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

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 existing garage on the 2337 property that serves this parcel will be demolished.

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 required under section 17-2-0307 to zero under section 17-13-1003-K, and relocate on-site open space required under section 17-2-0308. The Applicant will provide 388 square feet of on-site open space (required 144 square feet).

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.

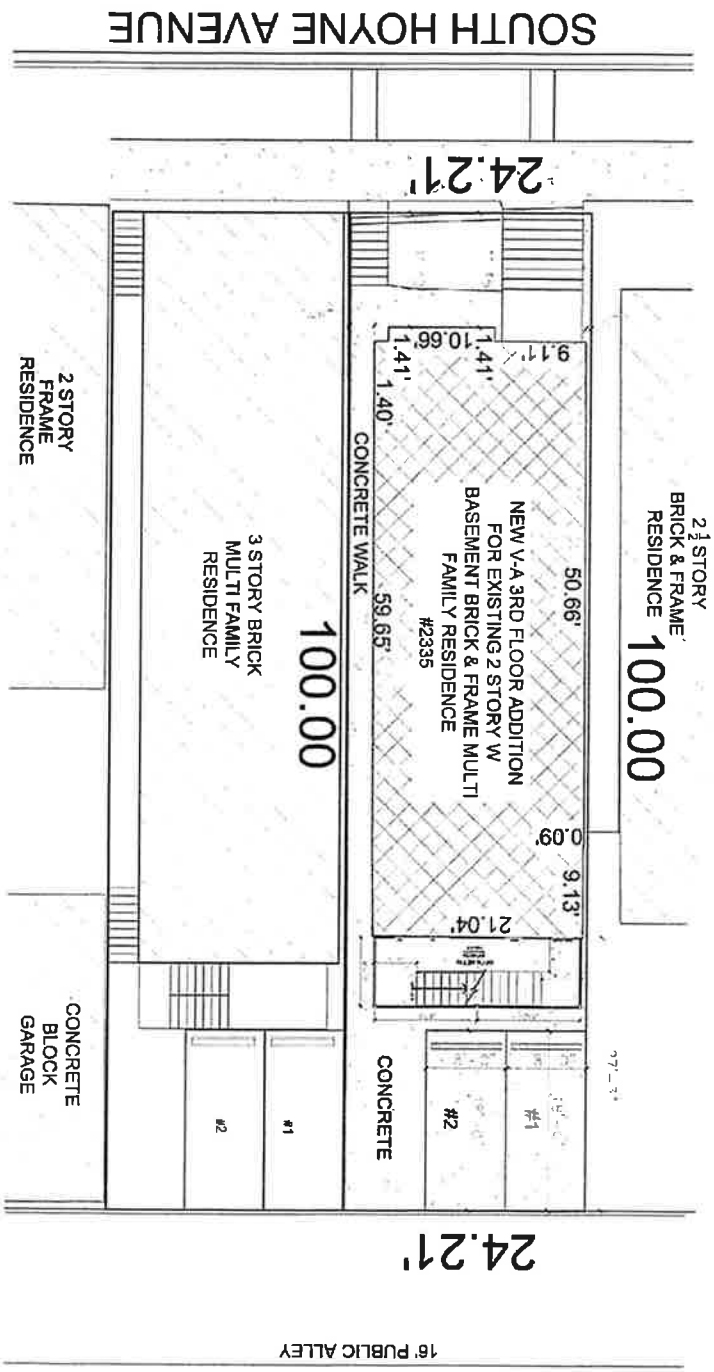
Lot 36 will be redeveloped into a three story residential building with two surface parking spaces and is subject to its own rezoning application.

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:	388	
Setbacks:	Front (Hoyne):	11.42'*
	North:	0.6"*
	South:	2'-6"*
	Rear (east/alley):	27'-3"*

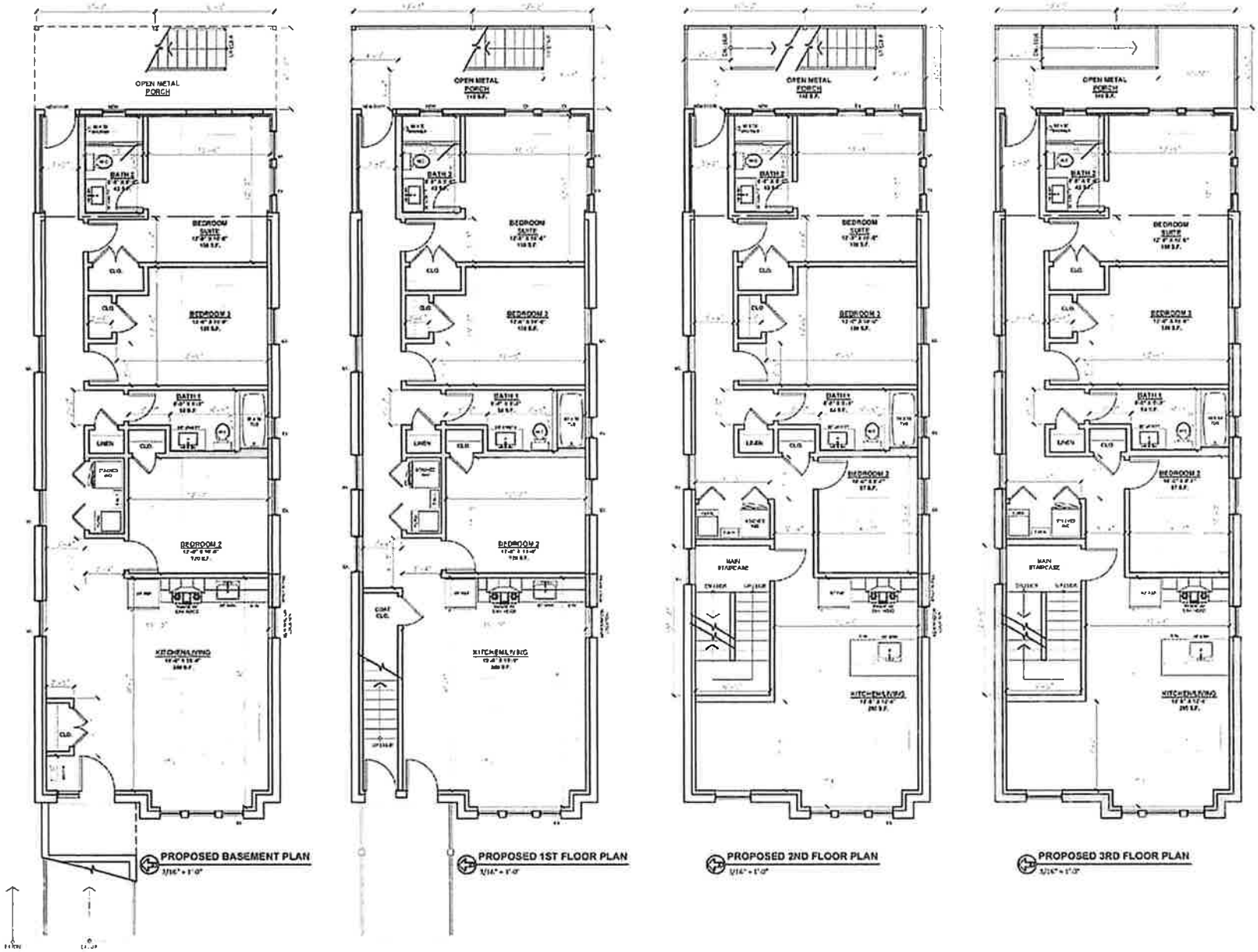
A set of plans is attached.
* As mentioned above, the Applicant seeks optional Variation relief under section 17-13-1101 to reduce the front, north side, combined side yard, and rear yard setbacks, and to reduce required rear yard open space required under section 17-2-0307 to zero under section 17-13-1003-K **and** relocate on-site open space required under section 17-2-0308. The Applicant will provide 388 square feet of on-site open space (required 144 square feet).

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T-1	SITE PLAN 2335 S. HOYNE AVENUE CHICAGO IL. 60608		4747 W. PETERSON AVE SUITE 111 CHICAGO, IL 60646 773.594.7560	GANSARI & ASSOCIATES	

Final Application



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

GANSARI & ASSOCIATES

4747 W PETERSON AVE
SUITE 311
CHICAGO IL 60646
773 064 7568

PROPOSED FLOOR PLANS

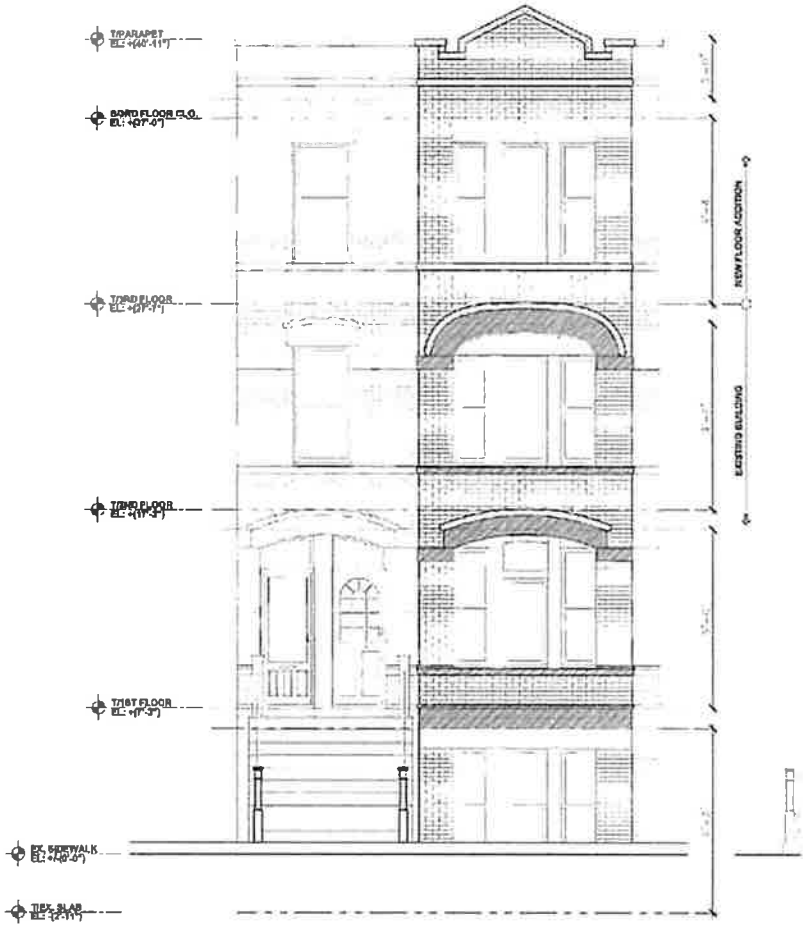
2335 S. HOYNE AVENUE
CHICAGO IL. 60608

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DATE
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PROJECT

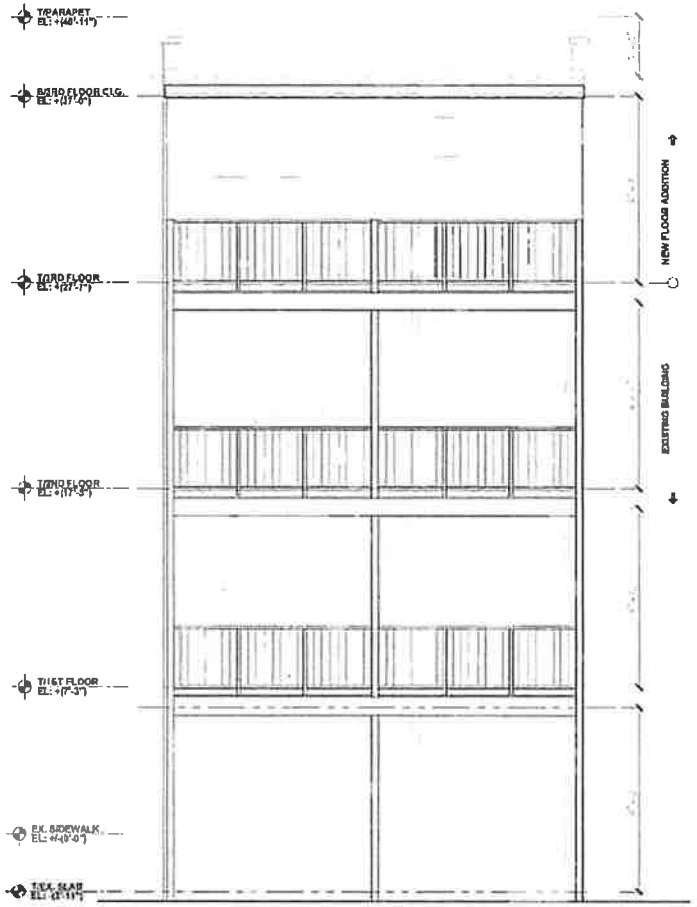
A-1

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WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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WEST & EAST ELEVATION

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A-2

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SOUTH ELEVATION

1/4" = 1'-0"

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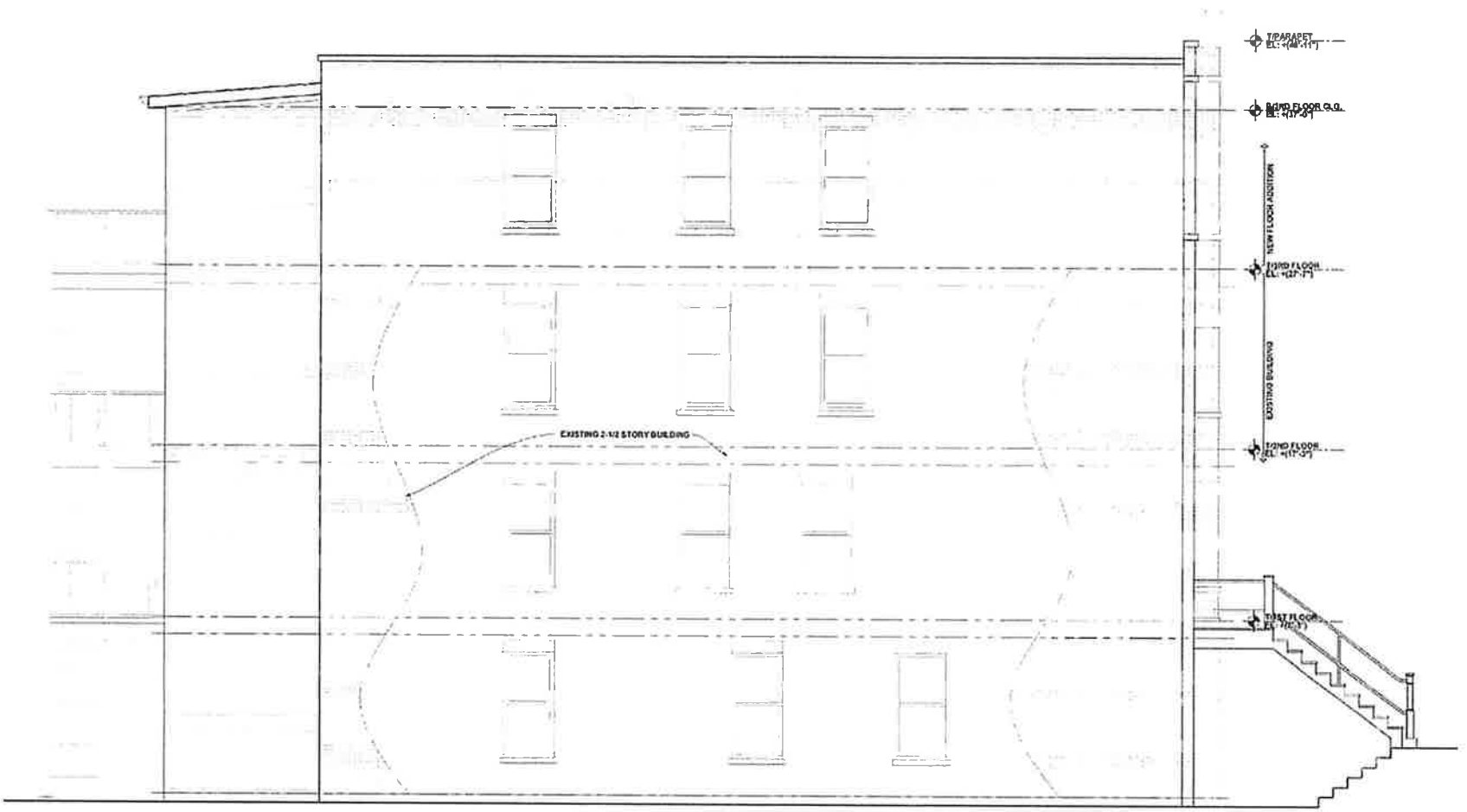
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SOUTH ELEVATION

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CHICAGO IL 60608**

A-3

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NORTH ELEVATION

1/4" = 1'-0"

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NORTH ELEVATION

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A-4