



City of Chicago



SO2019-4103

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 6/12/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 9-G at 3347-3349 N
Southport Ave - App No. 20051T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 B3-2, Community Shopping District symbols and indications as shown on Map No. 7-H in an area bound by

North Southport Avenue; a line 96.67 feet south of and parallel to West Roscoe Street; the public alley next east of and parallel to North Southport Avenue; And a line 146.67 feet south of and parallel to West Roscoe Street

to those of a B3-3, Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3347-49 North Southport Avenue

Final for Publication

Type-1 Zoning Map Amendment: SUBSTITUTE NARRATIVE & PLANS

3347-49 North Southport Avenue - B3-2 to B3-3

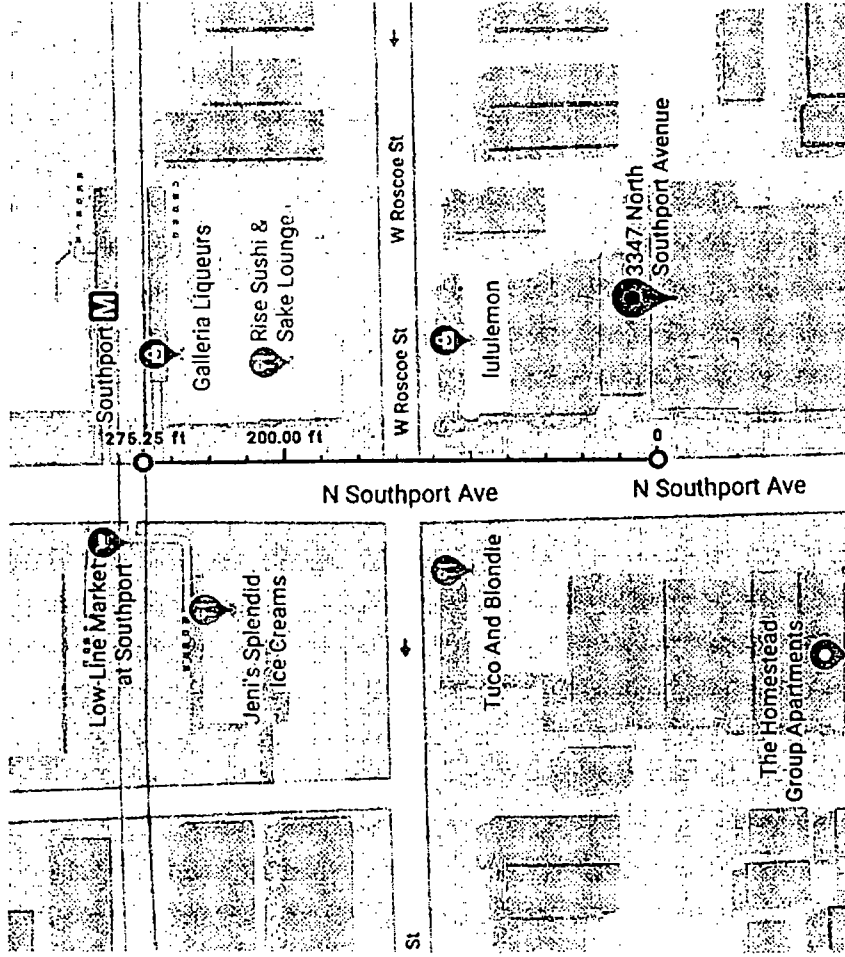
The applicant wishes to rezone the property to construct a proposed 5-story mixed-use building with 1 ground floor commercial space (4,230 sq. ft.), 27 residential dwelling units, 4 interior parking stalls and 28 interior bike parking stalls.*

FAR	4.0
Lot Area	6,250 Square Feet
Building Area	22,906 Square Feet
Density (MLA)	231.5 Square Feet per Unit*
Building Height	54 Feet 2 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	17 Feet 19½ Inches
North side Setback	0 Feet 0 Inches
South side Setback	0 Feet 0 Inches
Parking	4 Parking Spaces** / 28 Bicycle Parking Spaces

*The applicant will seek necessary relief to establish the subject property as a transit-served location in order to allow 96% of the proposed residential dwelling units to be efficiency units per the exemption codified in 17-3-0410-B as well as the reduction in MLA per the exemption codified in 17-3-0402-B.

**28 bike parking stalls will be provided on-site. The applicant will seek the necessary relief to establish the subject property as a transit-served location in order to waive, as necessary, any additional required on-site parking stalls.

3347-3349 N. Southport Avenue



Property is an exceptional Transit Served Location
Less than 300ft from Southport Brown Line
and 1100ft from Belmont Bus Lines

3347-3349 N Southport Ave.
Zoning Data Sheet

Lot Dimensions	50' x 125'		
Lot Area	6250 SF		
Zoning Classification	Current	Proposed Zoning/w TOD	Proposed Building
FAR	B3-2	B3-3	B3-3
Minimum Lot Area	1000 sqft/Unit	200 sqft/Unit	397sq ft/Unit
Maximum Buildable Area	13,750 sqft	25,000 sqft	22,906 sqft
Maximum Building Height	50	75	54'2"
Front Setback	0'-0"	0'-0"	0'-0"
Rear Setback	30'	30'	17' - 19'5"
Side Yard	0'-0"	0'-0"	0'-0"
Parking	1/Unit	Admin. Adjustment for Transit Served Location	4
Bicycle/Parking	1/two auto spaces	1/two auto spaces	28
Commercial Space	1250 Min.	1250 Min.	4230

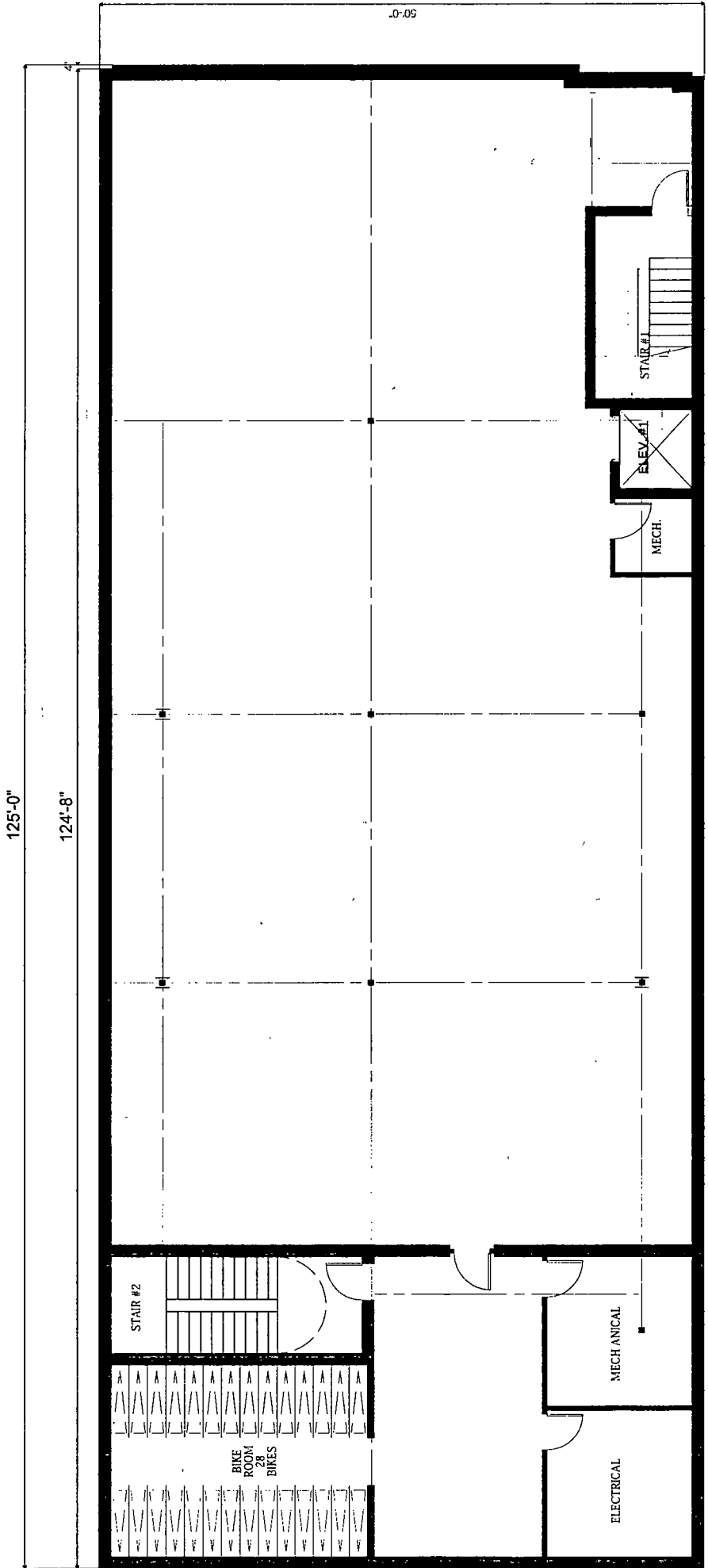
Proposed Building Floor Breakdown

1st Floor Commercial	4,230
2nd Floor Residential	4,669
3rd Floor Residential	4,669
4th Floor Residential	4,669
5th Floor Residential	4,669
Gross Square Footage	22,906

Residential Floor Unit Breakdown	SF	Total
2nd Through 4th Floors		
Studio Model 1	397	1 Bdrm
Studio Model 2	403	3
Studio Model 3	438	3
Studio Model 4	505	3
Studio Model 5	617	3
Studio Model 6	620	3
One Bedroom Model 1	700	3

5th Floor	SF	Total
Studio Model 1	397	1
Studio Model 2	403	1
Studio Model 3	438	1
One Bedroom Model 1	700	1
One Bedroom Model 2	620	1
One Bedroom Model 3	1144	1
Total Residential Units SF/Floor	3,680	21
Total Residential Units SF (24 Floors)	14,720	6
Total Units		27
Average Unit Size	546	

Final for Publication



BASEMENT PLAN

1" = 8'-0"

0 1 2 3 4 5 6

N

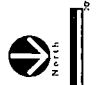
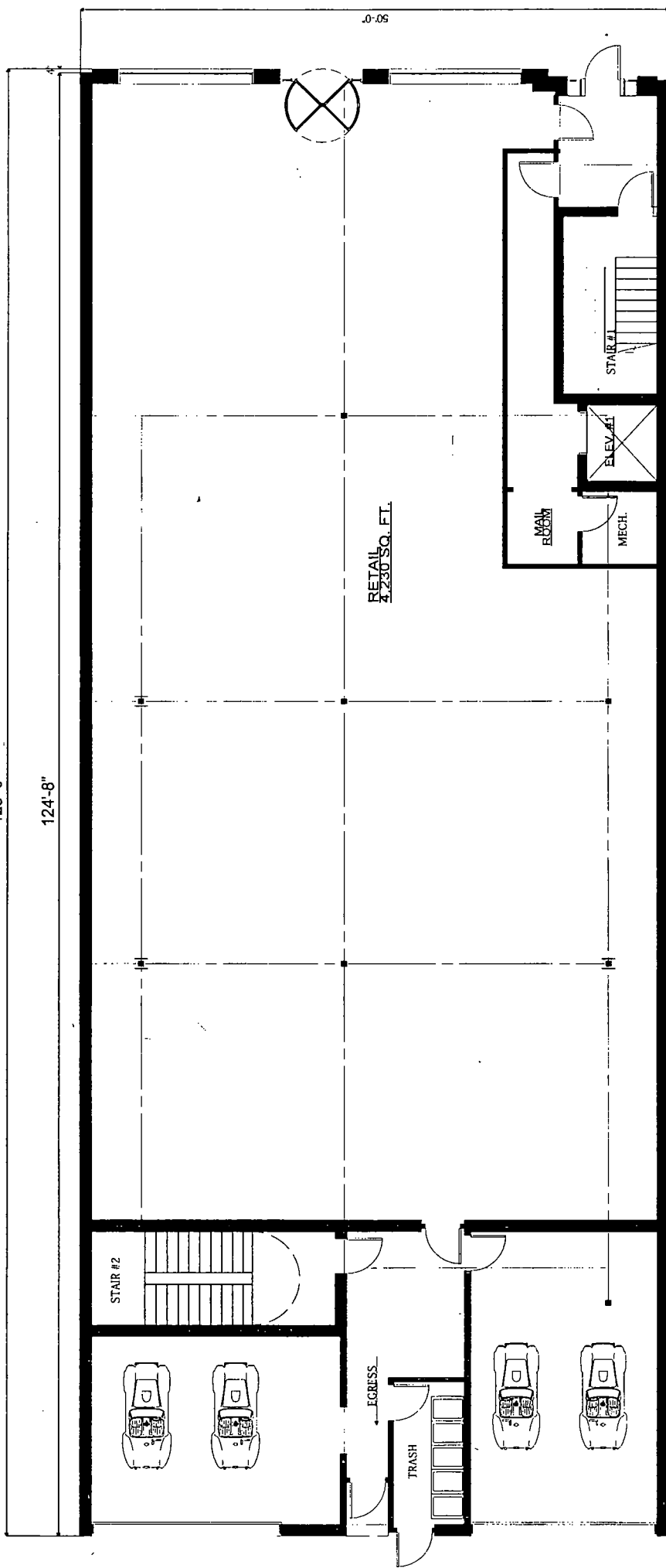
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0-06

125'-0"

124'-8"

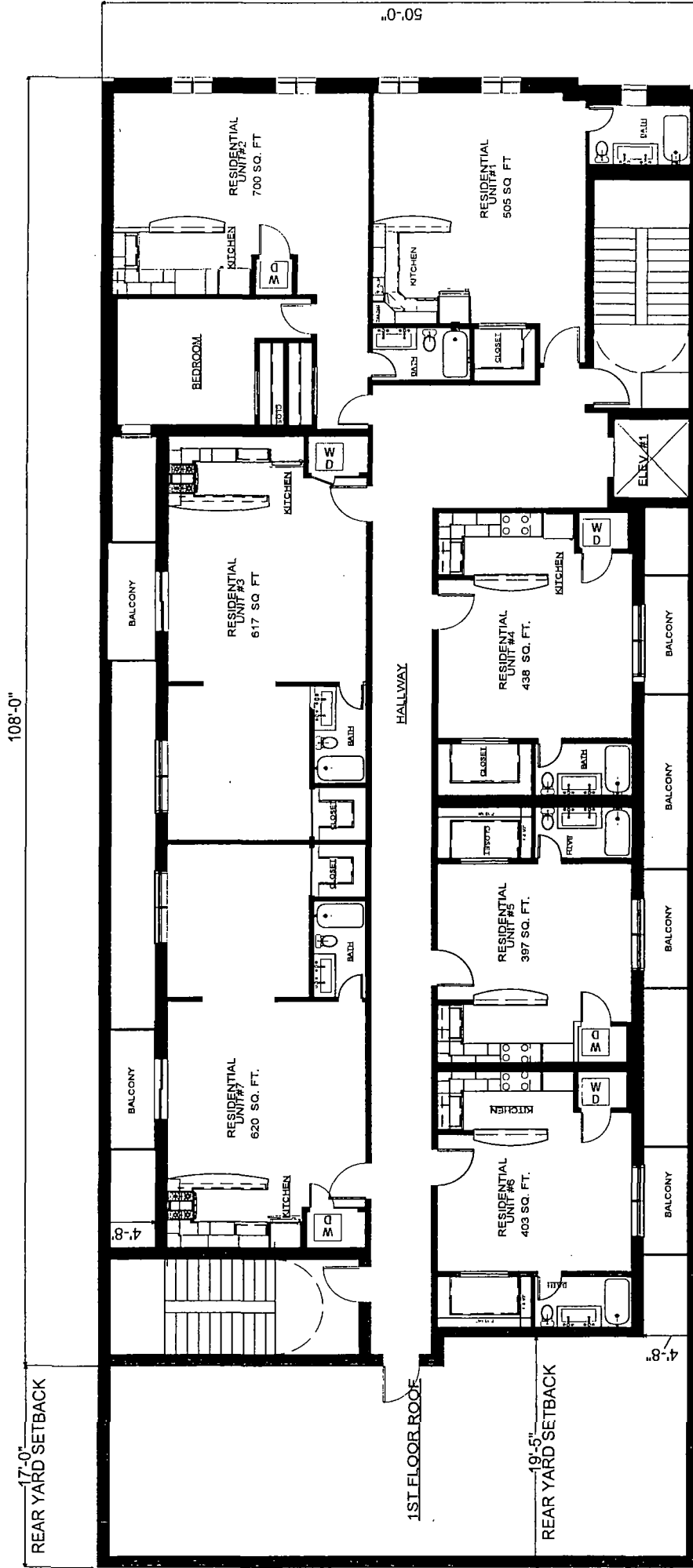


FIRST FLOOR PLAN



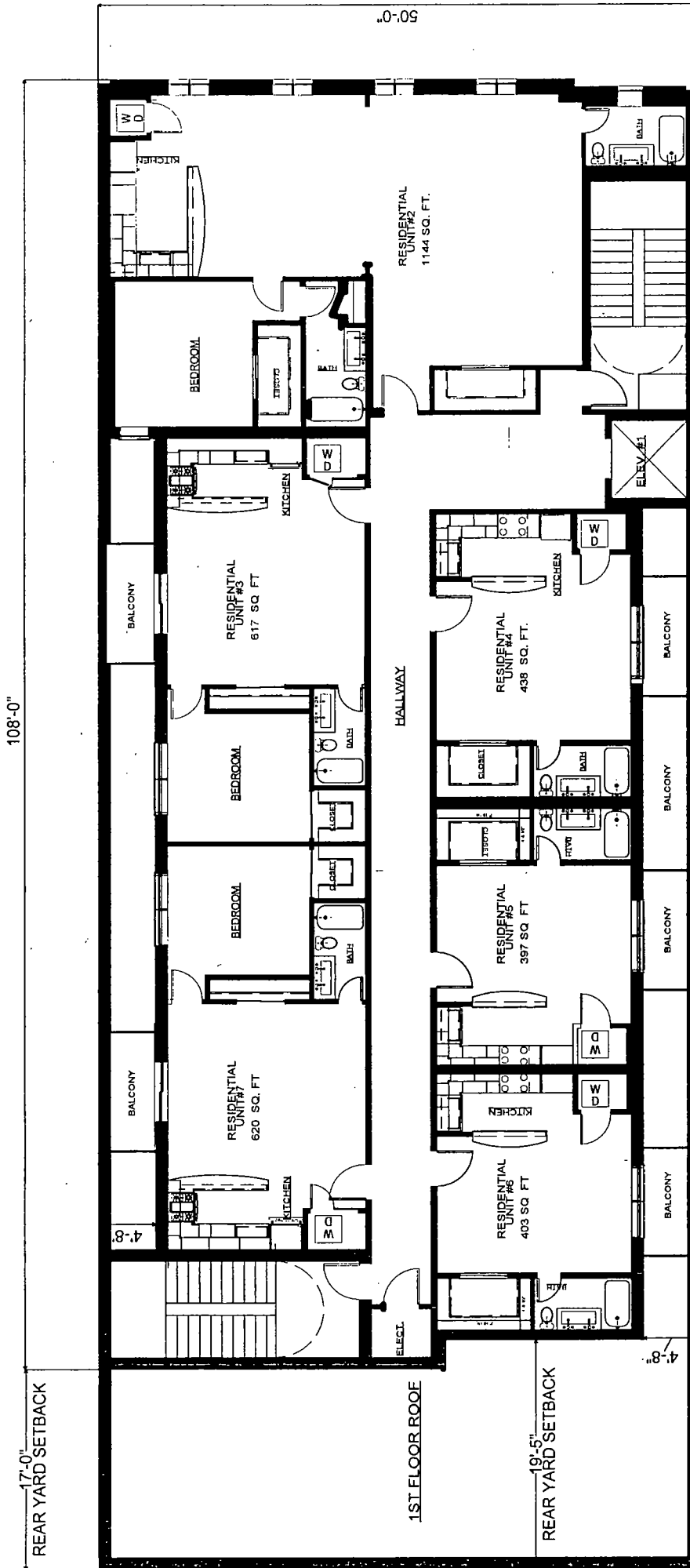
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FEET

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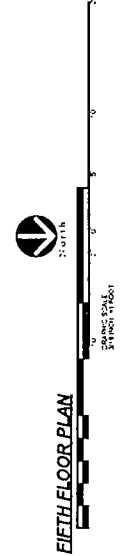


1ST RESIDENTIAL FLOOR PLAN
GRAPHIC SCALE
5/16/2001

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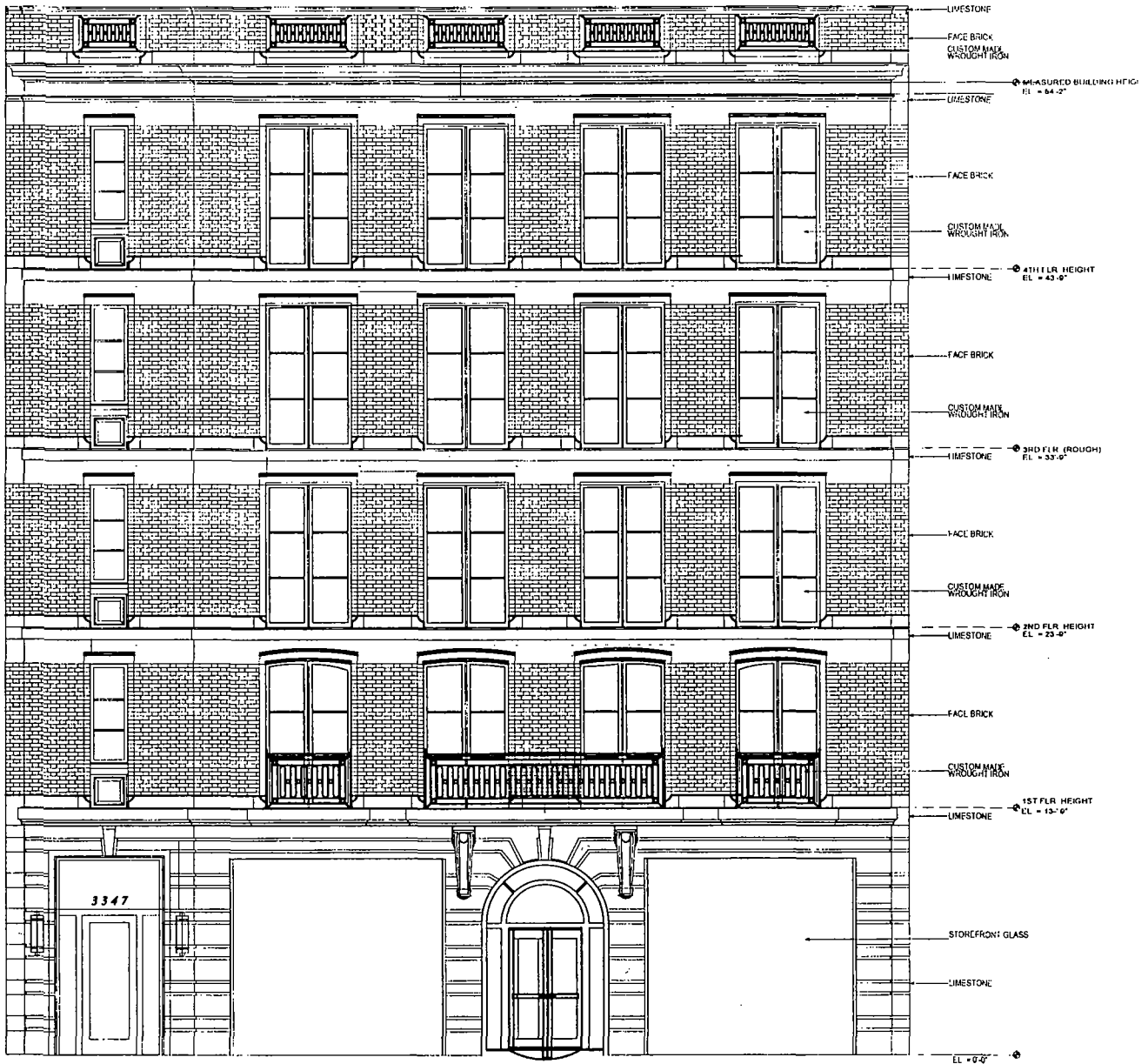


50-0

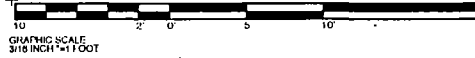


FIFTH FLOOR PLAN

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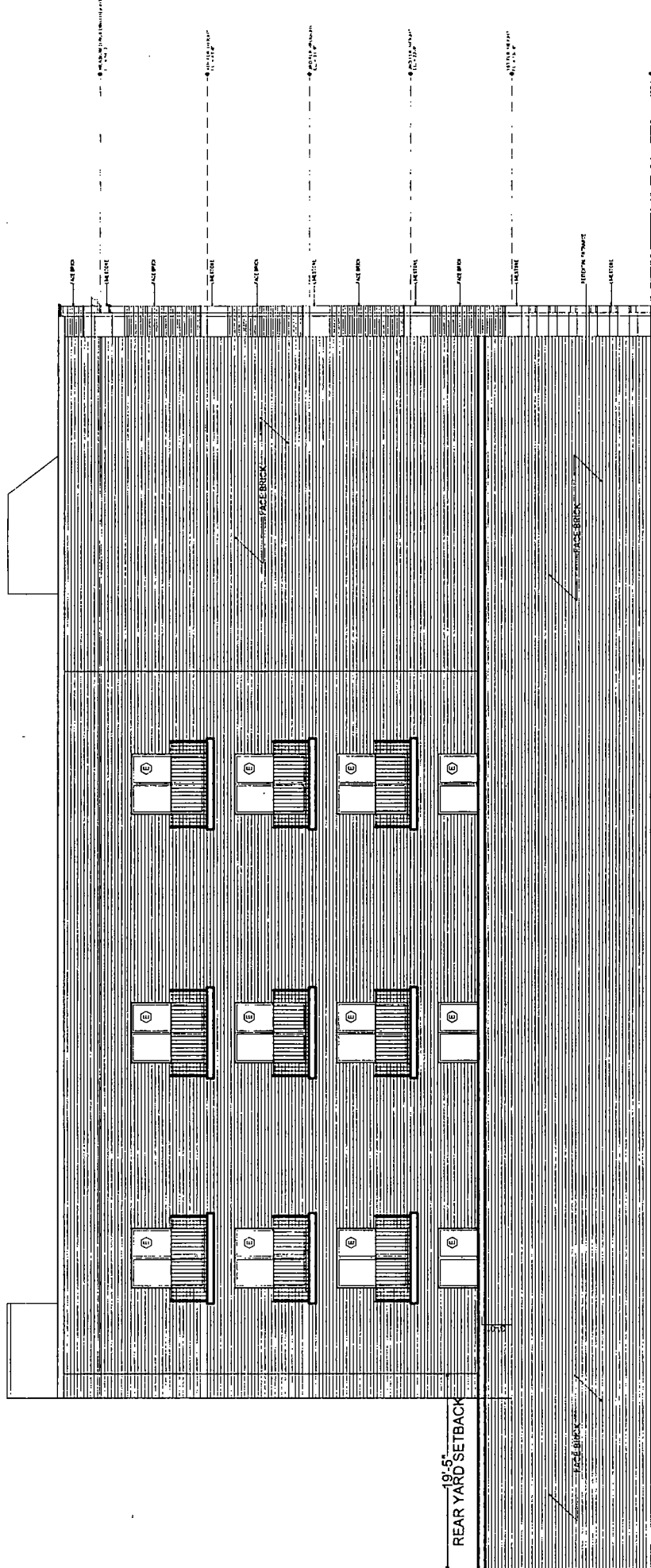


WEST ELEVATION



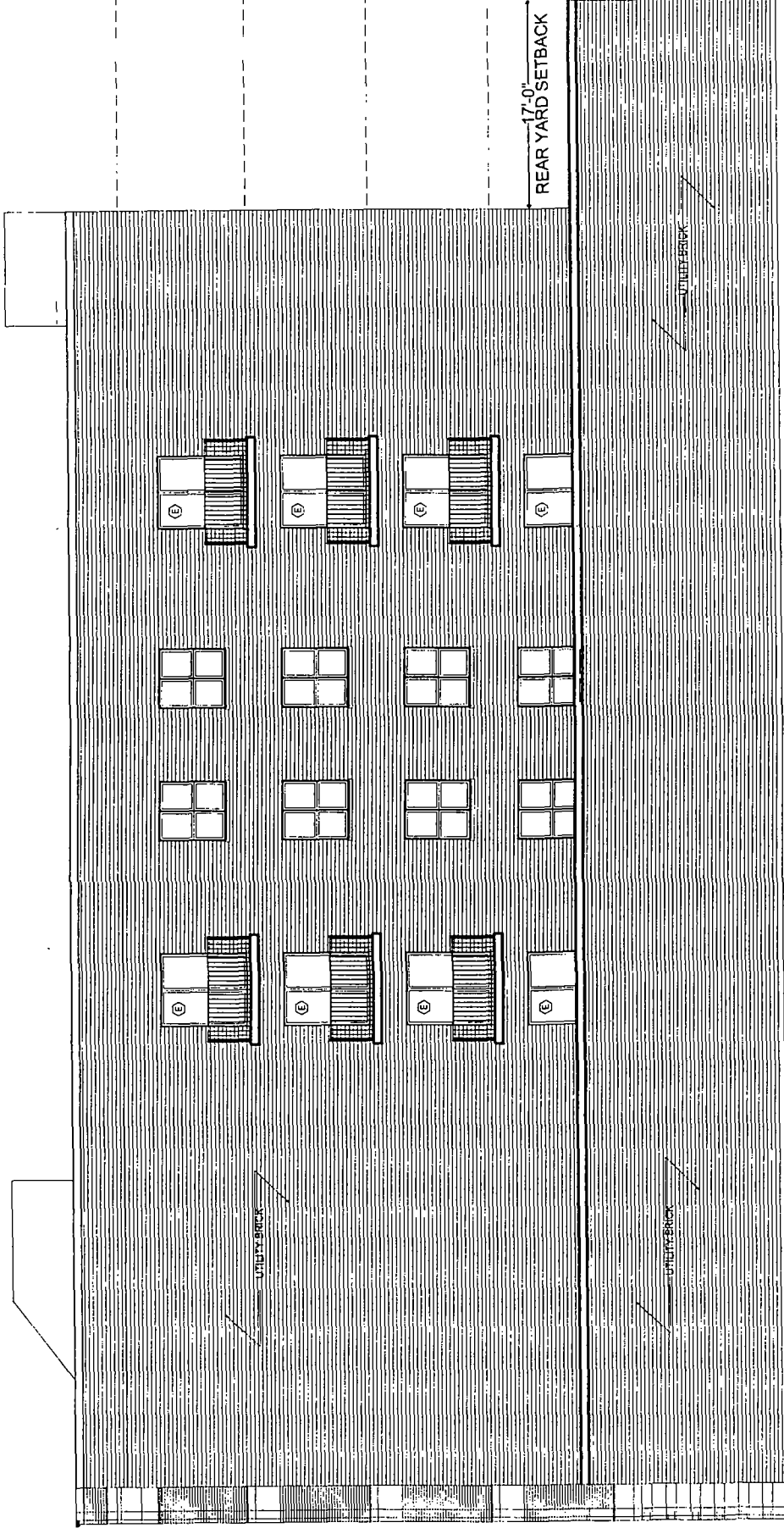
3347-49 N. SOUTHPORT LLC.

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3347-49 N. SOUTHPORT LLC.

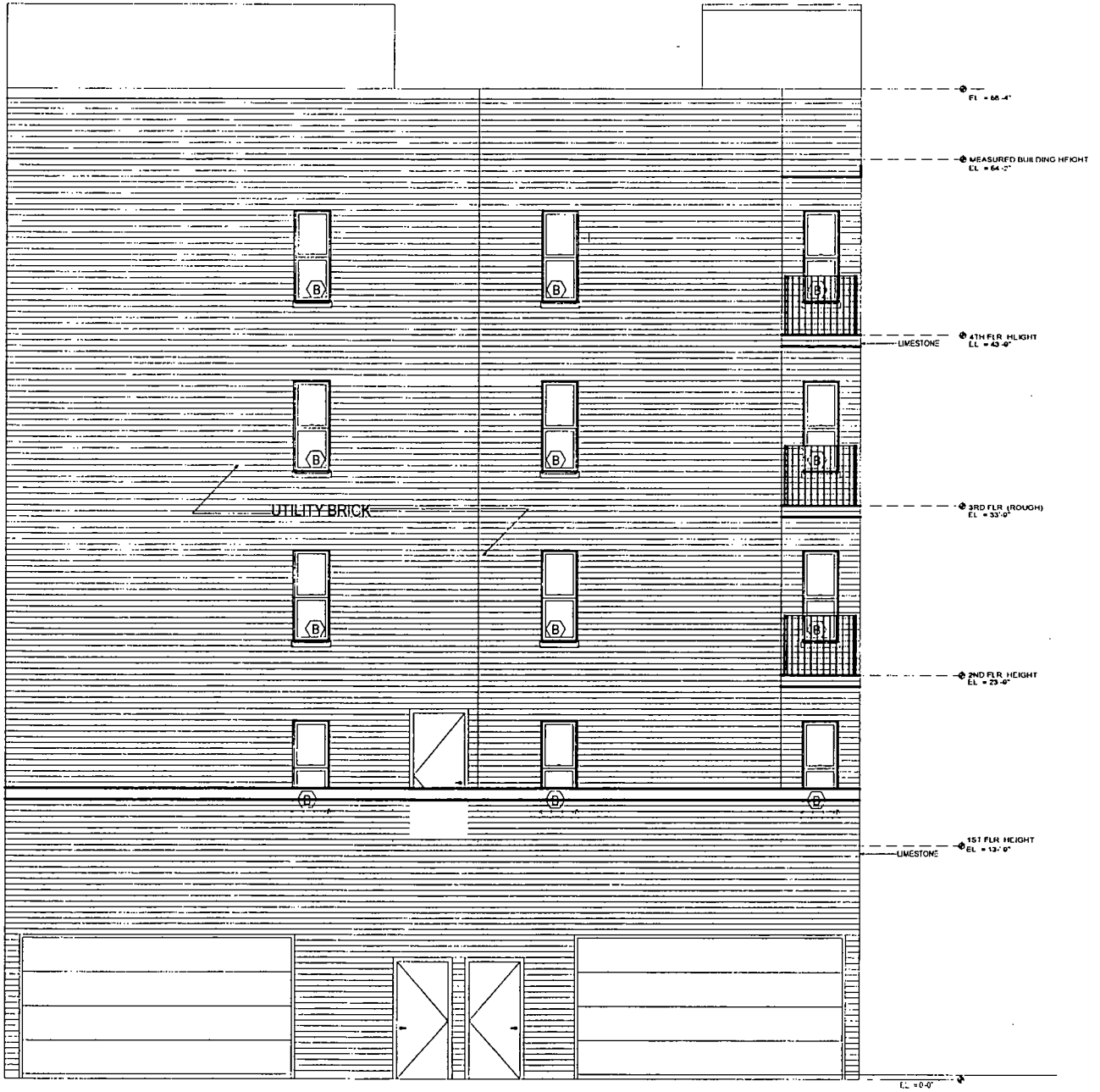
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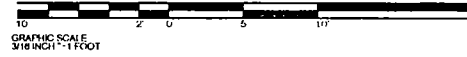
17'-0"
REAR YARD SETBACK

SOUTH ELEVATION

3347-49 N. SOUTHPORT LLC.



EAST ELEVATION



3347-49 N. SOUTHPORT LLC.