



City of Chicago



SO2018-1141

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3200-3210 N Southport Ave and 1400-1406 W Belmont Ave - App No. 19549T1
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 be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by

the alley next north of and parallel to West Belmont Avenue; North Southport Avenue; West Belmont Avenue; and a line 72 feet west of and parallel to North Southport Avenue,

to those of a B3-3 Community Shopping District and a corresponding use 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: 3200-3210 North Southport Avenue/
1400-1406 West Belmont Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE & PLANS*
3200-3210 North Southport Avenue/1400-1406 West Belmont Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District (TOD)

Lot Area: 9,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial/retail space (4,549 square feet) – at grade level, and a total of twenty-four dwelling units – above (Floors 2 thru 5). The subject property is located less than 1,320 linear feet from the entrance to the Southport CTA Station, and –therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of seven (7) vehicles, located within the interior of the 1st Floor, with an entrance off of the Public Alley running along the north end of the site. The new building will be masonry in construction and measure 55 feet-4 inches in height.

- (A) The Project's Floor Area Ratio: 31,493 square feet (3.5 FAR)
**The subject site is located within 1,320 linear feet of the entrance to the Southport CTA Station, and the Applicant is providing less than 1 parking space per dwelling unit – therefore, allowing for an increase in allowable FAR up to 3.5, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- (B) The Project's Density (Lot Area Per Dwelling Unit): 24 dwelling units (375 square feet)
**The subject site is located within 1,320 linear feet of the entrance to the Southport CTA Station, and the Applicant is providing less than 1 parking space per dwelling unit – therefore, allowing for a reduction in the allowable MLA up to 300 square feet per unit, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- (C) The amount of off-street parking: 7 vehicular parking spaces
24 bicycle parking spaces
**The subject site is located within 1,320 linear feet of the entrance to the Southport CTA Station, and – therefore, is seeking a 70% reduction in the required onsite parking, pursuant to the Transit Oriented Development (TOD) Ordinance.*

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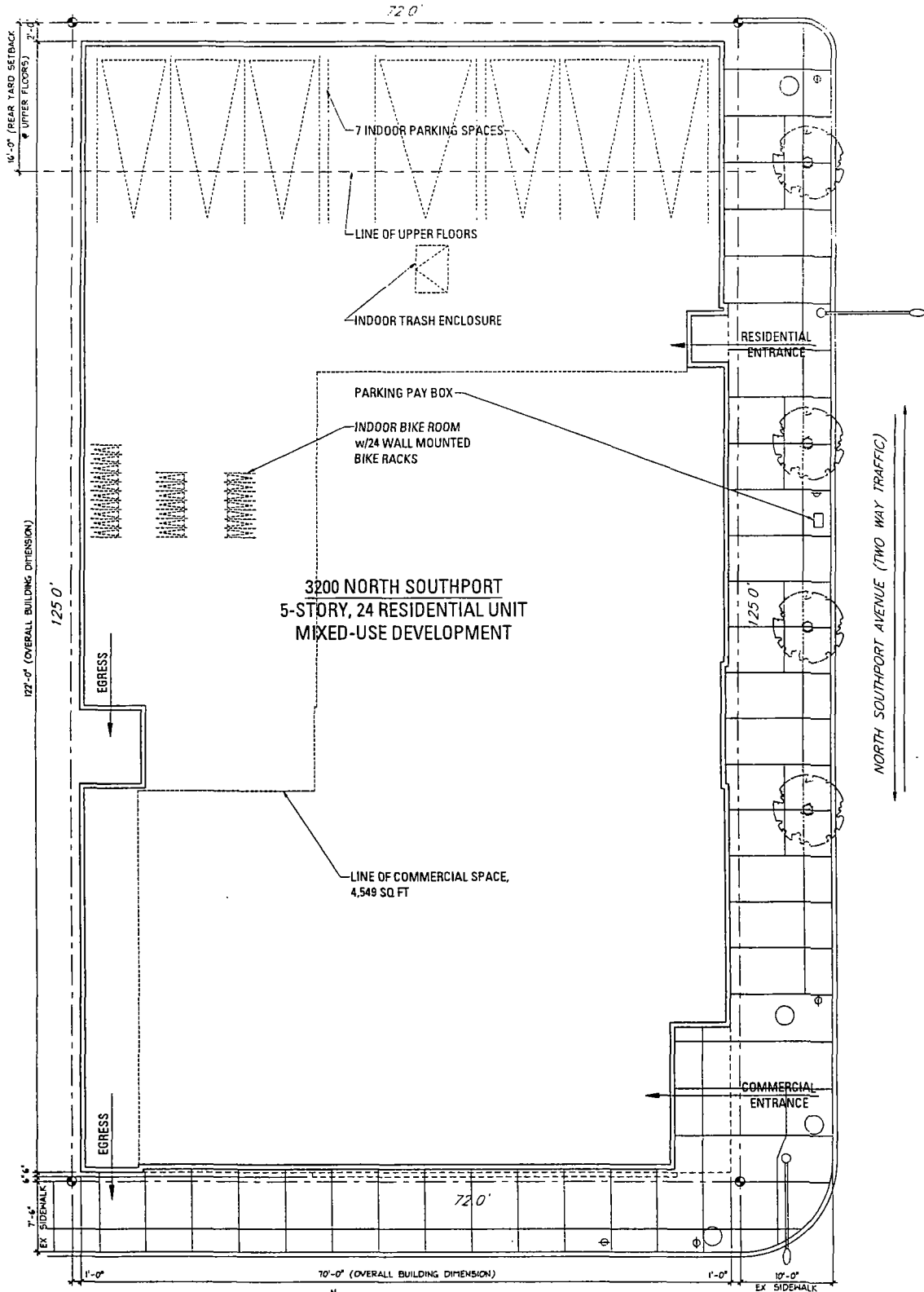
(D) Setbacks:

- a. Front Setback: 0 feet-6 inches
- b. Rear Setback: 0 feet-0 inches (Grade Level - Commercial)
16 feet-0 inches (Floors 2 thru 5 – Residential)
**The Applicant will seek any necessary administrative relief to reduce the required rear setback for the residential floors.*
- c. Side Setbacks:
North: 1 feet-0 inches
South: 1 feet-0 inches

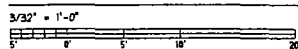
(E) Building Height:

55 feet-4 inches

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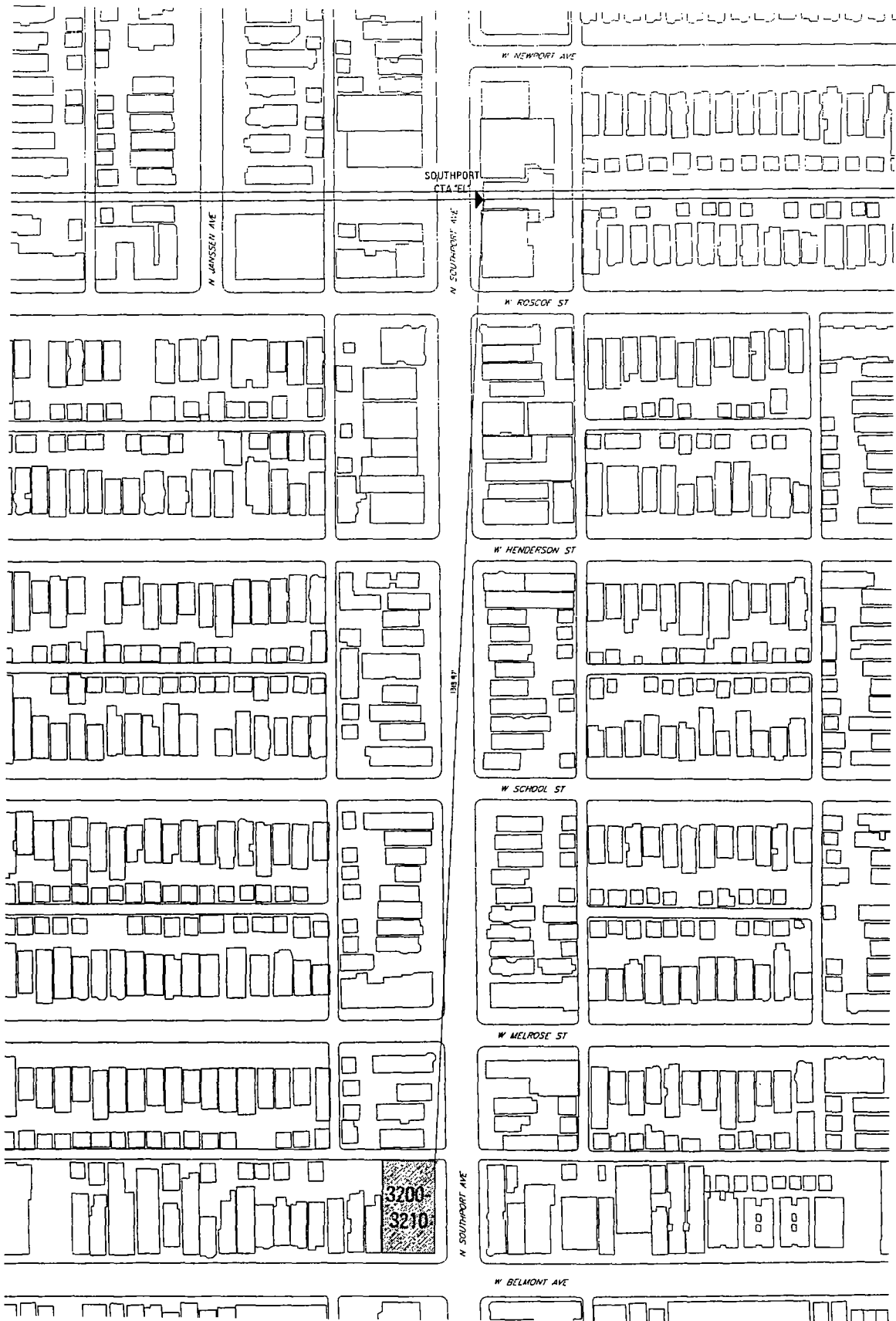
SITE PLAN



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proj.# 1738
 proj. 3200 N SOUTHPORT ACQUISITION LLC
 MIXED USE DEVELOPMENT
 3200 NORTH SOUTHPORT AVE
 CHICAGO IL
 description 03/15/18 ISSUED FOR ZONING





T.O.D. DISTANCE PLAN

1/28" = 1'-0"

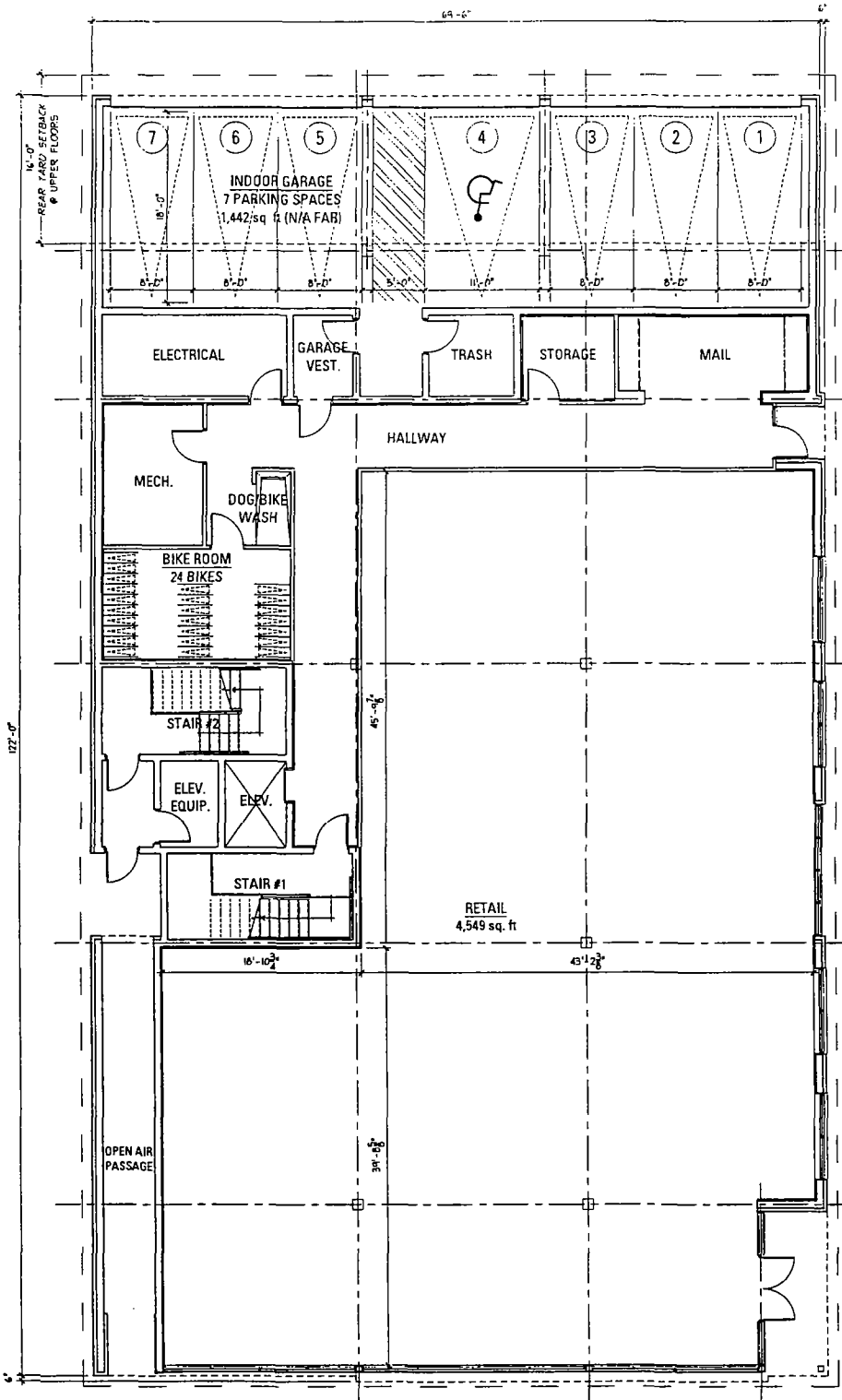


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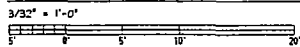
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proj. 3200 N SOUTHPORT ACQUISITION LLC
MIXED USE DEVELOPMENT
3200 NORTH SOUTHPORT AVE
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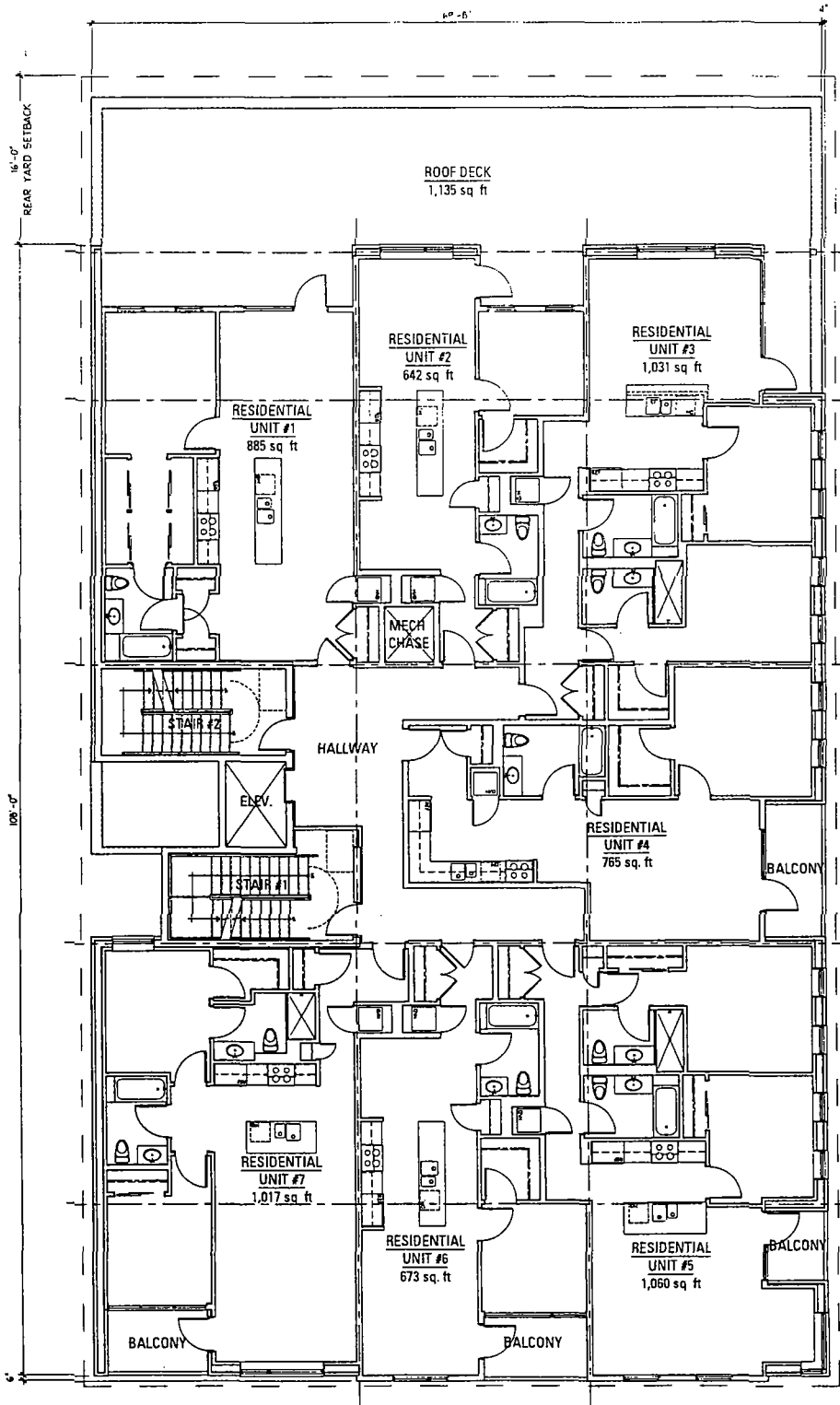
FIRST FLOOR PLAN - 8,333 SF (6,641.7 FAR)



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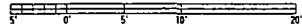
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2ND - 4TH FLOOR PLAN - 6,920.6 SF

3/32" = 1'-0"

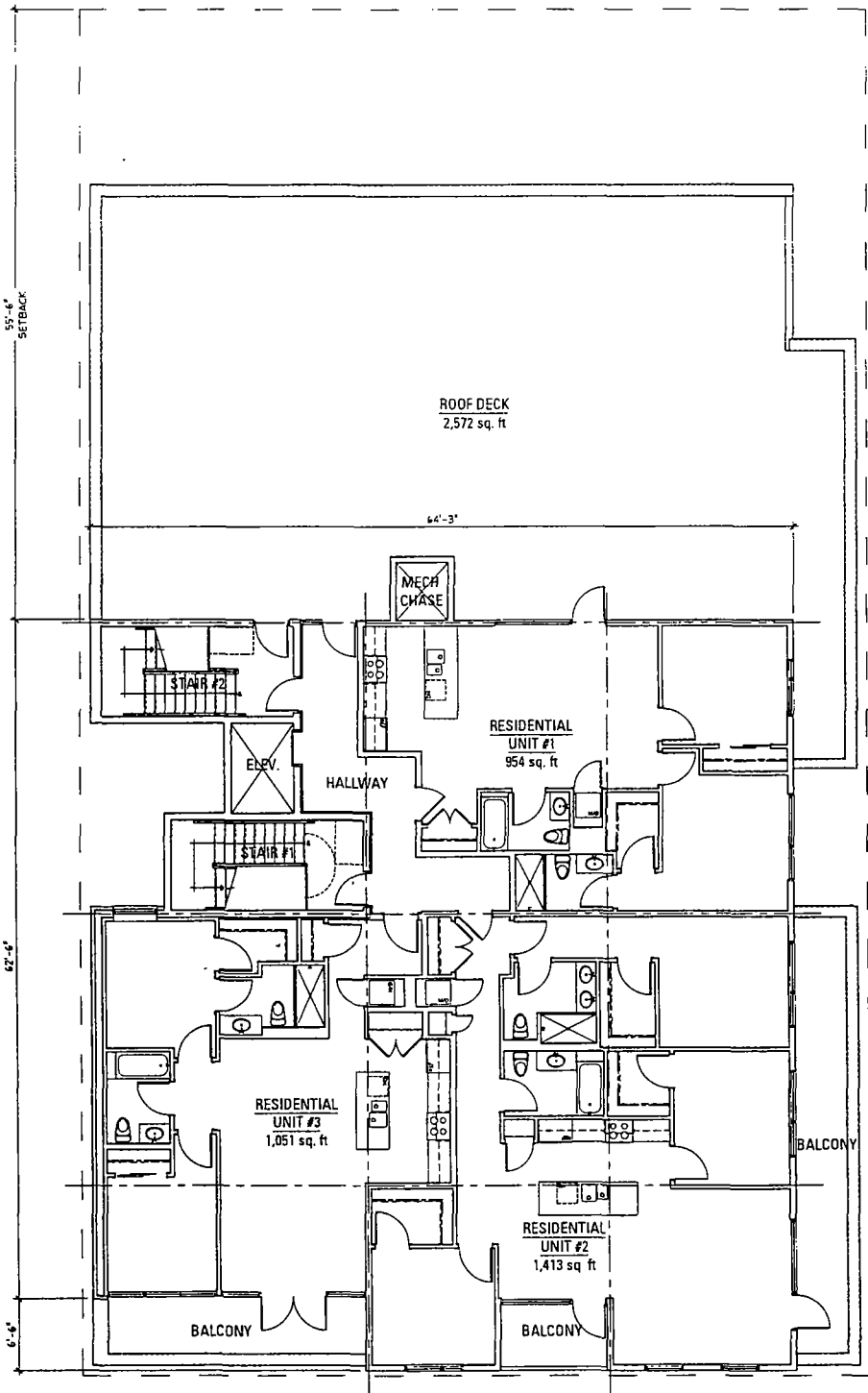


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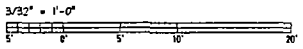
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FIFTH FLOOR PLAN - 4,088.8 SF

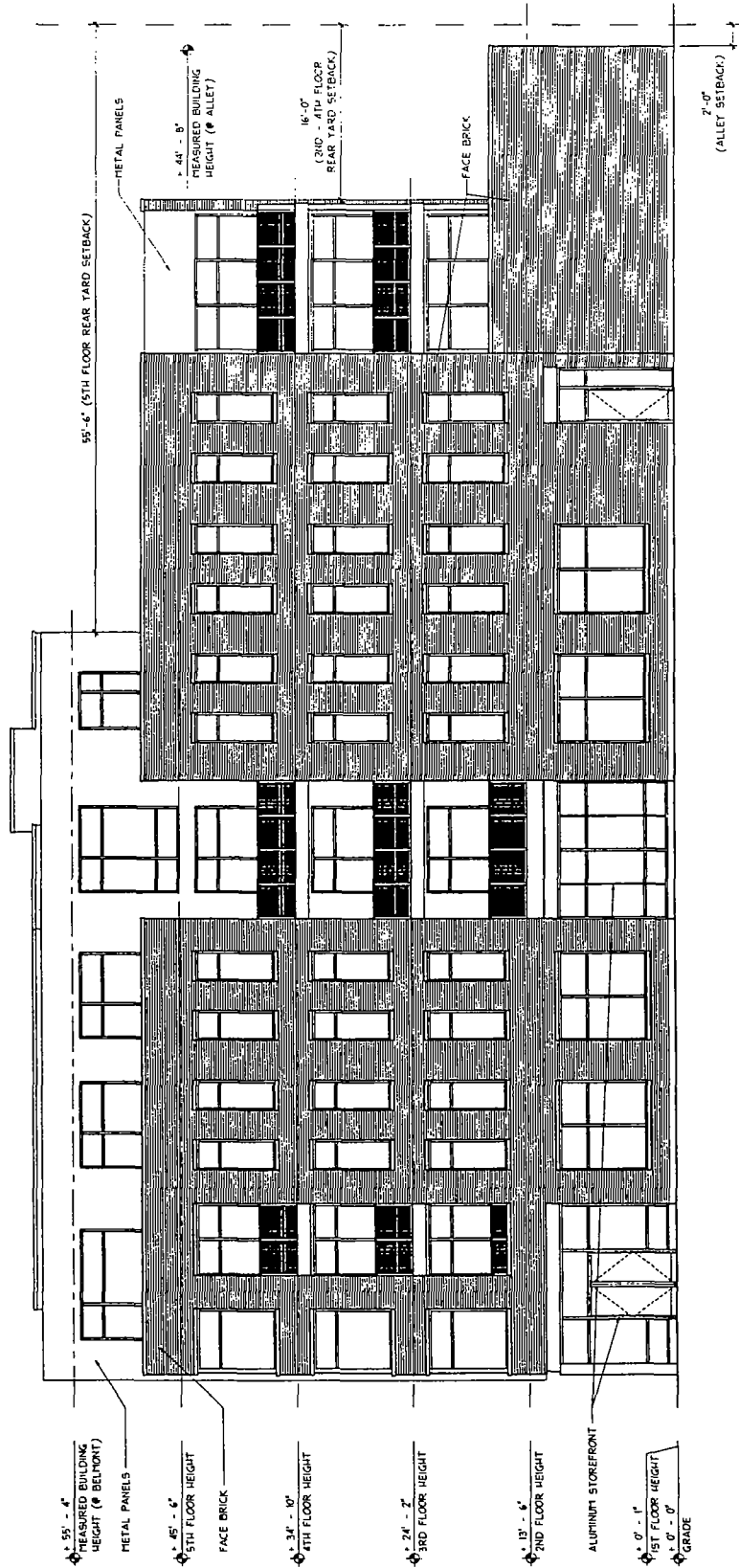


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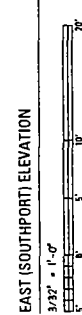
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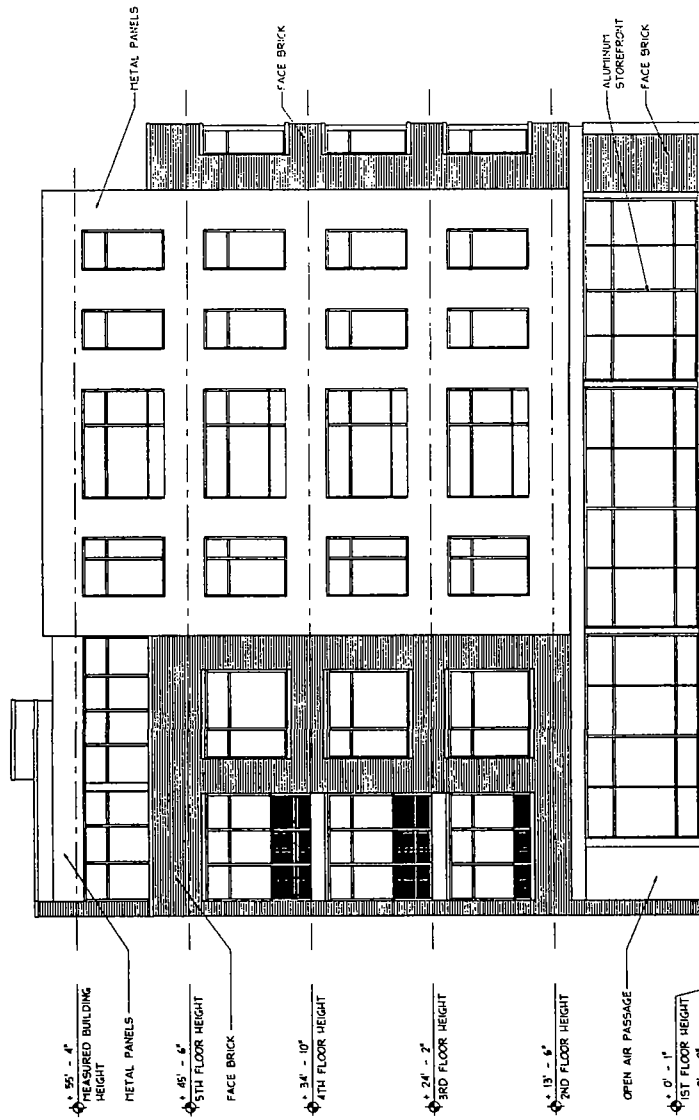


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 MIXED USE DEVELOPMENT
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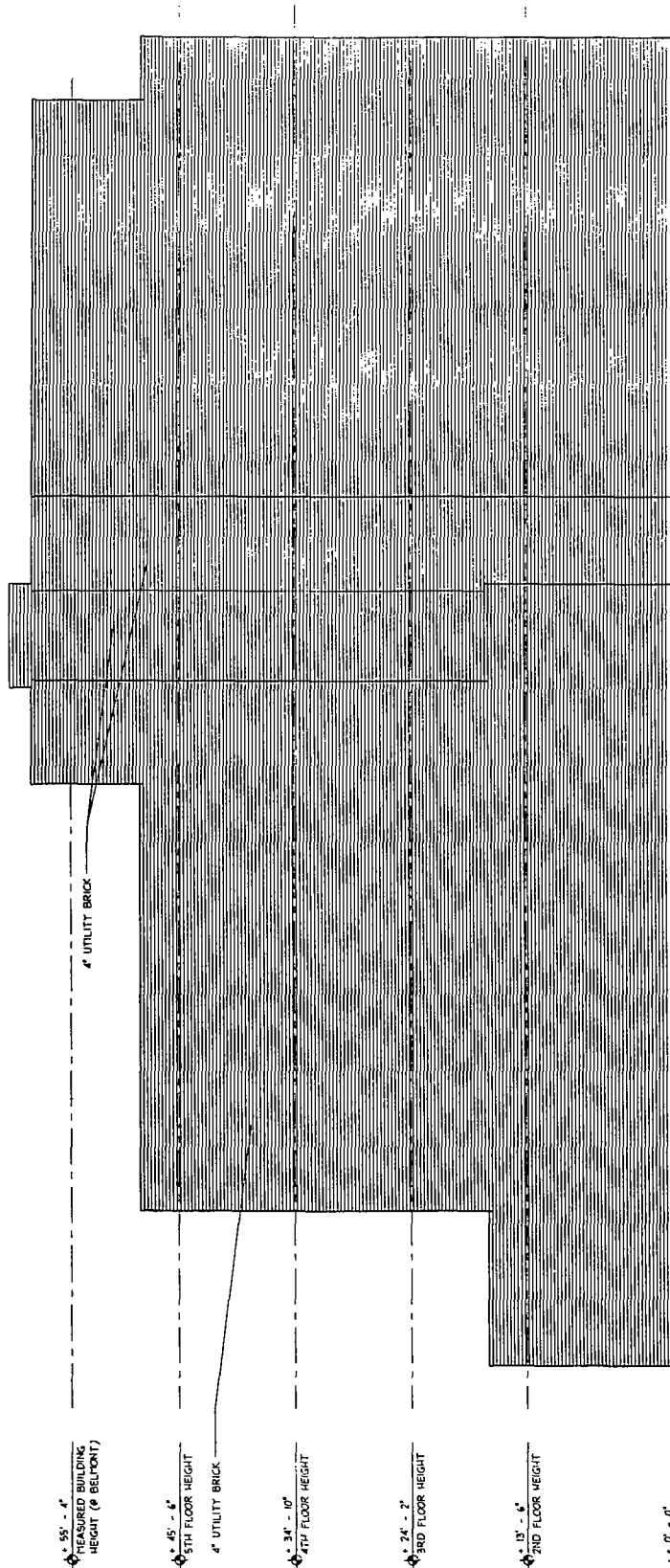


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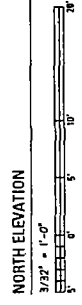
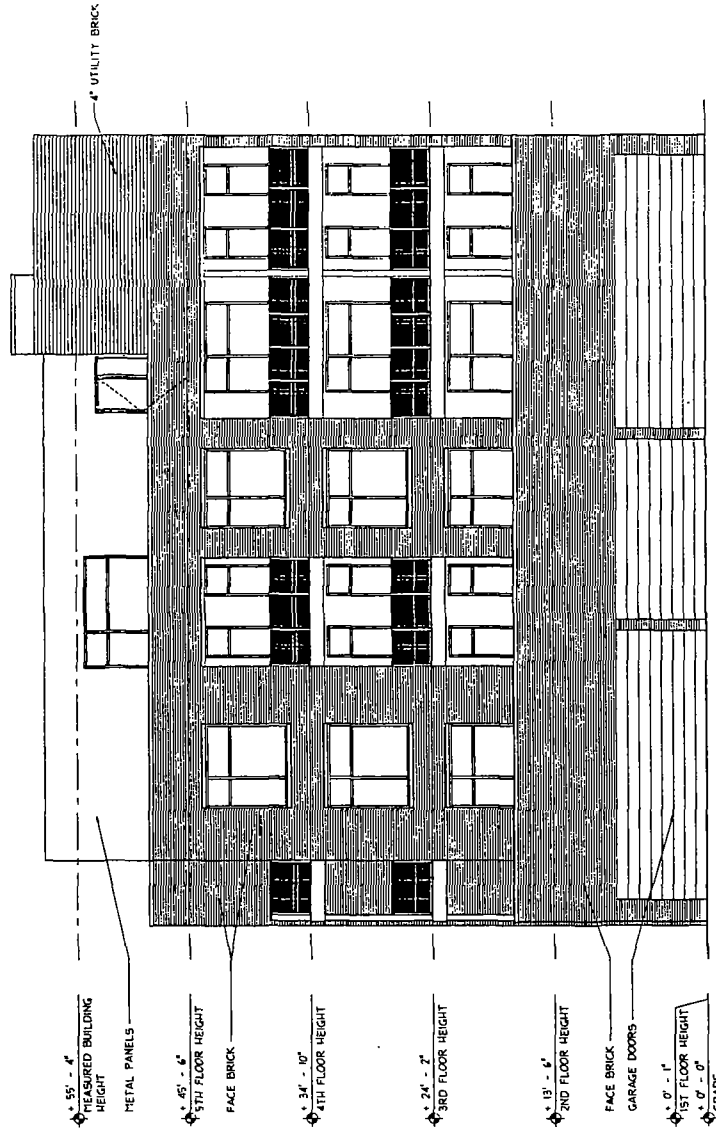
- ◆ 55' - 4" MEASURED BUILDING HEIGHT (≠ BELTONT)
- ◆ 45' - 6" 5TH FLOOR HEIGHT
- ◆ 34' - 10" 4TH FLOOR HEIGHT
- ◆ 24' - 2" 3RD FLOOR HEIGHT
- ◆ 13' - 6" 2ND FLOOR HEIGHT
- ◆ 0' - 0" GRADE



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