NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2235 South Hoyne Avenue
From RS-3 to RM-5.5

The Property

The subject property is one zoning lot with two parcels Lot 36 and Lot 37 located in a RS-3, Residential Single-Unit (Detached House) District.

The property is located in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately 1,910.0' to the CTA Damen Pink Line Station entrance.

Lot 37 includes a two story residential building with three units and Lot 36 includes a two car detached garage.

The subject rezoning application is for Lot 37.

The Project

PL 2335 Hoyne LLC (the "Applicant") seeks to rezone the property to divide the zoning lot into two individual zoning lots and allow the Applicant to add a third floor to the residential building on Lot 37 (37.0' height) in order to add one additional residential unit for a total of four units on the property. Lot 37 will include two surface automobile parking spaces at the rear of the lot.

The Applicant also seeks Type-1 application Variation relief to reduce the following setbacks on Lot 37: reduce the front yard setback from 12.0' to 11.42', the north side setback from 2.0' to 0.6" (the south side setback to be 2'-6"), the combined side setbacks from 4.84' to 3.0', and the rear yard setback from 30.0' to 27'-3", and to reduce required rear yard open space and on-site open space to zero under sections 17-2-0307 and 17-2-0308 respectively.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a RS-3, Residential Single-Unit (Detached House) District to a RM-5.5, Residential Multi-Unit District.

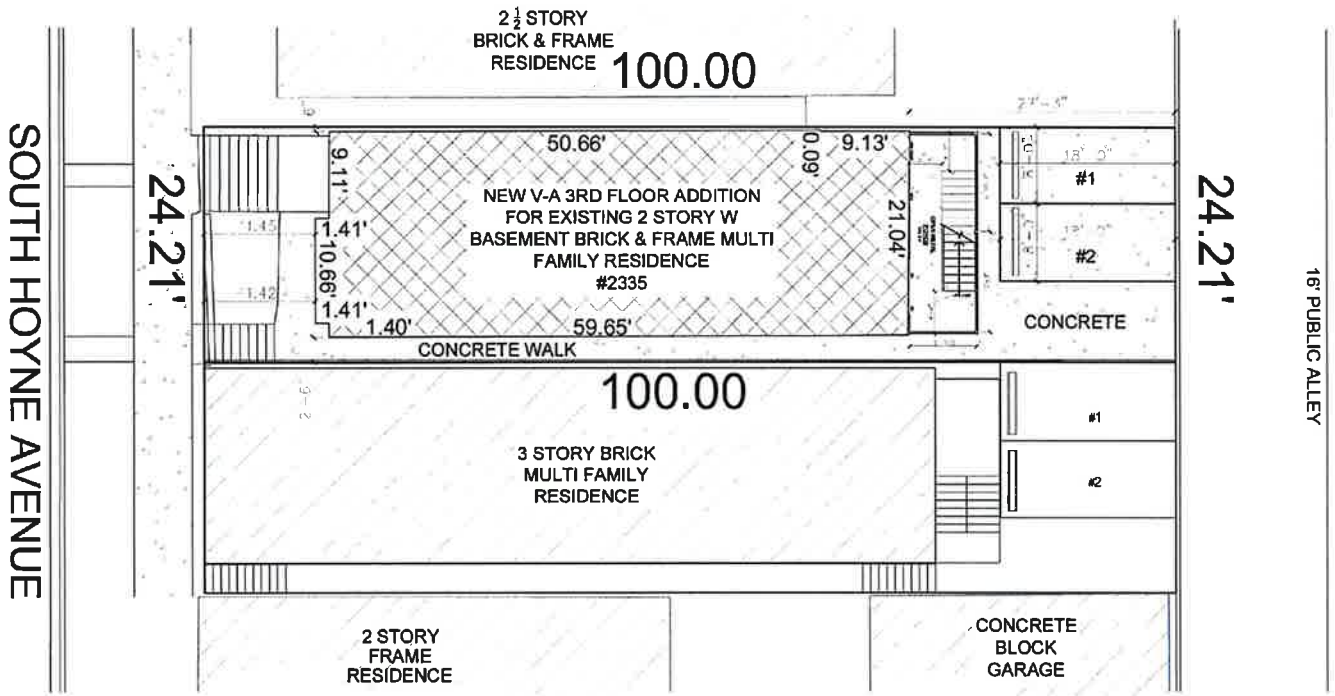
Lot 36 will be redeveloped into a three story residential building with two surface parking spaces and is subject to its own rezoning application.

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

Lot Area:	Lot 37: 2,421 square feet (subject lot) Lot 36: 2,379 square feet	
FAR:	2.11	
Floor Area:	5,116 square feet	
Residential Dwelling Units:	4	
MLA Density:	605.25 square feet	
Height:	37.0'	
Bicycle Parking:	0	
Automobile Parking:	2*	
Rear Yard Open Space:	zero*	
On-Site Open Space:	zero*	
Setbacks:	Front (Hoyne): North: South: Rear (east/alley):	11.42'* 0.6"* 2'-6"* 27'-3"*

A set of plans is attached.

* As mentioned above, the Applicant seeks optional Variation relief under section 17-13-1101 to reduce the front, north side, combined side yard, and rear yard setbacks, and to reduce required rear yard open space and on-site open space to zero under sections 17-2-0307 and 17-2-0308 respectively.



SAFETY & LIABILITY

NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

GANSARI &
ASSOCIATES

4747 W. PETERSON AVE.
SUITE 311
CHICAGO, IL 60646
773.904.7560

SITE PLAN

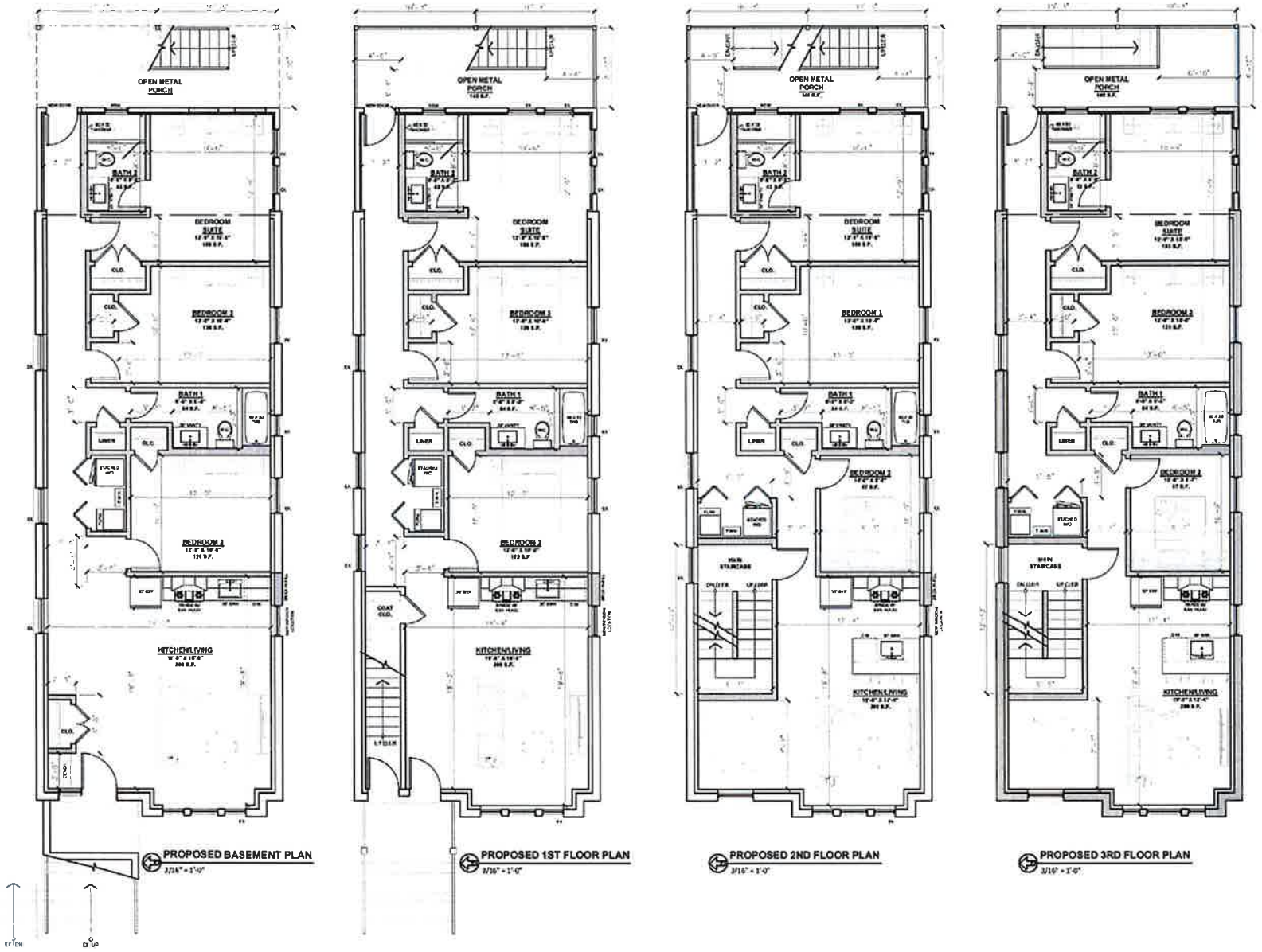
2335 S. HOYNE AVENUE
CHICAGO IL 60608

1Δ
2Δ
3Δ

DATE 08.15.24
DRAWN BY C.G.
CHECKED BY A.V.

SHEET

T-1



PROPOSED BASEMENT PLAN
3/16" = 1'-0"

PROPOSED 1ST FLOOR PLAN
3/16" = 1'-0"

PROPOSED 2ND FLOOR PLAN
3/16" = 1'-0"

PROPOSED 3RD FLOOR PLAN
3/16" = 1'-0"

SAFETY & LIABILITY

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4747 W. PETERSON AVE.
SUITE 311
CHICAGO, IL 60646
773 904 7990

PROPOSED FLOOR PLANS

2335 S. HOYNE AVENUE
CHICAGO IL. 60608

1
2
3

DATE

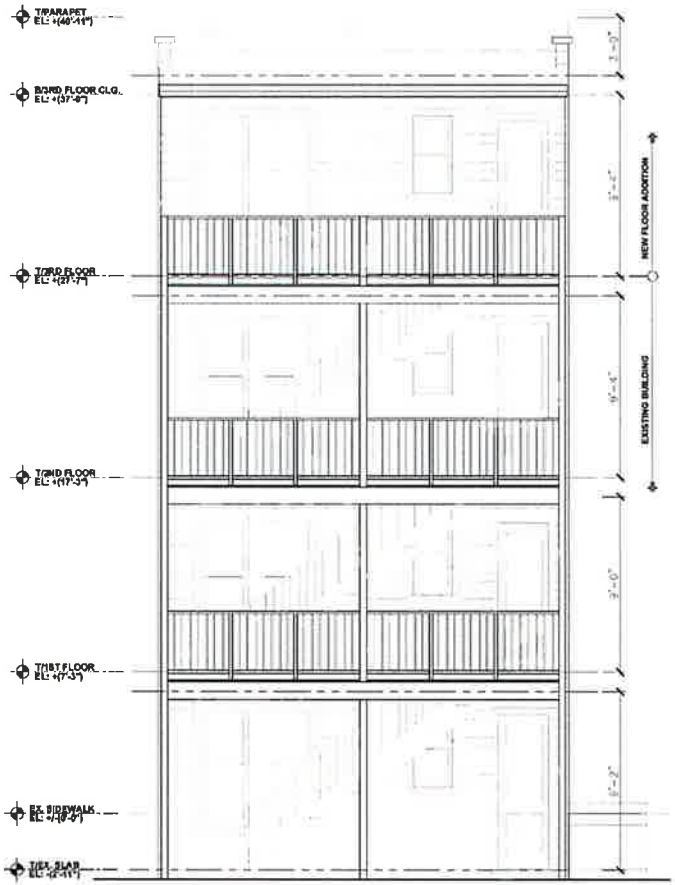
SHEET

A-1



WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

SAFETY & LIABILITY

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SUITE 311
CHICAGO, IL 60646
773 604 7850

WEST & EAST ELEVATION

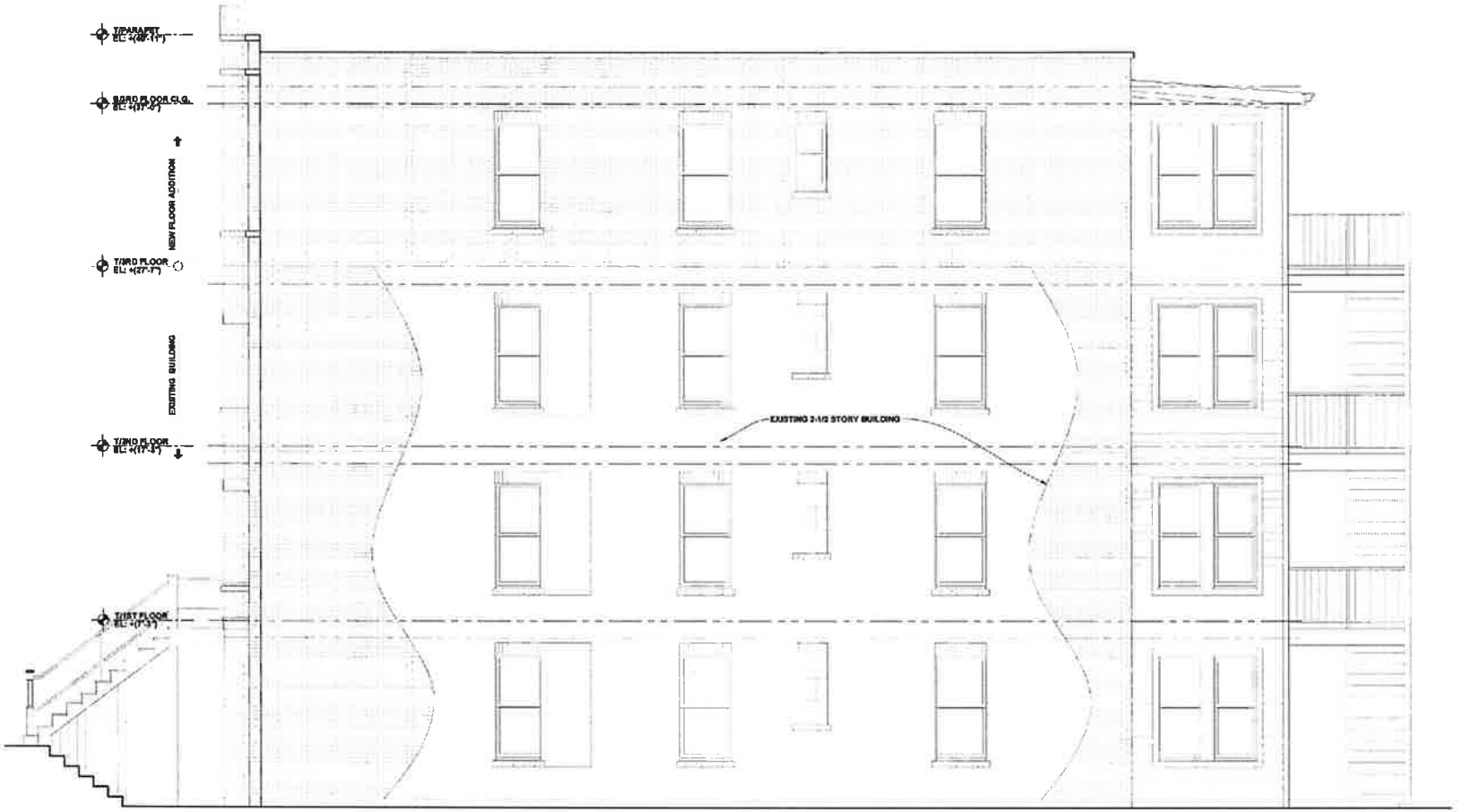
**2335 S. HOYNE AVENUE
CHICAGO IL. 60608**

1
2
3

DATE:

ISSUED

A-2



SOUTH ELEVATION

1/4" = 1' 0"

SAFETY & LIABILITY

NOTICE

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ASSOCIATES

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SUITE 311
CHICAGO, IL 60646
773 604 7890

SOUTH ELEVATION

**2335 S. HOYNE AVENUE
CHICAGO IL. 60608**

1
2
3

DATE:

SHEET

A-3



NORTH ELEVATION

1/4" = 1'-0"

SAFETY & LIABILITY

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GANSARI & ASSOCIATES

4747 W. PETERSON AVE.
SUITE 311
CHICAGO, IL 60646
773 904 7880

NORTH ELEVATION

2335 S. HOYNE AVENUE
CHICAGO IL. 60608

1
2
3

DATE:

SHEET

A-4