

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
3244 - 50 West Bryn Mawr Avenue
From B2-3 to B2-3

The Property

The subject property is located in an B2-3 Neighborhood Mixed-Use District and sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately 730.0' from the CTA Kimball-Homan Bus Corridor (Route Kimball-Homan 82).

The subject property is improved with a vacant one-story commercial building with approximately 7,000 square feet of commercial space. The height of the existing building is approximately 20.0'. There is no parking.

The Project

3244 - 50 Bryn Mawr LLC (the "Applicant") previously rezoned the property to a B2-3 district to authorize a 4-story building with approximately 1,413 square feet of ground floor commercial space, 30 dwelling units and 30 parking spaces. The Applicant now seeks to rezone the property to a B2-3 Type 1 to authorize certain Variations. The overall height of the building will be 66'-0". The Applicant will provide 30 parking spaces and 15 bicycle spaces.

In addition, the Variations now sought pursuant to section 17-13-0303-D are: 1) variation relief to reduce the rear yard setback under section 17-13-1101-B from 30.0 to 10.0' on floors that contain dwelling units; 2) administrative adjustment relief under section 17-13-1003-L for allowable building height under sections 17-13-1003-L to increase height from 65.0' to 66.0'; and 3) variation relief to reduce the required loading berth from one to zero under sections 17-10-1100 and 17-13-1101-D.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District, Type 1. No increase in FAR or reduction in MLA from the prior rezoning is sought.

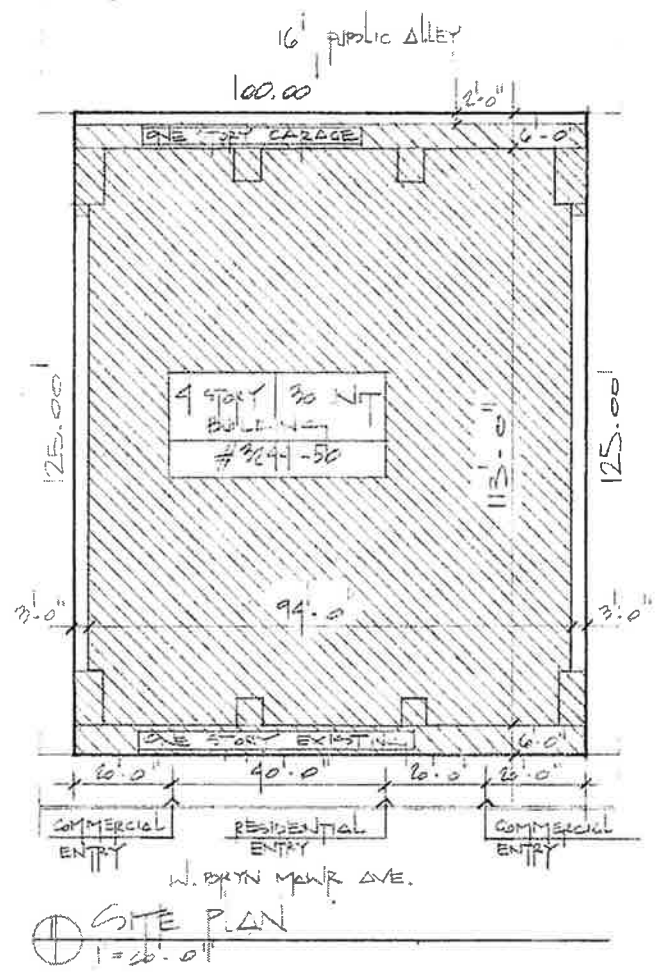
The following are the relevant zoning parameters for the proposed project:

Lot Area:	12,500 square feet
FAR:	3.0
Floor Area:	37,500 square feet
Residential Dwelling Units:	30
MLA Density:	416.7 square feet
Height:	66.0'*
Bicycle Parking:	15
Automobile Parking:	30
Loading Berth:	zero*
Setbacks:	Front (Bryn Mawr): 0.0'
	North (rear): 10.0'*
	East: 0.0'
	West: 0.0'

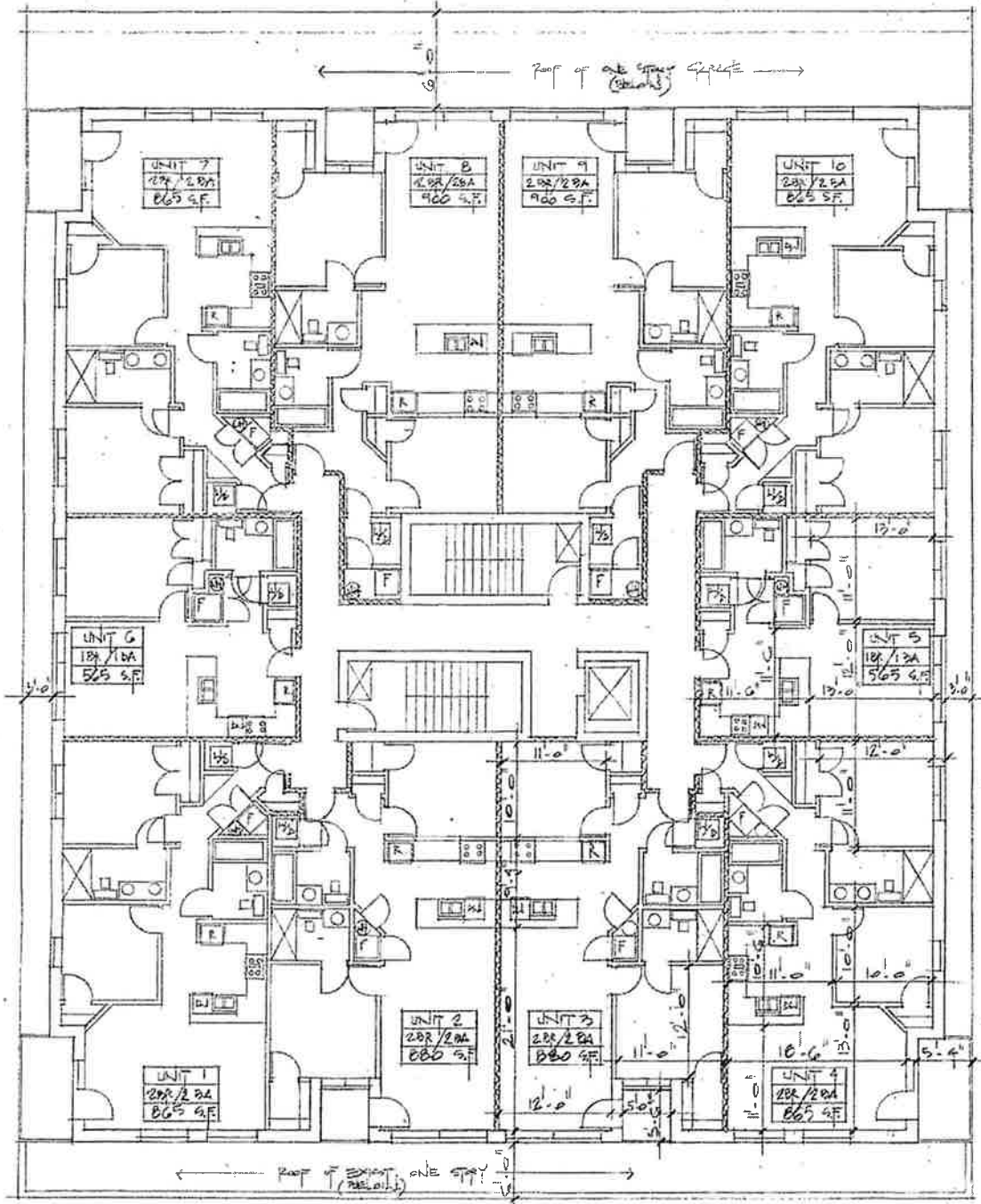
A set of plans is attached.

* As mentioned above, the Applicant seeks optional relief under section 17-13-0303-D to 1) increase height from 65.0' to 66.0; 2) reduce the one loading berth to zero; and 3) reduce rear yard setbacks from 30.0' to 10.0' on floor containing dwelling units.

Final for Publication



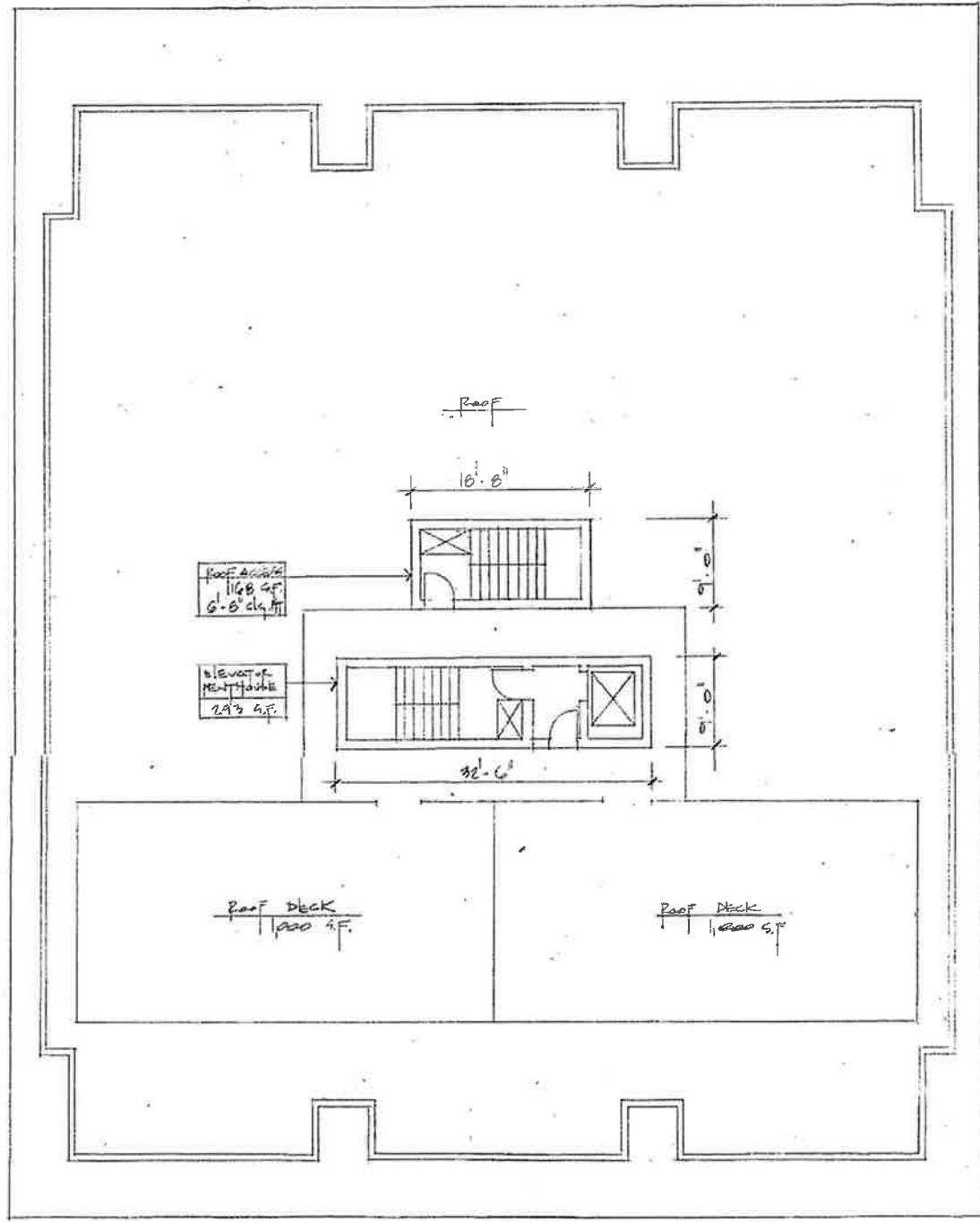
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2ND 3RD 4TH Floor PLAN
1/8" = 1'-0"

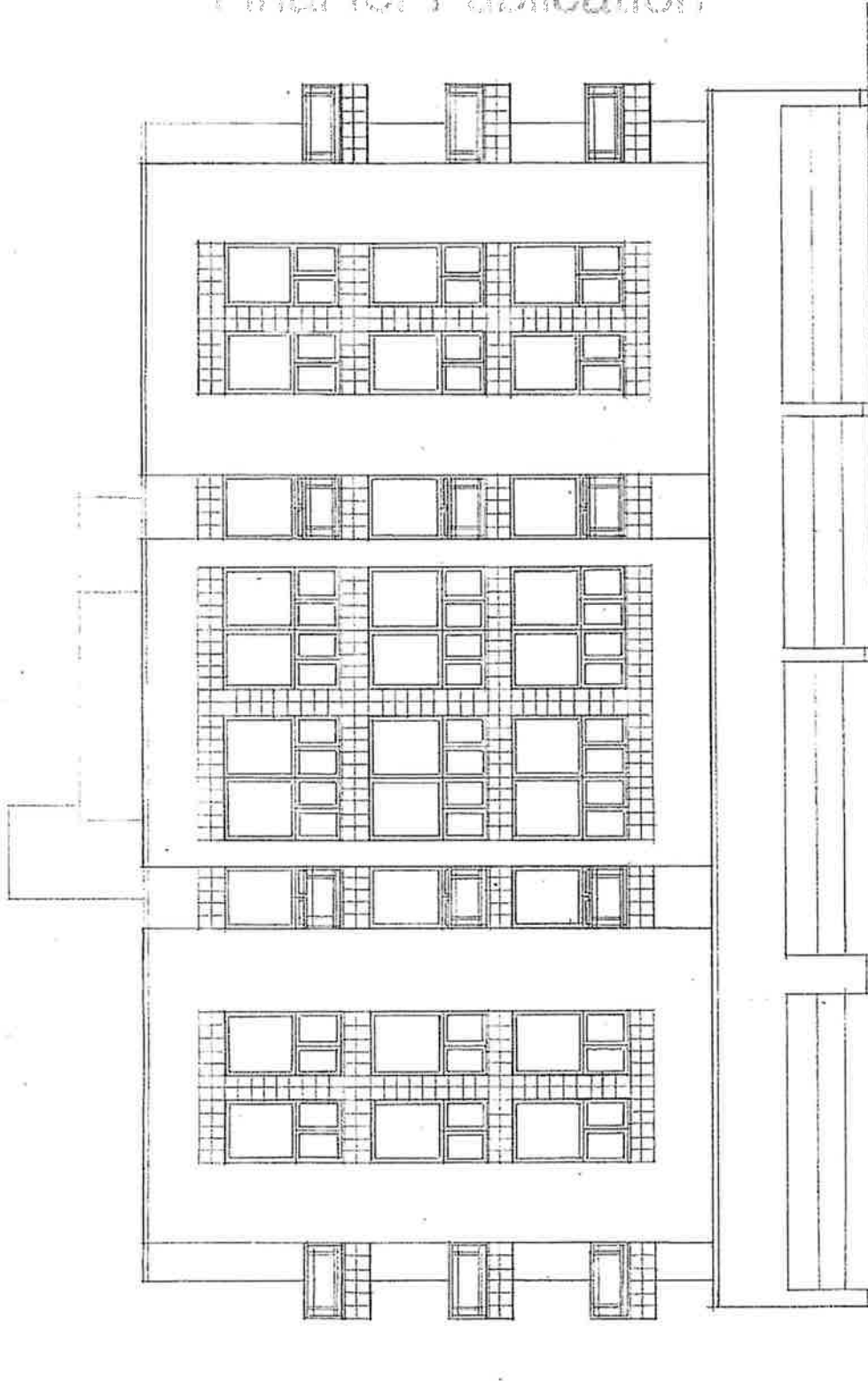
10,600 S.F.

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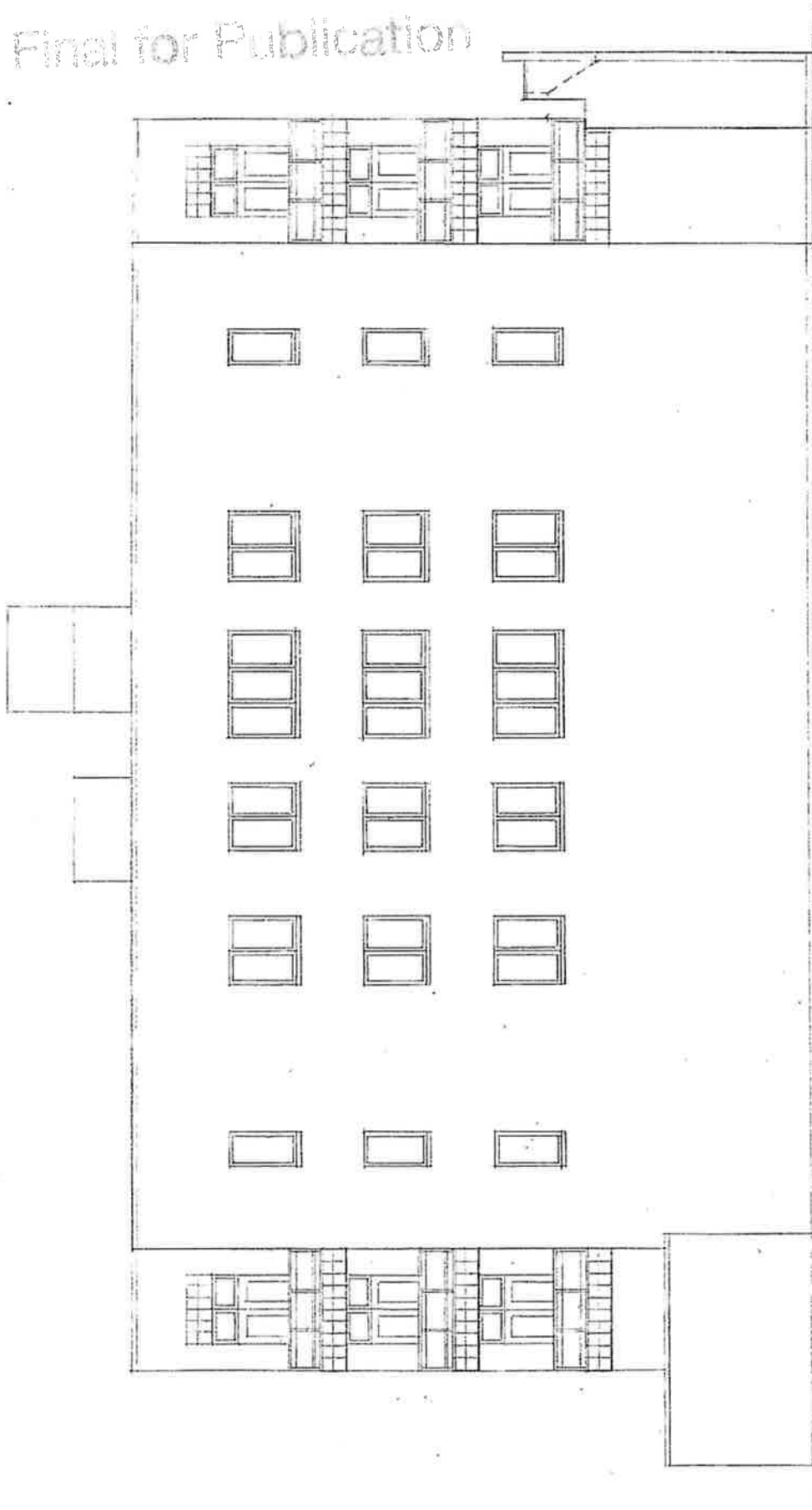
Roof PLAN
1/8" = 1'-0"

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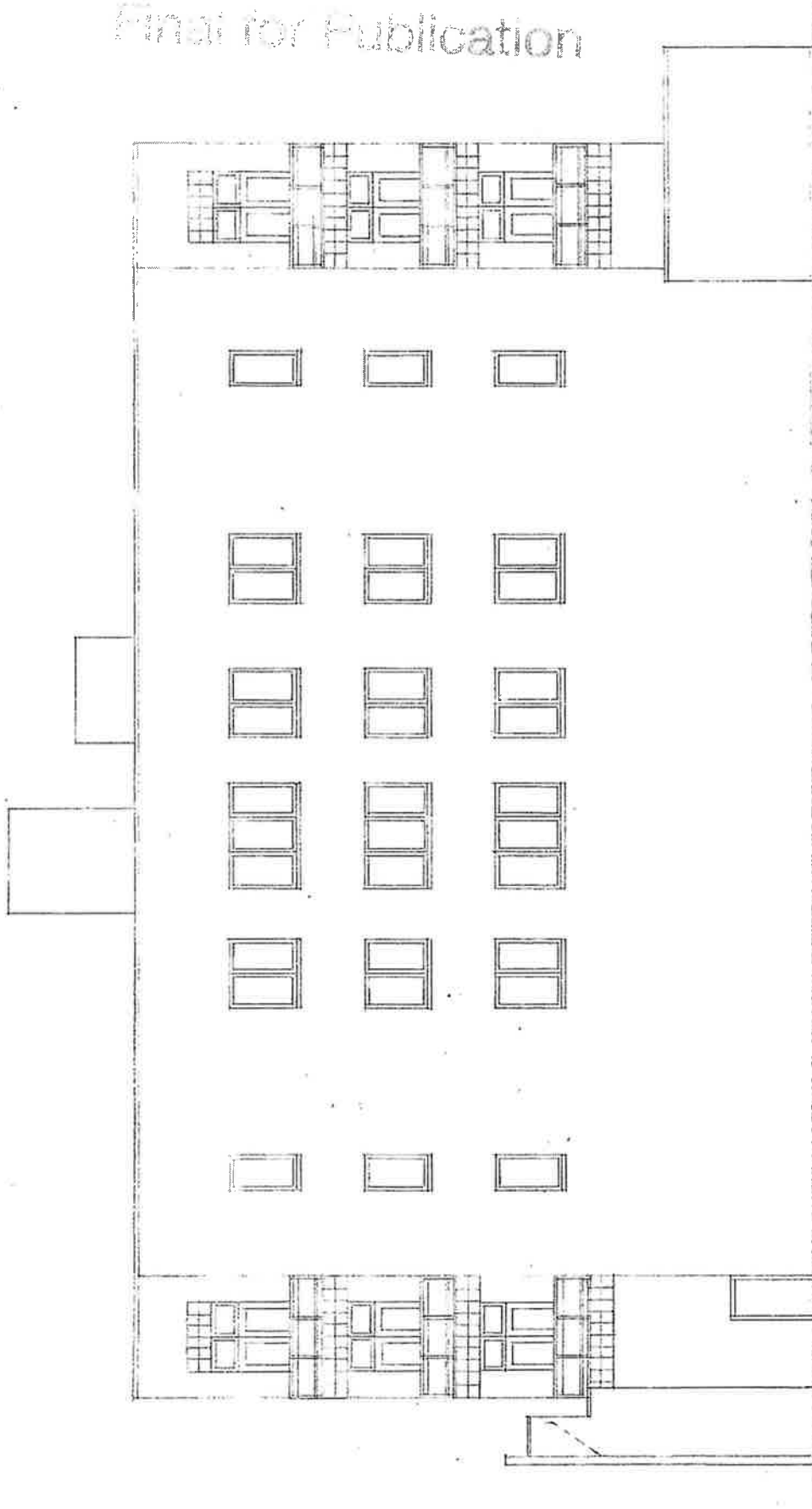
REAR ELEVATION
1/8" = 1'-0"

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WEST ELEVATION
1/10

Final for Publication



○ EAST ELEVATION
1/8" = 1'-0"