

ALBION RESIDENTIAL ON BUTLER & MCCANDLESS



Address	Parcel ID	Zoning	Existing Conditions	Area (sq ft)
5250 Butler Street	80-0-1	RV-MU	Historically designated firehouse building in relatively poor condition	3,000
5 Butler Street	110-S-152	RV-MU	Vacant property fronting Butler	43,110
5301 Butler Street	110-S-24	RV-MU	Parking along McCandless (project location); low-density office building under Schwab Real Estate in interior (not included in project)	28,190 (222,879 - parcel total)
Project Total:				84,300

Contact:

Developer	Albion Residential (Chicago-based)	
Architect	Walshome Plunkard Architecture (Chicago-based)	
Timeline	May 13, 2022	Introductory meeting with LC and LU
	July 17, 2022	Historic preservation meeting with neighborhood stakeholders
	Oct. 11, 2022	Pre-application meeting

Requested Zoning Variances: 30' height variance along Butler

Date & Time of Public Hearing: TBD

Project Overview: New construction on the corner of Butler & McCandless incorporating rehabilitation and preservation of a historic firehouse building:

- L-shaped mixed-use building along Butler and McCandless, 5-stories totaling 70-feet in height
- 263 market-rate apartments, 27 inclusionary apartments, and ~7 townhomes along McCandless
- Three commercial spaces on Butler totaling 6,700-sq-ft, including public access to historic building
- Multi-level parking deck with 305 parking stalls including 60 EV charging stations, 138 bike parking spots with changing capabilities, and bike & car share options