

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 West Bryn Mawr Avenue LLC (the "Applicant") seeks to rezone the subject property to add a three-story addition to the existing building to accommodate 30 dwelling units. The property will include approximately 1,413 square feet of ground floor commercial space. The overall height of the building will be 66'-0". The Applicant will provide 30 parking spaces and 15 bicycle spaces.

In addition, the subject rezoning seeks Type 1 administrative adjustment or variation relief pursuant to section 17-13-0303-D as follows: 1) administrative adjustment relief under section 17-13-1003-EE for increase in parking spaces under sections 17-10-0102-B to provide a total of 30 parking spaces than the required 15 spaces under the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance; 2) 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; 3) 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 4) variation relief to reduce the required loading berth from one to zero under sections 17-10-1100 and 17-13-1101-D.

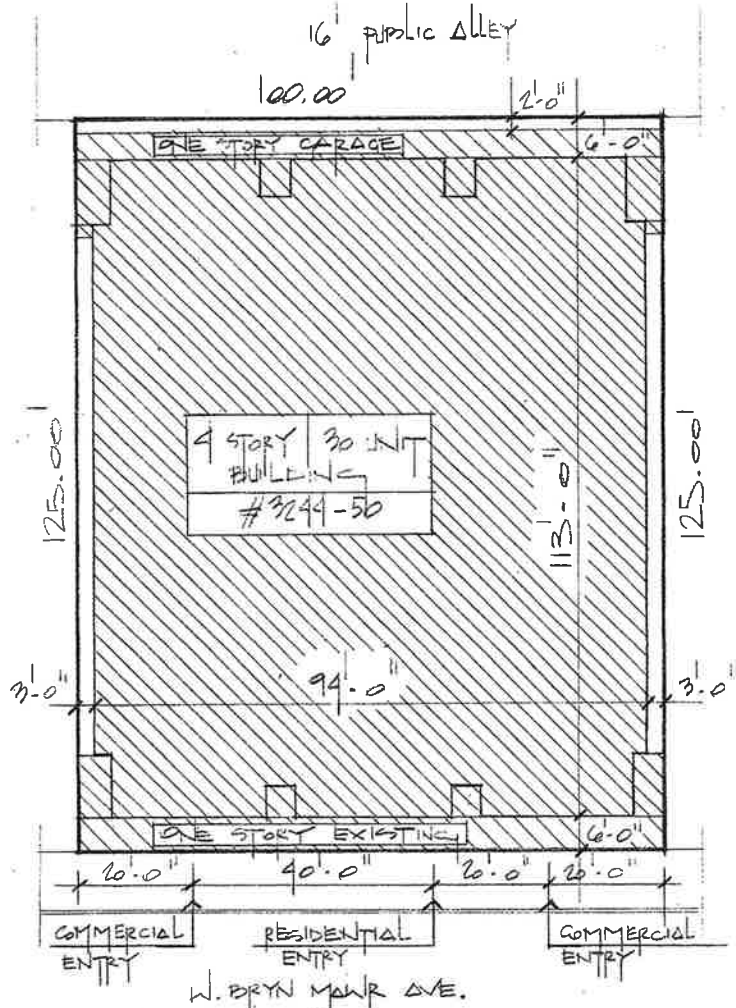
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District.

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

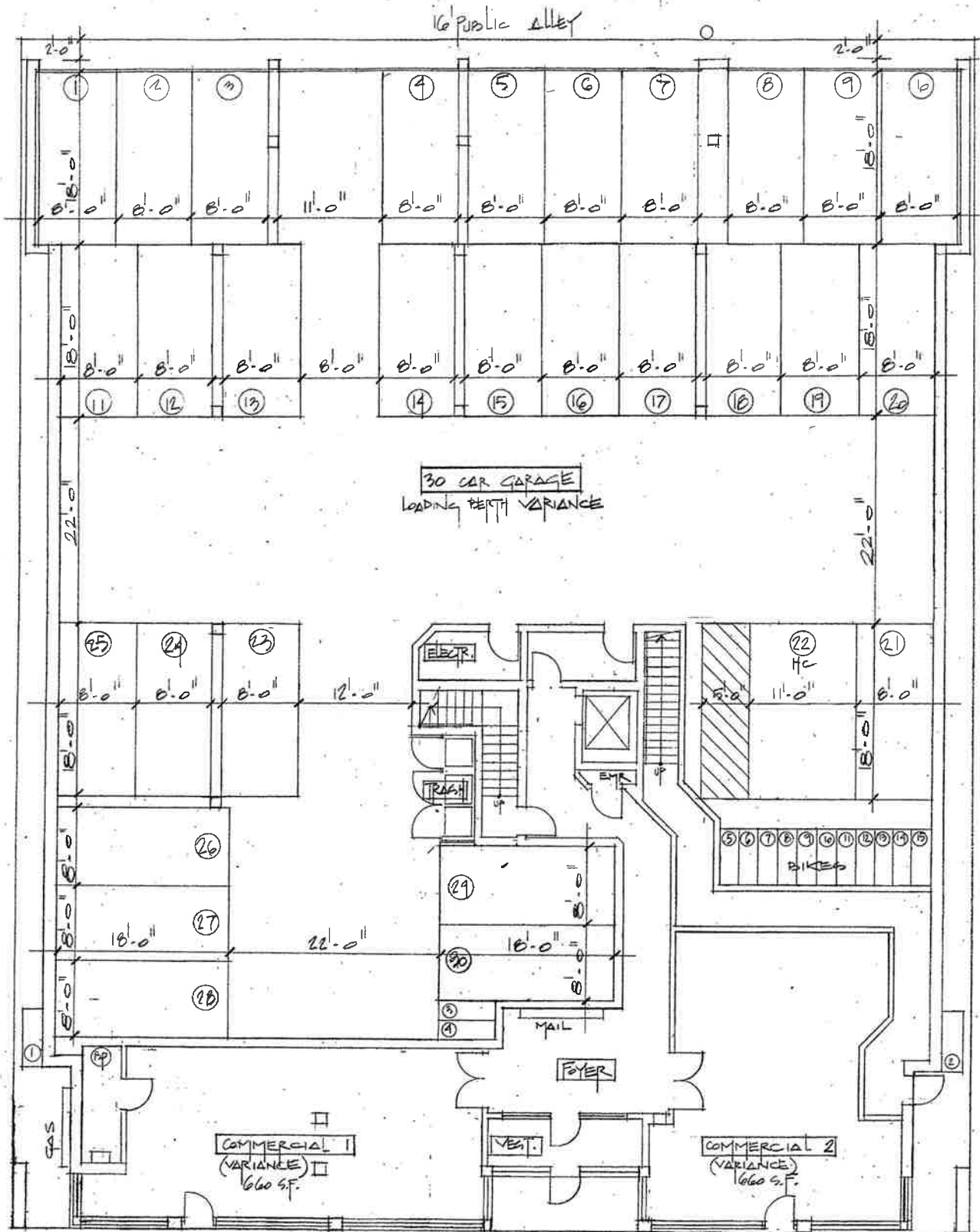
Lot Area:	12,500 square feet
FAR:	3.0
Floor Area:	37,500 square feet
Residential Dwelling Units:	30
MLA Density:	416.7 square feet
Height:	66.0'*
Bicycle Parking:	15
Automobile Parking:	30*
Loading Berth:	zero*
Setbacks:	Front (Bryn Mawr): 0.0'
	North (rear): 10.0'*
	East: 0.0'
	West: 0.0'

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) provide 100% of residential parking instead of the 50% that is required under ETOD regulations; 3) reduce the one loading berth to zero; and 4) reduce rear yard setbacks from 30.0' to 10.0' on floor containing dwelling units.



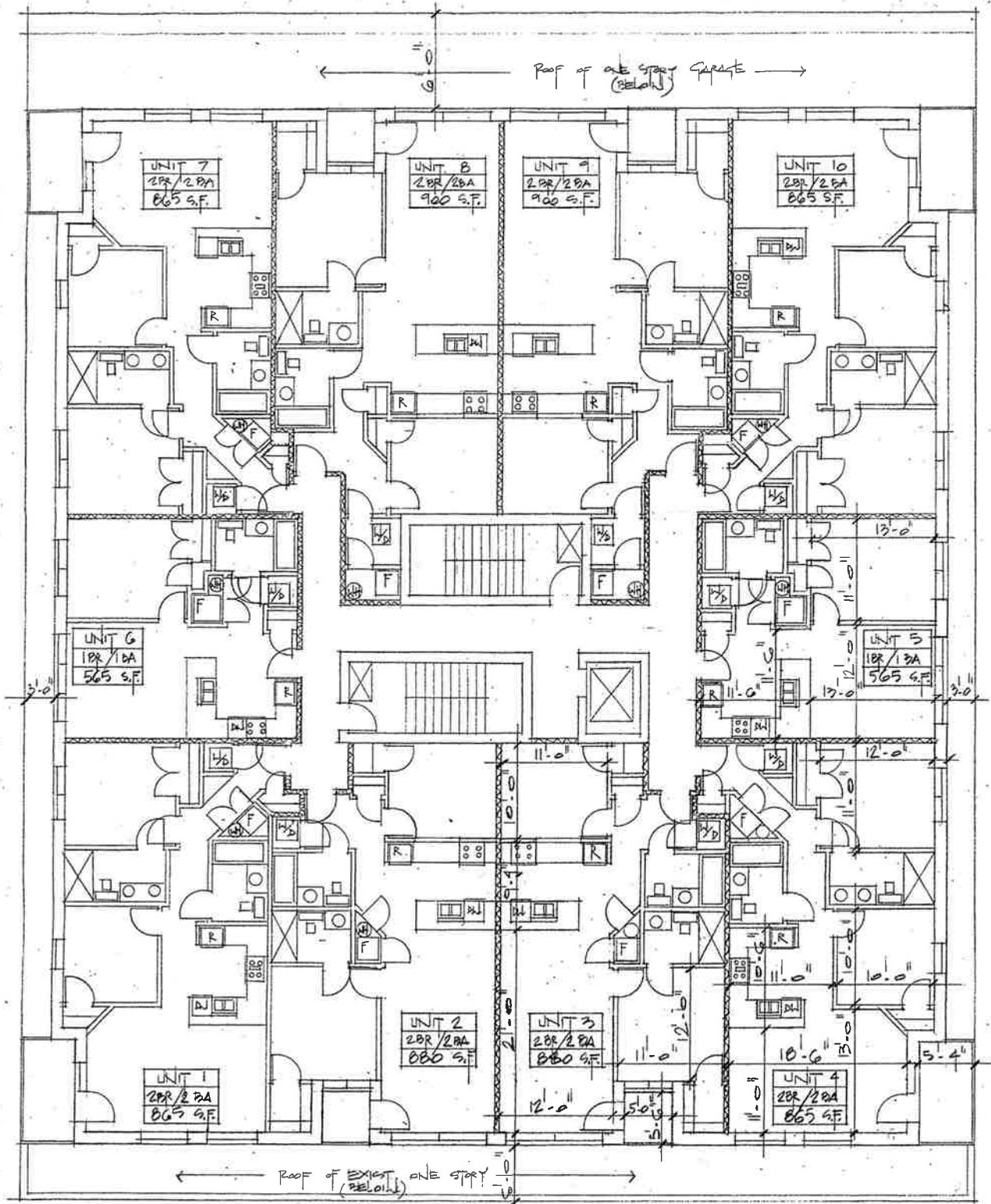
⊕ SITE PLAN
1" = 20'-0"



BRYN MAWR

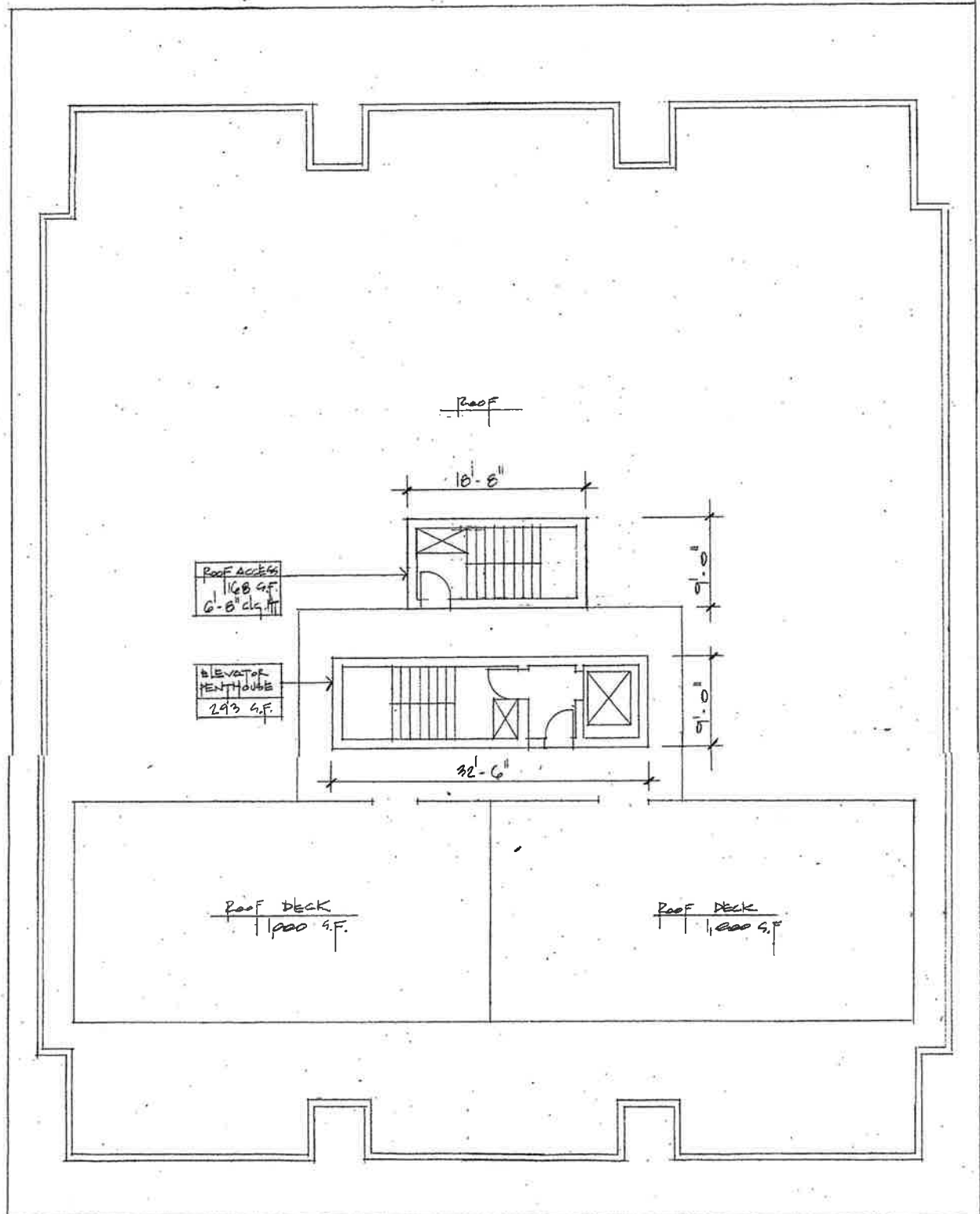
1ST FLOOR PLAN
 1/2" = 1'-0"

5,700 S.F.

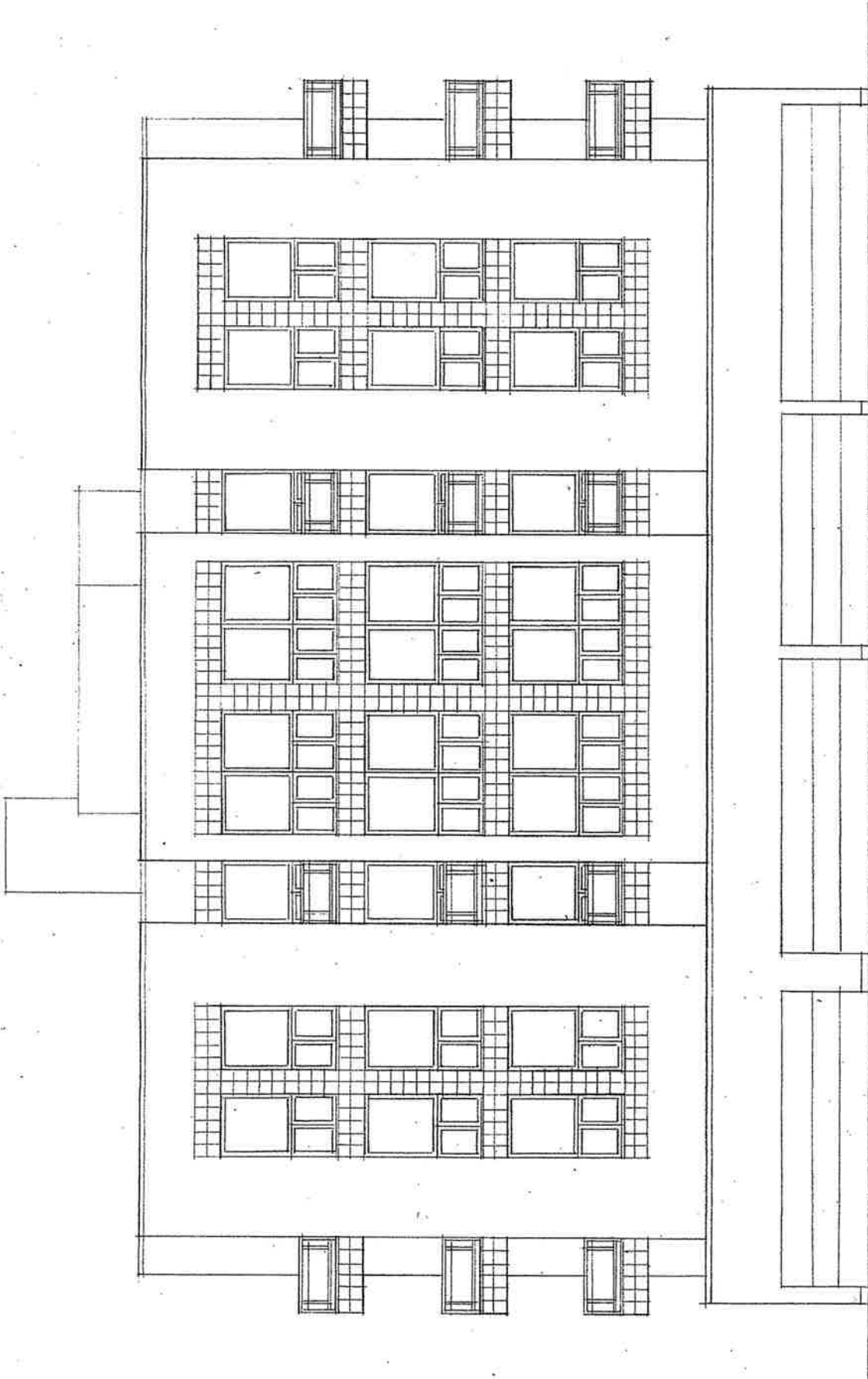


2ND 3RD 4TH FLOOR PLAN
1/8" = 1'-0"

10,620 S.F.

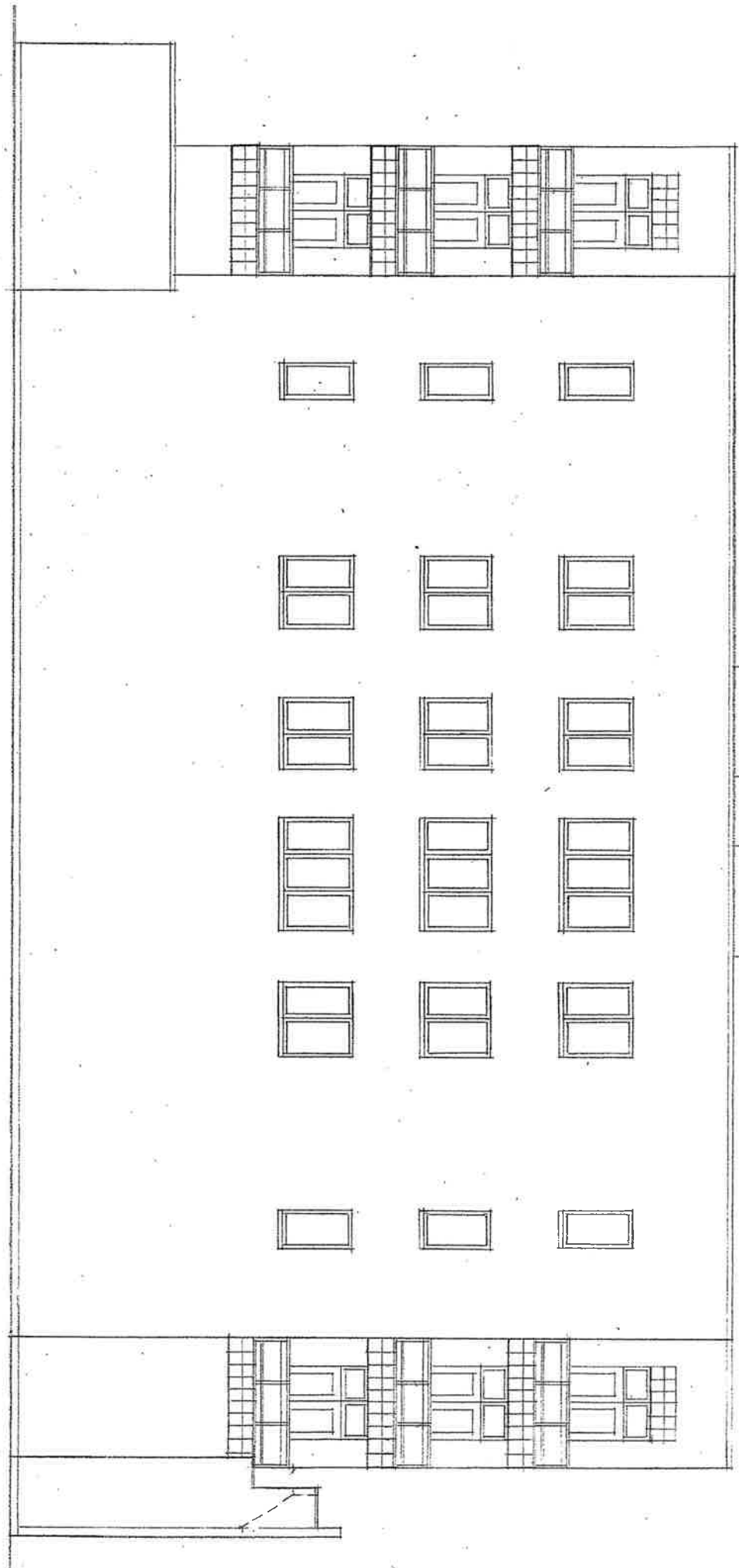


○ Roof Plan
1/8" = 1'-0"



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

WEST ELEVATION



○ EAST ELEVATION
1/8" = 1'-0"

