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NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2625 North Talman Avenue
From RS-3 to B2-3

The Property
The subject property is improved with a two-story church building and no parking. The subject property is located in an area that is generally improved with one to four-story single family and multi-family residential buildings. Brentano Math and Science Academy, a Chicago Public School, also is in the immediate area. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located 941 feet from the Diversey Avenue bus lines (Routes 76 & 77).

The Project
The Applicant seeks to redevelop the property by converting the existing two-story building into sixteen residential dwelling units with no parking. The height of the building is and will remain at 47.0 feet.

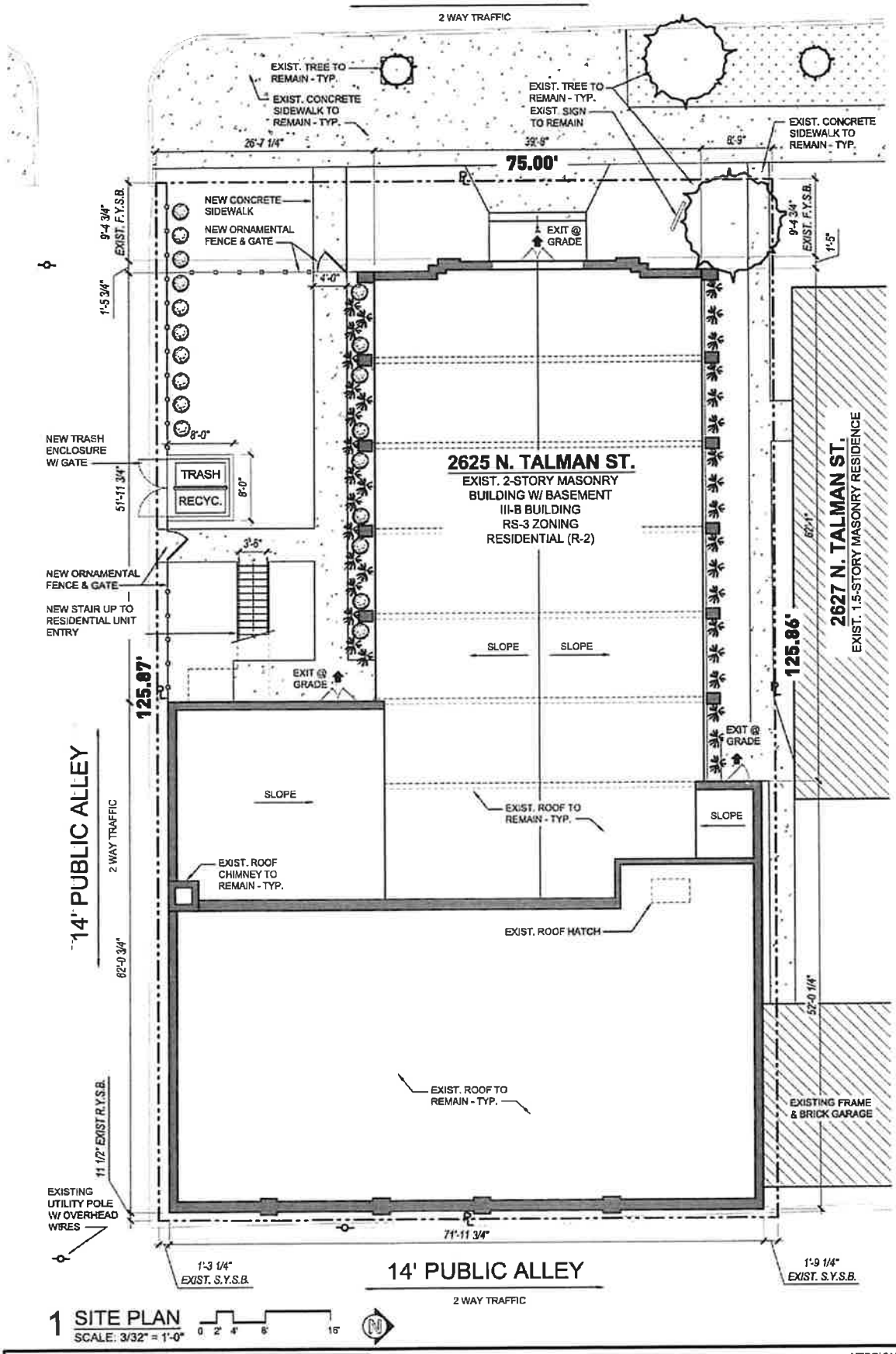
To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from an RS-3 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District. The Applicant is filing a Mandatory Type 1 rezoning application as the proposed district allows an FAR that is more than two times that of the current zoning district. As part of the Mandatory Type 1 application, the Applicant also seeks an Administrative Adjustment under section 17-13-0303-D to reduce the required off-street parking from sixteen spaces to zero under Section 17-13-1000-EE.

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

Lot Area:	9,438 square feet	
Floor Area:	16,630 square feet	
Maximum FAR:	1.76	
Residential Dwelling Units:	16	
MLA Density:	589.87	
Height:	47 feet	
Bicycle Parking:	16	
Automobile Parking:	0	
Setbacks (all existing):	Front (Talman Ave):	9.33 feet
	North Side:	1.76 feet
	South Side:	0.98 feet
	Rear (Alley):	0.96 feet

A set of plans is attached.

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1 SITE PLAN
SCALE: 3/32" = 1'-0"
0 2' 4' 8' 16'

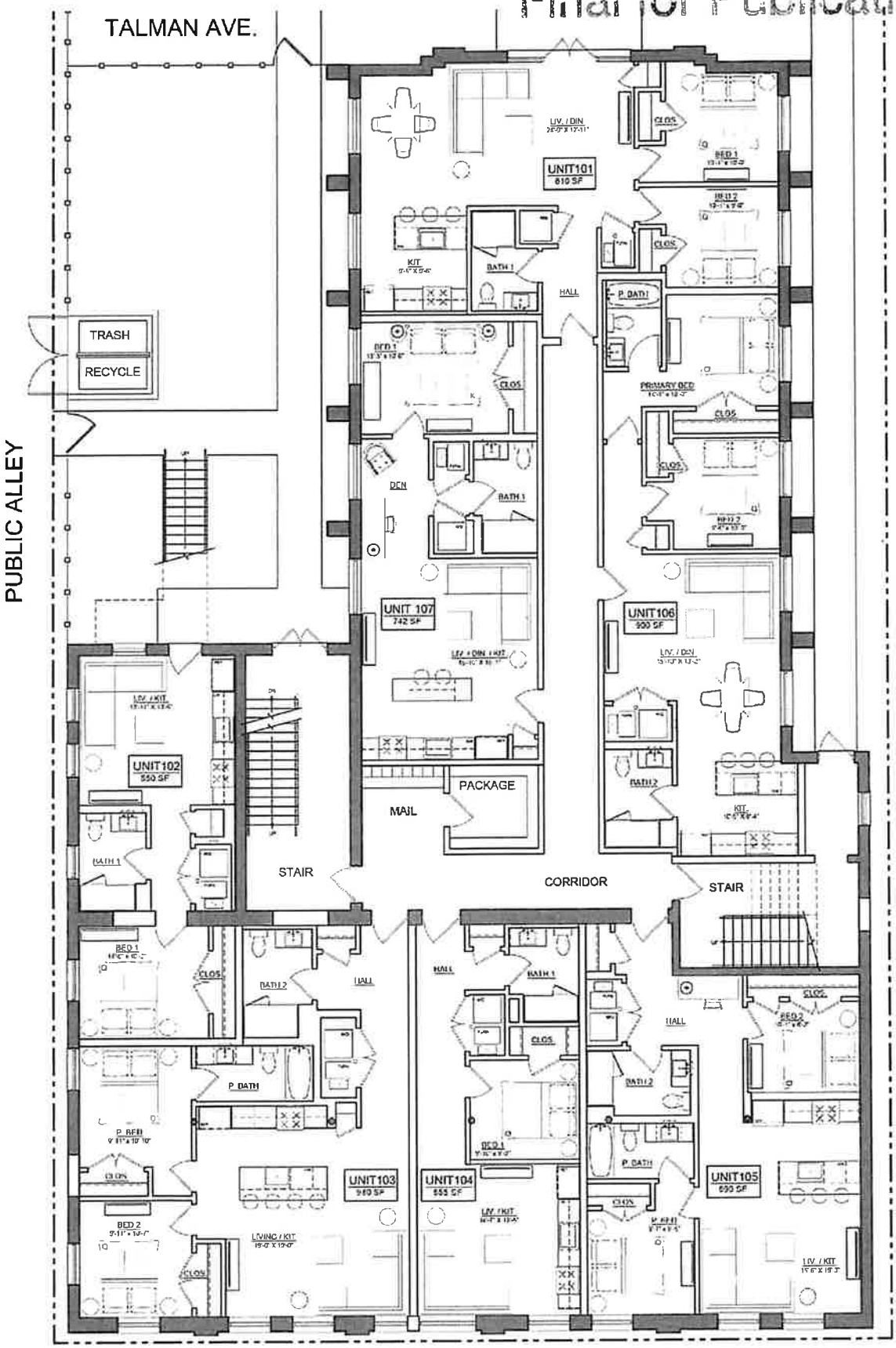
TALMAN LOFTS
2625 N. TALMAN AVE.
CHICAGO, ILLINOIS 60647

NOTE: SURVEY INFO TAKEN FROM UNITED SURVEY SERVICE, LLC. BY ROY G. LAWNICZAK (NO. 184-004576) FILE NO 2023-31252-3 REVISION 1 ON 12 20 2024

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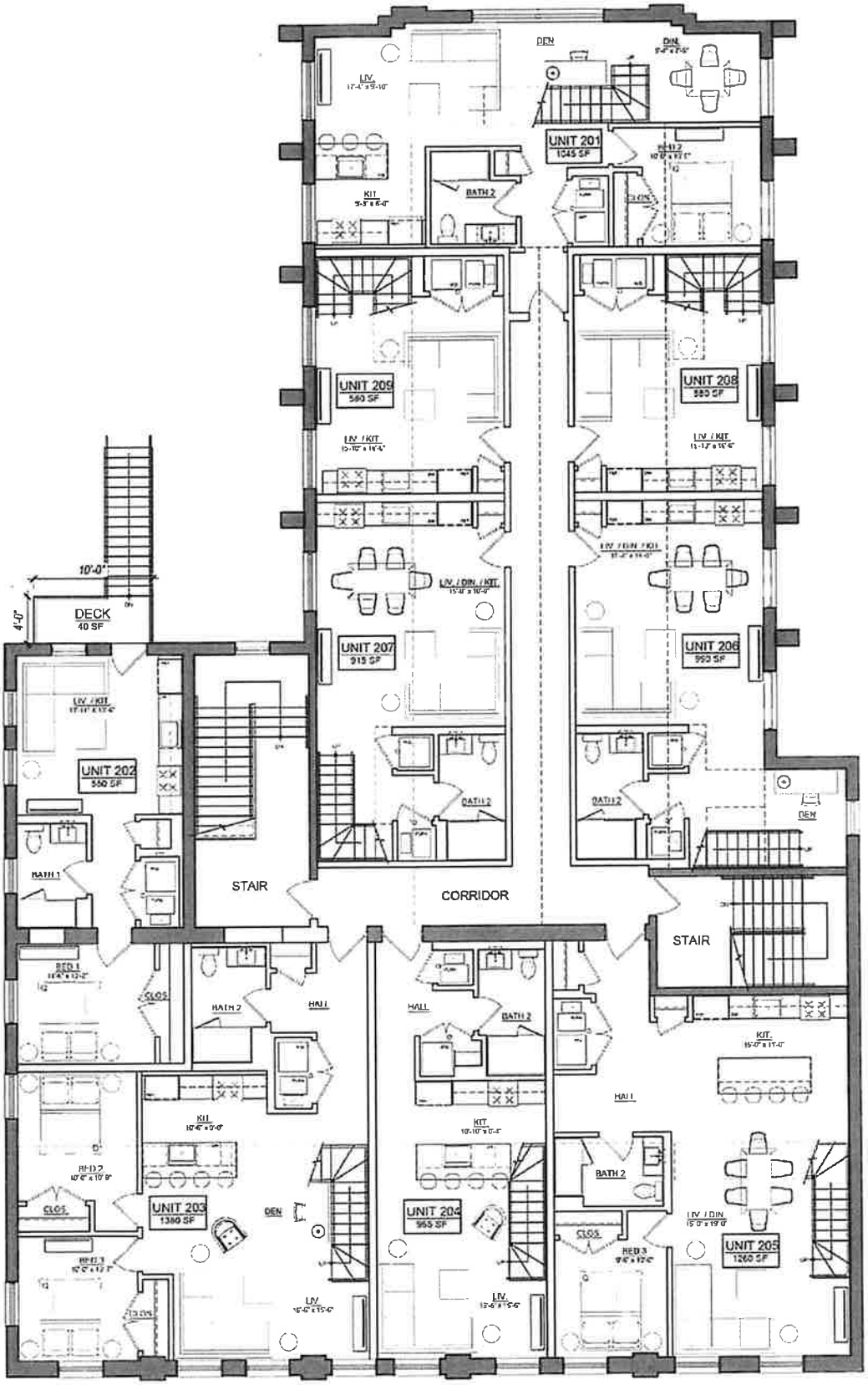
1 FIRST FLR PLAN
SCALE: 1/8" = 1'-0"

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1 SECOND FLR PLAN

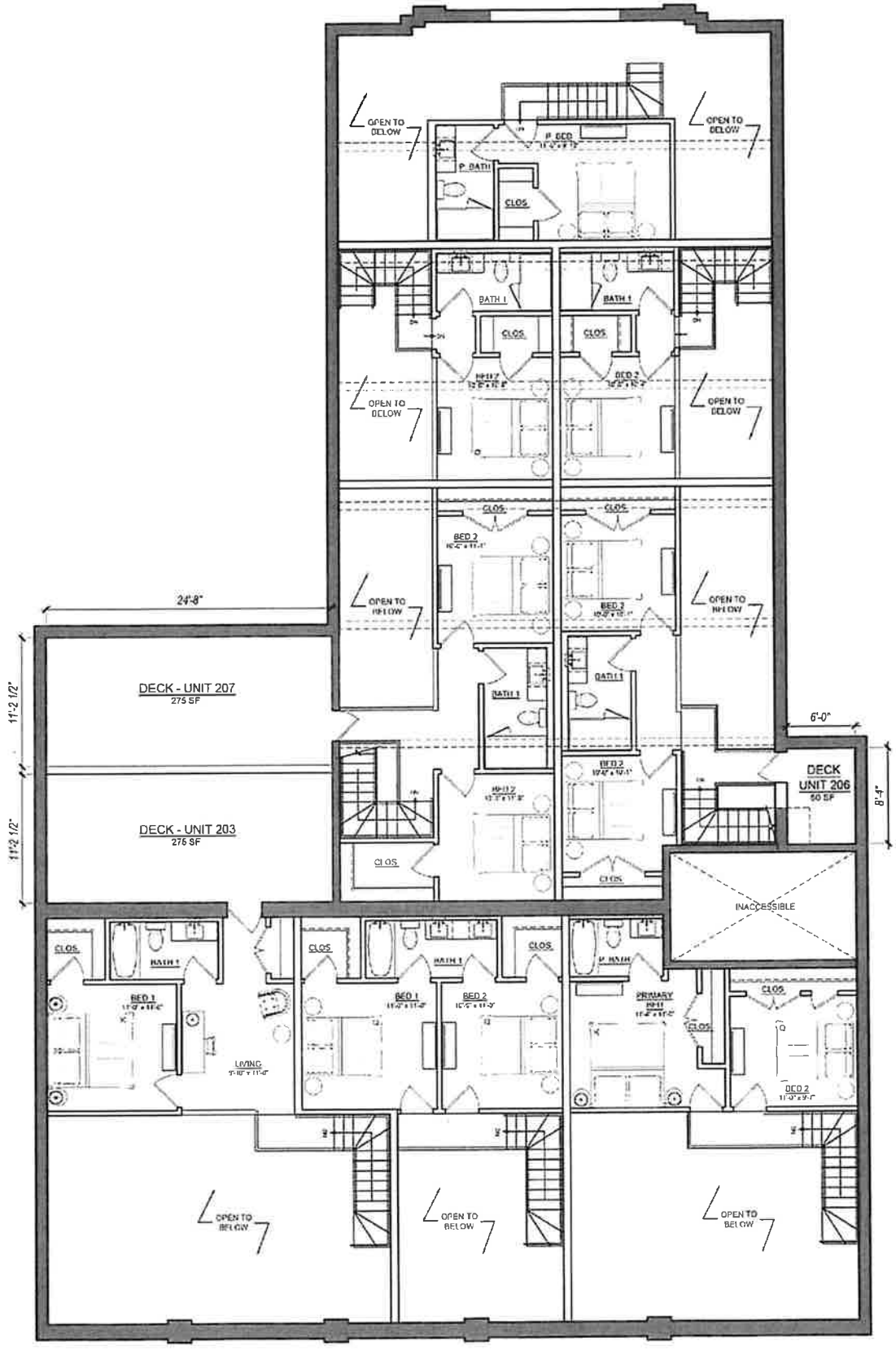
SCALE: 1/8" = 1'-0"

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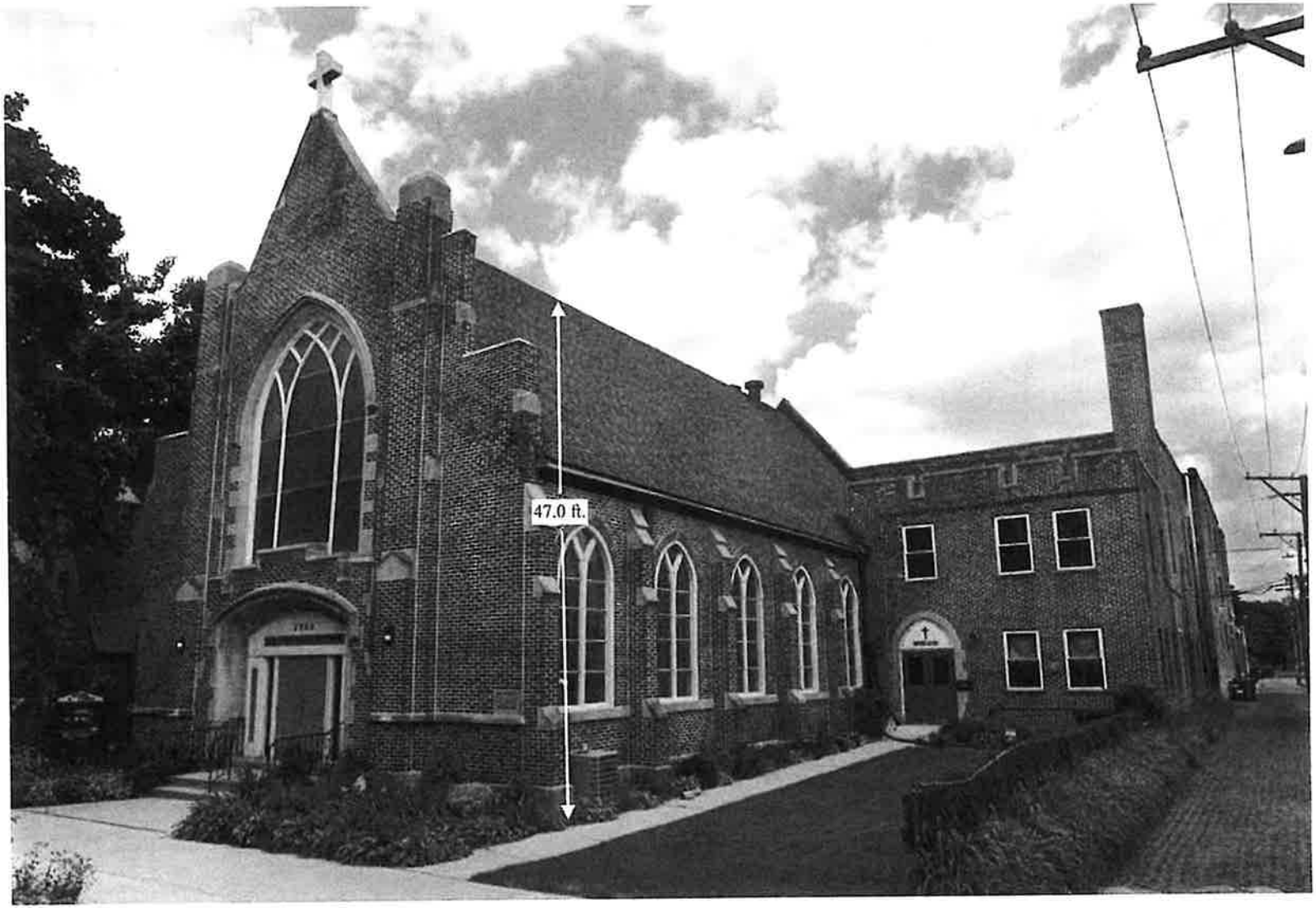
1 LOFT LEVEL PLAN

SCALE: 1/8" = 1'-0"

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SPACE ARCHITECTS + PLANNERS

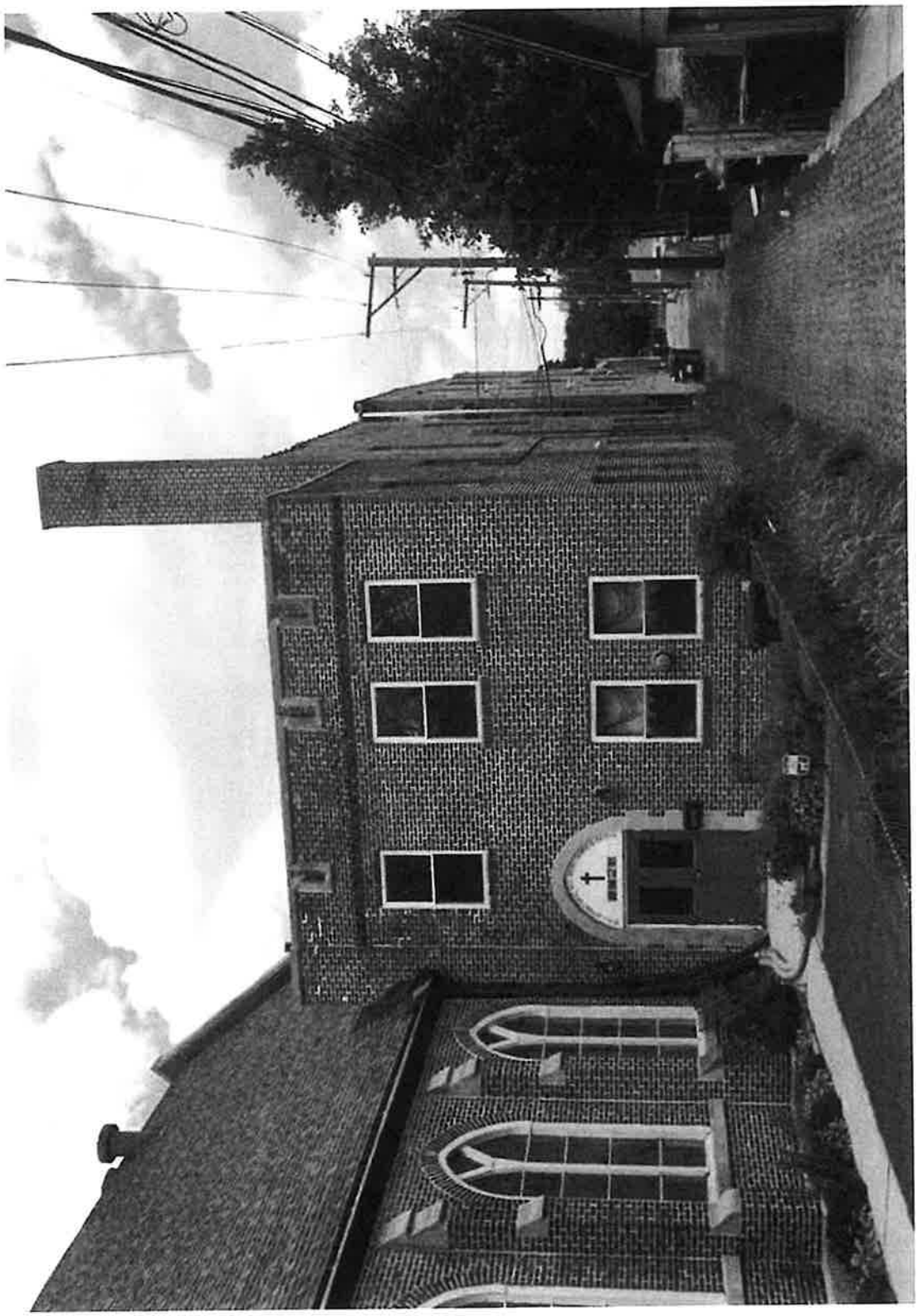
VERSION SK1.2
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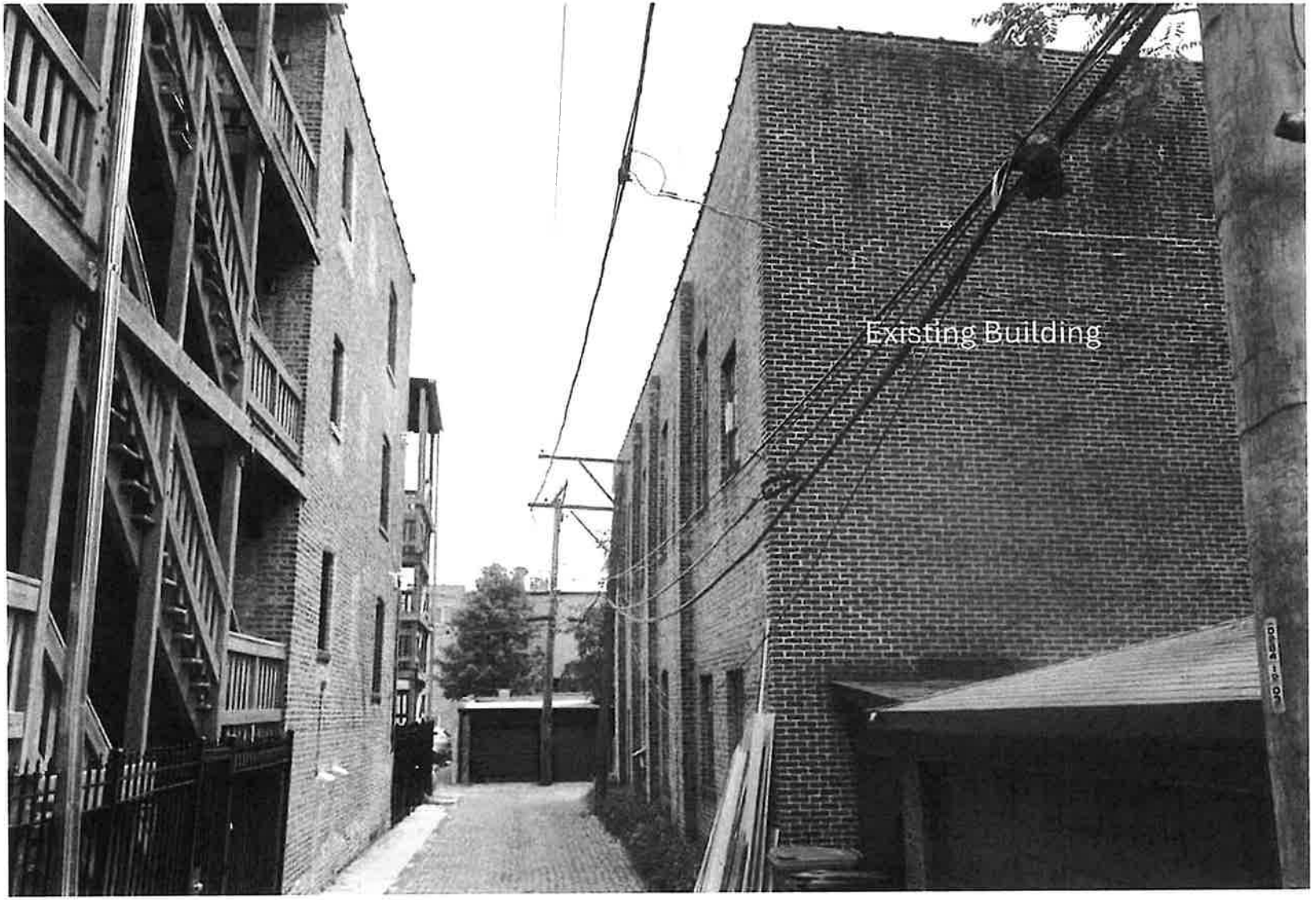
Front (Talman) of Existing Building

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South Side of Existing Building



Rear (Alley) of Existing Building

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