



City of Chicago



SO2017-2211

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 3015-3017 N Southport Ave - App No. 19167T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19167T1

INTRO. DATE
MARCH 29, 2017

SUBSTITUTE TO T1

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-G in the area bounded by

A line 49.25 feet north of and parallel to the public alley next north of and parallel to West Wellington Avenue (as measured along the east line of North Southport Avenue); a line 110 feet east of and parallel to North Southport Avenue; a southwesterly line 7.06 feet long starting at a point 5.5 feet north of the north line of the public alley next north of and parallel to West Wellington Avenue and ending at a point 105 feet east of the east line of North Southport Avenue; the public alley next north of and parallel to West Wellington Avenue; North Southport Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 3015-17 North Southport Avenue

PROJECT NARRATIVE

TYPE 1 ZONING AMENDMENT

3015-3017 NORTH SOUTHPORT

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for the construction of a 5 story residential building with 14 parking spaces to be provided. After rezoning, the property will consist of a 5 story residential building that will be 51 feet in height and contain 7 dwelling units. 14 parking spaces will be provided.

Lot Area	5,405 square feet
Minimum Lot Area	772 square feet per dwelling unit
Parking	14 spaces
Rear Setback	0 feet on first floor/15 feet on second floor and above*
North Setback	0 feet
Front Setback	0 feet
South Setback	0 feet
FAR	2.96
Building Square Footage	15,931 square feet
Building Height	51 feet**

*Will seek an administrative adjustment or variation for the reduction

**Will seek an administrative adjustment or variation for height increase

FINAL FOR PUBLICATION



OKM ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

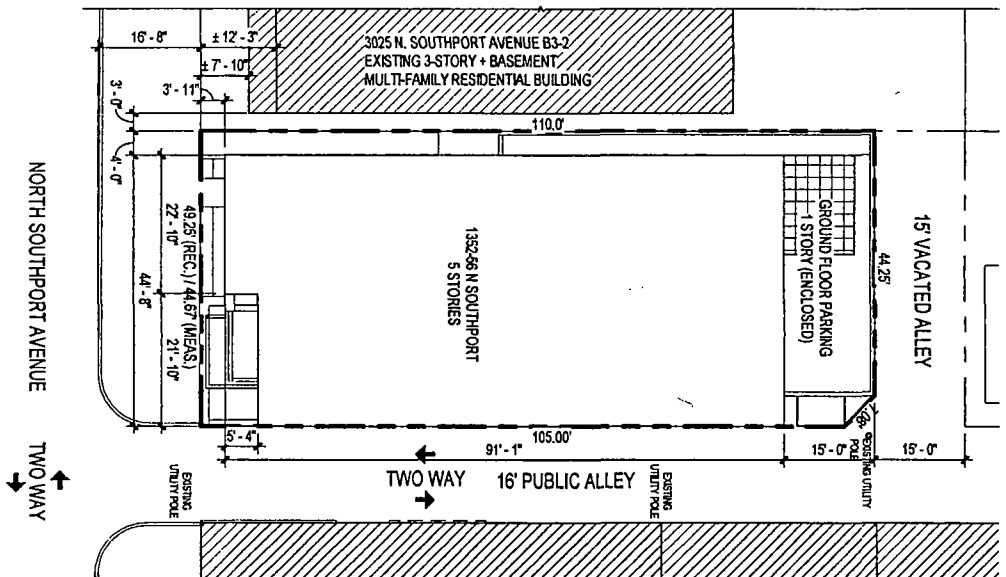


SPRINGBANK SIX CORNERS, LLC

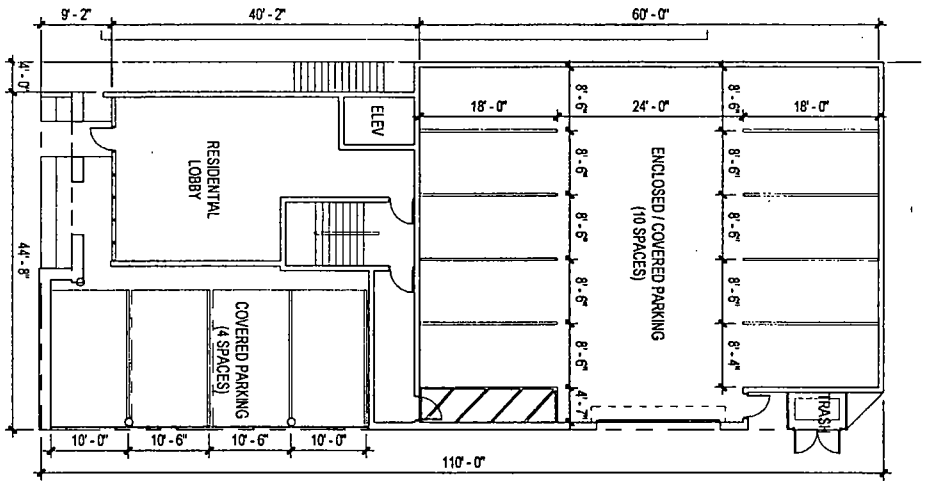
3015 N SOUTHPORT
CHICAGO, IL 60657
MAY 8, 2017 Project #: 16092

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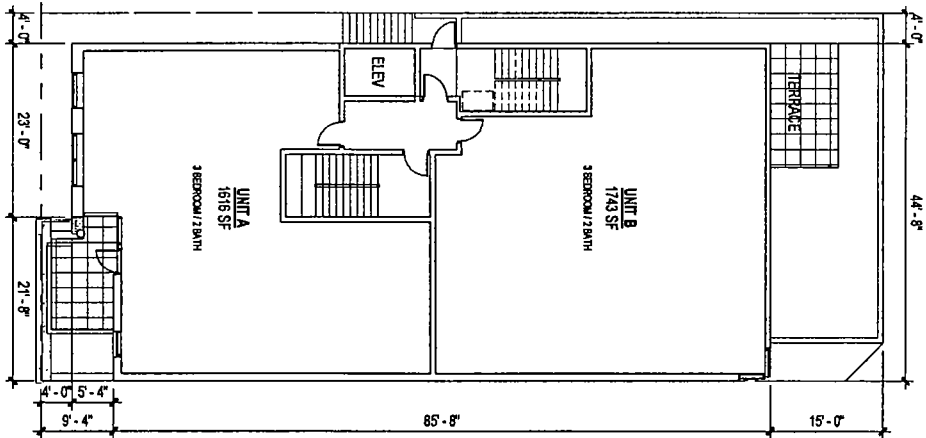
1 SITE PLAN - PROPOSED
001 SCALE: 1" = 20'-0"



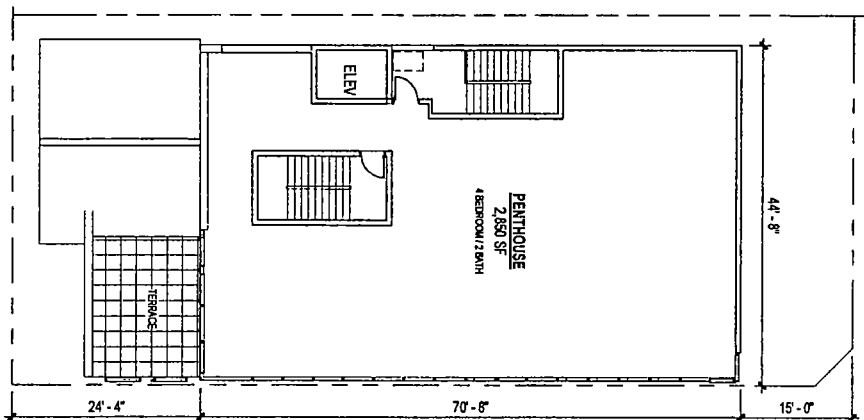
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1 FIRST FLOOR PLAN
002 SCALE: 1/16" = 1'-0" 940.0 SF



2 SECOND-FOURTH FLOOR PLAN
002 SCALE: 1/16" = 1'-0" 3,950.0 SF (PER FL. X 3)



3 PENTHOUSE FLOOR PLAN
002 SCALE: 1/16" = 1'-0" 3,160.0 SF TOTAL = 15,950.0 SF

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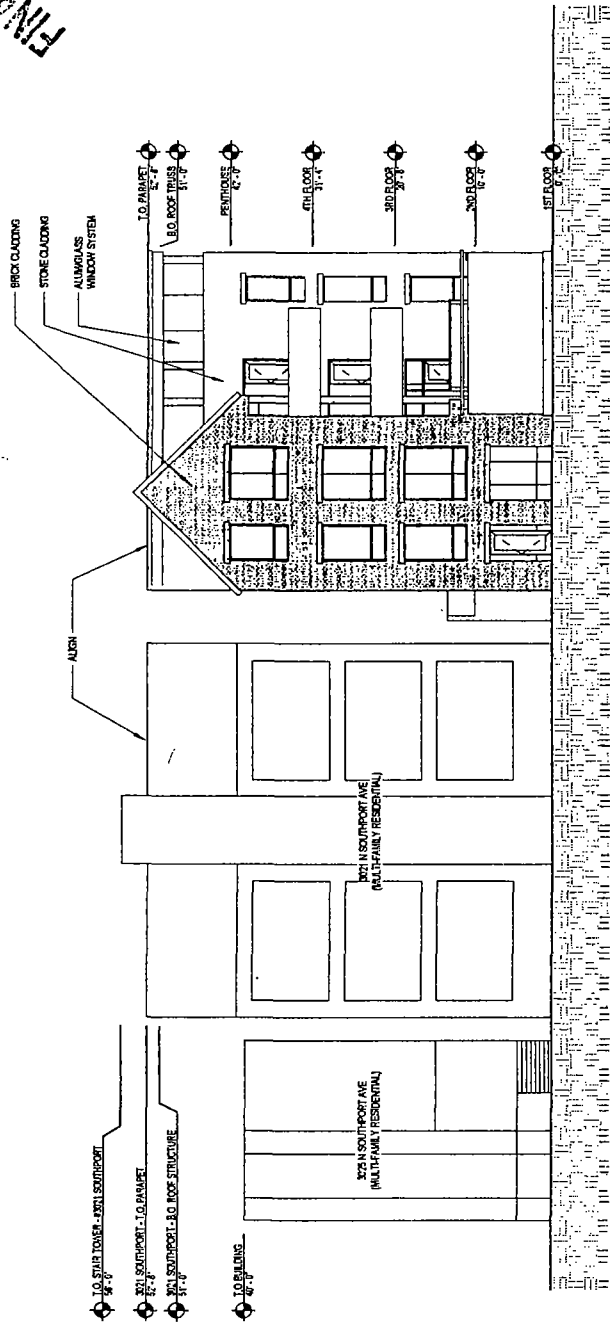


SPRINGBANK SIX CORNERS, LLC

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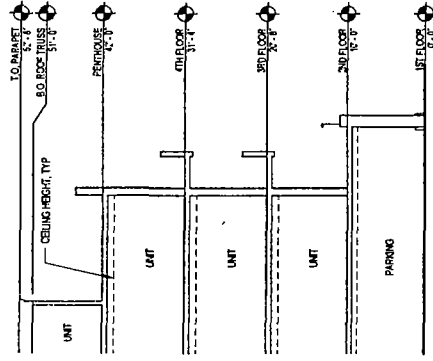
002

FINAL FOR PUBLICATION



1 STREETSCAPE ELEVATION - SOUTHPORT AVENUE

SCALE: 1/16" = 1'-0"



2 BUILDING SECTION

SCALE: 1/16" = 1'-0"



OKW ARCHITECTS
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