

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 15,000

square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new four-story, fifty (50) unit residential building at the subject property. The proposed building will be 52 feet-1 inches in height. Onsite parking for twenty-one (21) vehicles will be provided. The subject property is located within 1,320 linear feet of the entrance to the Berwyn Red Line (CTA) Station. The Applicant is seeking a reduction in the required off-street parking from fifty (50) spaces to twenty-one (21) spaces, pursuant to the Transit Oriented Development (TOD) Ordinance.

- .(A) The Project's Floor Area Ratio: 36,986 square feet (2.47 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 300 square feet/dwelling unit
(15,000 sf/50 units)
- C) The amount of off-street parking: 21 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches
- (E) Building Height:
52 feet-1 inch