NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2237 South Hoyne Avenue
From RS-3 to RM-6

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 36.

The Project
PL 2337 Hoyne LLC (the "Applicant") seeks to rezone the property to divide the zoning lot into two individual zoning lots and allow the Applicant to demolish the existing garage on Lot 36 and build a new three story residential building (33.5' height) with six dwelling units, and three surface parking spaces at the rear of lot 36.

The Applicant also seeks Type-1 application relief for Lot 36: optional Administrative Adjustment relief under section 17-13-1003 to reduce 3 required parking spaces to 2 for properties located in an Equitable Transit Served Location, and Variation relief under section 17-13-1101 to reduce the front yard setback from 12.0' to 0.0', the north side setback from 3.35' to 0.7", the south side setback from 3.35' to 3'-1", and the rear yard setback from 30.0' to 24'-8, 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.

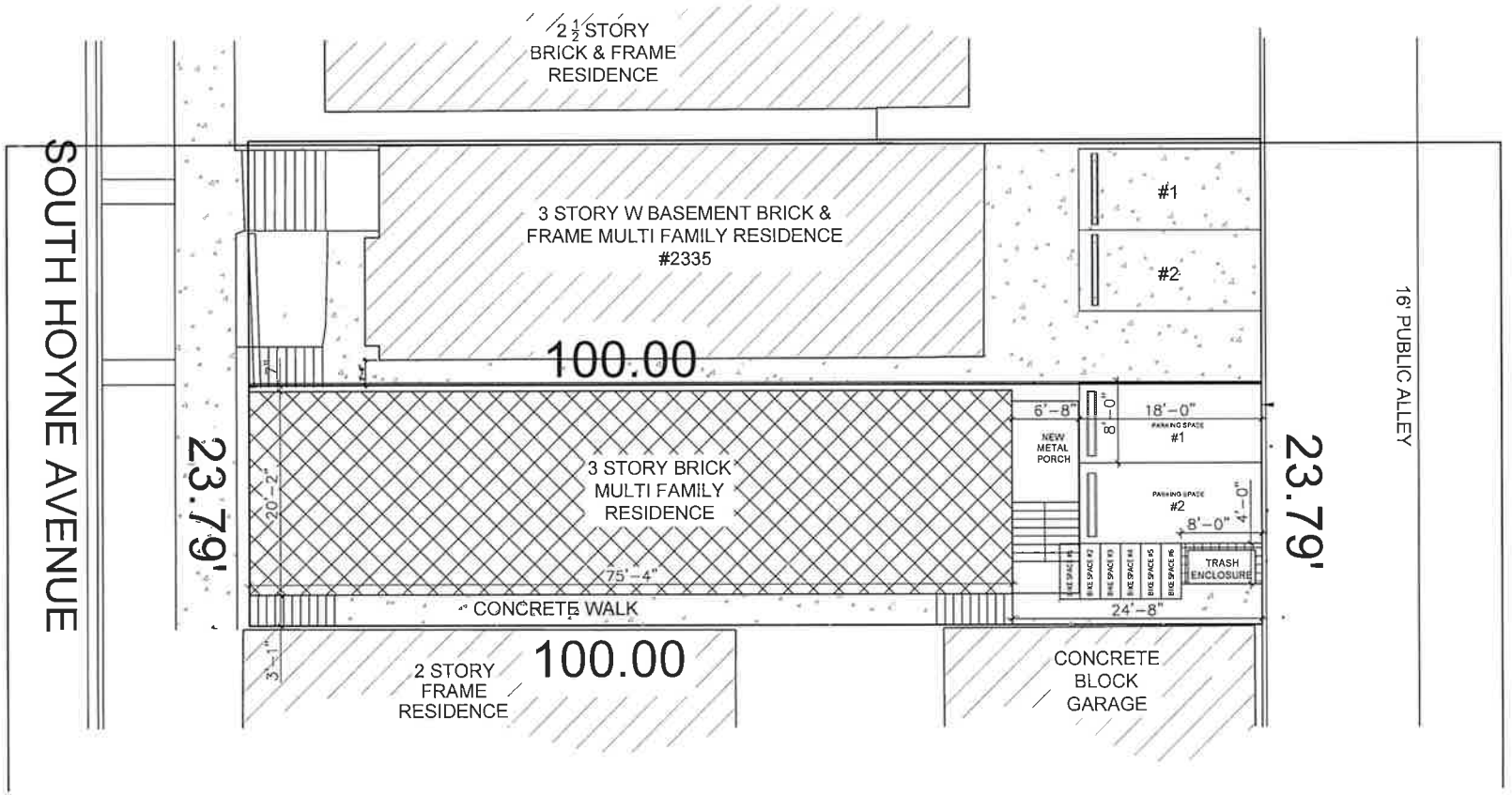
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a RS-3, Residential Single-Unit (Detached House) District to a RM-6, Residential Multi-Unit District.

Lot 37 is to have a third floor addition and two surface parking spaces at the rear of Lot 37 and is subject to its own rezoning application.

The following are the relevant zoning parameters for the proposed project on Lot 36:

Lot Area:	Lot 36: 2,379 square feet (subject lot) Lot 37: 2,421 square feet	
FAR:	1.91	
Floor Area:	4,557 square feet	
Residential Dwelling Units: 6		
MLA Density:	396.5 square feet	
Height:	33.5'	
Bicycle Parking:	6	
Automobile Parking:	2*	
Rear Yard Open Space:	zero*	
On-Site Open Space:	zero*	
Setbacks:	Front (Hoyne):	0.0'*
	North:	0.7"*
	South:	3'-1"*
	Rear (east/alley):	24'-8"*

A set of plans is attached.
* As mentioned above, the Applicant seeks optional Administrative Adjustment relief under section 17-13-0303-D to reduce parking from three required automobile parking spaces to two under ETOD 50% parking requirement regulations and also seeks optional Variation relief under section 17-13-1101 to reduce the front, north side and south side yard setbacks, 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

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSIDE 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

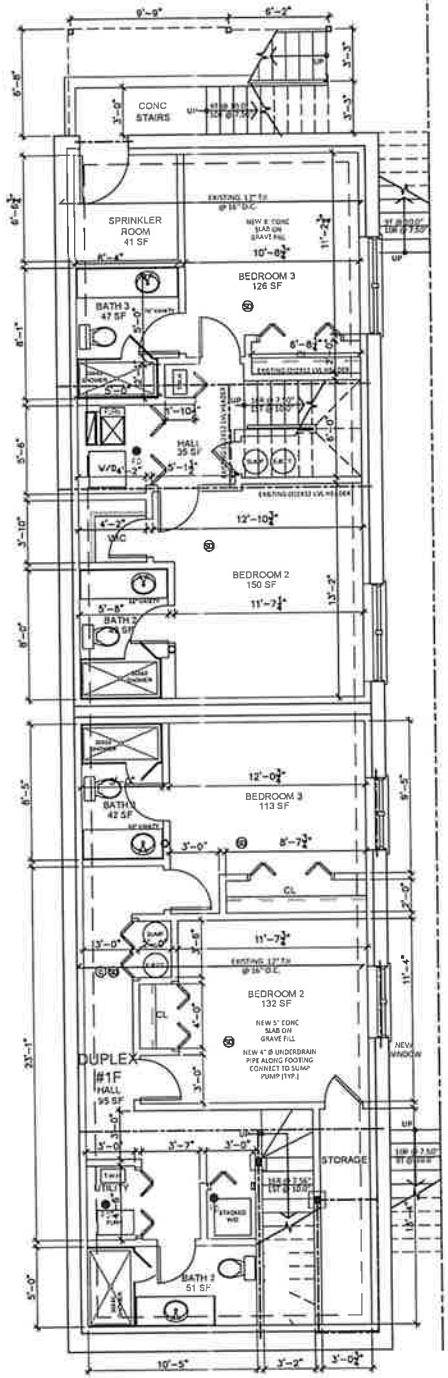
2337 S. HOYNE AVENUE
CHICAGO IL. 60608

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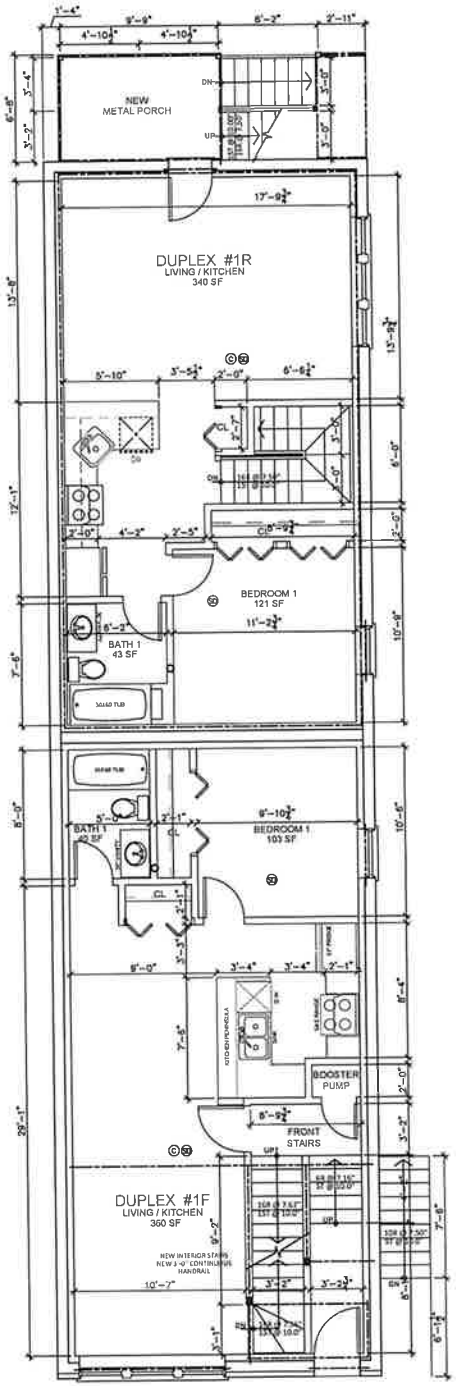
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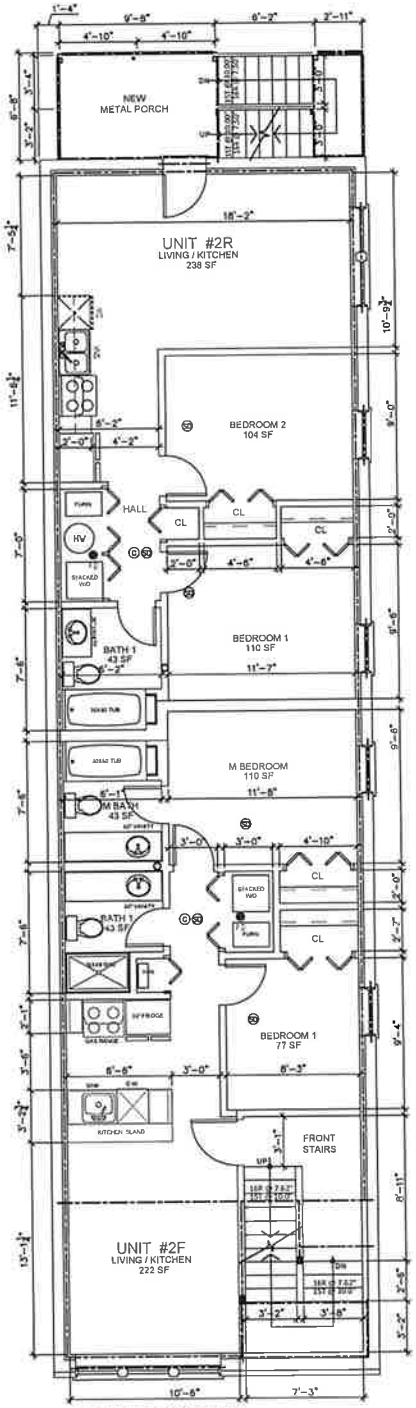
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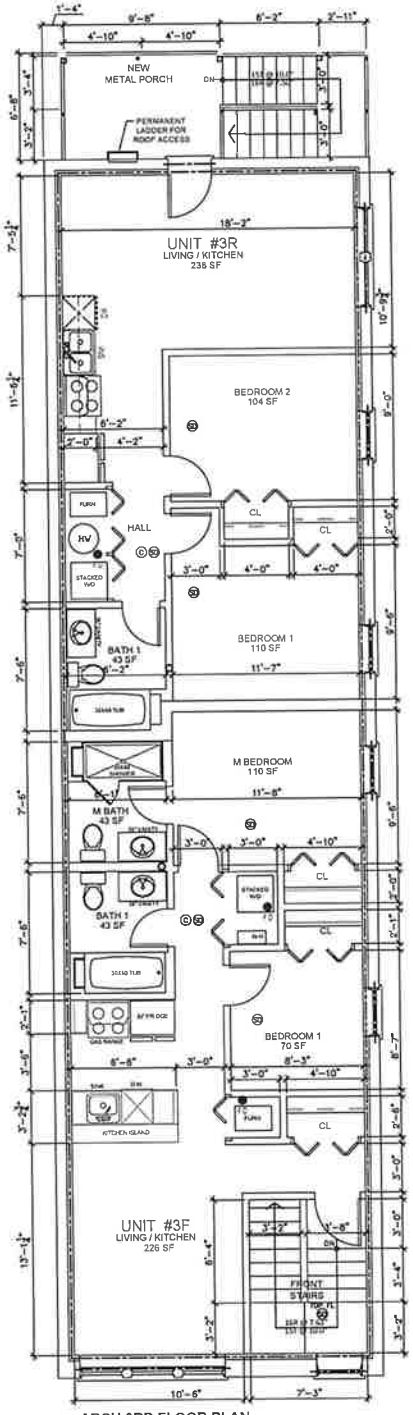
ARCH BSMT. FLOOR PLAN
3/16" = 1'-0"



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



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



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

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ARCHITECTURAL FLOOR PLANS

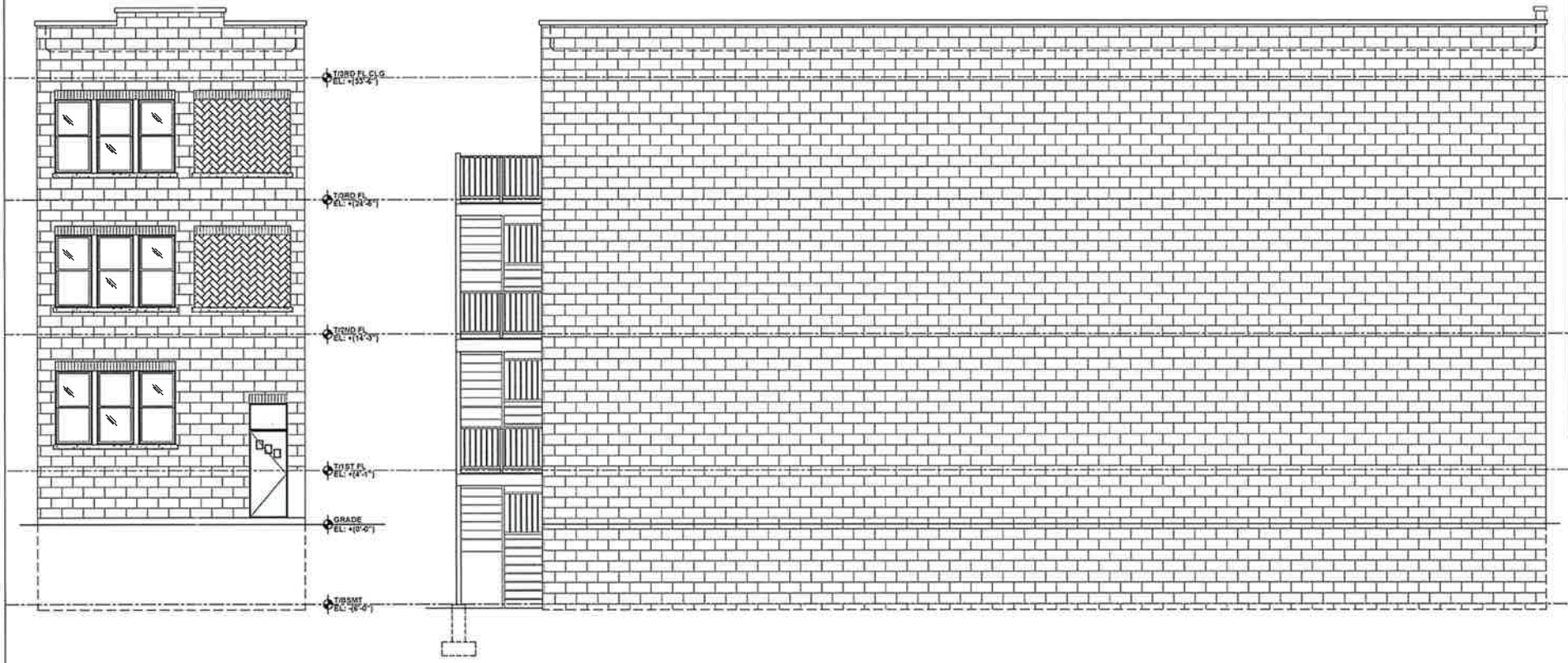
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CHICAGO IL. 60608

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A-1



WEST ELEVATION
3/16" = 1'-0"

NORTH ELEVATION
3/16" = 1'-0"

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ARCHITECTURAL ELEVATIONS

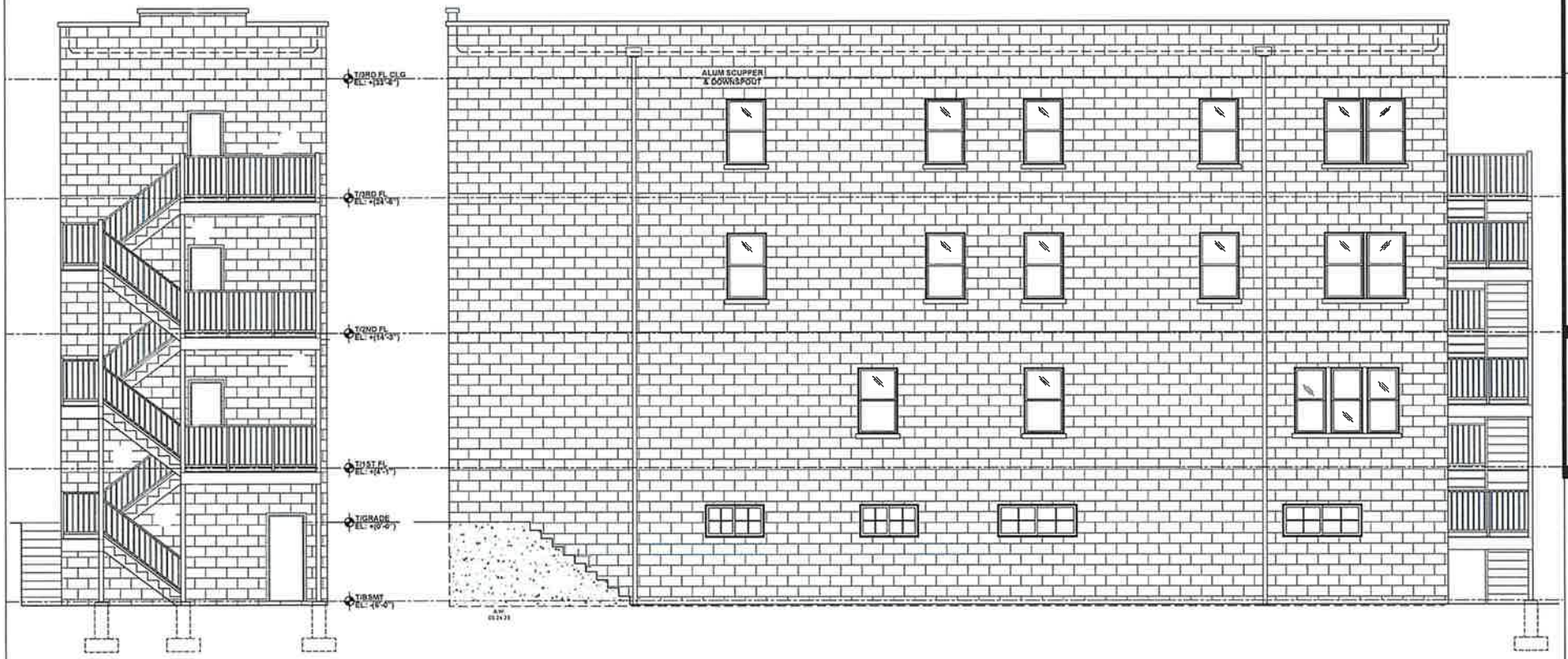
2337 S. HOYNE AVENUE
CHICAGO IL. 60608

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A-2



EAST ELEVATION
3/16" = 1'-0"

SOUTH ELEVATION
3/16" = 1'-0"

SAFETY & LIABILITY

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ARCHITECTURAL ELEVATIONS

2337 S. HOYNE AVENUE
CHICAGO IL. 60608

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2△
3△

DATE: 09.13.2024
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CHECKED BY: A.W.

SHEET

A-3