NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT 3127-3139 N. HALSTED ST. / 749-759 W. BRIAR PL.

The Applicant requests a zoning change for the property located at 3127-3139 North Halsted Street/749-759 West Briar Place (the "Property") from the B2-5 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Use District to increase the unit count by one dwelling unit, of a previously proposed development consisting of a 3-story addition to the existing 2-story building and a new 5-story addition resulting in a 5-story, 65 foot, 1 ¼ inch tall mixed-use building (the "Project") with a revised total of sixty-seven (67) residential dwelling units on the ground through 5th floors and approximately 1,233 square feet of commercial space on the ground floor. There will be fourteen (14) vehicle parking spaces on the ground floor and sixty-seven (67) bicycle parking spaces. Besides the unit count, all other aspects of the project were previously approved as part of the original zoning application on July 16, 2025 ("Original Zoning Application").

The Project is approximately 1,195 feet from the Belmont CTA train stop and 180 feet from the Clark Street CTA bus line. Accordingly, the Property is a Transit Served Location and eligible for a reduction of the applicable parking requirement of fifty (50%) of the unit count, or thirty-three (33) parking spaces.

Lot Area	17,289 sq. ft.
Floor Area Ratio	3.90
Building Area (for FAR calculation only)	67,427 sq. ft.
Density (Lot Area per Dwelling Unit)	261.95 sq. ft. per unit
Number of Dwelling Units	67
Off-Street Parking	14 spaces (1)
Bicycle Parking	67 spaces
Setbacks:	
Front	0'-0"
Side (north)	0'-0"
Side (south)	0'-0"
Rear	0'-0" (2)
Building Height	65'-1 ¼"

The Project requires the following zoning relief in accordance with the review and approval procedures set forth in Section 17-13-0303-D of the Zoning Ordinance, which were approved as part of the Original Zoning Application:

(1) An administrative adjustment for the reduction of the required parking count from thirty-three (33) parking spaces to fourteen (14) parking spaces (Section 17-13-1003-EE); and

(2) A variation to reduce the rear setback from the required combined 30.0 feet to 0.0 feet (Section 17-13-1101-B); and

(3) A variation to eliminate the required loading berth (Section 17-13-1101-D); and

(4) A variation to reduce the setback for stairway and elevator enclosures and elevator equipment penthouses between side building lines from 69.1 feet to 33'- 4 ½" (Section 17-13-1101-B); and

(5) All relief necessary, as allowed by the Zoning Ordinance, for the attached Plans.

[continued on next page]

Section 17-3-0308 Specific Criteria for Transit-Served Locations.

(1) The Project complies with the applicable standards of Section 17-10-0102-B of the Zoning Ordinance such that the Project (i) is located within 1,320 feet from a CTA bus line corridor and 2,640 feet from a CTA rail station, (ii) is located in a B zoning district, and (iii) proposes at least 1:1 bicycle parking. The project will not have parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the subject zoning district.

(2) The Project complies with the standards and regulations of Section 17-3-0504 of the Zoning Ordinance as follows:

(i) the Project is subject to Section 17-3-0308 and therefore is subject to Section 17-3-0504 (§17-3-0504-A);

(ii) the building is located within 5.0 feet of the sidewalk on both the North Halsted Street and West Briar Place frontages (§17-3-0504-B);

(iii) the land use for the Project is designated in a non-commercial use group such that Paragraph C is not applicable (§17-3-0504-C);

(iv) the primary entrance to the Project is on North Halsted Street. The Project does not abut a pedestrian street (§17-3-0504-D);

(v) the Project is not a nonresidential use such that Paragraph E is not applicable (§17-3-0504-E);

(vi) all off-street vehicle parking at the Project is located in an enclosed parking garage (§17-3-0504-F);

(vii) vehicle access to the enclosed parking garage is from the alley east of North Halsted Street (§17-3-0504-G);

(viii) the Project is not located along a pedestrian street such that Paragraph H is not applicable (§17-3-0504-H);

(ix) the Project is a residential use such that Paragraph I is not applicable (§17-3-0504-I); and

(x) the encouraged uses set forth in Paragraph J are noted. The proposed use of the ground floor commercial space is to be determined (§17-3-0504-J).

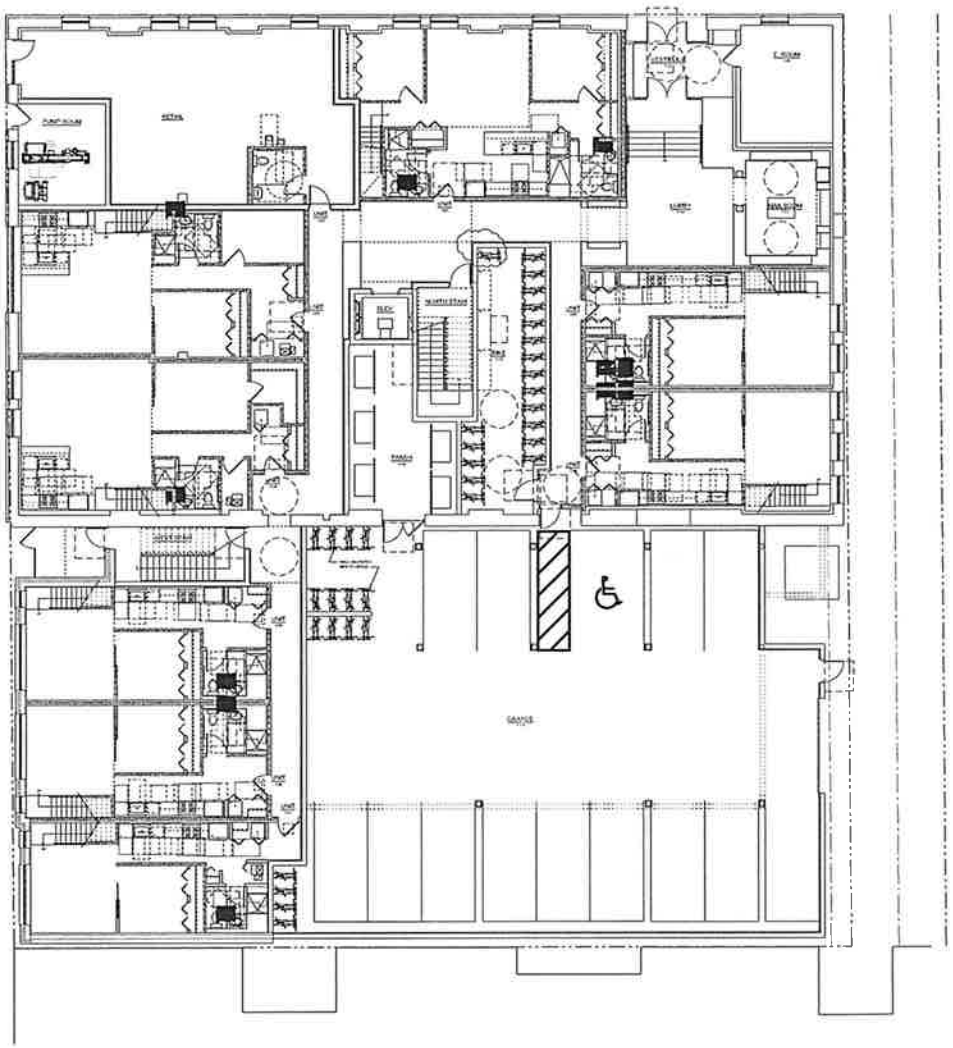
(3) The Project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology for a "Major Activity Center", which encourages higher density residential uses near such rail stations with integrated retail.

(4) The Project will not have a number of parking space in excess of 50% of the Minimum Automobile Parking Ratio for the B zoning district.

(5) The Project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation ("CDOT"), and will be reviewed by CDOT in accordance with that Plan.

SCOPE OF WORK - THIS FLOOR

67th BIKE PARKING SPACE ONLY



1 GROUND FLOOR PLAN

MOTH

PROJECT NAME
THE HIGGINS

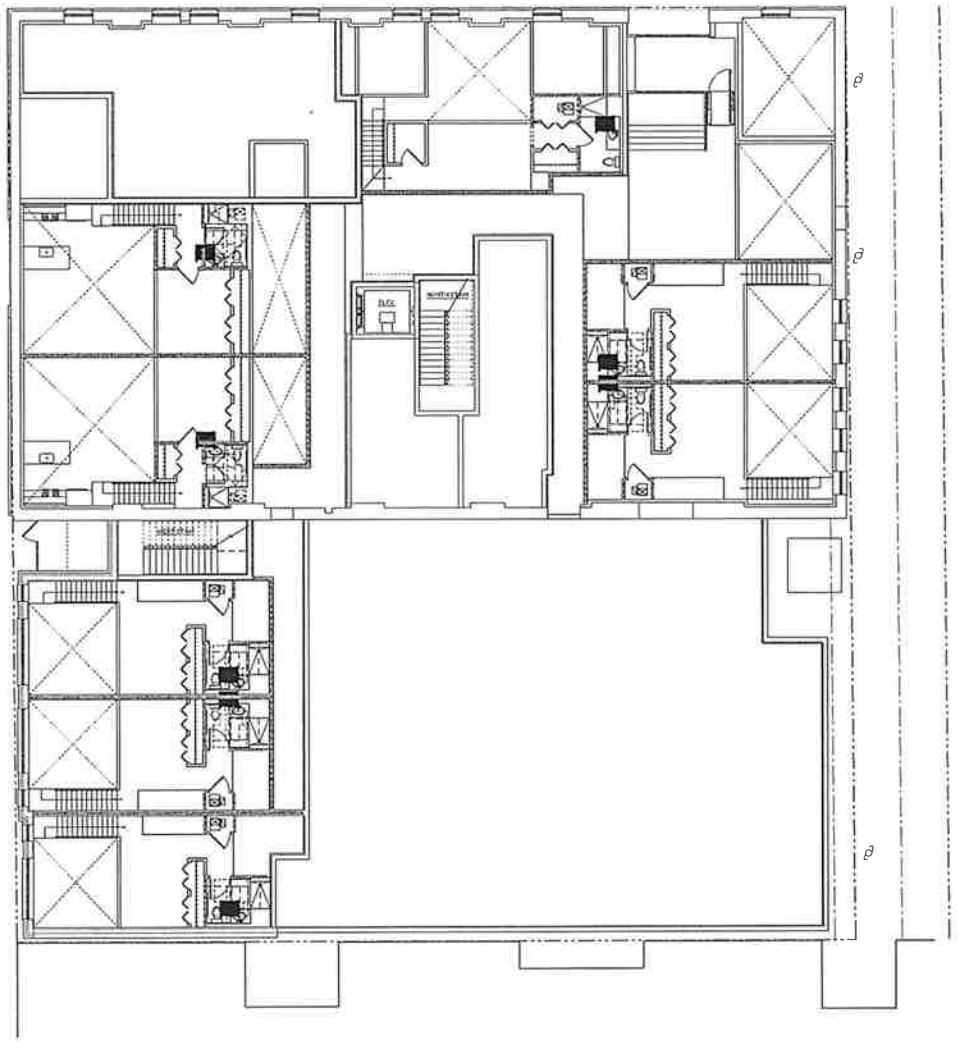
PROJECT ADDRESS
751 W BRYAR PLACE CHICAGO IL 60640

GROUND FLOOR PLAN

A1.10

SCOPE OF WORK - THIS FLOOR

NO WORK



1 MEZZANINE PLAN

MOTH

PROJECT NAME
THE HIGGINS

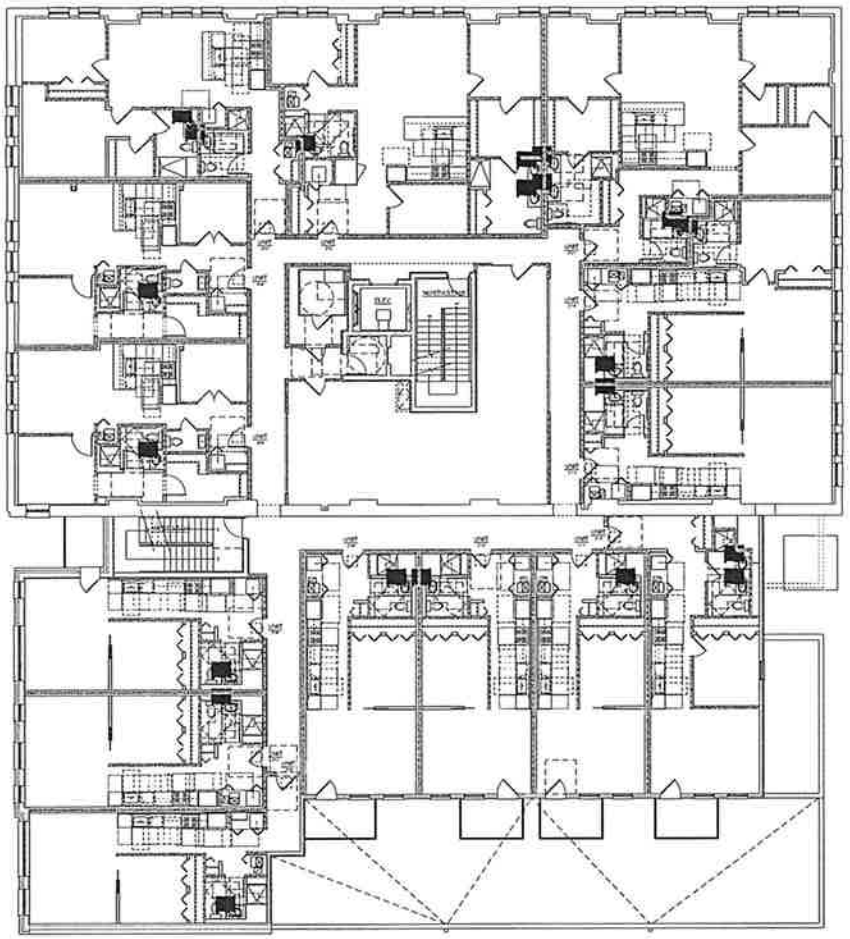
PROJECT ADDRESS
751 W BRIAR PLACE CHICAGO IL 60640

MEZZANINE PLAN

A1.11

SCOPE OF WORK - THIS FLOOR

NO WORK



1 2ND FLOOR PLAN
3/16" = 1'-0"

MOTH

PROJECT NAME
THE HIGGINS

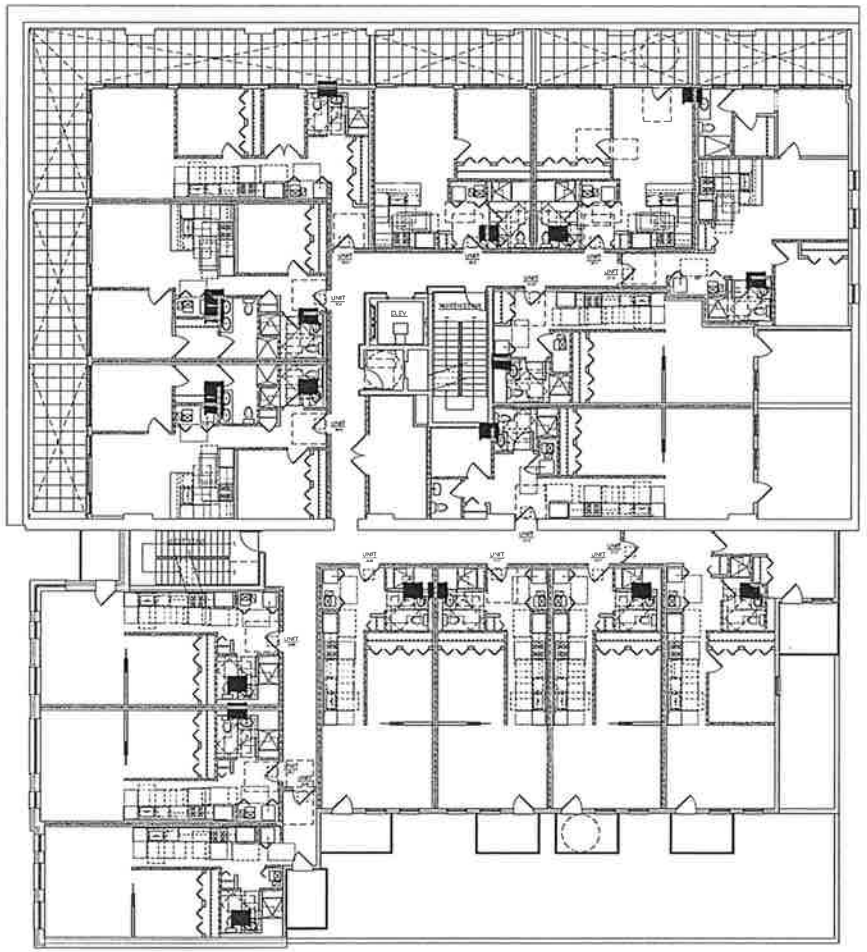
PROJECT ADDRESS
751 W. BRIAR PLACE CHICAGO IL 60640

SECOND FLOOR PLAN

A1.12

SCOPE OF WORK - THIS FLOOR

NO WORK



1 3RD FLOOR PLAN

MOTH

PROJECT NAME
THE HIGGINS

PROJECT ADDRESS
751 W. BRIAR PLACE CHICAGO IL 60640

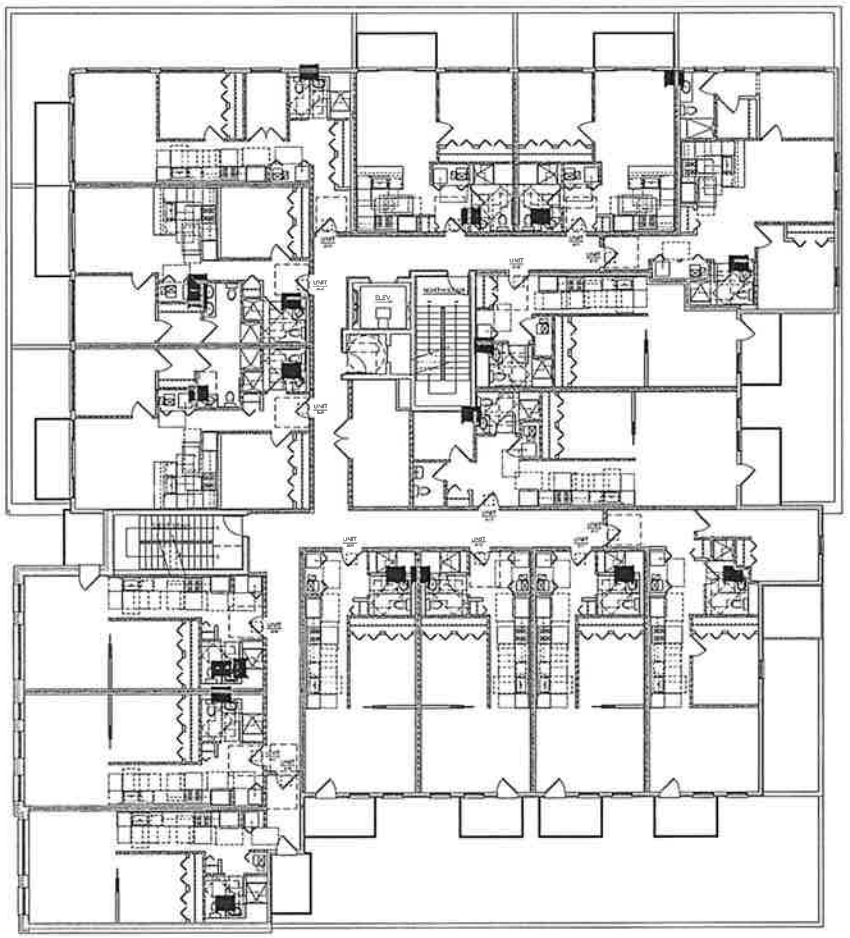
CERTIFICATION

SHEET TITLE
THIRD FLOOR PLAN

A1.13

SCOPE OF WORK - THIS FLOOR

NO WORK



1 4TH FLOOR PLAN
3/16" = 1'-0"

MOTH

PROJECT NAME
THE HIGGINS

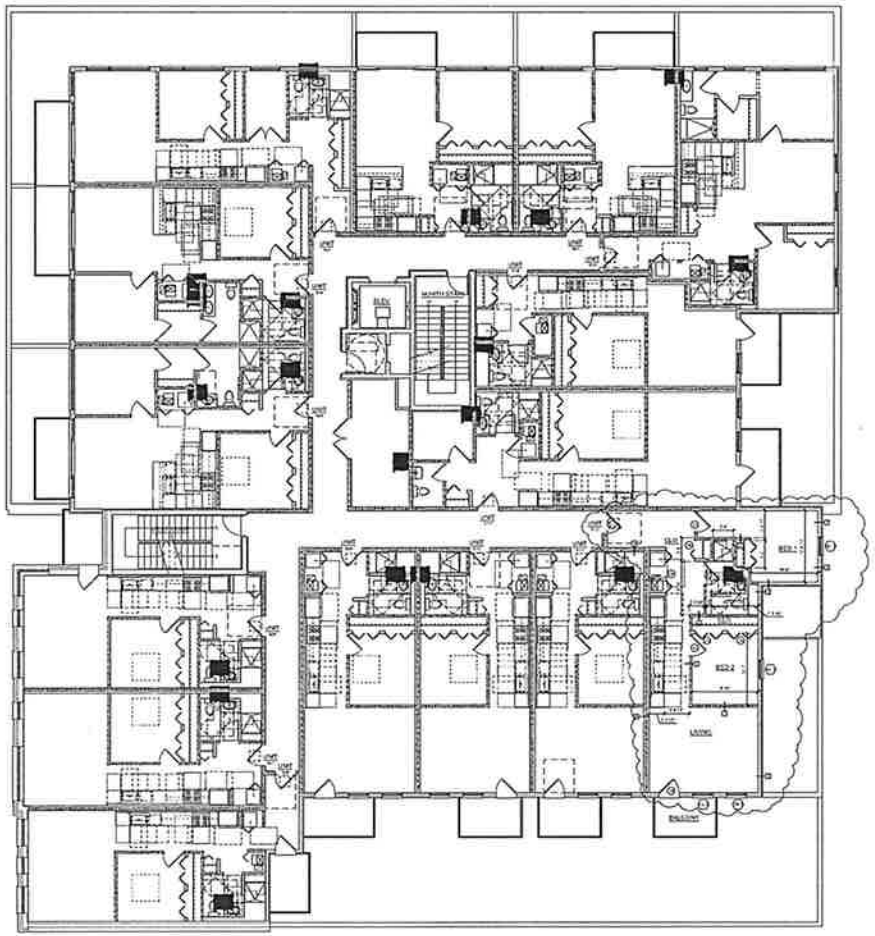
PROJECT ADDRESS
751 W BRIAR PLACE CHICAGO IL 60640

FOURTH FLOOR PLAN

A1.14

SCOPE OF WORK - THIS FLOOR

NEW 67th UNIT
CONVERSION OF COMMUNITY ROOM TO
DWELLING UNIT
UNIT 512



1 5TH FLOOR PLAN
3/16" = 1'-0"

MOTH

PROJECT NAME
THE HIGGINS
PROJECT ADDRESS
731 W BRYAR PLACE CHICAGO IL 60640

PROJECT INFO

CERTIFICATION

SHEET TITLE
FIFTH
FLOOR
PLAN

A1.15