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NARRATIVE AND PLANS
TYPE I Rezoning Attachment
3363 South Morgan Street / 946-958 West 34th Street
From B1-2 to B2-3

The Property
The subject property is located in a B1-2 Neighborhood Shopping District in an Equitable Transit Served Location approximately 1,140 feet from the Halsted Street (Route 8) Corridor.

The property is improved with a five car garage.

The Project
Ivy Huang (the "Applicant") proposes to redevelop the property into a four story mixed use building (approximately 59'-0" height) with ground-floor commercial space and six residential units. Two automobile parking spaces and two bicycle spaces will be provided.

The Applicant seeks to rezone the property from a B1-2 Neighborhood Shopping District to a B2-3 Neighborhood Mixed-Use District.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation under section 17-13-1101-A to obtain relief under section 17-13-1003-EE(1) to reduce required automobile parking per section 17-10-0207-C for a property located in a Transit Served Location to a qualifying bus corridor under section 17-10-0102-B(1)(a) from three parking spaces (50%) to two spaces; 2) an optional variation under section 17-13-1101-A to obtain relief under section 17-13-1003-GG to reduce bicycle parking reduction as required under section 17-10-0102-B(2) from six to two spaces; 3) an optional variation under section 17-13-1101-B to reduce the required 30' rear yard setback required under section 17-3-0405-A to 20.64'; 4) an optional variation under sections 17-13-1101-A and 17-13-1003-L to increase the maximum building height under section 17-3-0408 from 55' to 59'-0"; 5) an optional variation under sections 17-13-1101-A and 17-13-1003-Q to decrease the required transparency per section 17-3-0504-C from 97.20 square feet to 72.0 square feet.

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

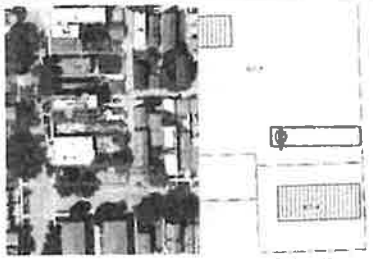
Lot Area:	3,900 square feet	
Maximum FAR:	2.95	
Floor Area:	11,498.07 square feet	
Residential Dwelling Units:	6	
MLA Density:	650 square feet	
Height:	59'-0"	
Bicycle Parking:	2*	
Automobile Parking:	2*	
Setbacks:	Front (West/Morgan):	zero
	North:	3.0'
	South:	zero
	Rear (East/alley):	30.0*

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

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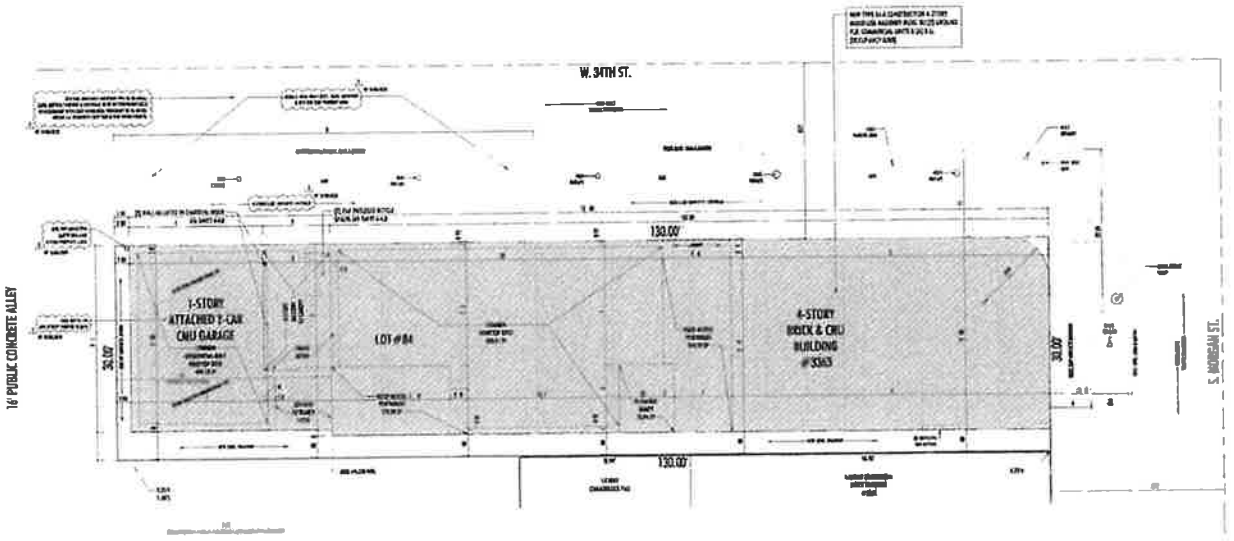
SPR 2019 CBC: NEW TYPE III-A CONSTR. 4-STORY MIXED-USE MASONRY BLDG. W/ (2) GRND. FLR. COMMERCIAL UNITS & (6)D.U. ABOVE (OCCUPANCY B/R2), ATTACHED REAR 2-CAR GARAGE, BALCONIES W/ CANOPY & (2) ROOFTOP DECKS

3363 S MORGAN ST, CHICAGO, IL, 60608





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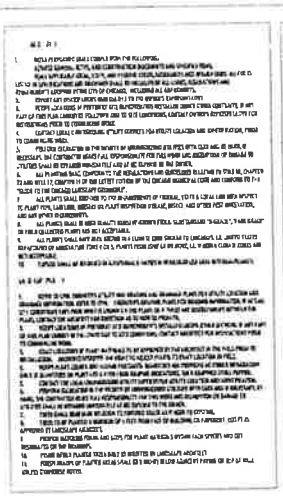
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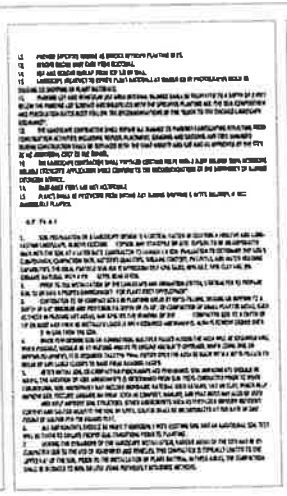




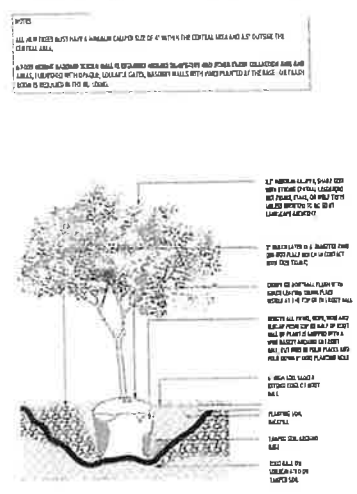


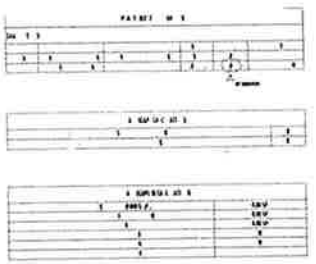
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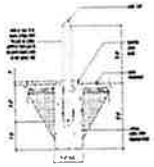












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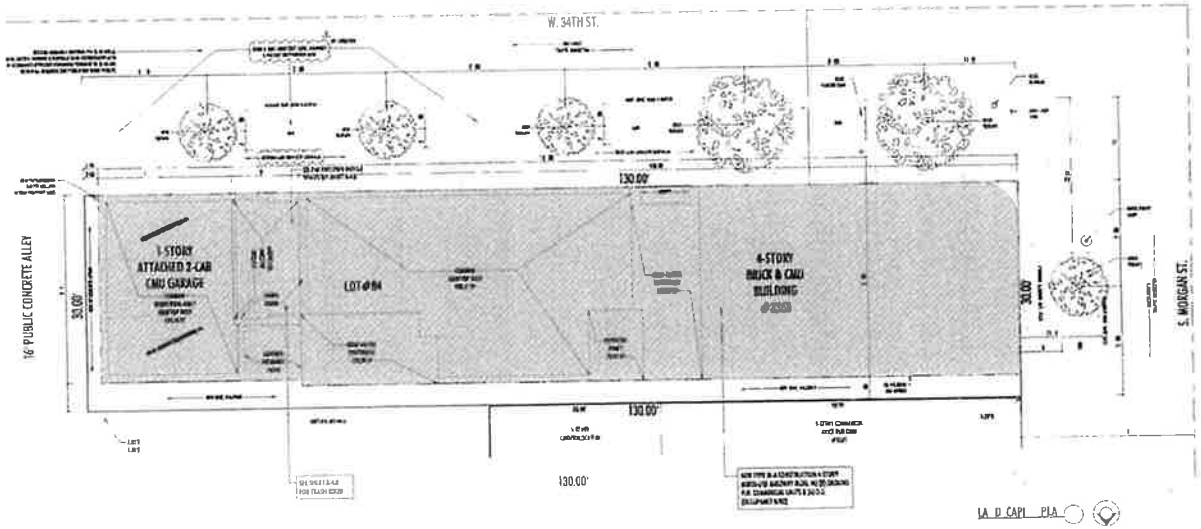
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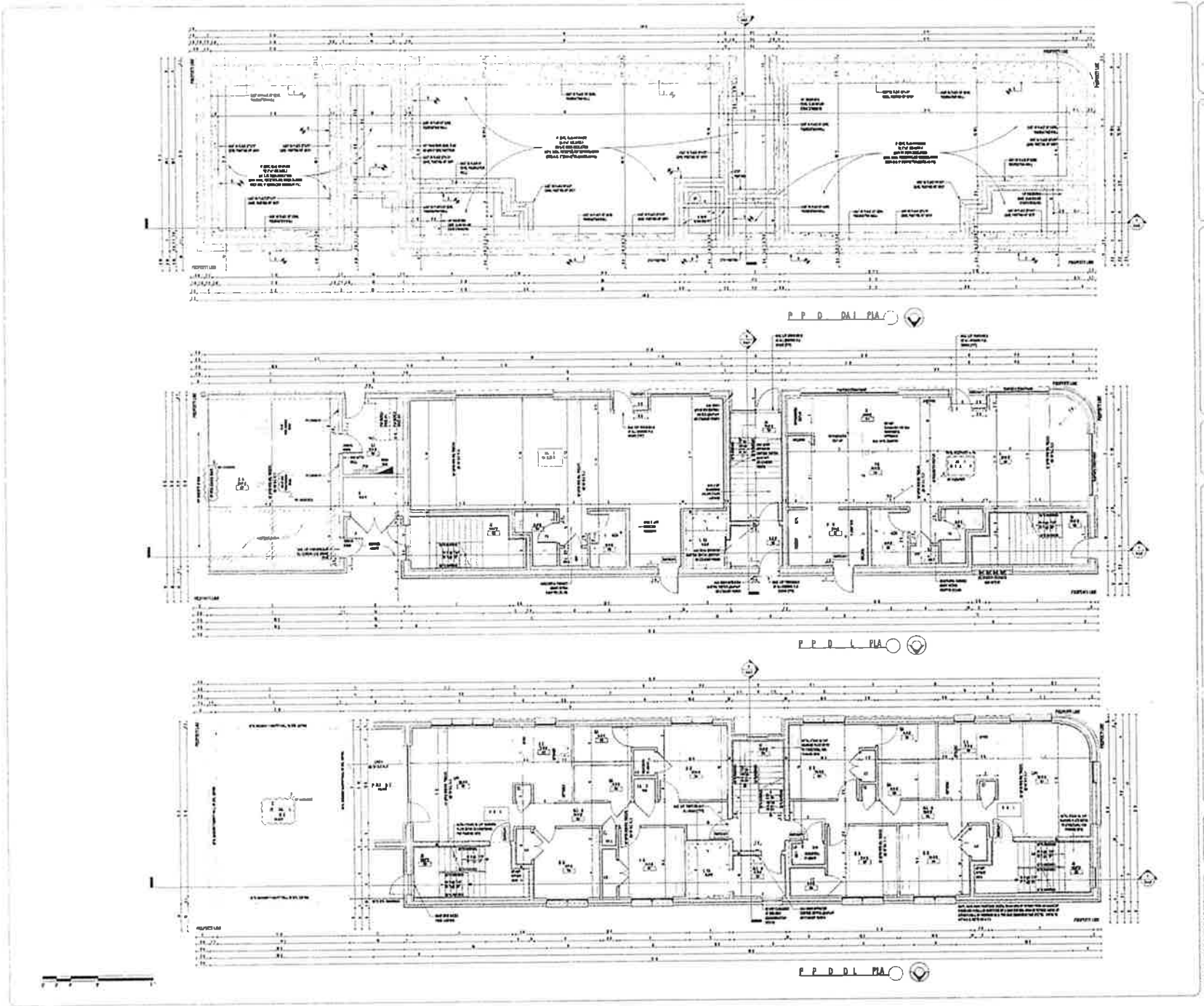


EXIST. TREE#1

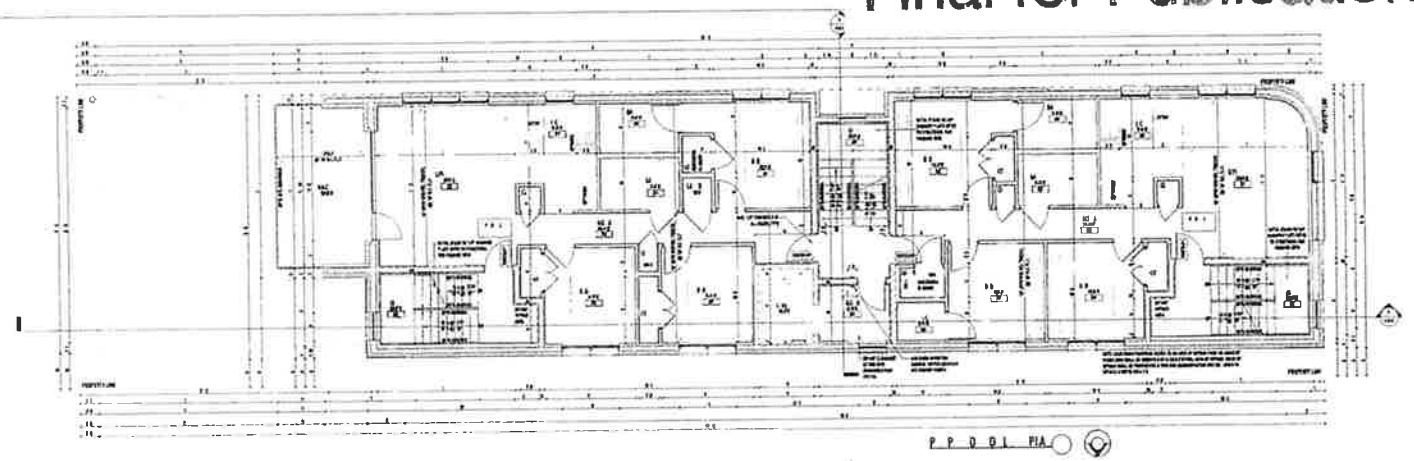


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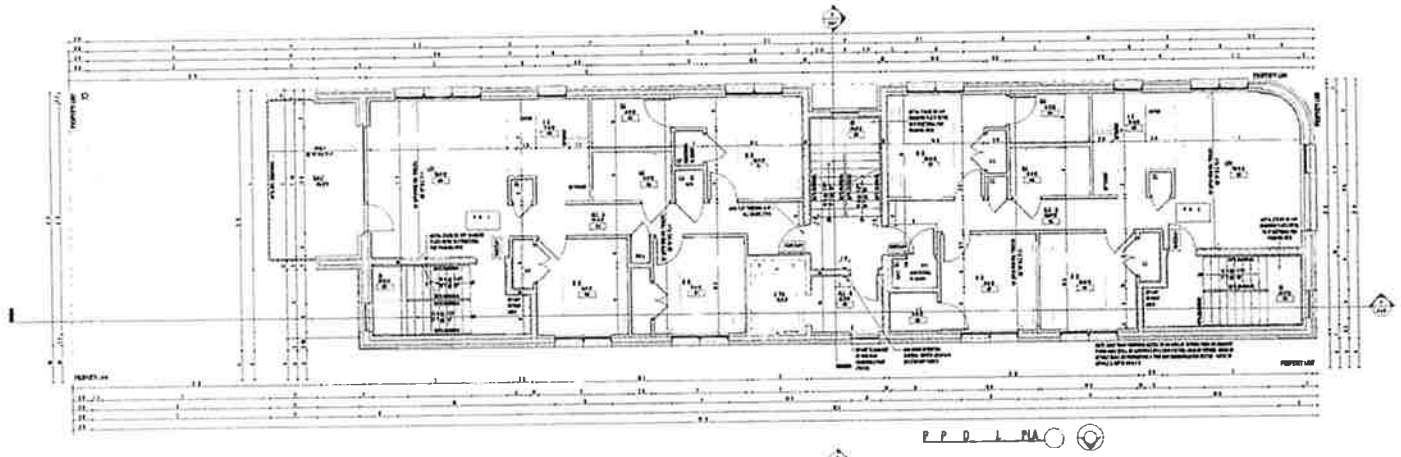
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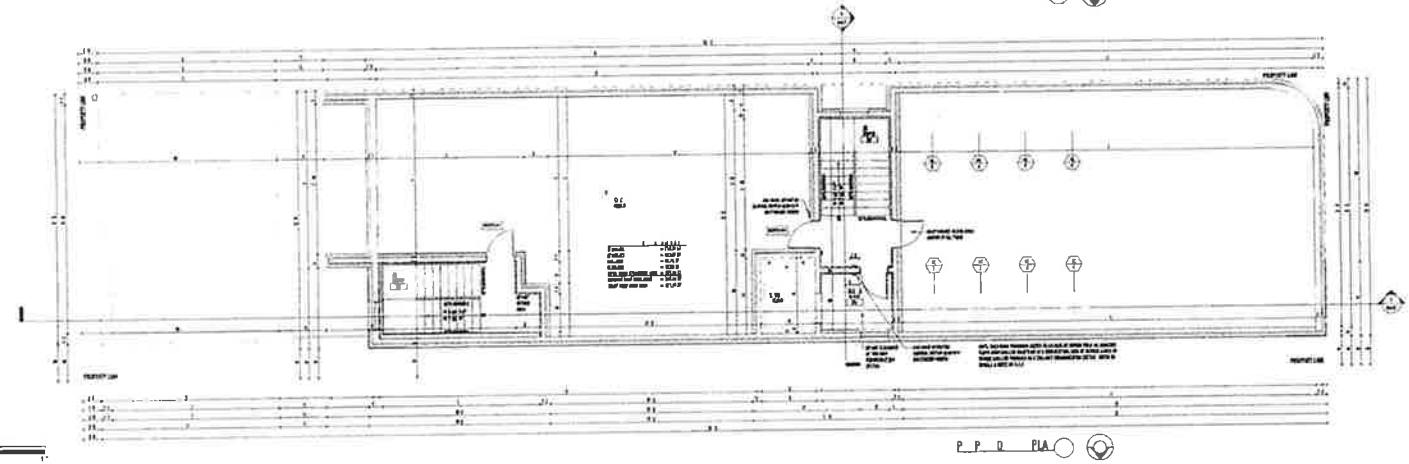
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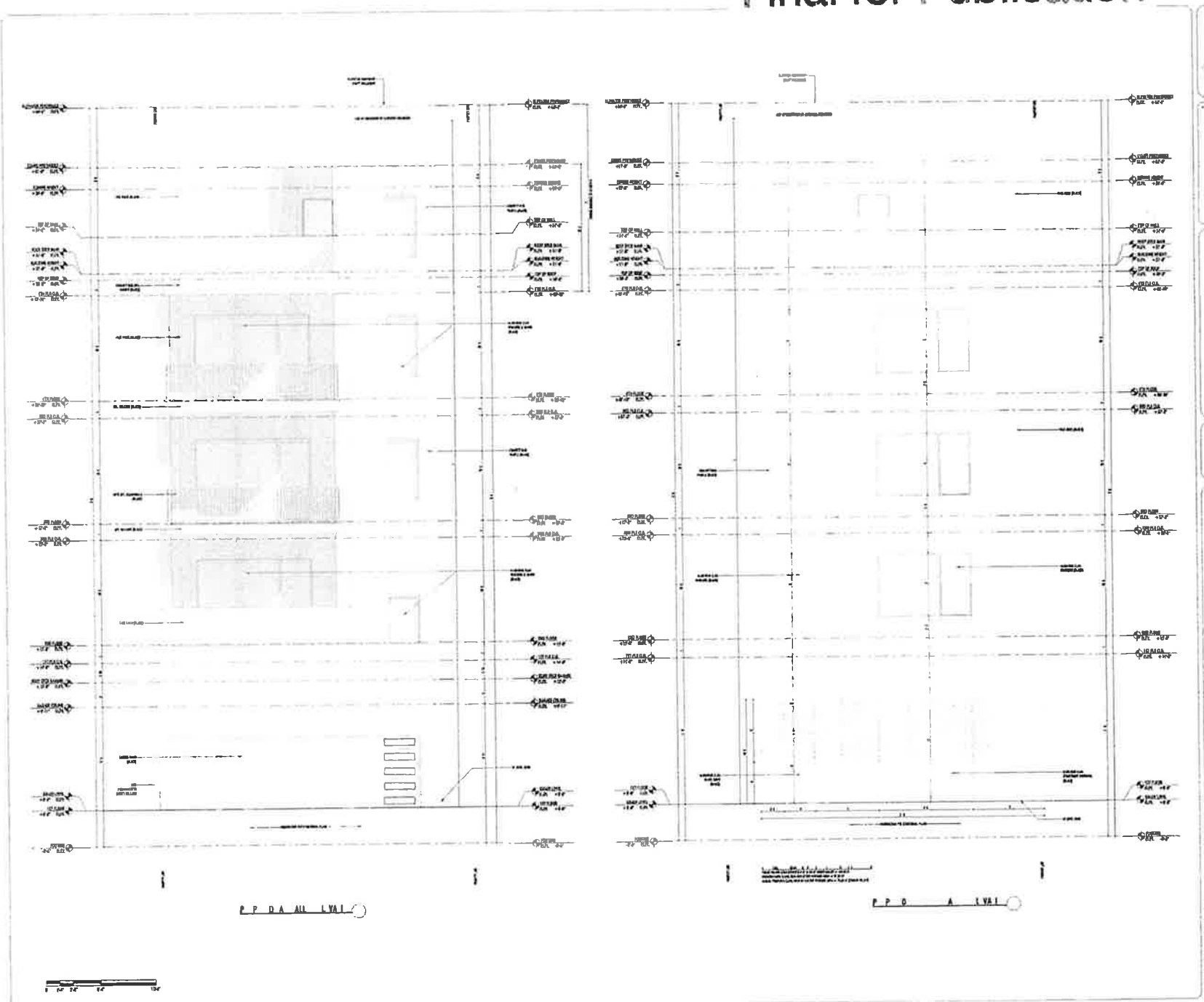
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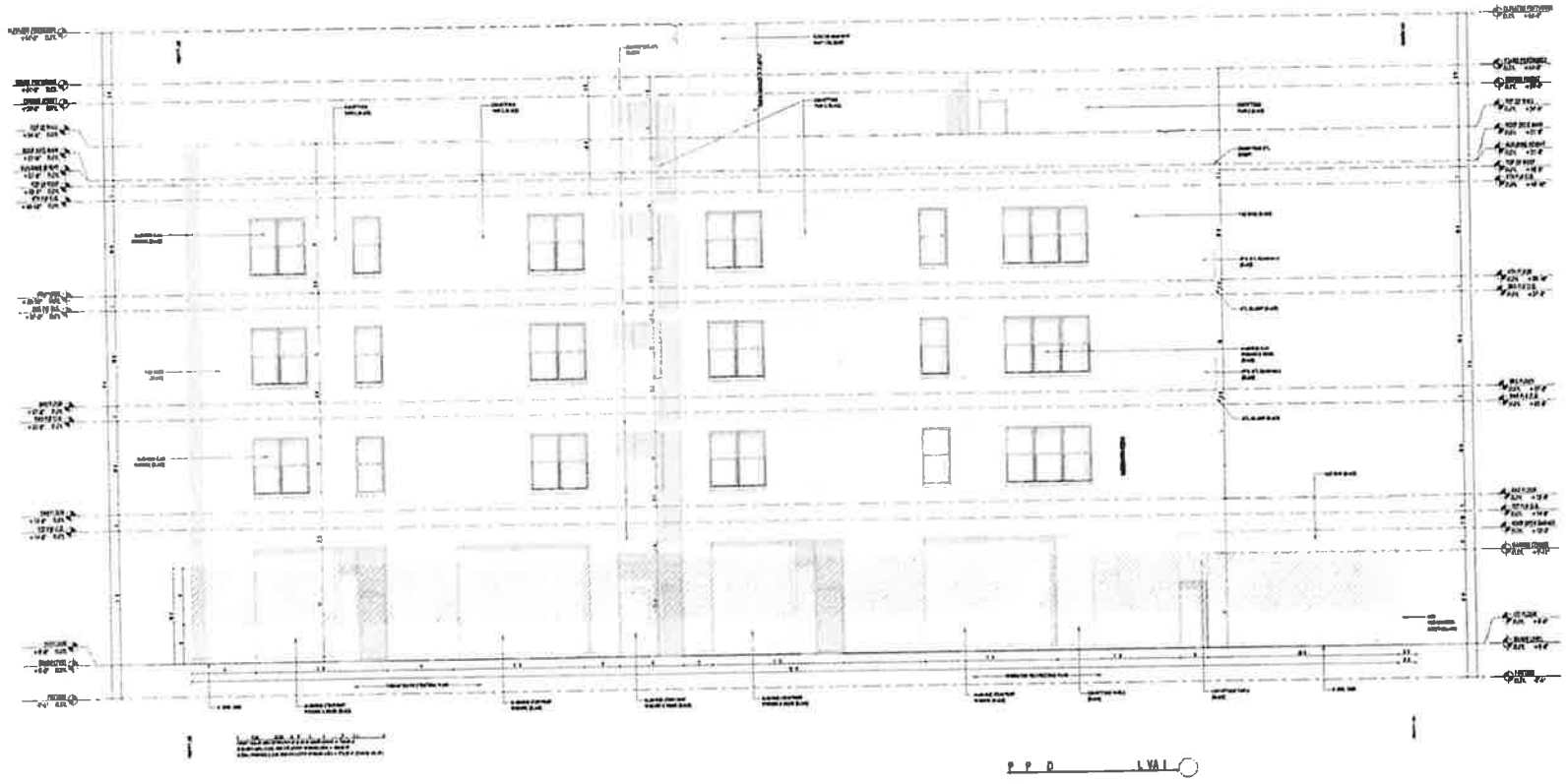
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