



City of Chicago



SO2017-145

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3334 N Southport Ave - App No. 19095T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19095 TC
INTRO DATE:
JAN. 25, 2017

SUBSTITUTE ~~118~~
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 B3-3 Community Shopping District symbols and indications as shown on Map No.9-G in the area bounded by

a line 41.59 feet north of and parallel to West Henderson Street; North Southport Avenue; West Henderson Street; and the alley next west of and parallel to North Southport Avenue,

to those of a B3-3 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: 3334 North Southport Avenue

17-13-0303-C (1) Narrative Zoning Analysis - *SUBSTITUTE PLANS & NARRATIVE*
3334 North Southport Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Commercial Shopping District

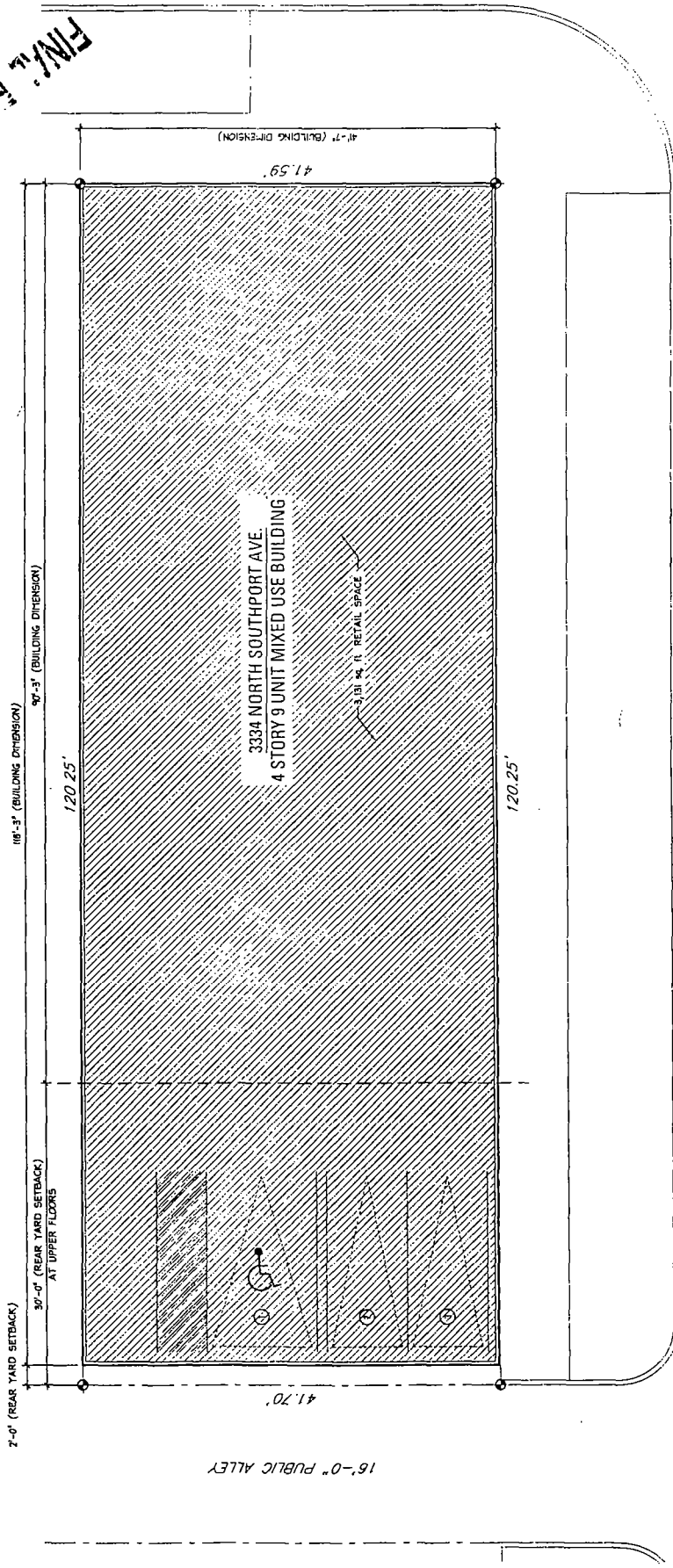
Lot Area: 5,008 square feet

Proposed Land Use: The Applicant is seeking to amend the previously approved Zoning Map Reclassification in order to redevelop the subject property with a new four-story mixed-use building, pursuant to a new set of architectural plans. The new proposed building will contain commercial/retail space - at grade level, and nine (9) dwelling units - above (Floors 2 thru 4). The new proposed building will be masonry and glass, in construction, and measure 48 feet-8 inches in height. Due to its close proximity to the CTA – Elevated (“El”) Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite (interior) parking for three (3) vehicles, located at grade level - off the Public Alley, at the rear of the property

- (a) The Project’s Floor Area Ratio: 15,949 square feet (3.1 FAR)
**The subject property is located within 1,320 feet of a CTA rail station and the Applicant is seeking a parking reduction, and therefore, the Applicant is seeking an FAR increase up to 3.5, pursuant to the TOD Ordinance.*
- (b) The Project’s Density (Lot Area Per Dwelling Unit):
9 dwelling units (556.4 square feet)
- (c) The amount of off-street parking: 3 parking spaces; at least 18 bicycle parking spaces
**The Applicant is seeking a 70% reduction in the amount of required parking, from 9 spaces to 3 spaces, pursuant to the TOD Ordinance.*
- (d) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback:
 - 2 feet-0 inches (1st Floor/Grade Level – Commercial Use)
 - 30 feet-0 inches (2nd thru 4th Floors – Residential Use)
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (e) Building Height:
48 feet-8 inches

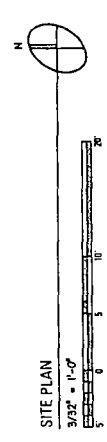
FINAL FOR PUBLICATION

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NORTH SOUTHPORT AVENUE
(TWO WAY TRAFFIC)

WEST HENDERSON STREET
(ONE WAY TRAFFIC)



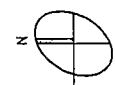
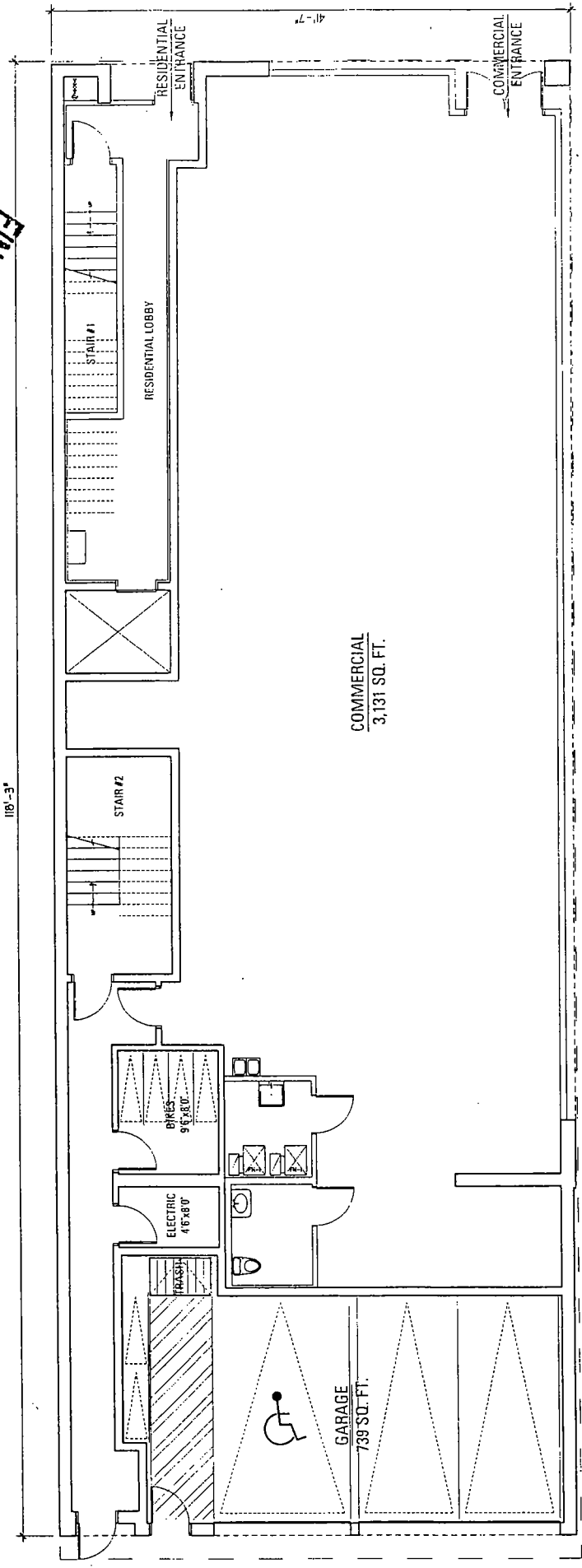
SITE PLAN
3/8" = 1'-0"

jsa
 jonathan splitt architects ltd.
 4001 north ravenwood avenue
 suite 601
 chicago illinois 60613-2576
 773 863 1017 fax 773 863 2061

proj.# 1523
 proj. NEW 6-UNIT MIXED USE BUILDING
 3334 NORTH SOUTHPORT
 CHICAGO, IL 60657
 description 0103011, issued for ZONING



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FIRST FLOOR PLAN - 4,917 sq. ft.

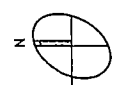
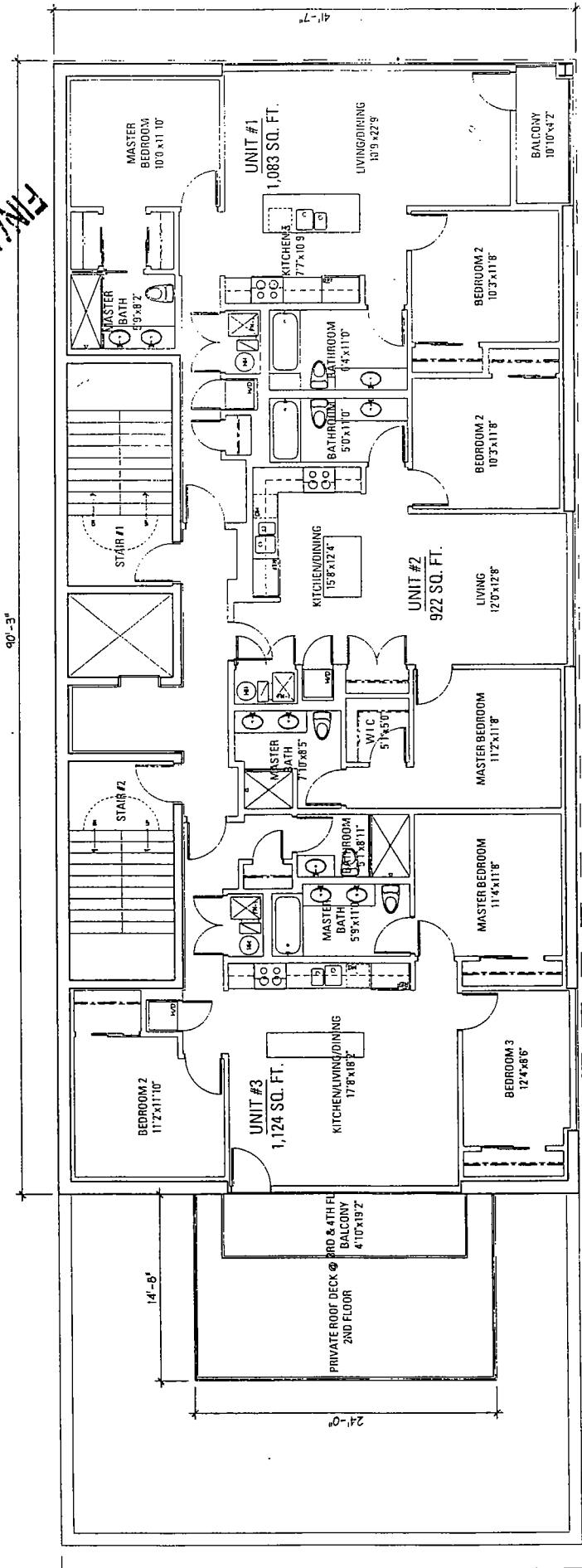


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 4001 north ravenwood avenue
 suite 601
 chicago illinois 60612-2576
 773 883 1017 fax 773 883 3081

proj # 1523
 proj NEW JAMES HANCOCK BUILDING
 324 NORTH LAUREL STREET
 CHICAGO, IL 60657
 description 0108017 revised for 2/21/10



FINAL FOR PUBLICATION



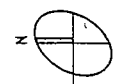
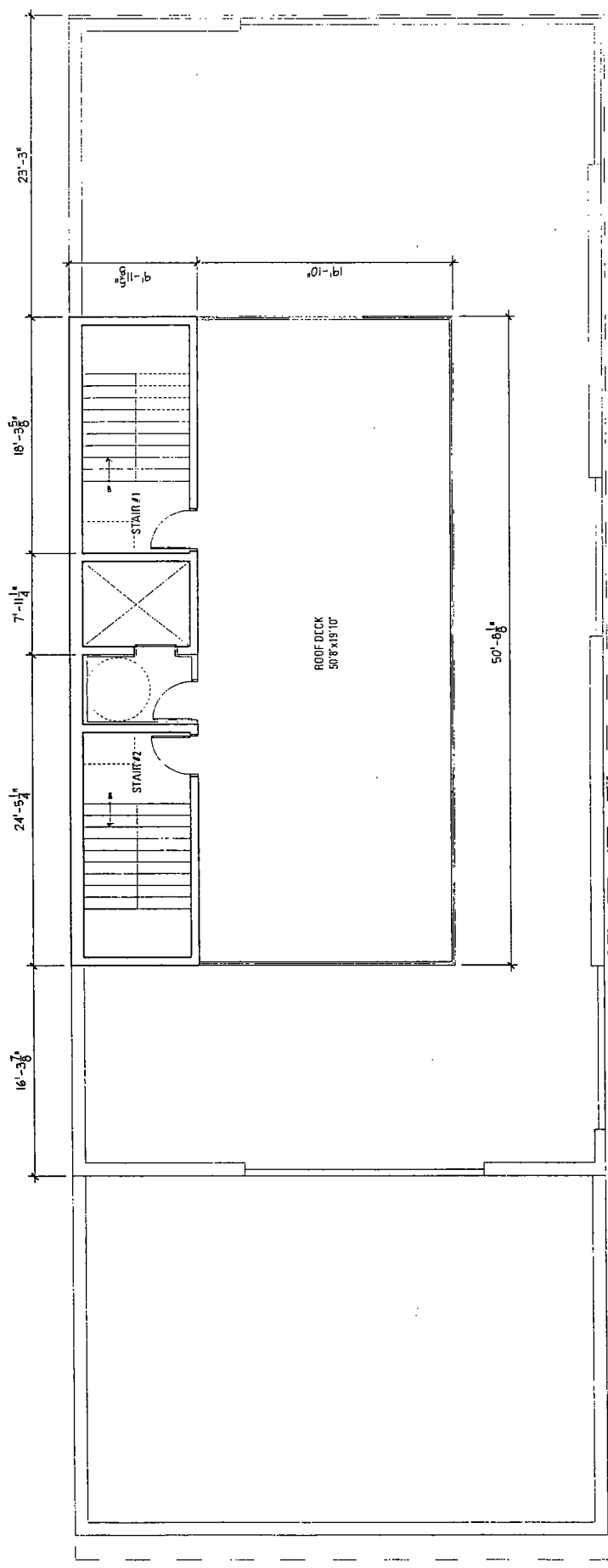
TYPICAL 2ND-4TH FLOOR PLAN - 3,753 sq. ft.



proj.# 1533
 proj. NEW 9-UNIT MIXED-USE BUILDING
 4001 NORTH ROSENWOOD AVENUE
 CHICAGO, IL 60637
 description 012501: 1500/10/20/10/10

j s a
 jonathan SPLITT architects llc
 4001 north rosenwood avenue
 suite 401
 chicago illinois 606132576
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ROOF PLAN - 512 sq. ft.

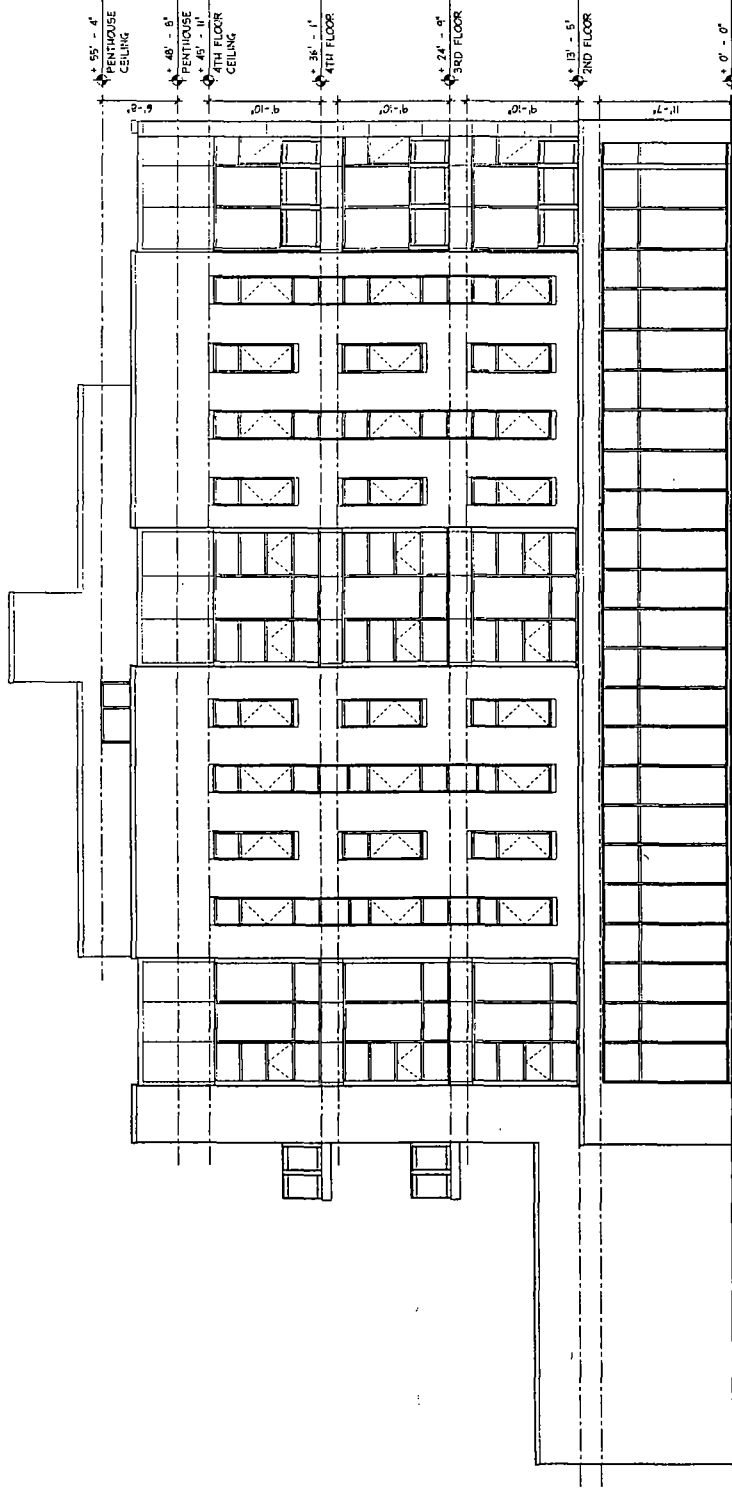


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 4001 north rasenswood avenue
 suite 801
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proj.# 1833
 NEW 4-UNIT FACED USE BUILDING
 1000 S. WASHINGTON ST.
 CHICAGO, ILLINOIS
 description 01/2017 Revised for 2020/16



FINAL FOR PUBLICATION



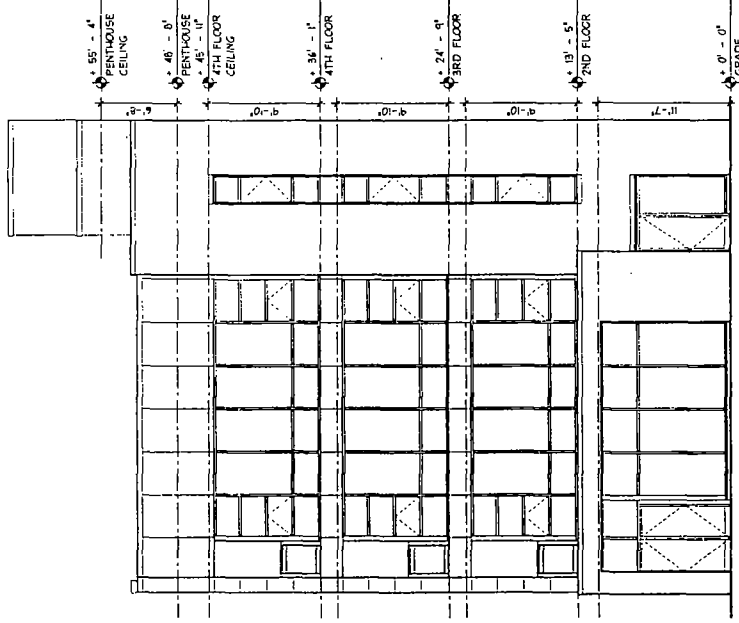
SOUTH ELEVATION
1/8" = 1'-0"

Jonathan SPLITT architects llc
 4001 north Ravenswood Avenue
 Suite 601
 Chicago Illinois 60613-2576
 773 663 1017 fax 773 663 3081

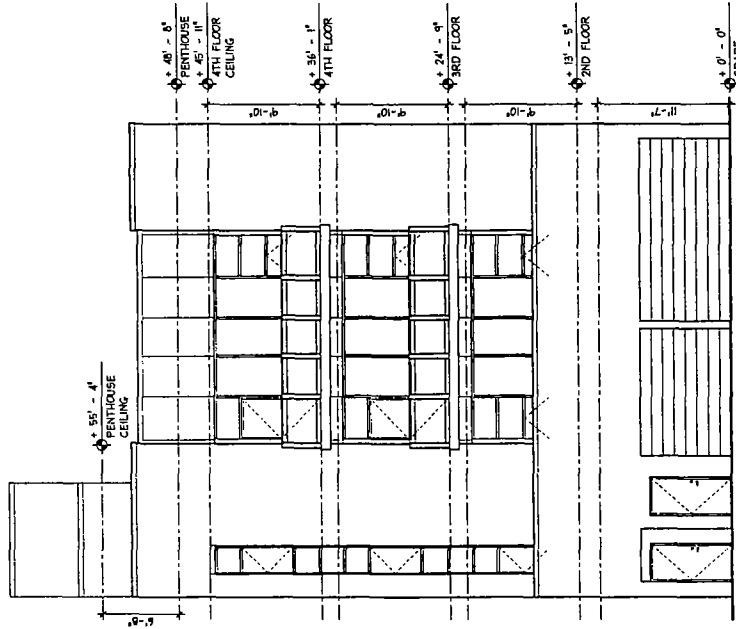
Proj.# 1533
 Proj. NEW 9-LIGHT MARKED USE BUILDINGS
 234 NORTH SOUTHPORT
 CHICAGO, IL 60607
 Description 01/08/17, issued for CONING



FINAL FOR PERMITTING



EAST ELEVATION
1/8" = 1'-0"

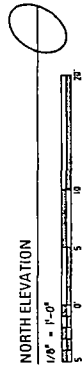
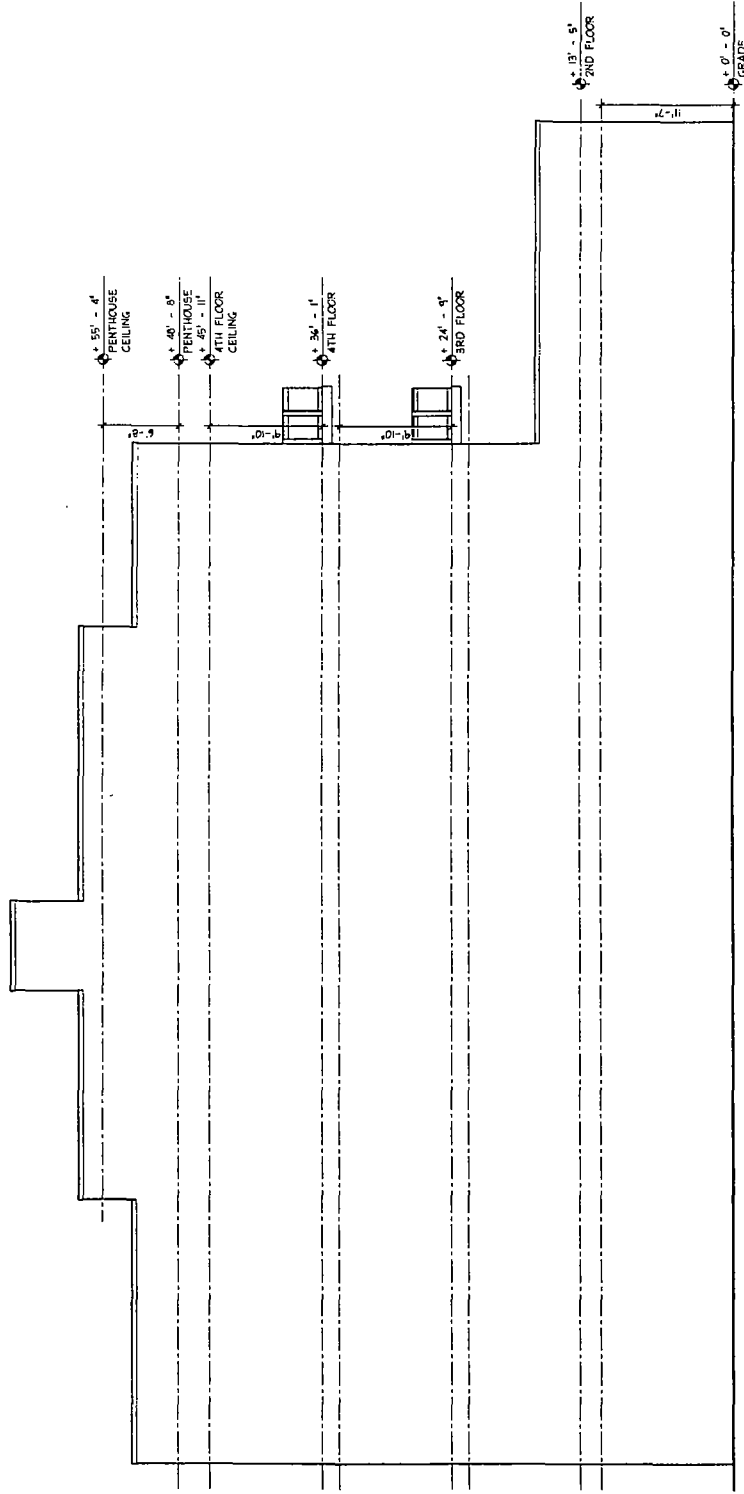


WEST ELEVATION
1/8" = 1'-0"

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proj.# 1523
NEW 6 UNIT MIXED USE BUILDING
3231 NORTH SOUTHPORT
CHICAGO, IL 60637
description 07/20/17, issued to JSD/HKS

FINAL FOR PUBLICATION



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Proj # 1523
NEW 9-UNIT MIXED USE BUILDING
333 NORTH SOUTHPORT
CHICAGO, IL 60657
Description 0120017, Issued for 700R11G

