Final for Publication

NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from RT-4 to RM-6
7325 – 31 North Honore Street

The Project

The property is improved with a three-story building containing 26 residential dwelling units and no parking. The Applicant seeks to rezone the property to allow addition of 4 residential dwelling units in the lower level of the existing building for a total of 30 residential dwelling units. No exterior construction or additions are proposed. No parking will be added. The height of the building is and will remain at 40.00 feet.

The property is located on the east side of North Honore Street in an area that is primarily improved with single and multi-family buildings ranging in height from two stories to three stories. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM-6 Residential Multi-Unit District under a Mandatory Type I Map Amendment. The area has a mix of zoning classifications, including RS-2, RT-3.5, RT-4, B3-1, B2-5, and C2-2. It is improved with multiple buildings of similar size, scale, and density to the subject building as proposed to be redeveloped. The property is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is located 306 feet from North Clark Street a designated bus line corridor in Table 17-17-0400-B, 596 feet from North Rogers Avenue also a designated bus line corridor in Table 17-17-0400-B, 1,722 feet from the CTA Howard Train Station and 1,943 feet from the CTA Jarvis Train Station. Accordingly, the property qualifies for a parking reduction under the Transit Served provision of the Zoning Ordinance

Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) an Administrative Adjustment reducing the required off-street parking spaces from 4 spaces to zero as authorized for transit-served locations under Section 17-13-1003-EE; and 2) an Administrative Adjustment authorizing alternative compliance with the required on-site open space by allowing the existing courtyard containing 2,141.58 sq. ft. to serve as an alternative off-setting the required 144 sq. ft. of on-site open space as authorized under Section 17-13-1003-W.

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

Lot Area:	10,295.02 square feet	
Floor Area:	24,904.00 square feet (existing)	
Maximum FAR:	2.42 (existing)	
Residential Dwelling Units:	30	
MLA Density:	343.16 square feet	
Height (existing):	40.00 feet (existing)	
Bicycle Parking:	4 spaces	
Automobile Parking:	None	
Setbacks:	Front (North Honore):	11.77 feet (existing)
	North Side:	None (existing)
	South Side:	None (existing)
	Rear (Alley):	None (existing)

*A set of plans, including a site plan and a map showing the TSL distance of 306 feet to North Clark Street.