



City of Chicago



SO2016-8411

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3647-3649 N Southport Ave - App No. 19037T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

#19037 TI
INTRO. DATE:
NOV. 16, 2016

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, Townhouse and Multi-Unit District symbols and indications as shown on Map No 9-G in the area bounded by:

A line 75.0 feet south of and parallel to West Waveland Avenue; the 16.0 foot public alley next east of North Southport Avenue; a line 125.0 feet south of and parallel to West Waveland Avenue; and North Southport Avenue.

To those of a B3-3 Community Shopping 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: 3647-49 North Southport Avenue

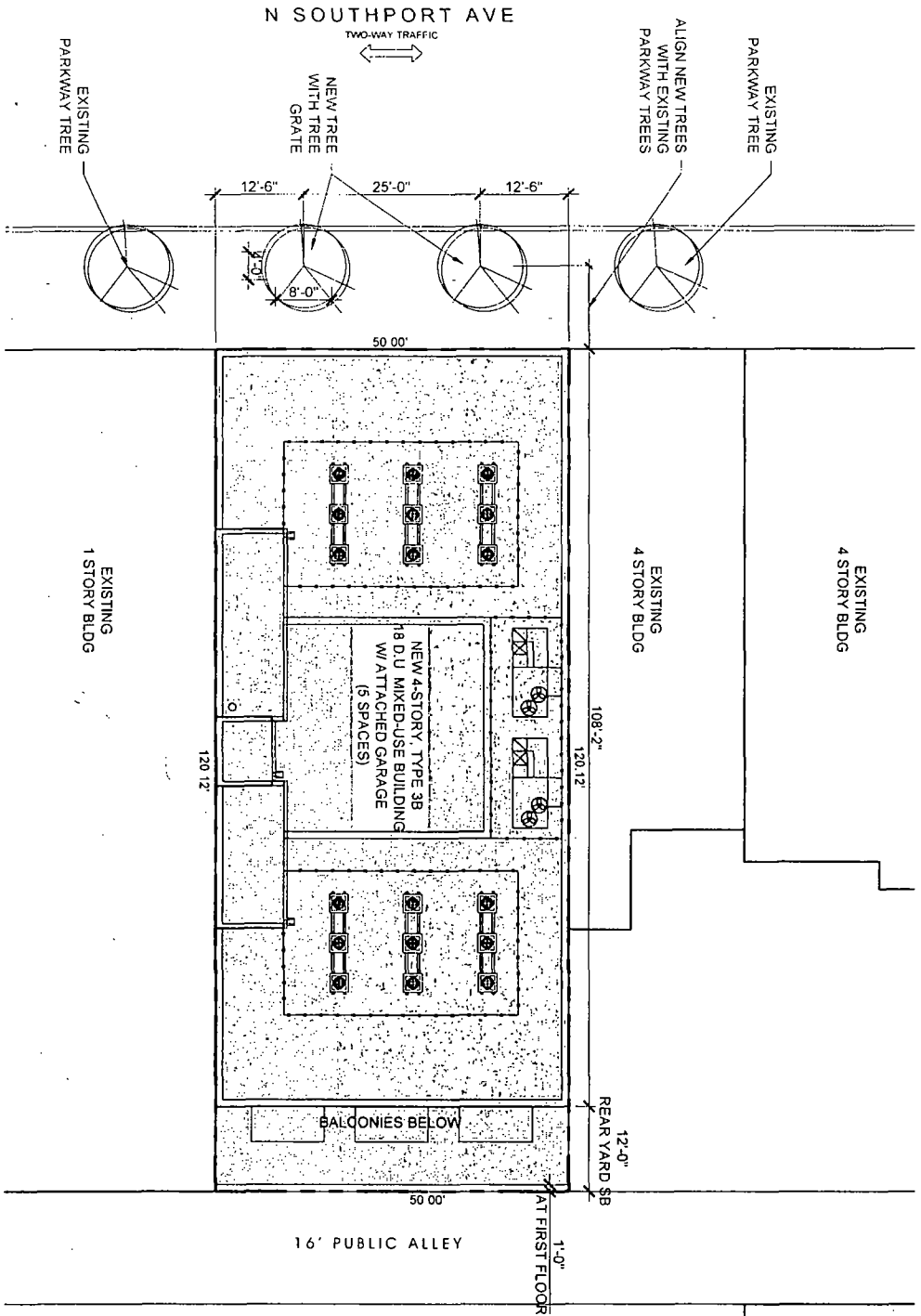
SUBSTITUTE PROJECT NARRATIVE AND PLANS
3647-3649 North Southport Avenue

The Applicant requests a zoning change for the properties located at 3647-3649 North Southport Avenue from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to construct a 4-story, 48.0 foot tall transit-oriented, mixed-use development. The proposed building will have eighteen residential dwelling units and approximately 2,400 square feet of retail/commercial space and five enclosed parking spaces located on the ground floor. The Applicant is seeking a reduction in the number of parking spaces from the required 9 to the proposed 5 parking spaces per Section 17-10-0102-B of the Zoning Ordinance. The subject property is a Transit Served Location. It is located on a pedestrian street and is within 2,640 feet from the Chicago Transit Authority Southport Brown line train station. The Applicant will also provide thirty bicycle parking spaces. Additionally, the Applicant is seeking an increase in the maximum permitted Floor Area Ratio from 3.5 to 3.75 per Section 17-3-0402-B of the Chicago Zoning Ordinance. The Applicant will construct one affordable dwelling unit in the proposed development.

Floor Area Ratio	3.75
Building Area	22,522.5 square feet
Density (Lot Area per Dwelling Unit)	333 square feet per unit
Number of Dwelling Units	18
Off-Street Parking	5 parking spaces
Bicycle Parking Spaces	30
Setbacks:	
Front:	0
Side (cumulative)	0
Side (Minimum One Side)	0
Rear	12.0 feet for floors containing dwelling units (Applicant to seek variation for relief from the required 30.0 foot setback standard for floors containing dwelling units to permit the proposed 12.0 foot rear yard setback above the ground floor); 2.0 feet at first floor garage
Building Height	48.0 feet to underside of 4 th (top) floor ceiling; 65.0 feet to top of elevator and stair penthouse/enclosures on rooftop
Lot Size	6,006 square feet

FINAL FOR PUBLICATION

NORTH
0 4 8 16 32
SITE PLAN
3647 N SOUTHPORT AVE
CHICAGO, IL 60613

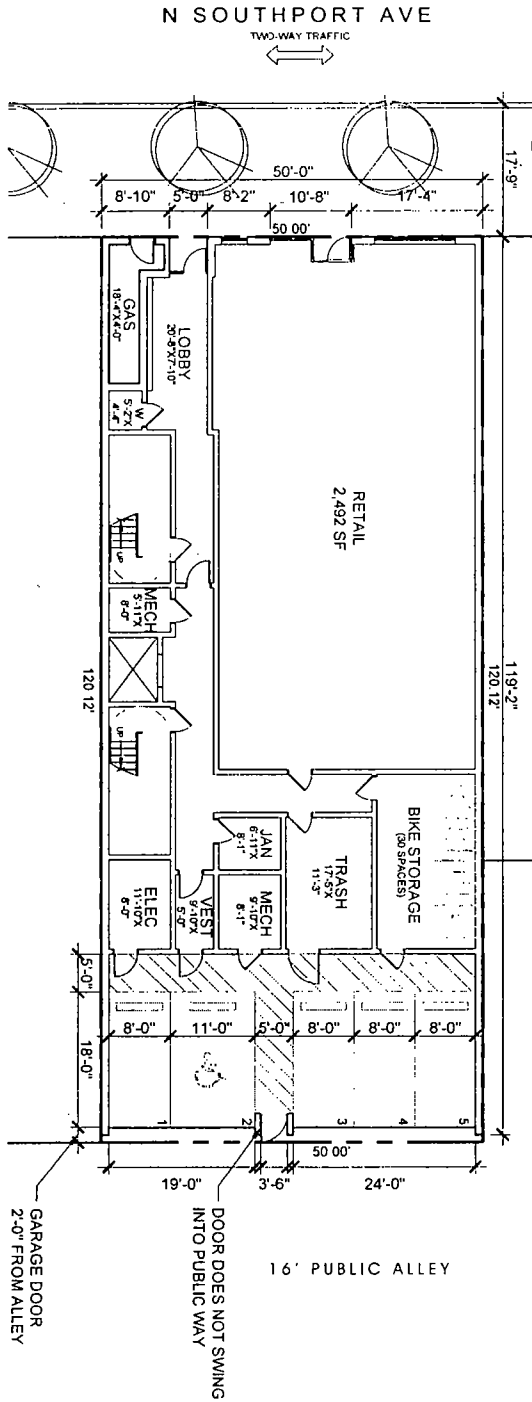


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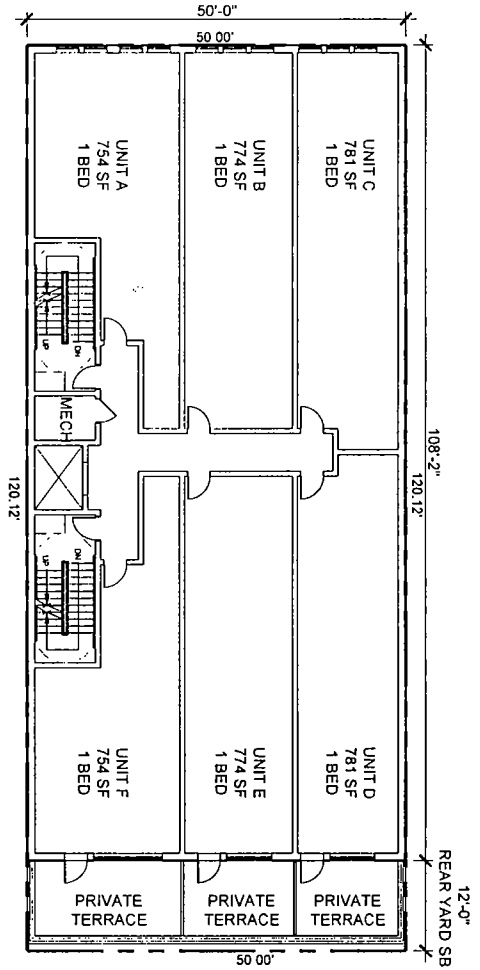
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GROUND FLOOR PLAN

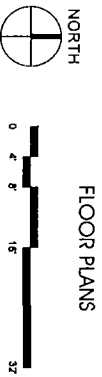


SECOND FLOOR PLAN



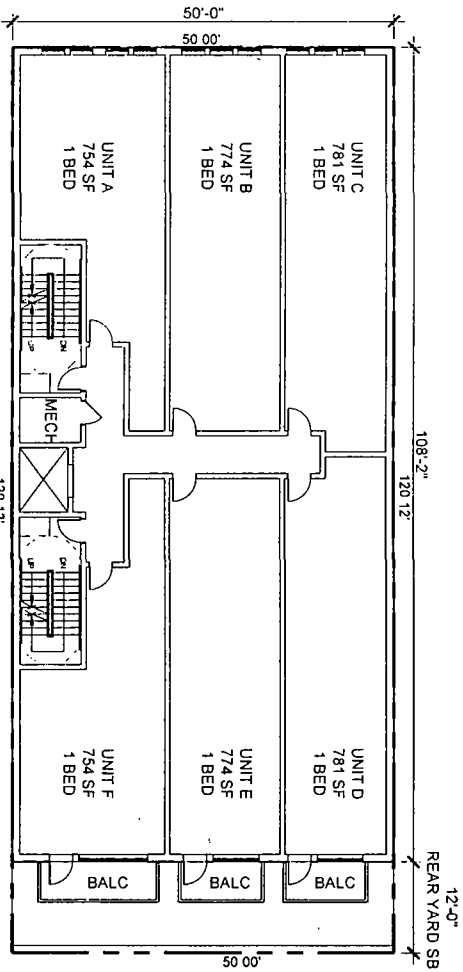
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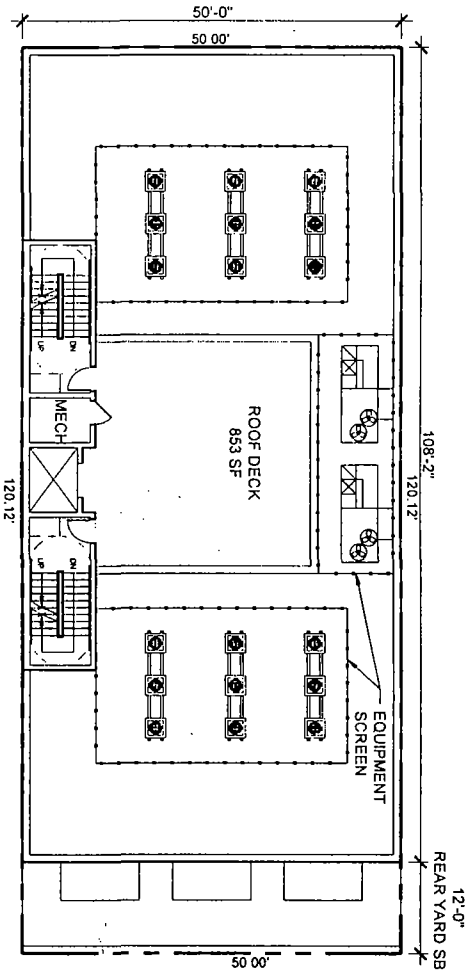


FLOOR PLANS

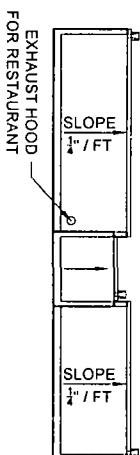
THIRD AND FOURTH FLOOR PLANS



ROOF PLAN



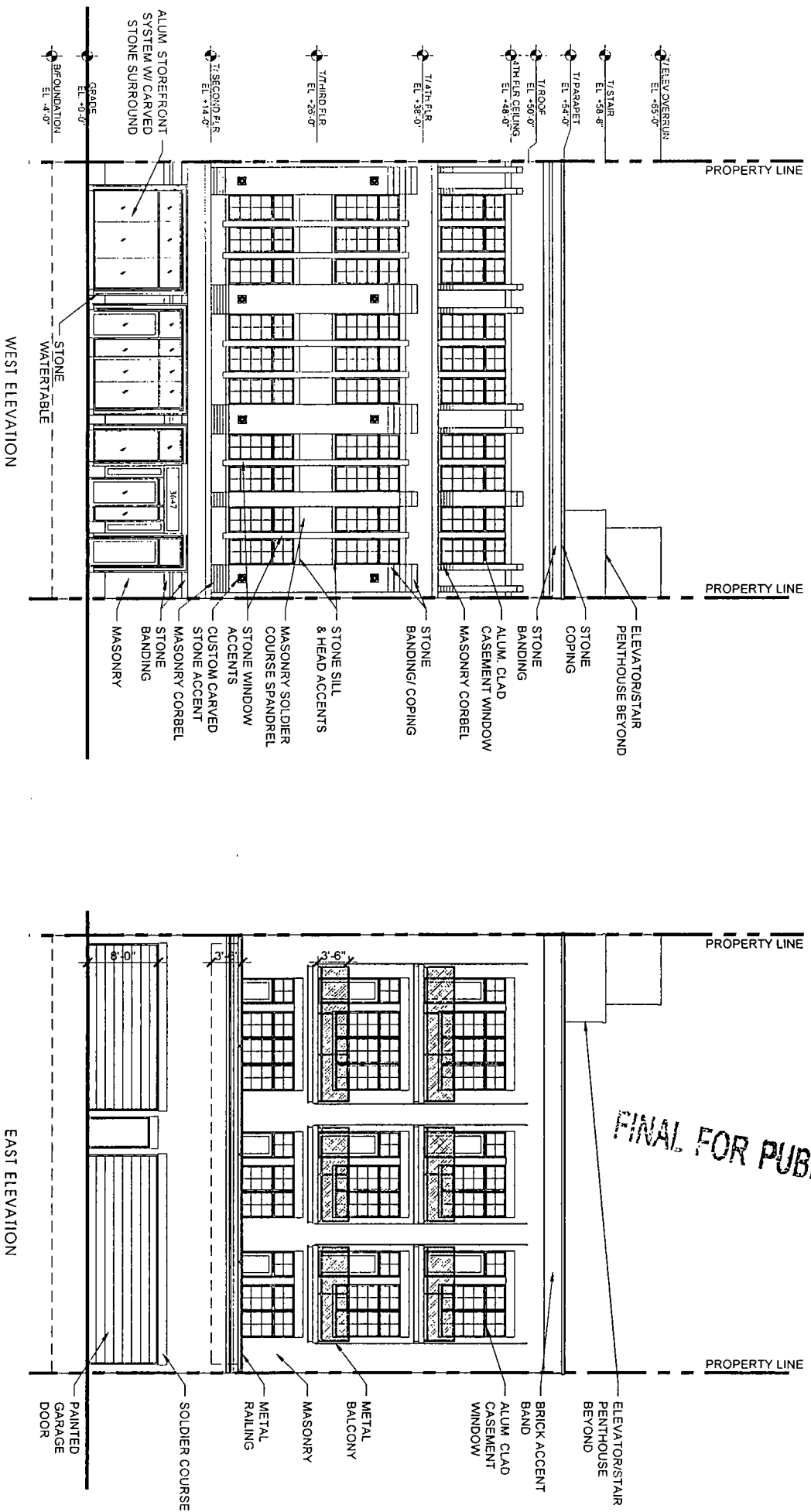
STAIR AND ELEVATOR
OVERRUN PLAN



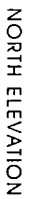
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**SULLIVAN
GOULLETTE
& WILSON**



PROPERTY LINE

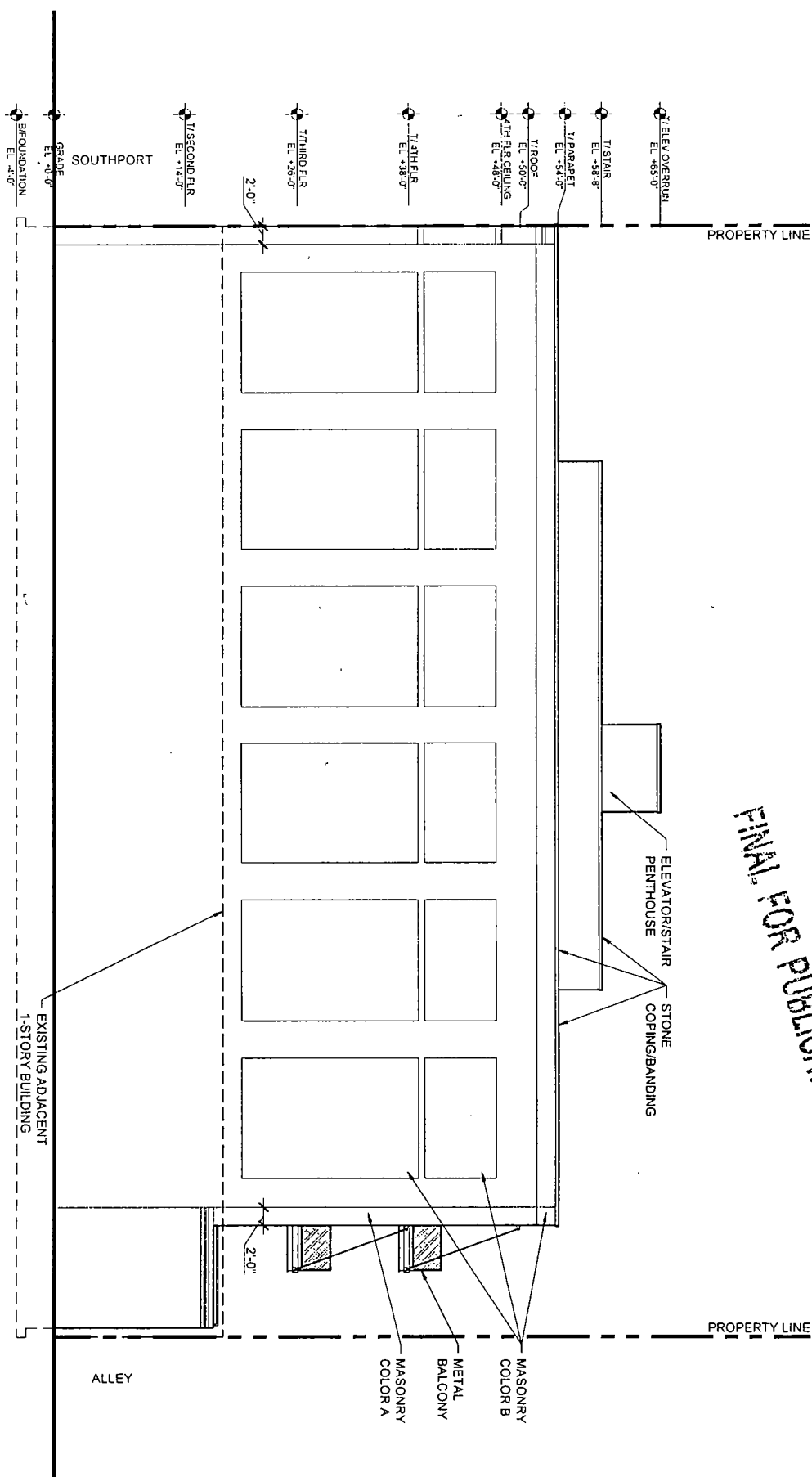


0 4 8 16

**SULLIVAN
GOULLETTE
& WILSON**

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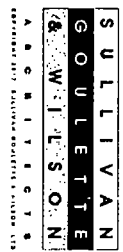


SOUTH ELEVATION

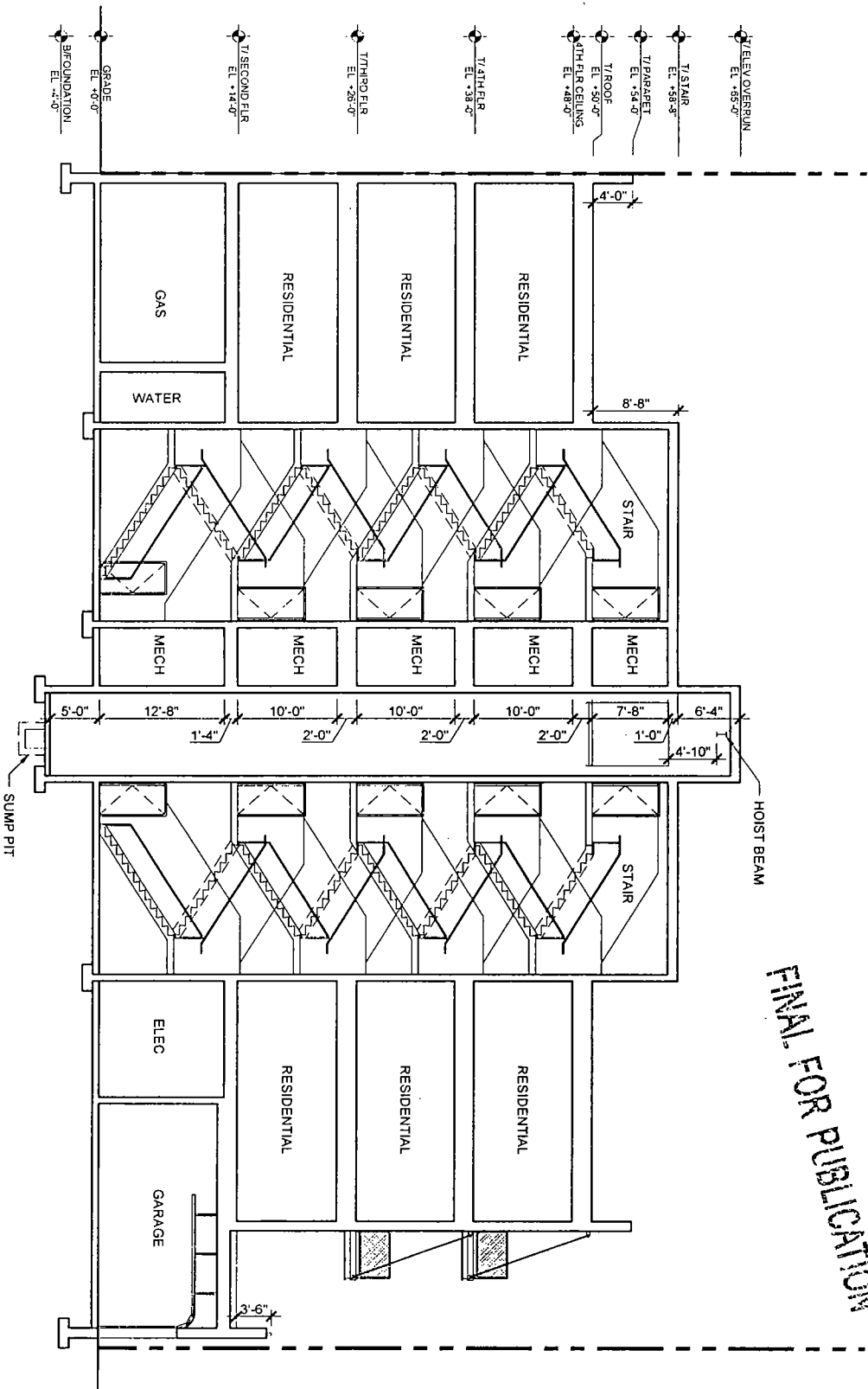


SEMINARY PROPERTIES & MANAGEMENT, LTD
DEVELOPER/OWNER
AUGUST 30, 2017

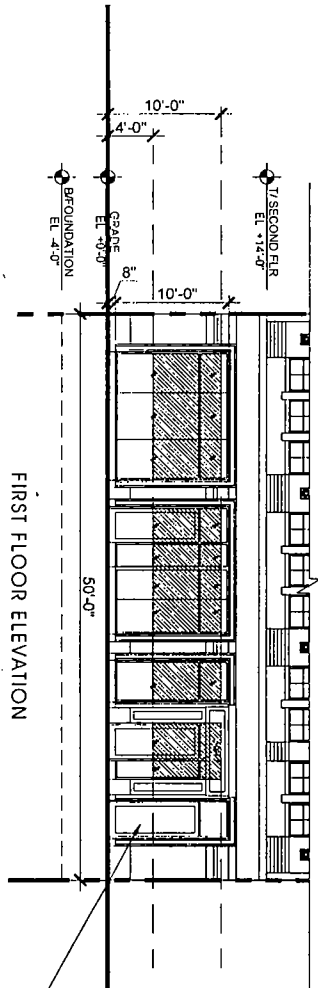
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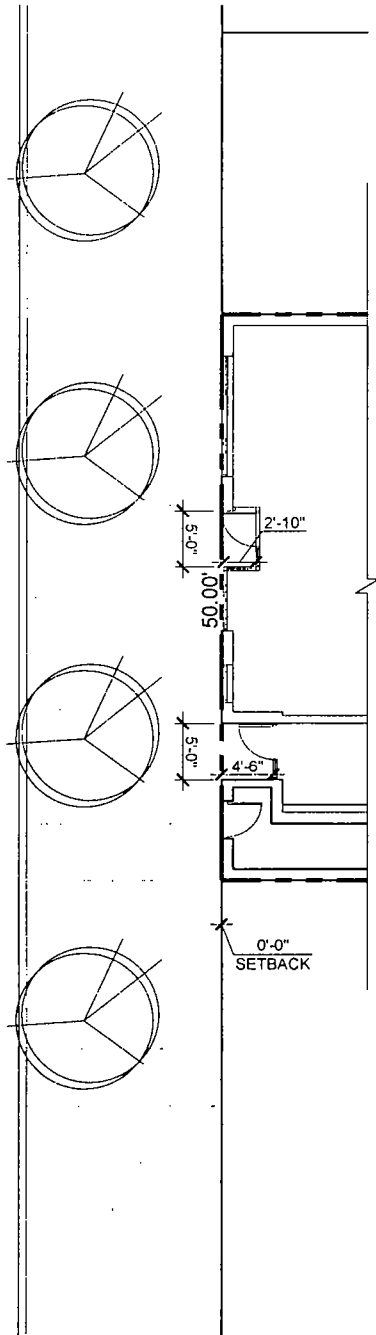
FINAL FOR PUBLICATION



196 SF = 62% TRANSPARENCY
 300 SF WITHIN REQUIRED ZONE
 310 SF TOTAL GLAZING AT FIRST
 FLOOR STOREFRONT
 OPAQUE GLASS DOOR AND
 TRANSOM

FINAL FOR PUBLICATION

FIRST FLOOR PLAN



PEDESTRIAN STREET
 REQUIREMENTS



SEMINARY PROPERTIES & MANAGEMENT, LTD
 DEVELOPER/OWNER
 AUGUST 30, 2017

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