**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).

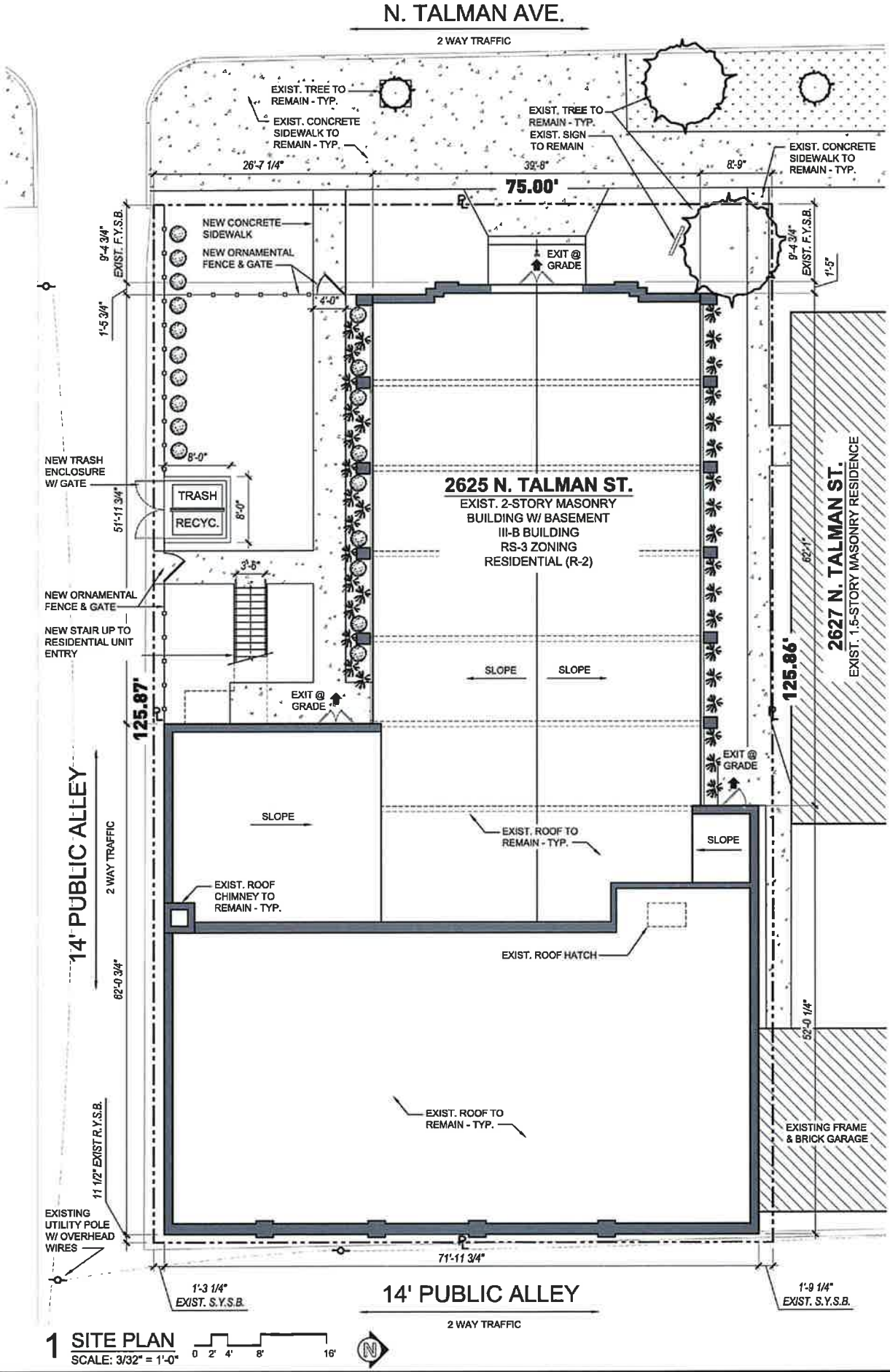
**The Project**
The Applicant seeks to redevelop the property by converting the existing two-story building into sixteen residential dwelling units with no parking. The height of the building is and will remain at 47.0 feet.

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.



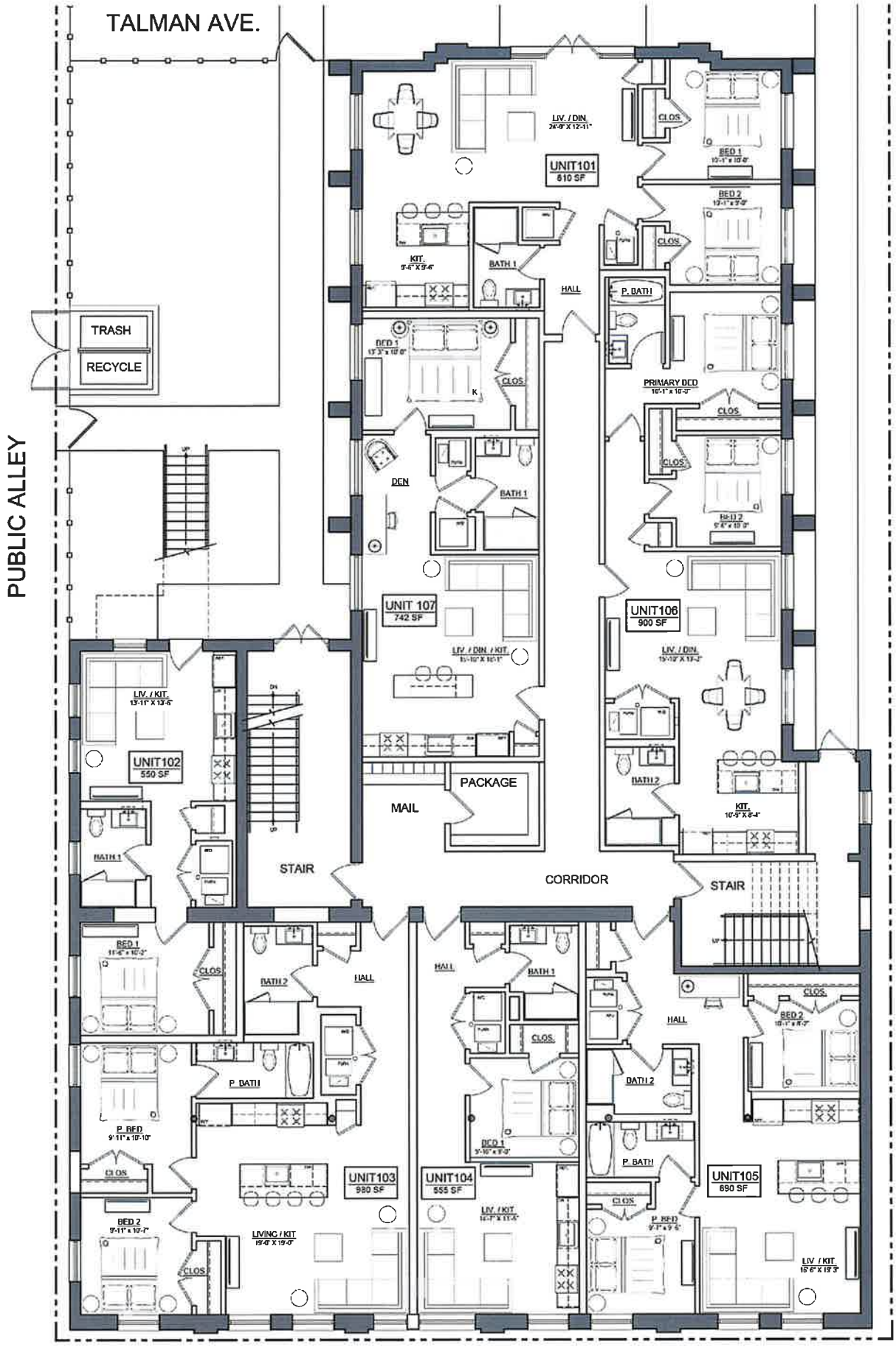

1 SITE PLAN
SCALE: 3/32" = 1'-0"
0 2' 4' 8' 16'

**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

SPACE
ARCHITECTS + PLANNERS

VERSION
SK0.1
02.20.25



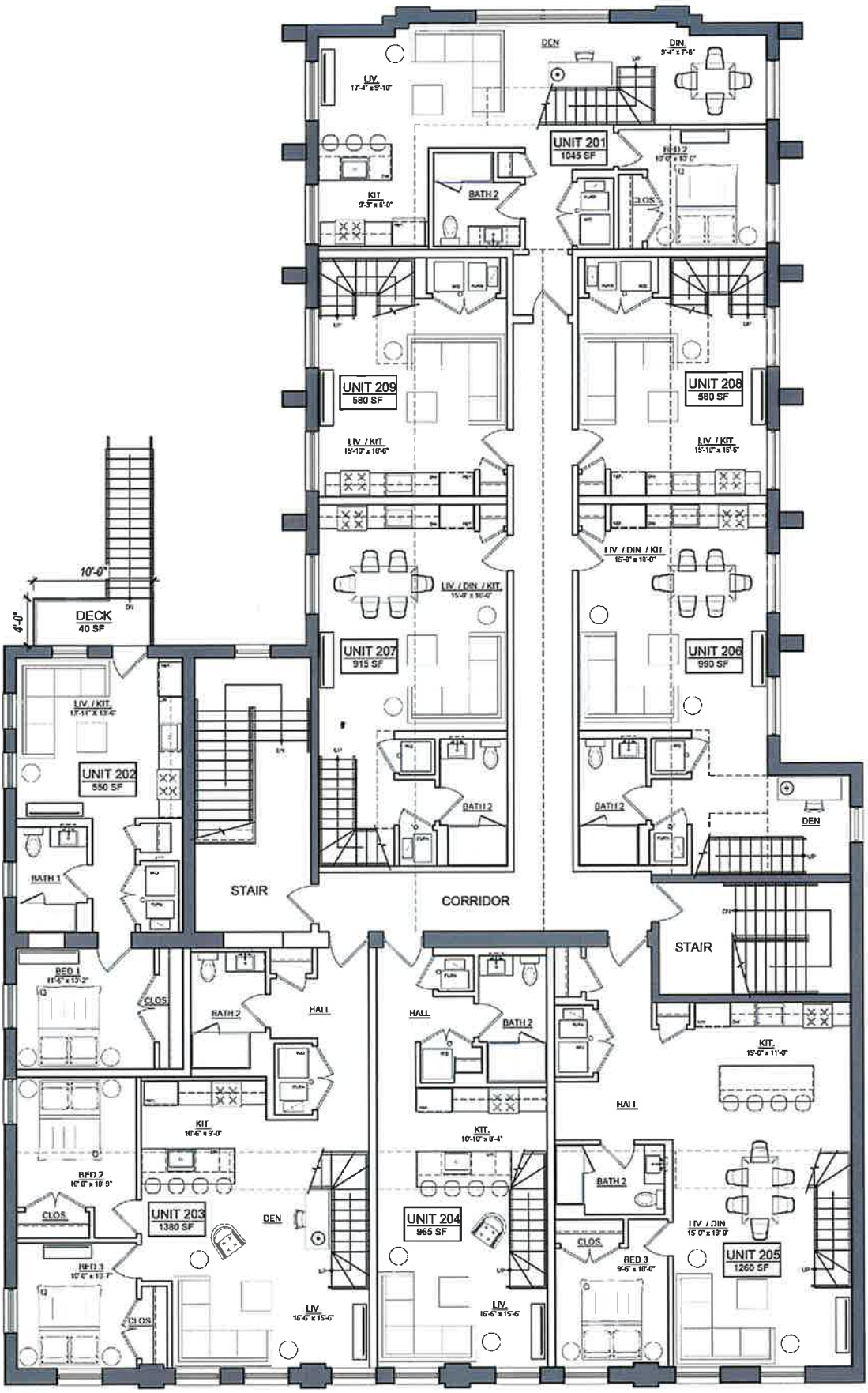

1 FIRST FLR PLAN
SCALE: 1/8" = 1'-0"

PUBLIC ALLEY

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

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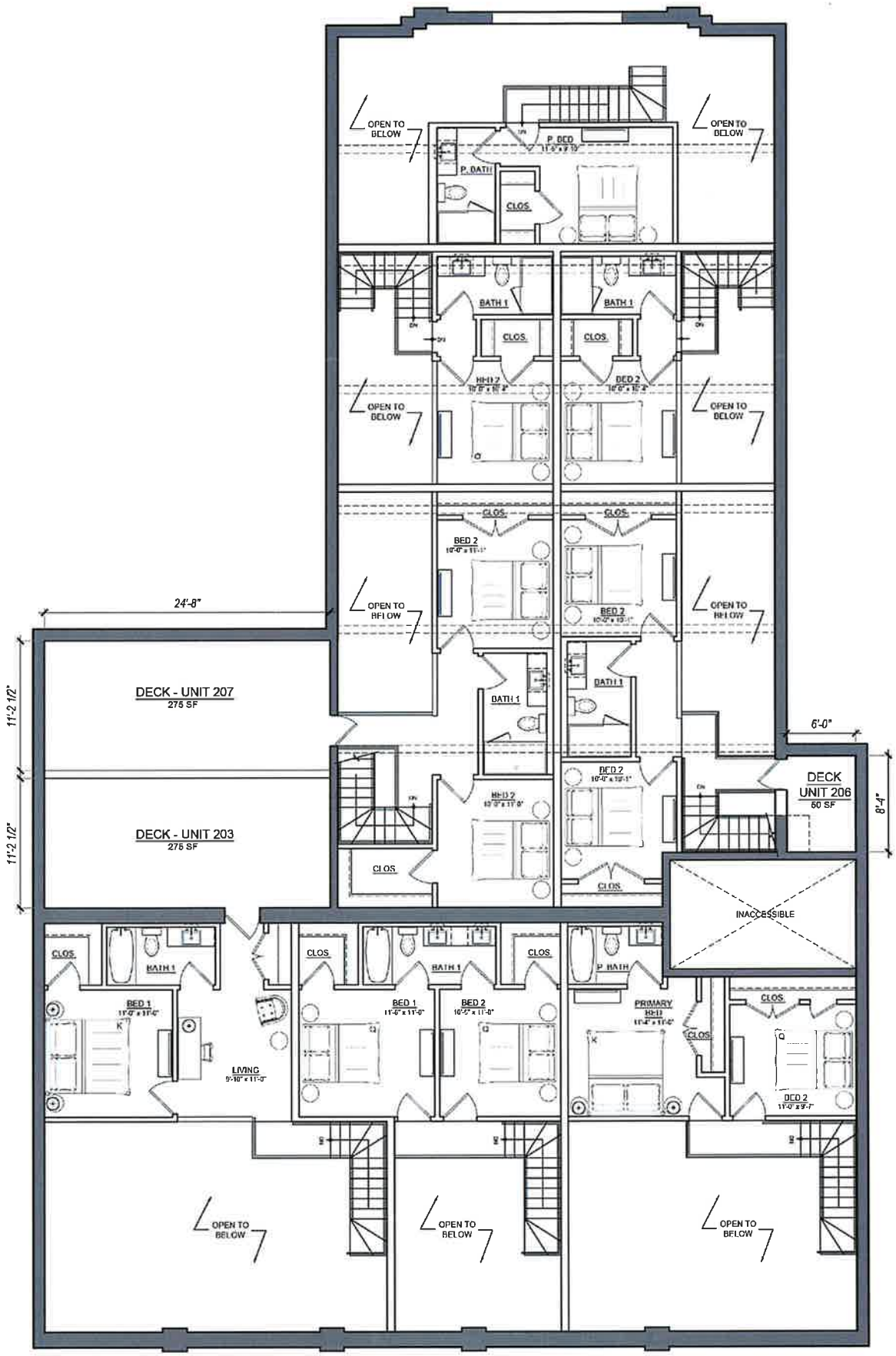

## 1 SECOND FLR PLAN

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

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

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1 LOFT LEVEL PLAN

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

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

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Front (Talman) of Existing Building



South Side of Existing Building




Rear (Alley) of Existing Building