

Notice of Zoning Change Request and Public Meeting

Date: 7/23/2019

In accordance with the By-laws of the Bowmanville Community Organization (BCO), Article 3.1, and on behalf of the Planning and Development Committee (P&D), we wish to inform you of the following:

A zoning change may be requested for the property located at:

2150 W Foster Ave PIN# 14-07-117-015-0000

Current Zoning: RS-3 Zoning Request: RT-4.5

Brief description of request: The current owners of this property would like to tear down their house and build a 3-Unit apartment building. They plan to move back into one of the units and rent the other 2 units. There will be 3 outdoor parking spaces provided (one per unit). The preliminary Design and Site Plan are attached. The Site Plan shows the outline of the proposed building on a survey of the lot.

Members of the BCO Board and the P&D committee do not take a position for or against this or any proposal; rather we gather and assemble response from the community, and present it to Alderman Vasquez's office. If you have any questions or concerns, please submit your comments via email to BCO P&D at planning@bcochicago.org no later than 7/31/2019.

Public Meeting:

The BCO P&D committee will be present at the Public Meeting being held on 8/1/2019 (see reverse side of this flyer). Alderman Vasquez is introducing a new open process for all zoning change request. You may wish to attend this meeting and review and/or comment on the proposed zoning change in person. The BCO P&D committee will be in attendance and will present our community responses to the Alderman.

Sincerely,

Planning and Development Committee Bowmanville Community Organization

The Bowmanville Community is comprised of approximately 1,500 residents living West of the train tracks at Ravenswood Avenue, North of Foster Avenue, South of Rosehill Cemetery, and East of Western Avenue.



NOTICE OF ZONING CHANGE REQUEST

Dear Neighbors,

My office has received a request for the following zoning change:

Common Address: 2150 W Foster

Current Zoning: RS-3 Requested Zoning: RT-4.5

Project Description: Current single-family home to be replaced with brick three-flat.



A PUBLIC MEETING FOR COMMUNITY FEEDBACK ON THIS PROJECT WILL BE HELD

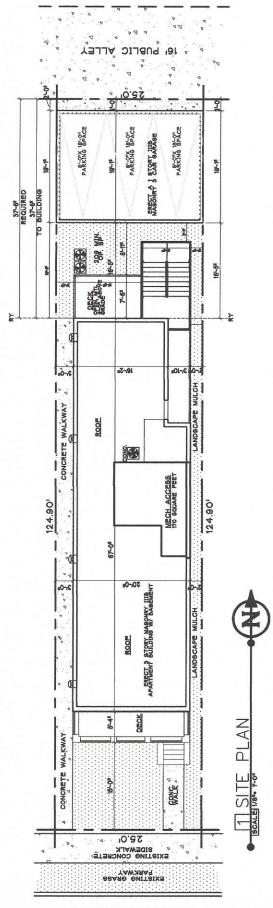
Meeting Date: 8/1/2019 Meeting Time: 6:00pm

Meeting Location: 40th Ward office - 5620 N. Western Ave., Chicago, IL

Facilitating Organization: Bowmanville Community Organization

This project is also available for online comment at: https://40thward.org/zoningrequests/

Alderman Andre Vasquez - 40th Ward 5620 N Western Ave 773-654-1867 • info@40thward.org



ZONING INFORMATION		CONTRO CLASSII CATLON NM T. LAND / UNI MAXIMUM # OF UNITS ALLOWED PER ZONING: 3.0			3,122 SQ. FT. X 1.7-MAXIMUM BUILD ABLE SQUARE FOOTAGE- 5,307 SF	ACTUAL SQUARE FOOTAGE PER PLANS: 3,746 SF					
	PM. 4 a 700 SO.PT./	NIM TO LAND	25'-O" X 124,90'		3,122 SQ. FT.		SQUARE FOOTAGE	1202 SF.	1272 SF.	1272 SF.	3752 SF.
	TONING CLABOTETCATION.	CONTING CEMBER ICA LIGHT	LOT DIMENSIONS:		LOT AREA:			FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	
ZONING SET BACK INFORMATION	ACTUAL	141-Oil	2	3/-O"	2!-0"	371-611	37'-8"		ACTUAL	165.0 SQ. FT 209.0 SQ. FT.	
	REQUIRED	TO 1 110 261	100 00 000	91-01	2'-0"	37-6"	45'-0"		REQUIRED	165.0 SQ. FT	
	CODE DESCRIPTION	AVERAGE OF 4 NGHBRS: 12% OF LOT		20% COMBINED W/ NO	SIDE LESS THAN 8% =	30% OF THE LOT DEPTH-	TO BOTTOM OF FLAT ROOF OR TO MID POINT OF RAFTERS	E REQUIREMENT	CODE DESCRIPTION	5.25% OF LOT AREA OR 36 SQ. PT PER UNIT	
		1 1			SIDE I AND SCIENCE RECOINEMEN !:	REAR YARD SETBACK REQUIREMENT: 30% (MAXIMUM MEAN HEIGHT ALLOWED:	YARD OPEN SPACE RE		OPEN SPACE REQUIREMENT:	

Current View:



Proposed view:

