

ALBION RESIDENTIAL ON BUTLER & MCCANDLESS



Address	Parcel ID	Zoning	Existing Conditions	Area (sq ft)
5255 Butler Street	80-D-1	RIV-MU	Historically designated firehouse building in relatively poor condition	3,000
0 Butler Street	119-S-152	RIV-MU	Vacant property fronting Butler	43,110
5301 Butler Street	119-S-24	RIV-IMU	Parking along McCandless (project location); low-density office building under Schreiber Real Estate in interior (not included in project)	39,190 (222,879 - parcel total)
Project Total:				85,300

Context:

Developer	Albion Residential (Chicago-based)	
Architect	Hartshorne Plunkard Architecture (Chicago-based)	
Timeline	May 12, 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 9,700 sq ft, including public access to historic building
- Multi-level parking deck with 205 parking stalls including 10 EV charging stations, 138 bike parking spots with charging capabilities, and bike & car-share options