



City of Chicago



O2021-3137

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-G at 5033-5035 N Broadway - App No. 20792T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map 13-G in the area bounded by:*

A line 198.70 feet north of and parallel to West Argyle Street; the alley next east of and parallel to North Broadway Street; the alley next north of and parallel to West Argyle Street; the alley next east of and parallel to North Broadway Street; a line 98.70 feet north of and parallel to West Argyle Street; and North Broadway Street.

to those of a C2-5 Motor Vehicle-Related Commercial District.

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

Common Address of Property: 5033-35 N. Broadway Street, Chicago, IL 60640

Project Narrative and Plans for A Type 1 Zoning Map Amendment

1. Project Narrative and Proposed Land Use

a) TimeLine Theatre Company ("TimeLine") is seeking approval of a Type 1 Rezoning Application for a change in zoning from a B1-2 Neighborhood Shopping District to a C2-5 Motor Vehicle-Related Commercial District for the property located at 5033-35 N. Broadway ("Property.") TimeLine proposes the development of a medium-sized entertainment venue with approximately 39,300 s.f. in floor area on the Property.

The entertainment venue will include an approximately 250-seat theater, rehearsal hall, education room, lobby and café area, staff offices, and support spaces. The west portion of the 42,500 s.f. existing building will be demolished for construction of the entertainment venue. The retained east portion of the existing building will be used for staff offices and theater support spaces. The venue is planned to be an attractively-designed building and the exterior will include precast wall panels and a glass curtain wall facing North Broadway. The project will include landscaping that is compliant with the Chicago Landscape Ordinance.

The Chicago Transit Authority ("CTA") has claimed the use of Lot 11 on the property for the RPM track renovation program. Once the CTA's easement period concludes in June, 2026, TimeLine proposes a Phase 2 which involves the construction of a second 150-seat theater in the rear of the building with a maximum building square footage of 49,050 s.f. and height of 67 feet.

2. Project Description

a) Project's floor area ratio

In Phase I, the project's floor area ratio is 1.72. The total FAR authorized upon completion of Phase 2 will be 2.20.

b) Amount of off-street parking and loading:

Zero – Applicant will seek T.S.L. parking exemption per Section 17-10-0102-B.2

One loading space will be provided in the rear of the property.

c) Project's density (lot area per dwelling)

Not applicable - no residential units.

d) Setbacks Front Rear and Side

The setbacks are as follows: Front – 0', Rear – 3', Side North – 0', Side South – 35'

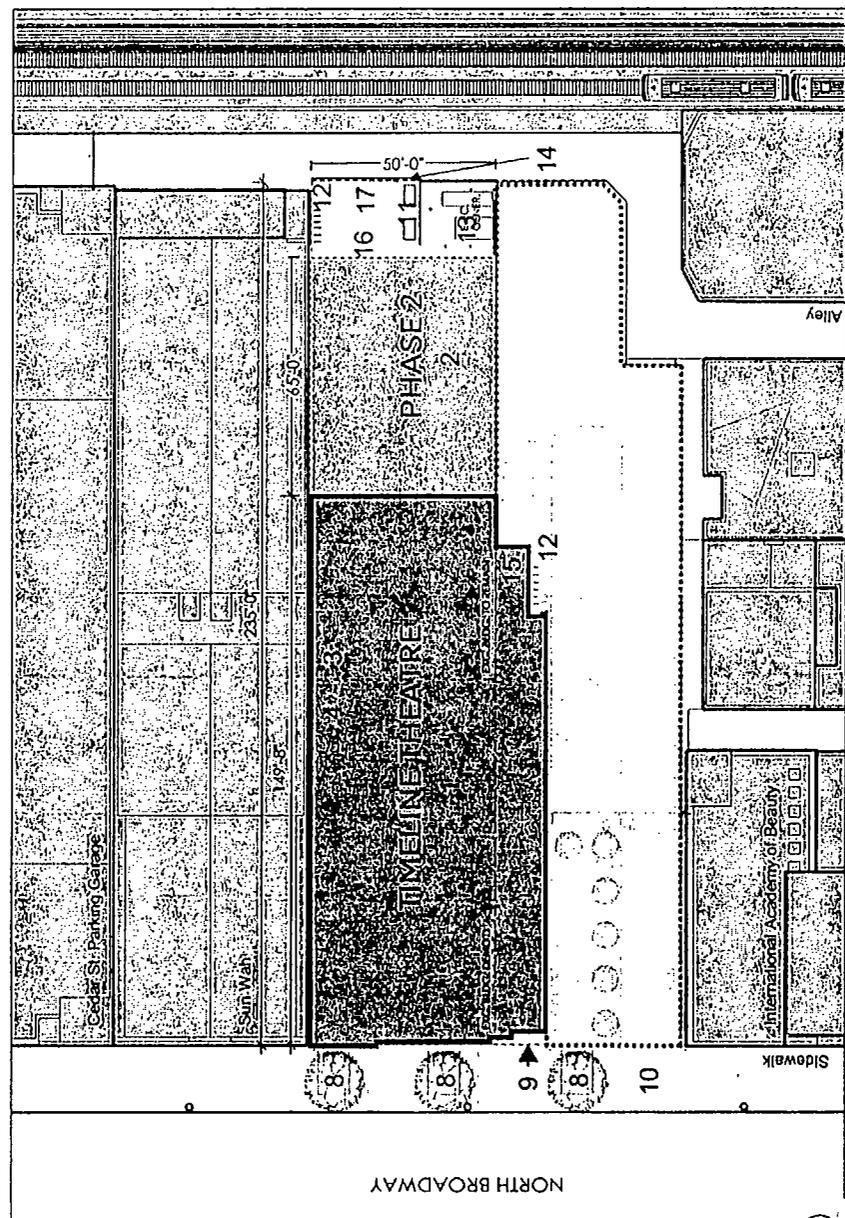
e) Building heights

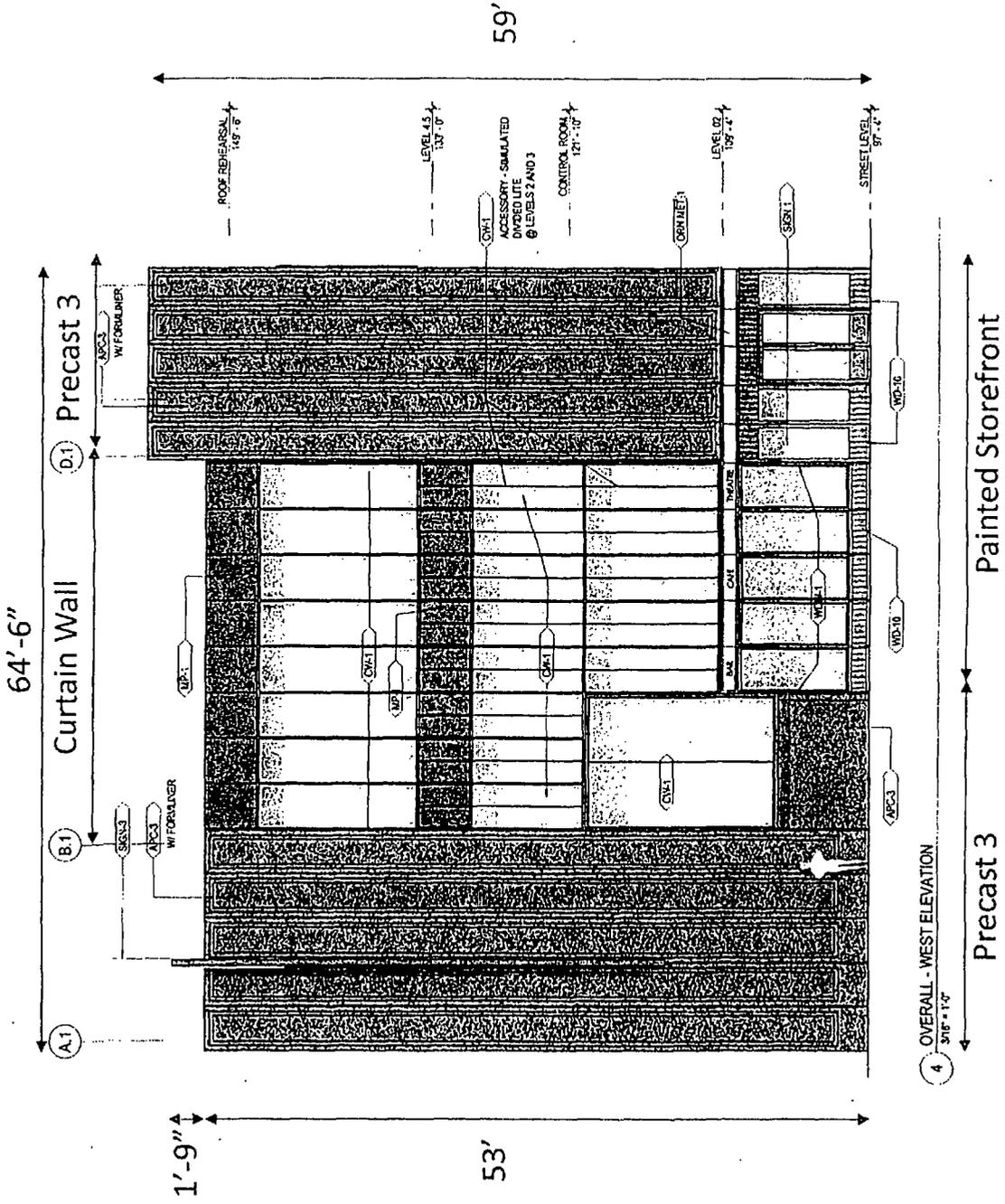
Maximum building height – 67 feet

SITE PLAN

SITE PLAN LEGEND

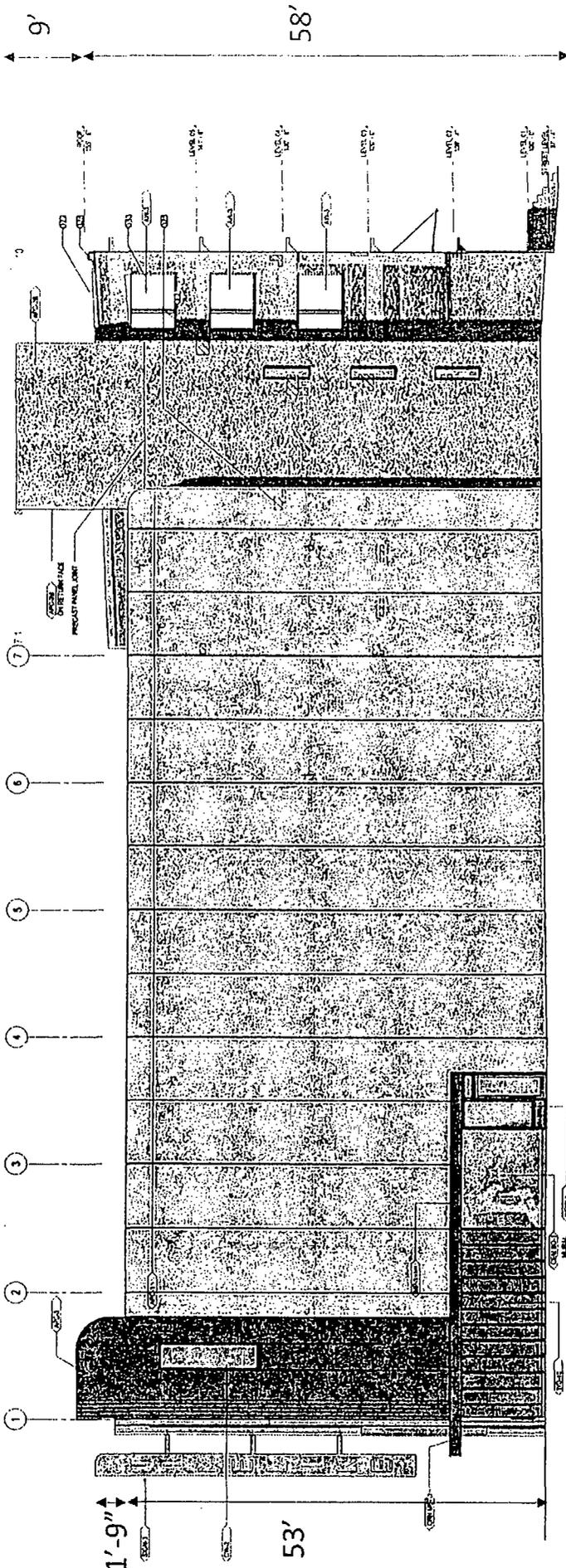
- 1. Building Footprint - Phase I (dk. med. greens)
- 2. Building Footprint - Phase II expansion (lt. green)
- 3. Original East Reeble building (med. green)
- 4. Proposed Addition (dk. green)
- 5. Not used
- 6. Not used
- 7. Not used
- 8. Parkway trees
- 9. Building entry
- 10. Curb cut
- 11. Trash enclosure
- 12. Bike racks
- 13. Emergency generator
- 14. Lot 10 perimeter fence w/ 2 gates.
- 15. Egress doors
- 16. Loading dock
- 17. Paved service yard
- 18. Setbacks:
 West: 0'
 North: 0'
 East: 3'
 South: 35'





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148'-6"

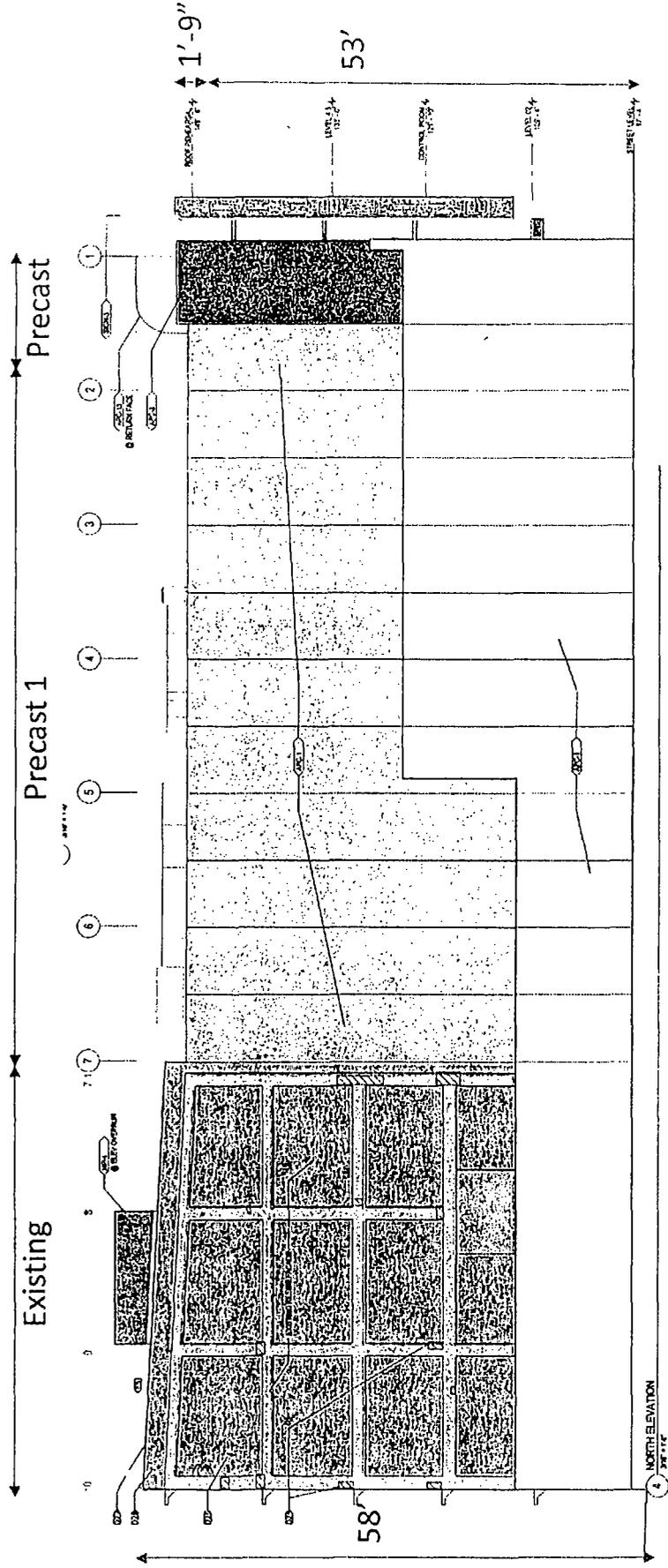


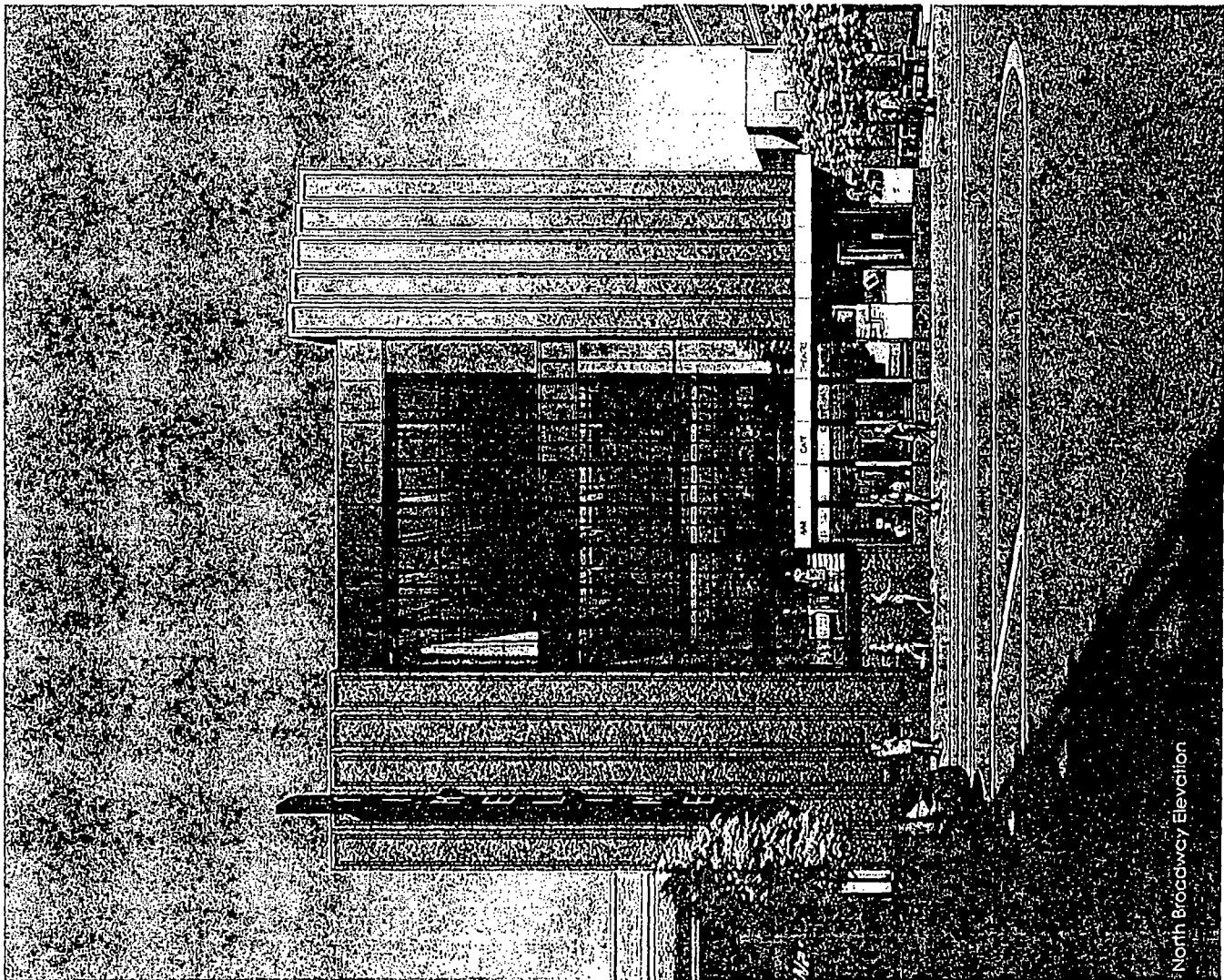
Painted Wood

Precast 1

Precast 2 Exg.

2 OVERALL - SOUTH ELEVATION
SCALE 1/8" = 1'-0"





North Broadway Elevation

