



City of Chicago



SO2016-5598

Office of the City Clerk
Document Tracking Sheet

Meeting Date:	7/20/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-F at 3115 N Broadway - App No. 18921T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18921 T1
INTRO DATE:
JULY 20, 2016

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No.7-F in the area bounded by

a line 100 feet south of and parallel to West Briar Place; a line 117.50 feet east of and parallel to North Broadway; a line 135 feet south of and parallel to West Briar Place; a line 150 feet east of and parallel to North Broadway; a line 212.92 feet south of and parallel to West Briar Place; and North Broadway,

to those of a B3-5 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3115 North Broadway

SUBSTITUTE NARRATIVE
3115 N. Broadway St.
PROJECT NARRATIVE

The site is located at 3115 N. Broadway St. Avenue in Chicago's Lakeview East neighborhood. The property is bounded by West Barry Avenue, North Broadway Street, West Brair Place and North Sheridan Road. Located in the 44th Ward, the 15,786 square foot site is surrounded by commercial and residential uses. The property is located near the Chicago Red, Brown and Purple Lines 'L' stop.

The site is currently zoned B3-2 Community Shopping District. The Applicant is filing an application for a Type 1 Zoning Amendment to change the zoning to the B3-5 District.

The Applicant proposes to construct new 7-story (73'-3") residential building with ground floor commercial space consisting of approximately 12,513 square feet. The building will consist of one-story retail, office space on the second floor, parking garage with residential building above (levels three through seven). There will be 48 dwelling units and 37 parking stalls. The main residential entrance and retail entrance(s) will front on Broadway Street.

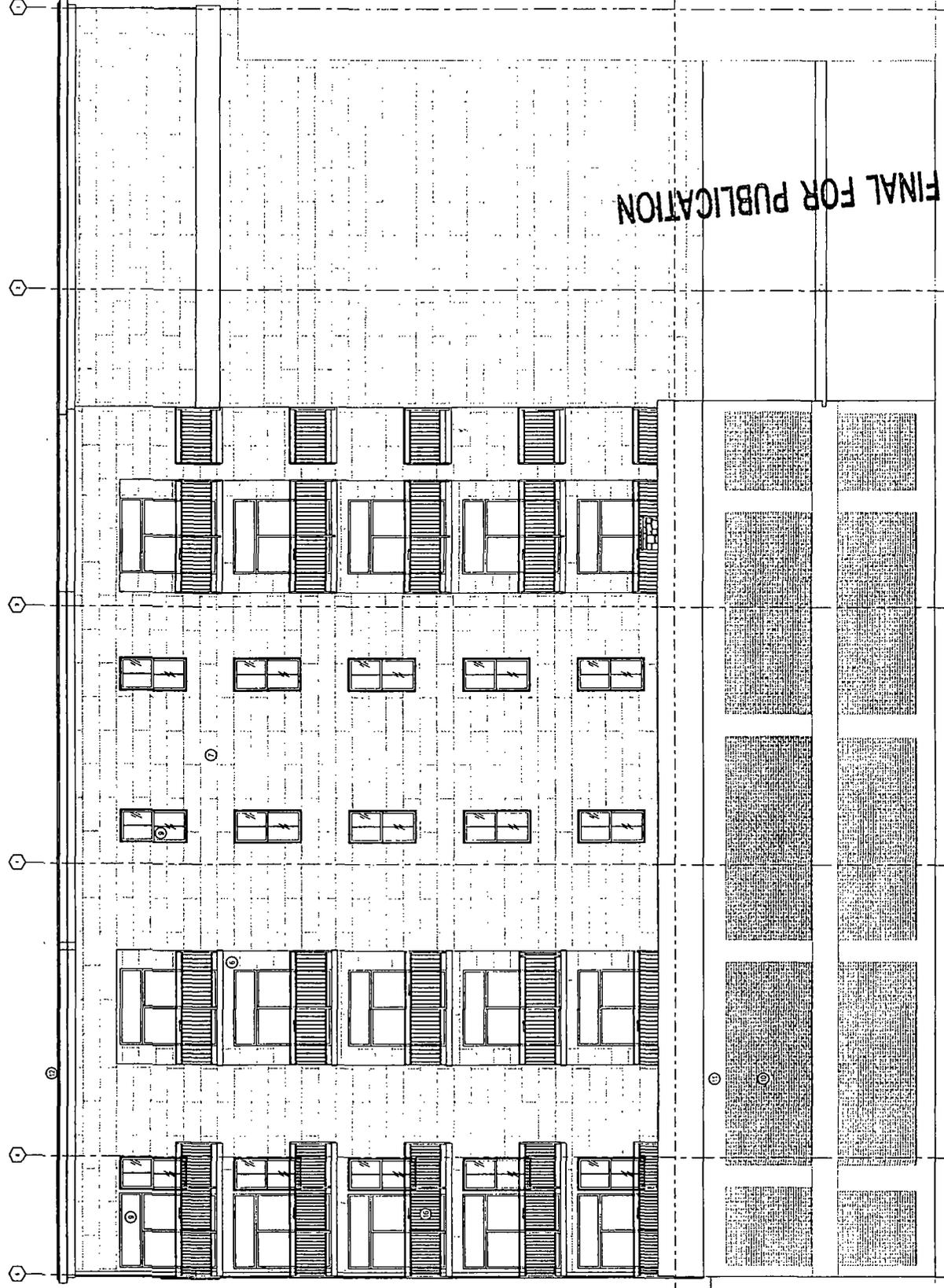
The new building will accommodate 48 residential units and consist of one and two bedroom units. The building will be fully accessible for people with disabilities and the Applicant is seeking to obtain LEED certification for the building.

Residential parking will be located on the second floor 2 consisting of 37 parking stalls and accessed from North Broadway Street.

FINAL FOR PUBLICATION

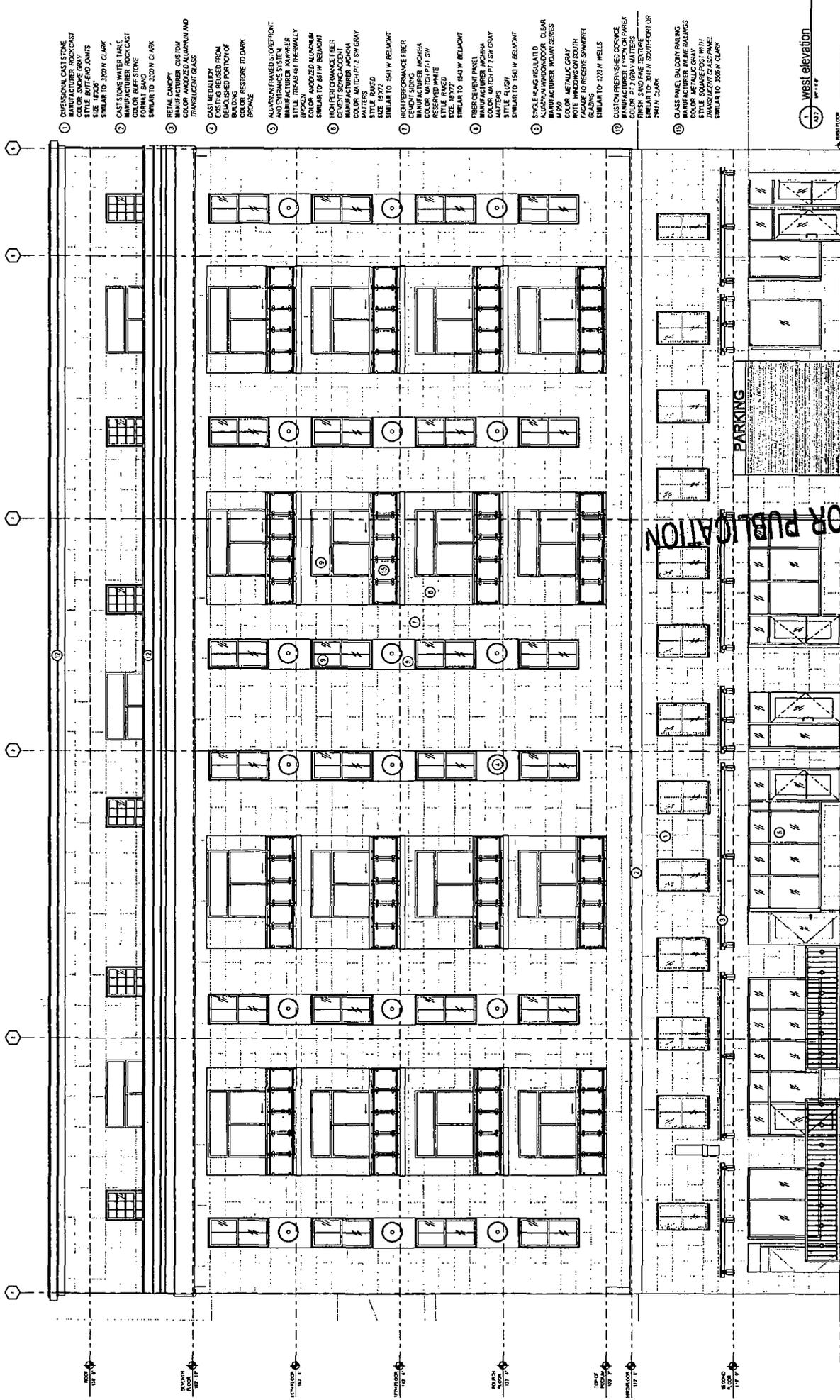
FINAL FOR PUBLICATION

THE BROADWAY
EXTERIOR ELEVATION



- ① HIGH PERFORMANCE FIBER CEMENT SILING ACCENT MANUFACTURER: MOHAWK MATTERS COLOR: MATCH #73 SW GRAY STYLE: RAKED
- ② HIGH PERFORMANCE FIBER CEMENT SILING MANUFACTURER: MOHAWK MATTERS COLOR: RESERVED WHITE STYLE: RAKED
- ③ SINGLE RING RELATED, CLEAR MANUFACTURER: MOHAWK SERIES #490 NOTE: WINDOWS ON SOUTH FACADE TO RECEIVE SPANDREL
- ④ PAINTED EXISTING BRICK INFILL MANUFACTURER: MATCH #73 SW GRAY
- ⑤ PAINTED EXISTING CONCRETE FRAME MANUFACTURER: MATCH #73 SW CITYSCAPE
- ⑥ CUSTOM PRESERVED CORNICE MANUFACTURER: PYTON OR COLOR: #72 GRAY MATTERS
- ⑦ PRESHEARED ALUMINUM RAILING MANUFACTURER: ALUMINA RAIL COLOR: LIGHT GRAY
- ⑧ FINISH ALUMINUM WINDOW MANUFACTURER: MOHAWK SERIES #560 COLOR: MATCH #73 SW GRAY





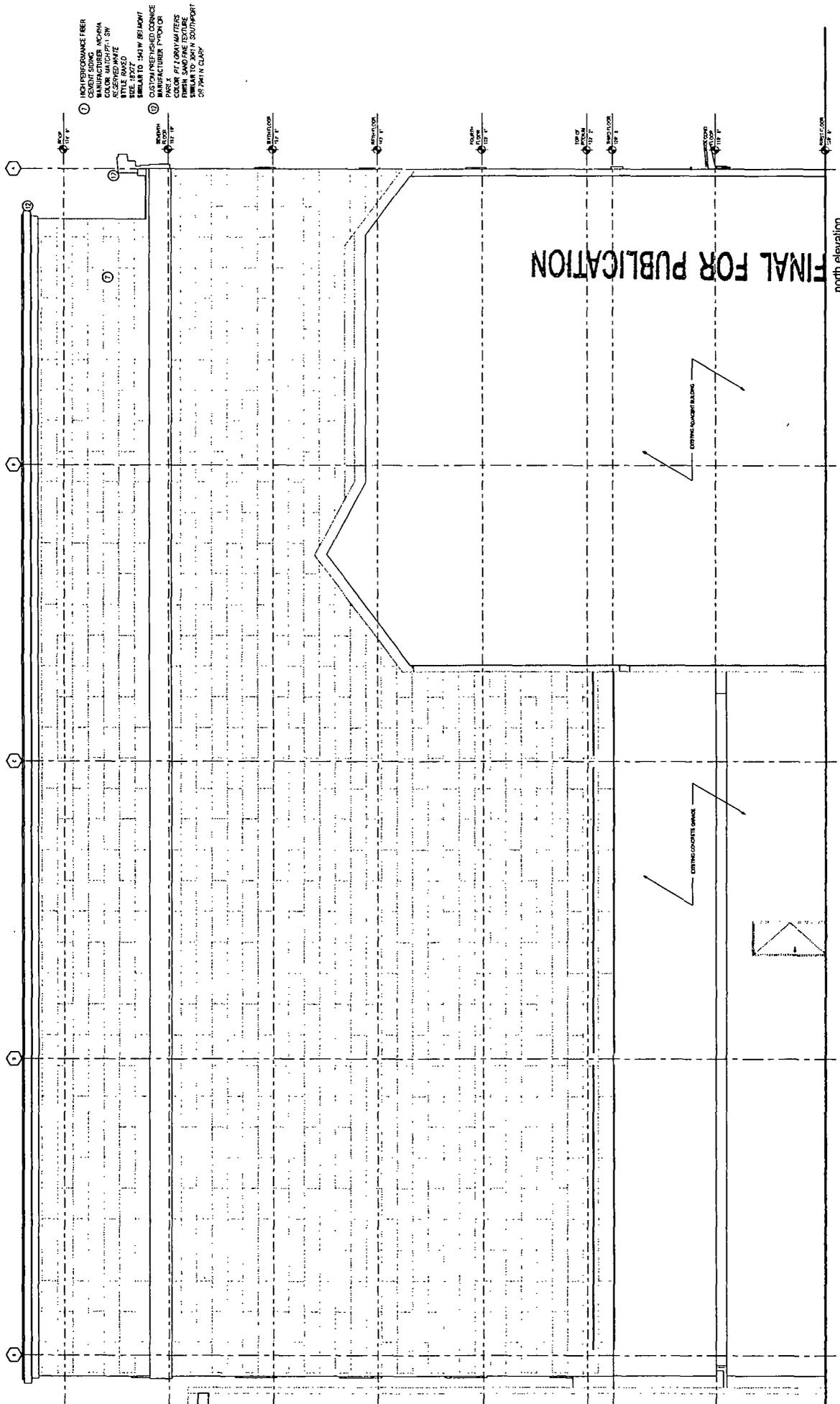
- ① DIMENSIONAL CAST STONE
COLOR: SMOKE GRAY
STYLE: BUTT-END JOINTS
SIMILAR TO 10204 CLARK
- ② CAST STONE WATER WALK
COLOR: BUFF STONE
FORMAT: BAND
SIMILAR TO 10204 CLARK
- ③ RETAIL CANOPY
MANUFACTURER: CUSTOM
TRANSLUCENT GLASS
- ④ CAST METALION
BUILDING
FINISH: RESTORE TO DARK
BRONZE
- ⑤ ALUMINUM FRAMED SLOPE FRONT
AND STRAINING SYSTEM
STYLE: RESTORE TO ORIGINAL
BROKEN
COLOR: ANODIZED ALUMINUM
FINISH: RESTORE TO ORIGINAL
CENTRIST SINKING AGENT
MANUFACTURER: MOHSA
COLOR: MATCH #12, 5M GRAY
STYLE: RAYE
SIZE: 18372
SIMILAR TO 10414 BELMONT
- ⑥ HIGH PERFORMANCE FIBER
MANUFACTURER: MOHSA
COLOR: MATCH #11, 2W
RESERVED WHITE
SIZE: 18372
SIMILAR TO 10414 BELMONT
- ⑦ FIBER CEMENT PANEL
MANUFACTURER: MOHSA
MATCH #11, 2W GRAY
MATCHES
STYLE: RUST
SIMILAR TO 10414 BELMONT
- ⑧ FIBER GLASS INSULATED
ALUMINUM WINDOW OR CLEAR
MANUFACTURER: MOHSA SERIES
#109
COLOR: METALLIC GRAY
NOTE: WINDOWS ON SOUTH
FAÇADE TO RESERVE SPANOFFIT
SIMILAR TO 10204 CLARK
- ⑨ CUSTOMER FINISHES: COCKLE
FINISH SAND FINE TEXTURE
COLOR: #12 GRAY MATCHES
20414, 2046
- ⑩ CLASS PANEL, BALCONY RAILING
MANUFACTURER: WIRE RAILINGS
STYLE: SQUARE POST WITH
TRANSLUCENT GLASS PANEL
SIMILAR TO 10204 CLARK

west elevation
10204

FINAL FOR PUBLICATION

THE BROADWAY
EXTERIOR ELEVATION





- ① HIGH PERFORMANCE FIBER
MANUFACTURED ANCHOR
COLOR MATCH P1.1 SW
ASSEMBLY
SIZE 1/2" X 1/2"
SIMILAR TO 1/4" W. REINFORC
- ② CUSTOM PREFINISHED CORNICE
PARK STRUCTURE P/NO. OR
COLOR P1.1 GRAY/WHITE
FINISH SAND FINE TEXTURE
1/4" W. SUPPORT
20 7/8" X 1/4"

North elevation

FINAL FOR PUBLICATION

EXISTING ALUMINUM SIDING

EXISTING CONCRETE SINK

THE BROADWAY
EXTERIOR ELEVATION

ma architect

2016.019
1004/15
A3.3



1111 Broadway, New York, NY 10038

