Final for Publication

22849-T1

**AMENDED TO BE A TYPE 1**
**NARRATIVE AND PLANS**
TYPE I Rezoning Attachment
4203-11 West 5th Avenue / 732-44 South Keeler Avenue
From RT-4 to RM-4.5

**The Property**
The property is one vacant zoning lot located in an RT-4 zoning district within a Transit Served location approximately 1,550 feet to the Pulaski Blue Line CTA Train Station entrance.

The property is comprised three parcels: Lot 1, 2, and 3.

Lot 1 is located on the southwest corner of West 5th Avenue and South Keeler Avenue and Lots 2 and 3 are adjacent and located along 5th Avenue.

**The Project**
TECHCO SAVVY INC. (the "Applicant") seeks to rezone the property from a RT-4 Residential Single-Unit (Detached House) District to a RM-4.5, Residential Two-Flat, Townhouse and Multi-Unit District to subdivide the zoning lot into three individual zoning lots: Lot 1, Lot 2, and Lot 3.

The rezoning also will allow for the following improvements:

Lot 1: one three unit building with one rear surface parking space

Lot 2: one three unit building with a rear two car garage (50% as of right parking under 17-10-0102-B(c))

Lot 3: one three unit building with a rear two car garage (50% as of right parking under 17-10-0102-B(c))

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including:

An optional variation under section 17-13-1101-B to reduce the required east side setback pursuant to section 17-2-0309 on Lot 1 to zero;

An optional variation under section 17-13-1101-B to reduce the required combined side setback pursuant to section 17-2-0309 on Lot 1 to zero;

An optional variation under section 17-13-1101-B to reduce the required rear yard setback pursuant to section 17-2-0306-C for Lot 1 to zero;

An optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce 2 required parking spaces to 1 space for Lot 1 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B(c).

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

| | |
|---|---|
| Lot Area: | Lot 1: 3,788.9 square feet<br>Lot 2: 2,880 square feet<br>Lot 3: 2,880 square feet |
| FAR: | Lot 1: 1.32<br>Lot 2: 1.0<br>Lot 3: 1.0 |

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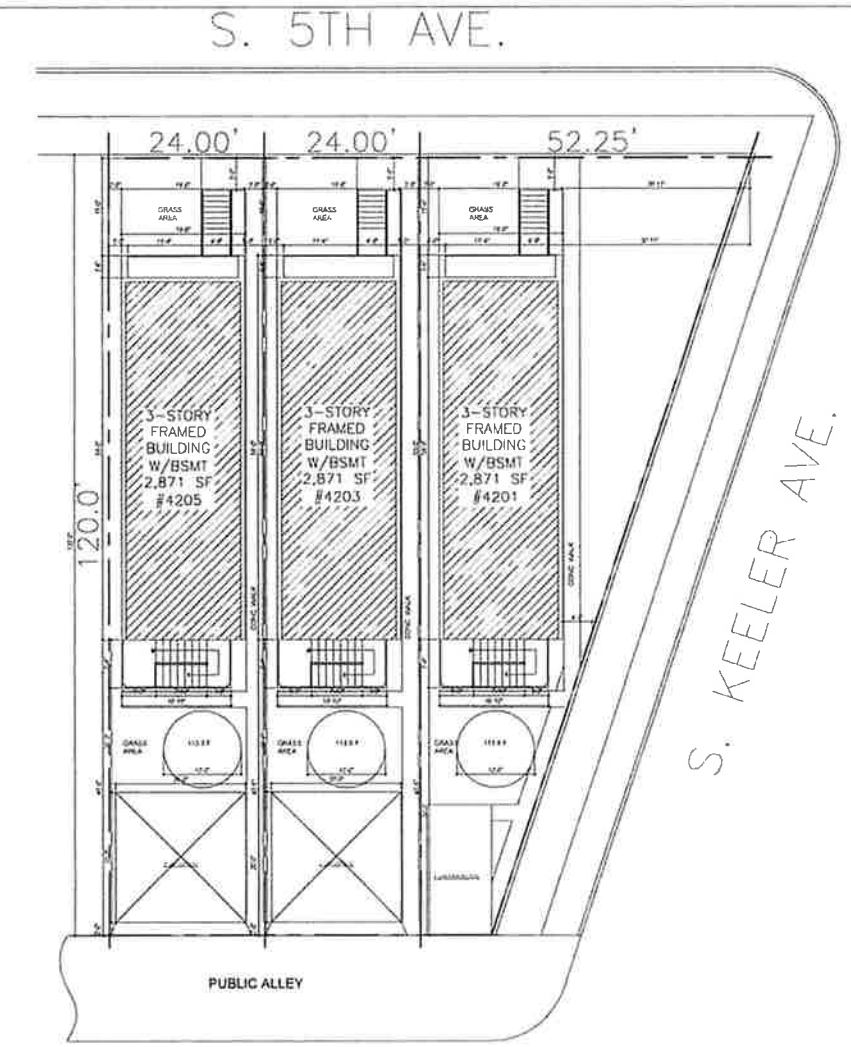
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| | | |
|---|---|---|
| Total Building Floor Area: | | Lot 1: 2,871 square feet<br>Lot 2: 2,871 square feet<br>Lot 3: 2,871 square feet |
| Residential Dwelling Units: | | Lot 1: 3 units<br>Lot 2: 3 units<br>Lot 3: 3 units |
| MLA Density: | | Lot 1: 1,262.96 square feet<br>Lot 2: 960 square feet<br>Lot 3: 960 square feet |
| Height: | | Lot 1: 39.0 feet<br>Lot 2: 39.0 feet<br>Lot 3: 39.0 feet |
| Rear Yard Open Space: | | Lot 1: 113 square feet<br>Lot 2: 113 square feet<br>Lot 3: 113 square feet |
| Automobile Parking: | | Lot 1: 1 space *<br>Lot 2: 2 spaces (50% per 17-10-0102-B(c))<br>Lot 3: 2 spaces (50% per 17-10-0102-B(c)) |
| Setbacks: | Lot 1: | Front (5th Ave): 15.0 feet<br>East: 0.0 feet *<br>West: 3.0 feet<br>Rear (alley): 0.0 feet * |
| | Lot 2: | Front (5th Ave): 15.0 feet<br>East: 3.0 feet<br>West: 2.0 feet<br>Rear (alley): 45 feet 6 inches |
| | Lot 3: | Front (5th Ave): 15.0 feet<br>East: 3.0 feet<br>West: 2.0 feet<br>Rear (alley): 45 feet 6 inches |

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

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REVISIONS




1 SITE PLAN

SCALE: 1/16 "=1'-0"

NORTH

0 4' 8' 16' 32'

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TECHO SAVVY PROPERTIES
NEW MULTIPLE FAMILY RESIDENCES
4201-05 W. FIFTH AVE.
CHICAGO, ILLINOIS 60624

Designer's Space Planners Construction Managers
1111 West Lake St
Oak Park, IL 60301
312/243-3322
FAX 312/275-7333

CONTENTS

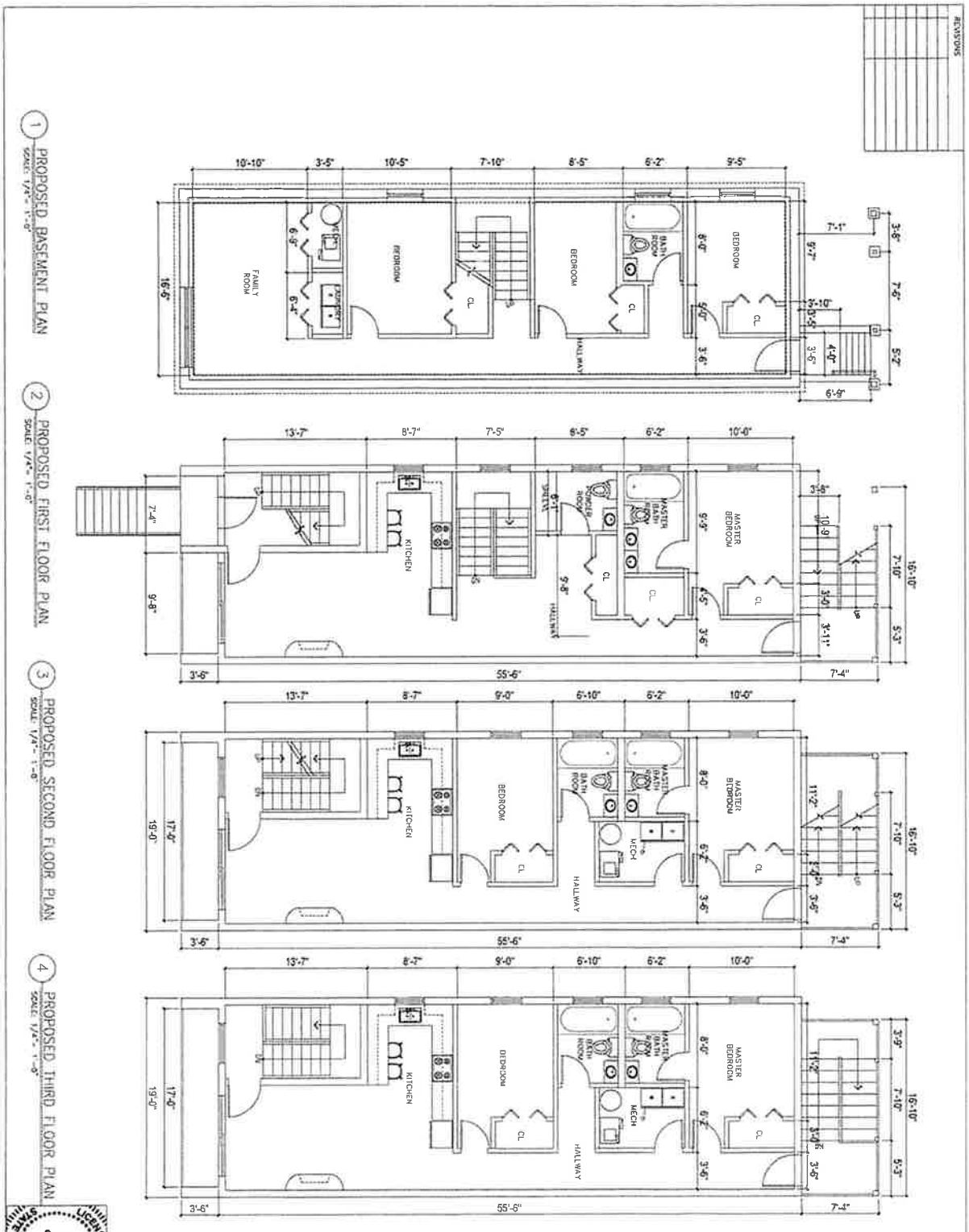
SITE PLANS

| DRAWN BY | DATE |
|---|---|
| TM | 10-24-24 |
| CHECKED BY | SHEET NO. |
| BW | SP-1 |
| PROJECT NO. | |
| 1605-02 | |

LICENSED ARCHITECT
BRYAN W. HUDSON
001-020747
STATE OF ILLINOIS

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LICENSED ARCHITECT
BRYAN W. HUDSON
001-020747
STATE OF ILLINOIS

PROJECT NO. 1905.02

| ISSUED | DATE |
|---|---|
| PRELIMINARY | 10/21/24 |
| PERMIT | 11/20/24 |

A-1

CONTENTS
FLOOR PLANS, SYMBOLS AND NOTES

SAA
Space Design Consultants
Designers Space Planners Construction Managers
1227 WEST TAYLOR ST CHICAGO, IL 60607
312/243-3552 Fax 312/279-1533

TECHO SAVVY PROPERTIES
NEW MULTIPLE FAMILY RESIDENCES
4201-05 W. FIFTH AVE.
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2 EAST ELEVATION



1 SOUTH ELEVATION

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1 NORTH ELEVATION



2 WEST ELEVATION