



City of Chicago



SO2018-4965

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/27/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-I at 3127-3137 W Carroll St - App No. 19693T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No 1-I in the area bounded by:

West Carroll Avenue; a line 350.37 feet east of and parallel to North Kedzie Avenue; the public alley next south of and parallel to West Carroll Avenue; and a line 230.37 feet east of and parallel to North Kedzie Avenue.

To those of a C1-2 Neighborhood Commercial District and an accompanying use district is hereby established in the area described above.

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

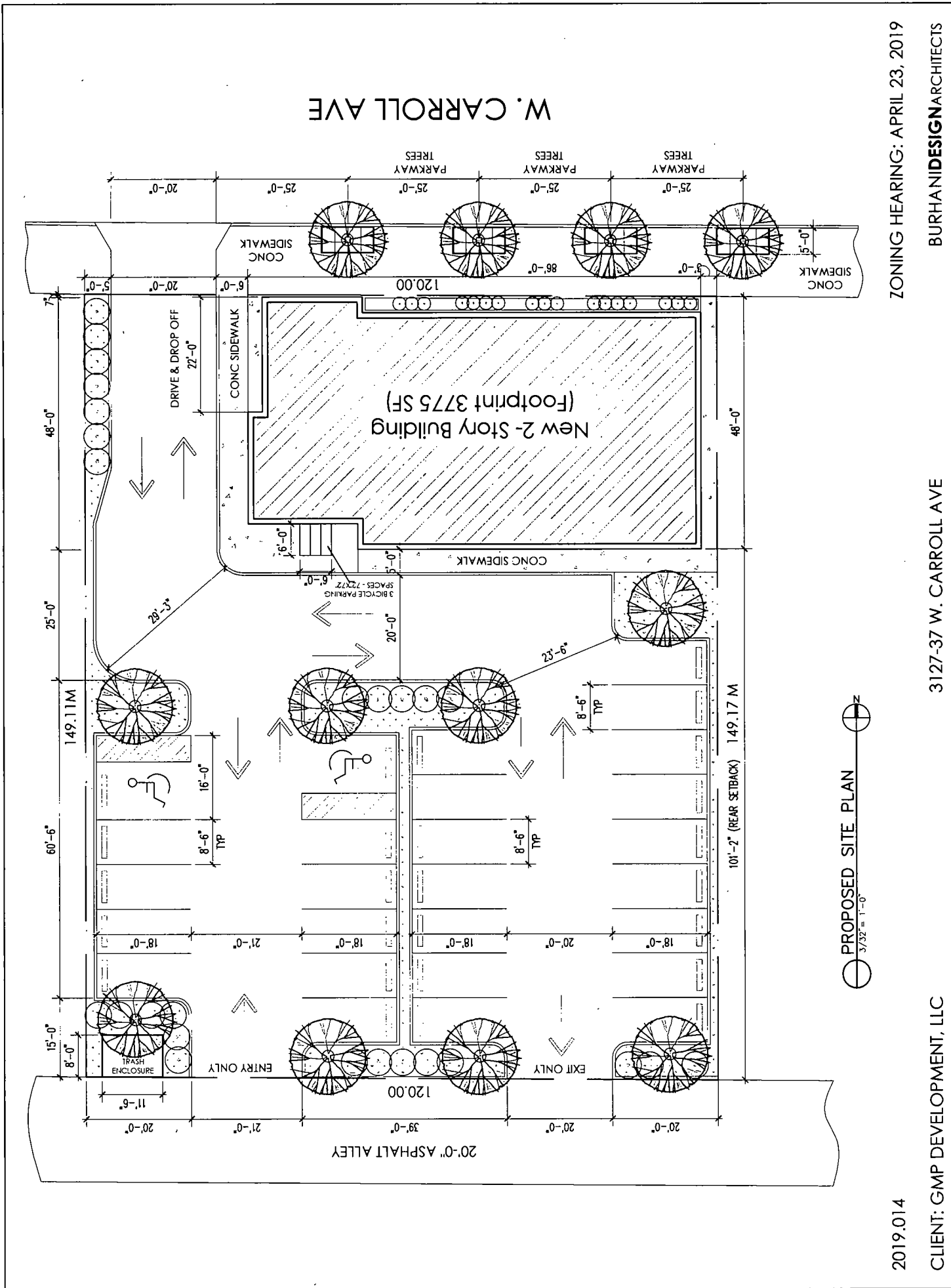
Common Address of the Property: 3127-37 West Carroll

SUBSTITUTE
PROJECT NARRATIVE AND PLANS
3127-37 West Carroll

The Applicant requests a zoning change for the property located at 3127-3137 West Carroll from the M1-2 Limited Manufacturing Business Park District to the C1-2 Neighborhood Commercial District in order to construct a 2-story, 7,550 square foot religious assembly use with a basement. The proposed development will have 27 parking automobile parking spaces and 3 bicycle parking spaces on site.

Floor Area Ratio	2.37
Building Square Footage	7,550 square feet
Off-Street Parking	27 parking spaces
Bicycle Parking Spaces	3
Setbacks:	
Front:	0.0 feet
Side (east)	3.0 feet
Side (west)	31.0 feet
Rear	101.17 feet
Building Height	37.5 feet to underside of ceiling joist
Lot Size	17,900 square feet

** The use itself will require a Special Use which approval will be sought at the City of Chicago Zoning Board of Appeal at a later date.



PROPOSED SITE PLAN
3/32" = 1'-0"

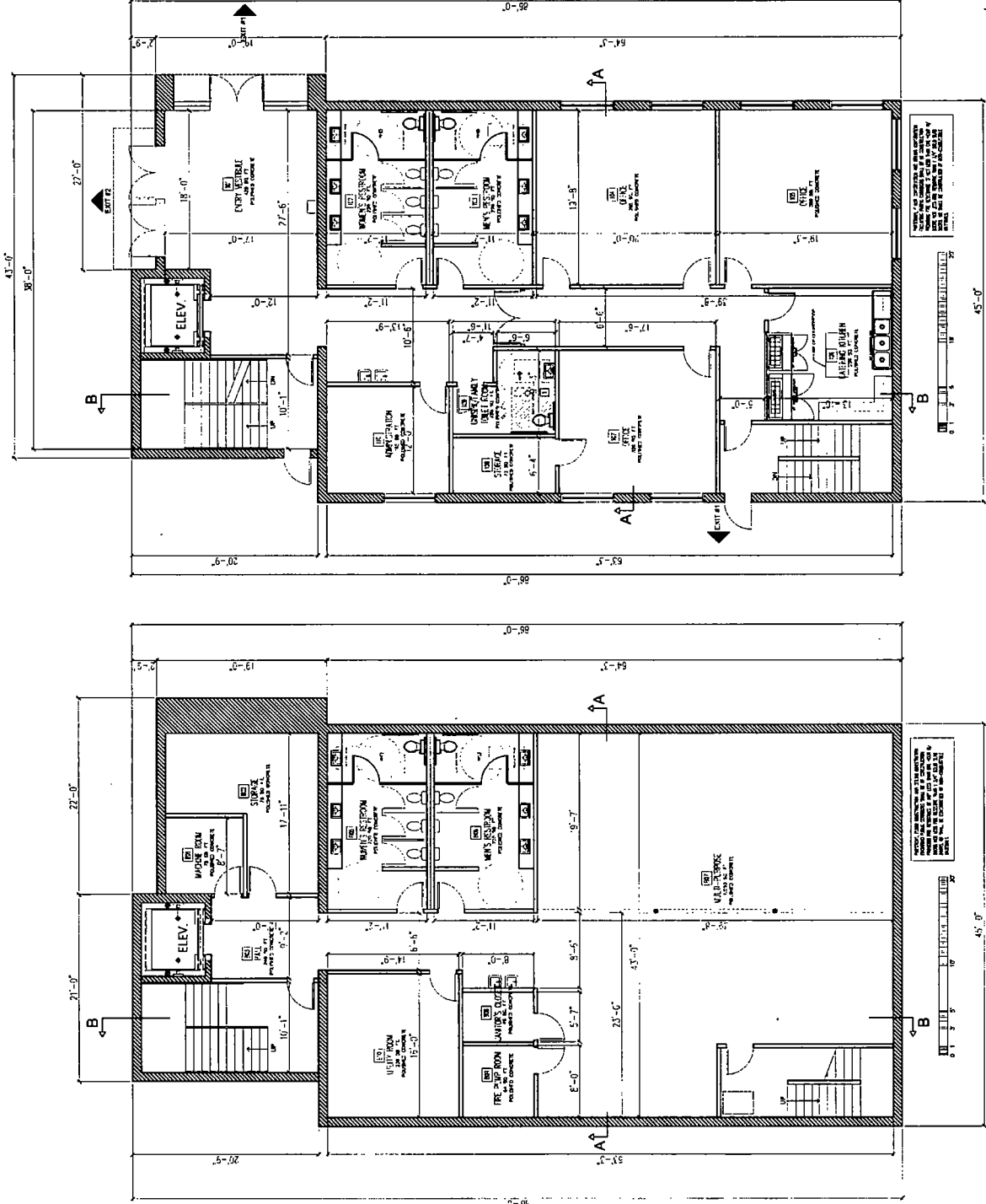
ZONING HEARING: APRIL 23, 2019

BURHANIDESIGNARCHITECTS

3127-37 W. CARROLL AVE

2019.014

CLIENT: GMP DEVELOPMENT, LLC



1 - BASEMENT CONSTRUCTION PLAN
SCALE 3/8" = 1'-0"

2 - FIRST (1st) FLOOR CONSTRUCTION PLAN
SCALE 3/8" = 1'-0"

PROPOSED CHURCH PLANS



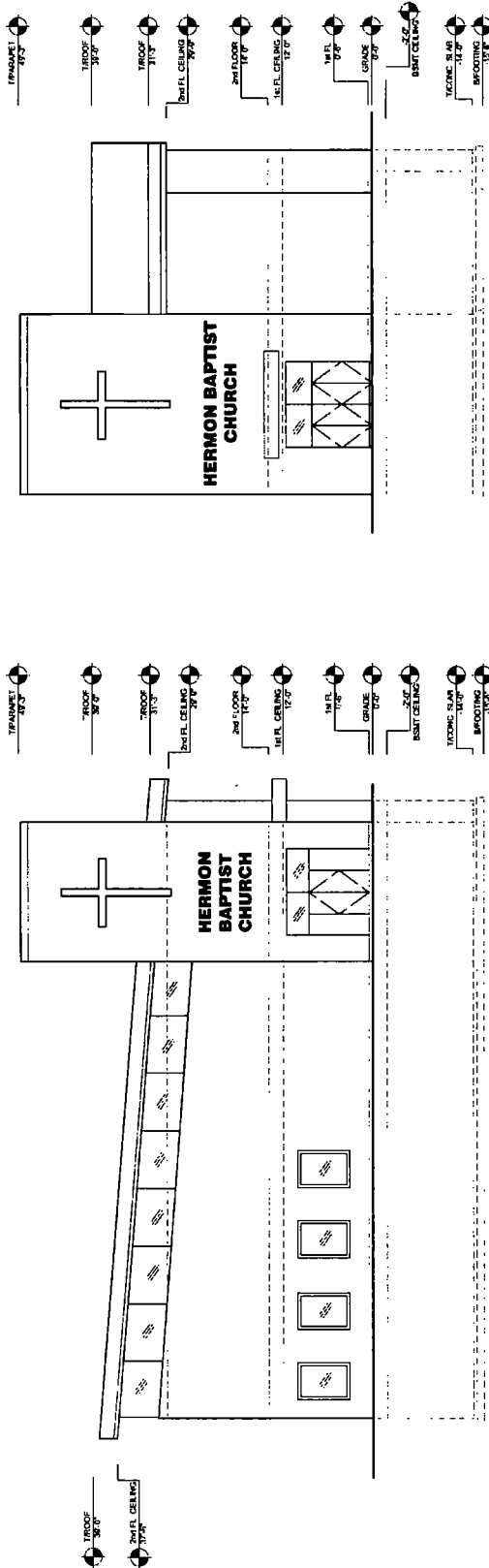
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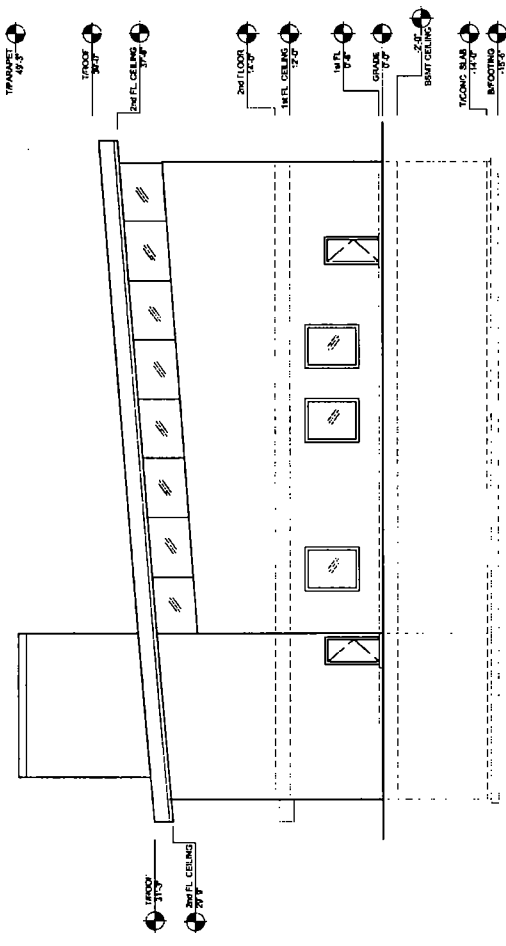
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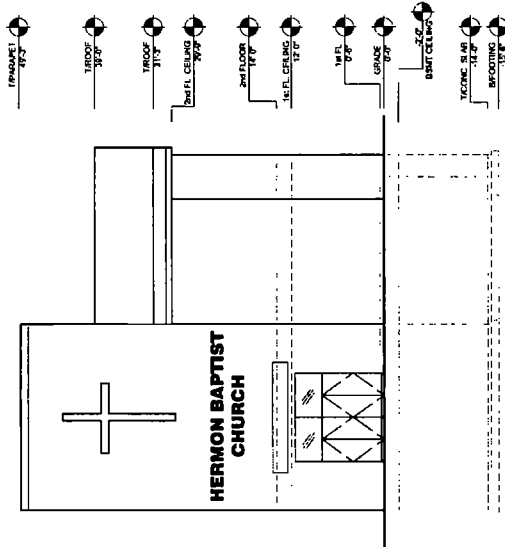
3127-37 W. CARROLL AVE



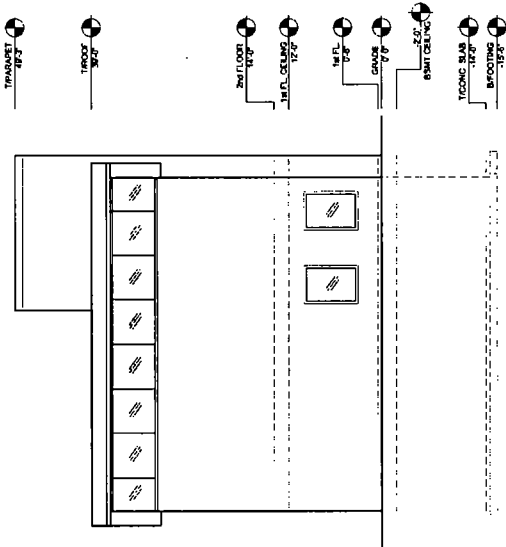
1 - NORTH ELEVATION
18' - 11.0"



3 - SOUTH ELEVATION
18' - 11.0"



2 - WEST ELEVATION
18' - 11.0"



4 - EAST ELEVATION
18' - 11.0"

PROPOSED CHURCH ELEVATIONS
NTS

ZONING HEARING: APRIL 23, 2019

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