



City of Chicago



O2015-6387

Office of the City Clerk

Document Tracking Sheet

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|---------------------------------|---|
| Meeting Date: | 9/24/2015 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 11-G at 4025-4027 N Broadway - App No. 18496T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#1849671
INTRO DATE
Sept 24, 2015

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 11-G in the area bounded by:

a line 94.35 feet south of West Cuyler Avenue; a line from a point 162.27 feet east of North Broadway running in a southwesterly direction for a distance of 51.50 feet to a point 148.70 feet east of North Broadway; a line 144.35 feet south of West Cuyler Avenue; and North Broadway

to those of a B2-5 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

Property Address: 4025-27 North Broadway

WAB#
MABD
FILE #

18496T1

NARRATIVE

4025 – 27 North Broadway
TYPE I REGULATIONS

Narrative: The subject property contains approximately 7,744 square feet and is improved with a one-story commercial building. The Applicant previously rezoned the property via Type 1 zoning, application number 18073T1. The Applicant proposes to rezone the property to allow the property to be developed with a six story building (63.2 feet tall) containing 20 residential dwelling units, approximately 1,721 sq. ft. of commercial space (retail/office), 10 parking spaces and no loading berth.

FAR: 3.77

FLOOR AREA: Approximately 29,313 sq. ft.

Residential Dwelling Units: 20

MLA: 387.20

Height: 63 feet 2 inches

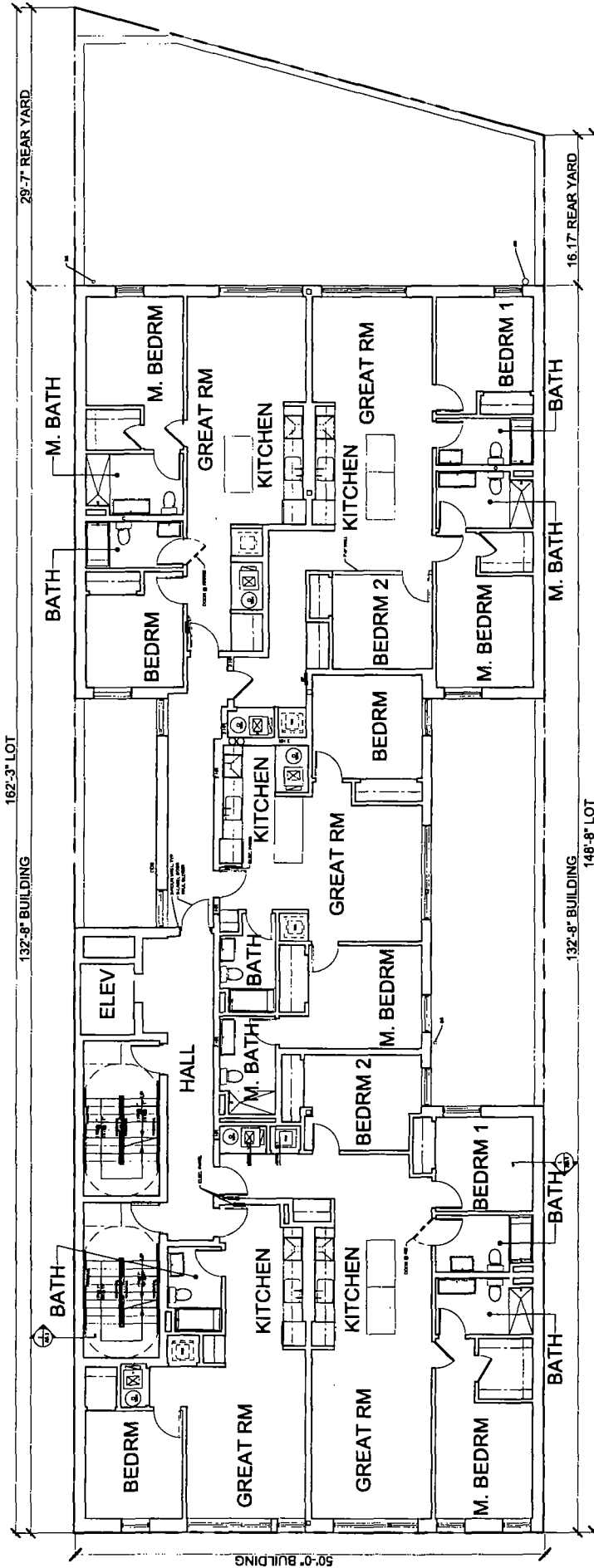
Setbacks:

| | |
|----------------------|---------------------------------|
| North Property Line: | Zero |
| East Property Line: | 16.17 ft. on residential floors |
| South Property Line: | Zero |
| North Broadway: | Zero |

Automobile Parking Spaces: 10 spaces

Loading Berth: None

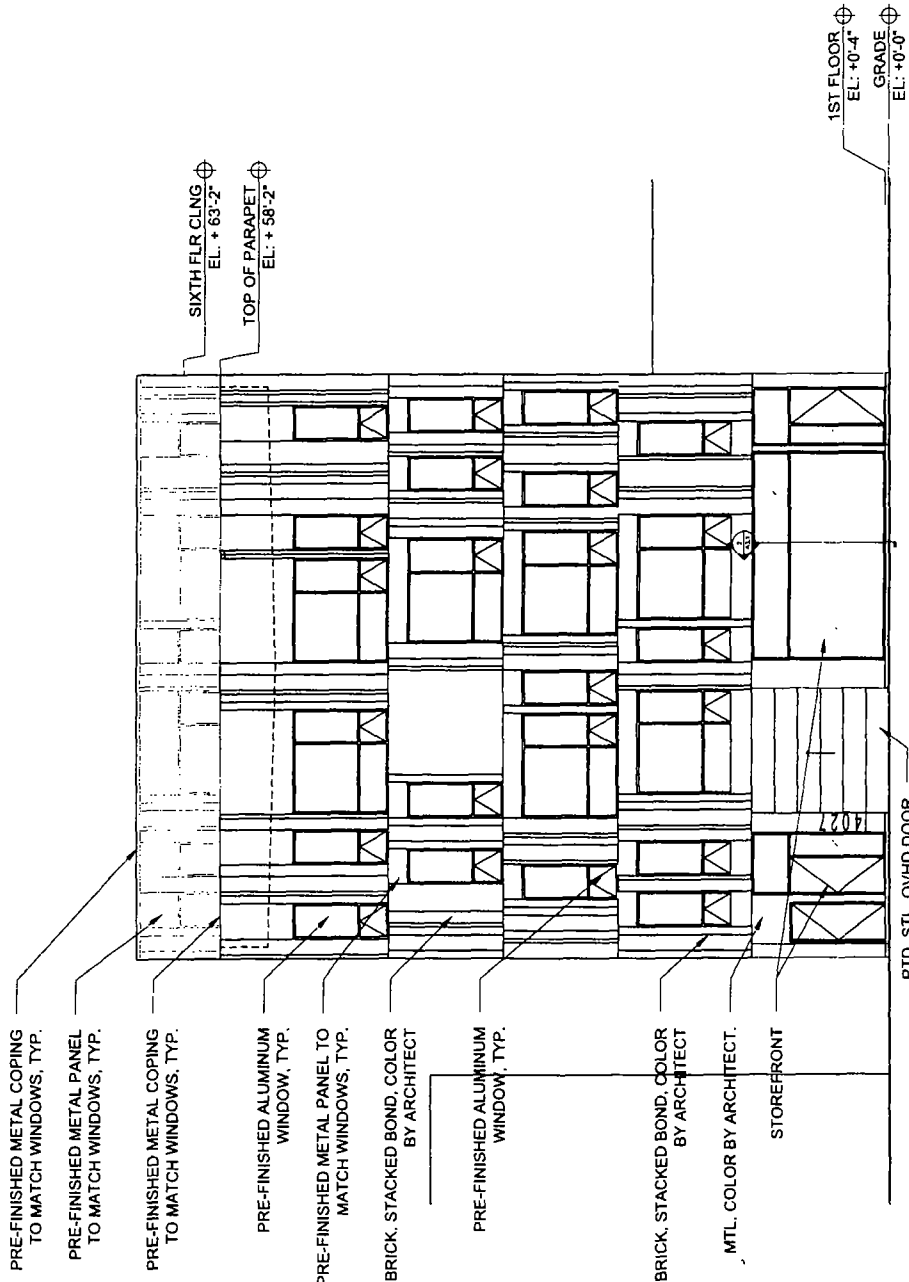
FINAL FOR PUBLICATION



TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

FINAL FOR PUBLICATION



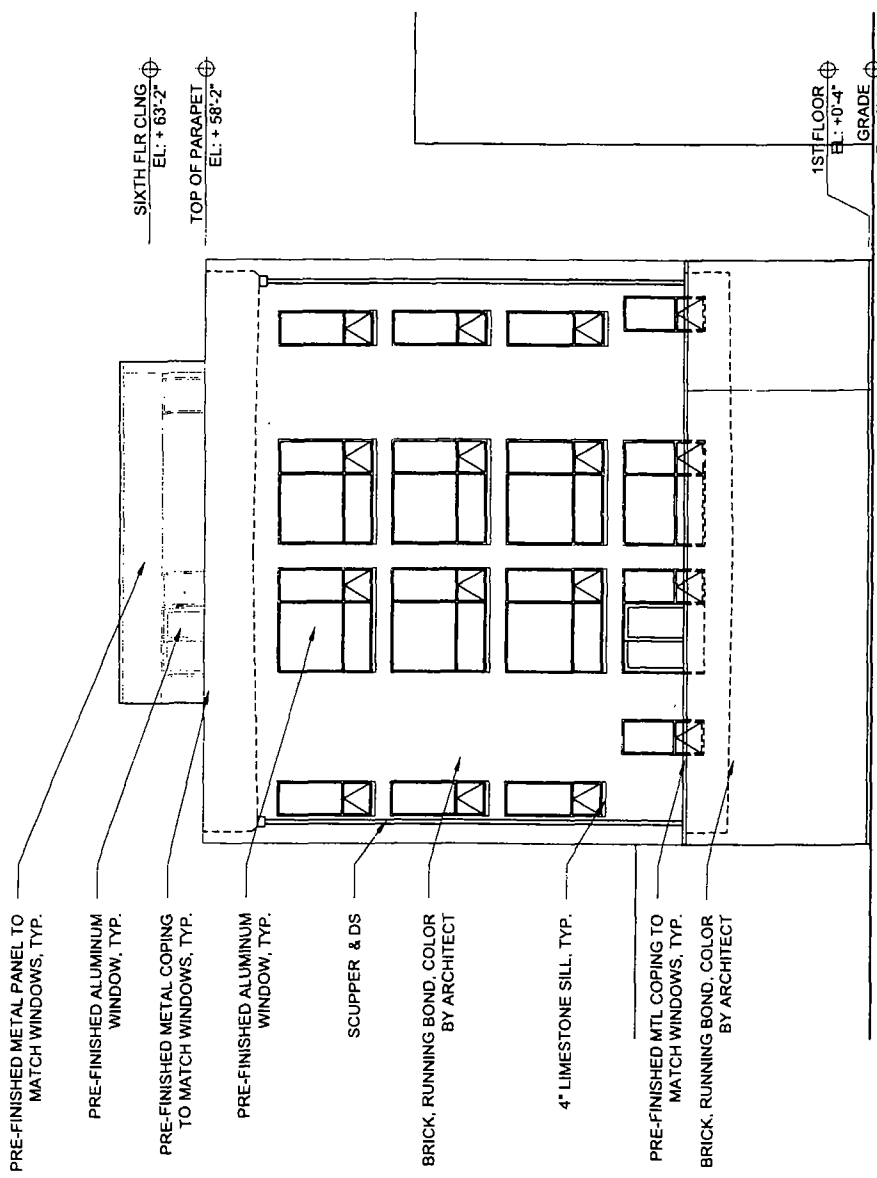
WEST ELEVATION

SCALE: 3/32" = 1'-0"

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FINAL FOR PUBLICATION

4025-27 N. BROADWAY AVE
dwll



1 EAST ELEVATION

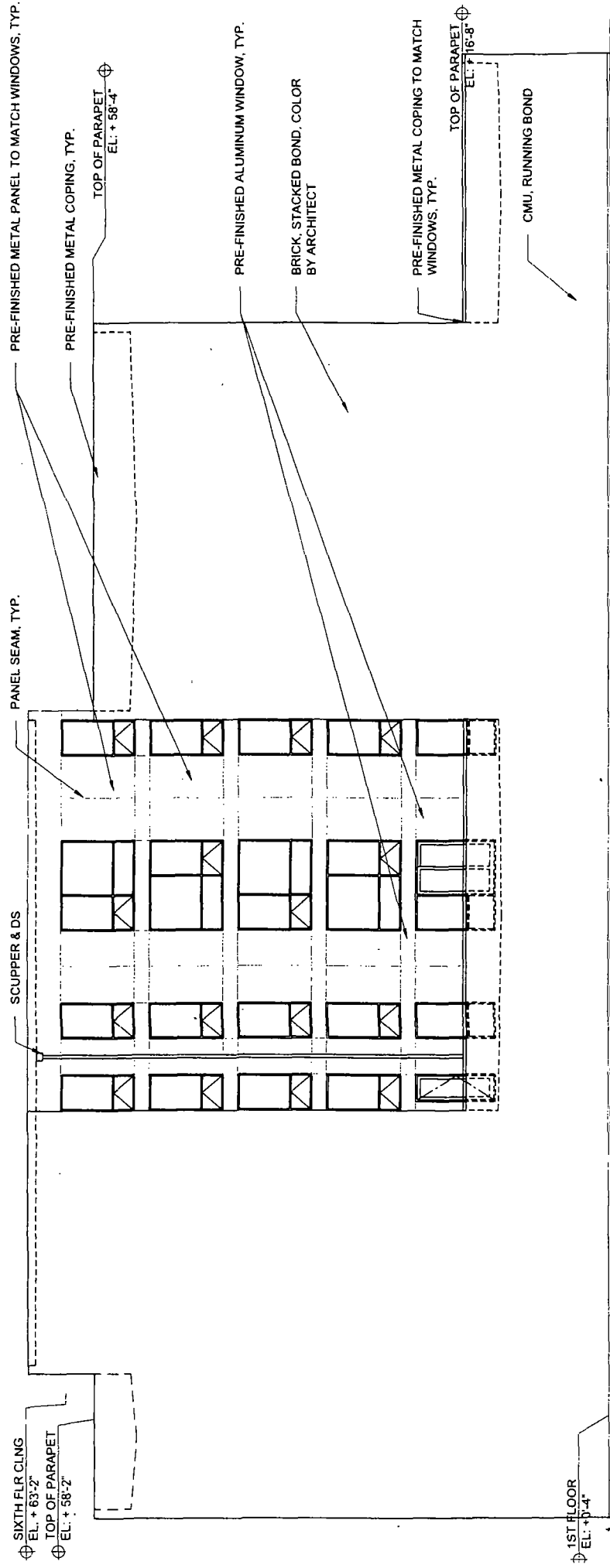
SCALE: 3/32" = 1'-0"

1ST FLOOR
EL. +0'-4"
GRADE
EL. +0'-0"

SIXTH FLR CLNG
EL. + 63'-2"
TOP OF PARAPET
EL. + 58'-2"

4025-27 N BROADWAY AVE
2ND FLOOR
DWELL

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SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

1

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4025-27 N. BROADWAY AVE. 5335 SITE PLAN DWG 11