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 1,665 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 6 residential units, 3 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 front yard setback required under section 17-2-0305-B from 15.0' 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'-11"; 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.

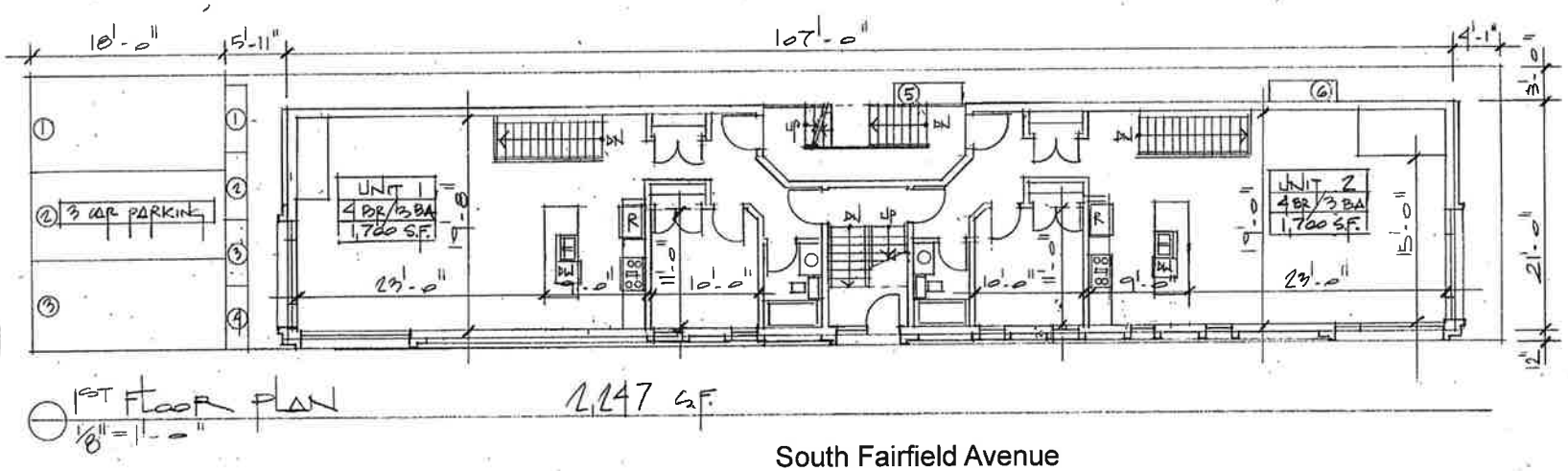
The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,375 square feet	
FAR:	1.48	
Floor Area:	5,000 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):	zero*
	East (Fairfield Ave):	zero (none required)
	West:	3.0'
	Rear (South):	23'-11*

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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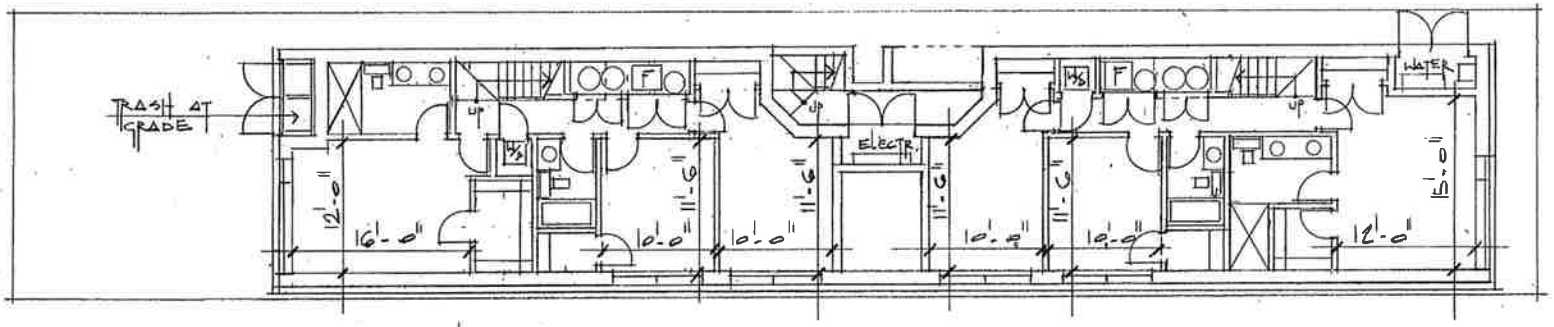
South Fairfield Avenue

West 16th Street

Site Plan

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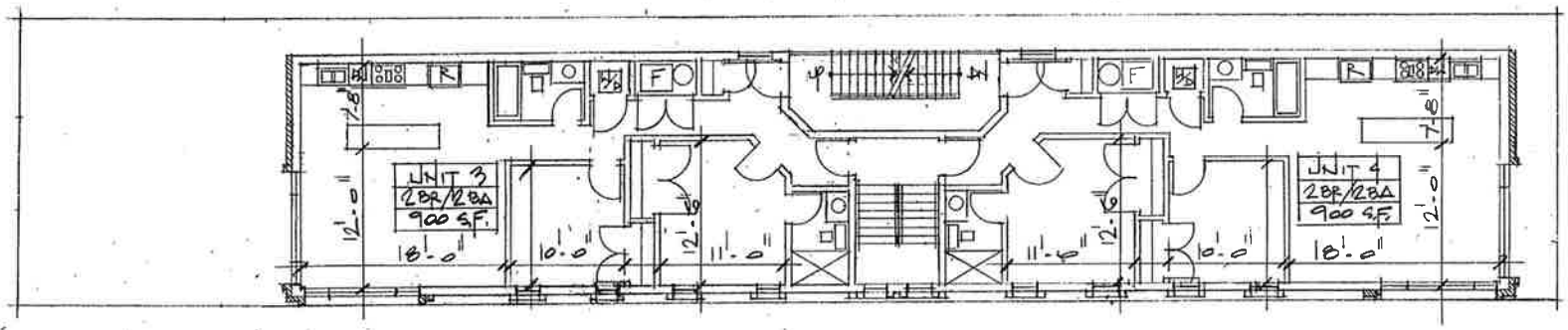
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BASEMENT FLOOR PLAN
1/8" = 1'-0"

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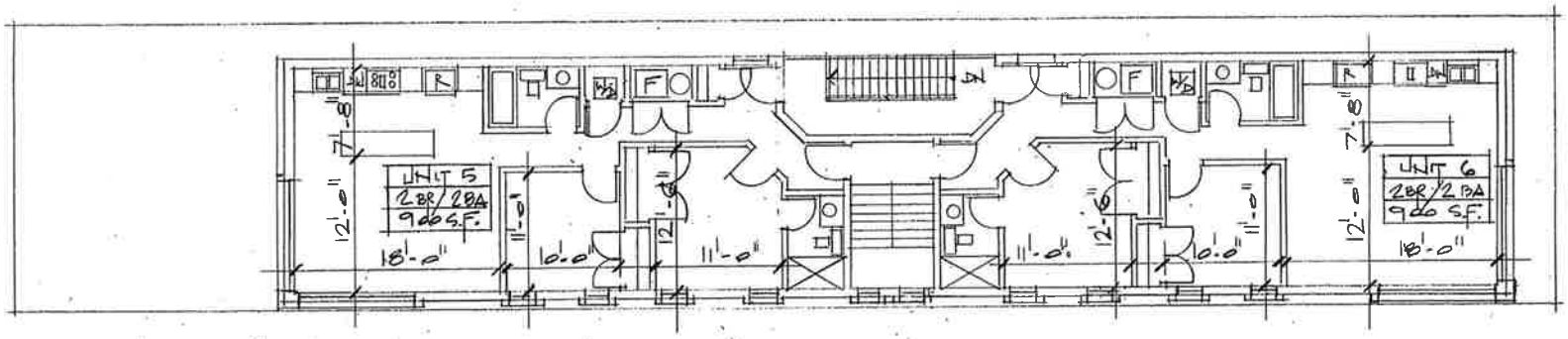
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2nd Floor Plan 1,247 S.F.
1/8" = 1'-0"

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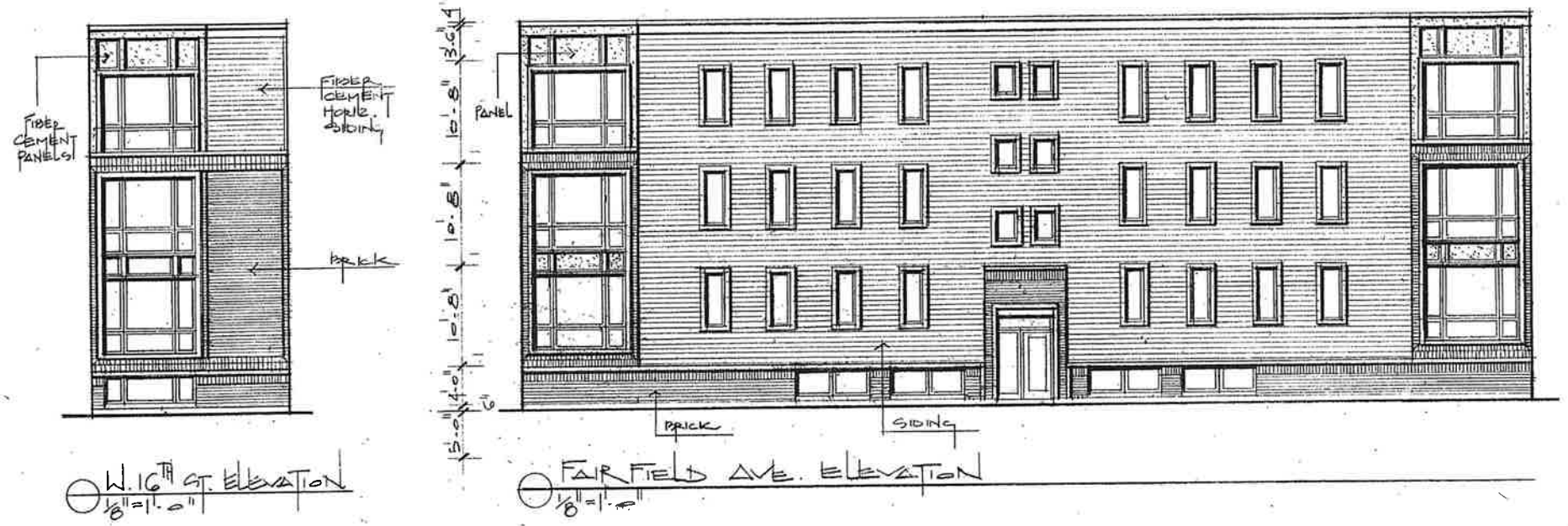
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3RD FLOOR PLAN 2,147 S.F.
1/8" = 1'-0"

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

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