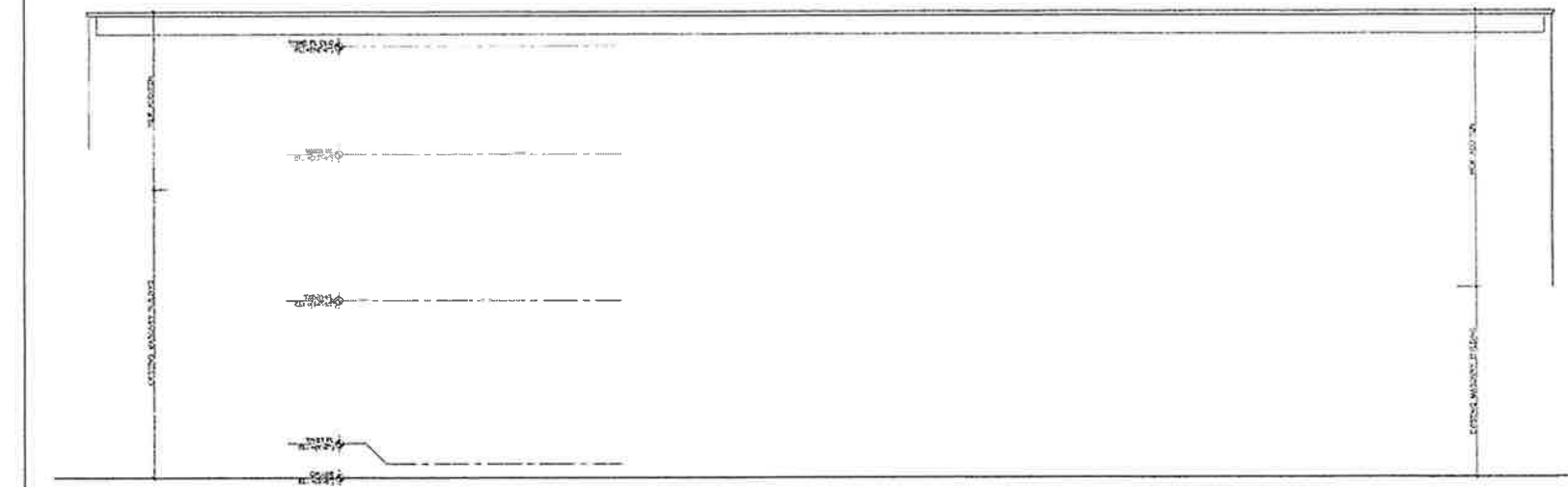
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SOUTH ELEVATION
1/4"=1'-0"



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

REVISIONS

ARCHITECT
ANDREW TYNER

SAFETY & LIABILITY NOTICE

ARCHITECTURAL ELEVATIONS

2434 S ALBANY AVE
CHICAGO, IL 60623

DATE

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