



City of Chicago



SO2017-6195

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/6/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-F at 3120-3122 N Broadway - App No. 19364T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19364 T1
INTRO. DATE:
SEPT. 6, 2017

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.7-F in the area bounded by

a line 154.87 feet north of and parallel to West Barry Avenue; North Broadway; a line 122.33 feet north of and parallel to West Barry Avenue; and a line 200. feet west of and parallel to North Broadway,

to those of a B2-3 Neighborhood Mixed-Use 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 properties: 3120-3122 North Broadway

SUBSTITUTE

NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT 3120 -22 N BROADWAY AVENUE

The Applicant intends to change the zoning from the existing B3-2 to B2-3 to construct new 4-story mixed use masonry building with commercial space on the first floor and one dwelling on ground floor and 18 dwelling units on floors two(2)through four (4) for a total 19 dwelling units. The project qualifies as a Transit Serve Location in as much it is located 2,432 feet from the CTA Brown Line Station entrance is located at North Sheffield Avenue a pedestrian retail street. Pursuant to Section 17-3-0403 C we will be requesting an FAR increase to 3.15 No off-street parking will be provided as this project qualifies for the reduction to zero parking under section 17-10-0102 B

ZONING: B2-3

LOT AREA: 6,508.00 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 342.5 square feet

FLOOR AREA RATIO: 3.15

BUILDING AREA: 20,487.81 square feet

BICYCLE PARKING: 25 bicycle parking

OFF-STREET PARKING: Zero (0) spaces

FRONT SETBACK: 0 feet 0 inches

REAR SETBACK: 17 feet 10 inches

SIDE SETBACK: 0 foot 0 inches on North and 3 foot 6 inches on South = TOTAL 3 feet 6 inches

BUILDING HEIGHT: 52 feet 8 inches with elevator

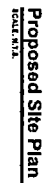
46 feet 5 inches

Building will be masonry construction – type III- B

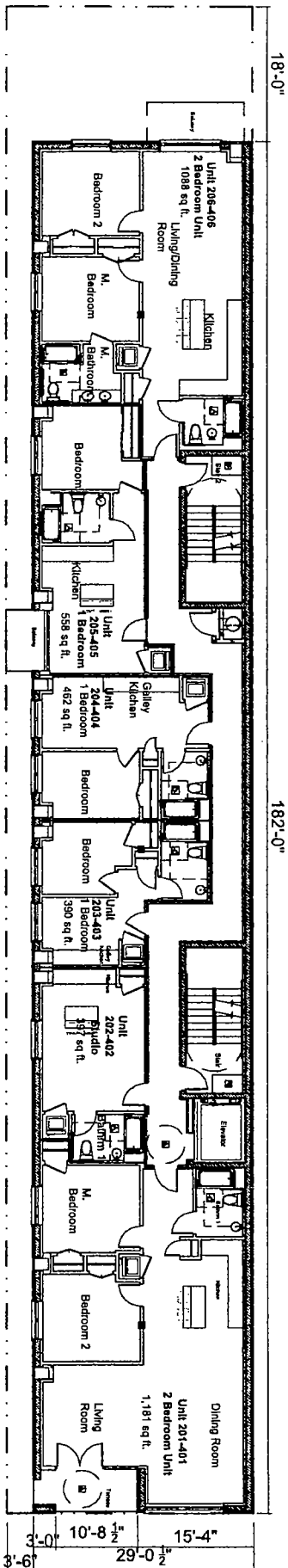
Elevations are attached.

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION



3122 N. Broadway

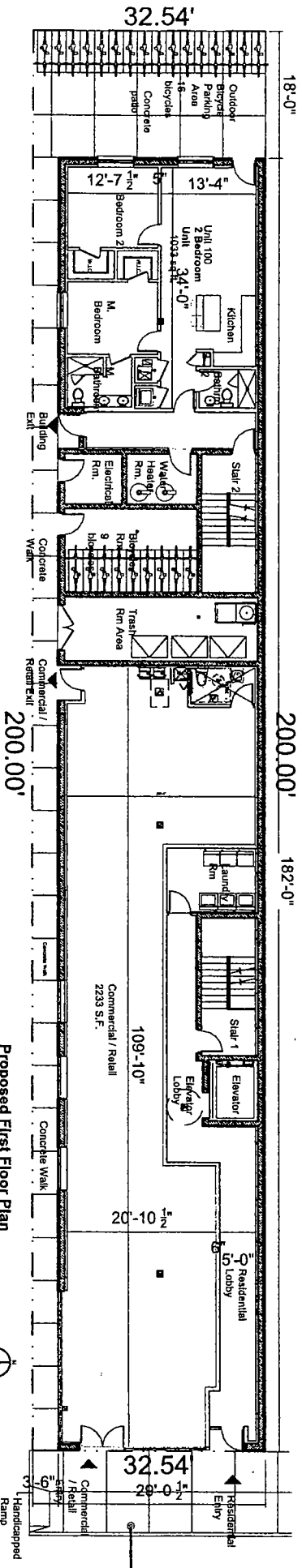


Proposed Second-Fourth Floor Plan

SCALE 1/8" = 1'-0"



FINAL FOR PUBLICATION



Proposed First Floor Plan

SCALE 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS

1111 N. WABLER
CHICAGO, ILLINOIS 60610
TEL: 312.748.1333
FAX: 312.748.1334

3122 N. Broadway

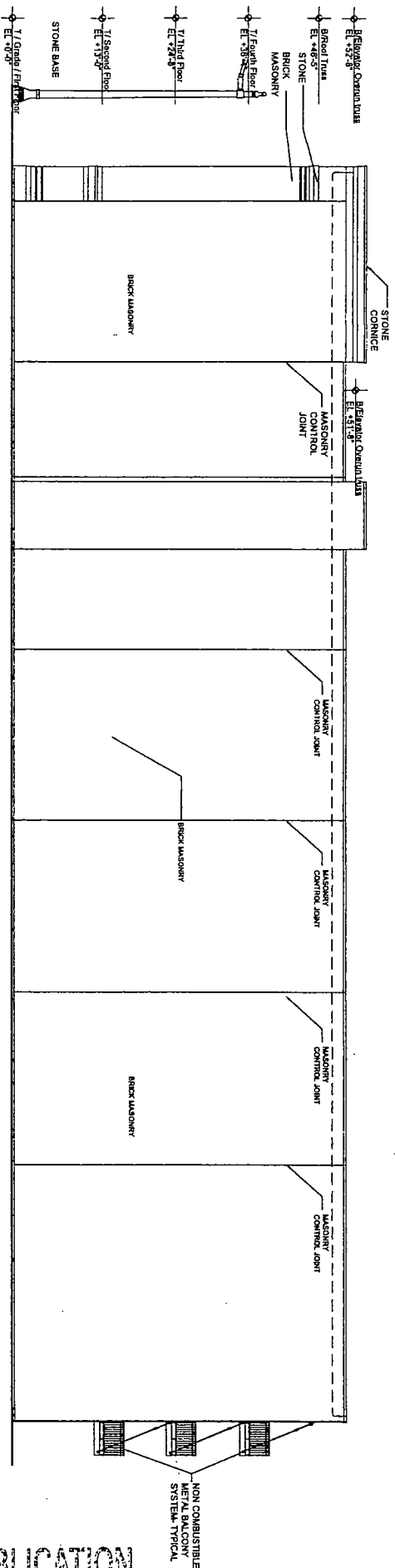


Architectural elevation drawing of a building facade. The drawing includes the following callouts and labels:

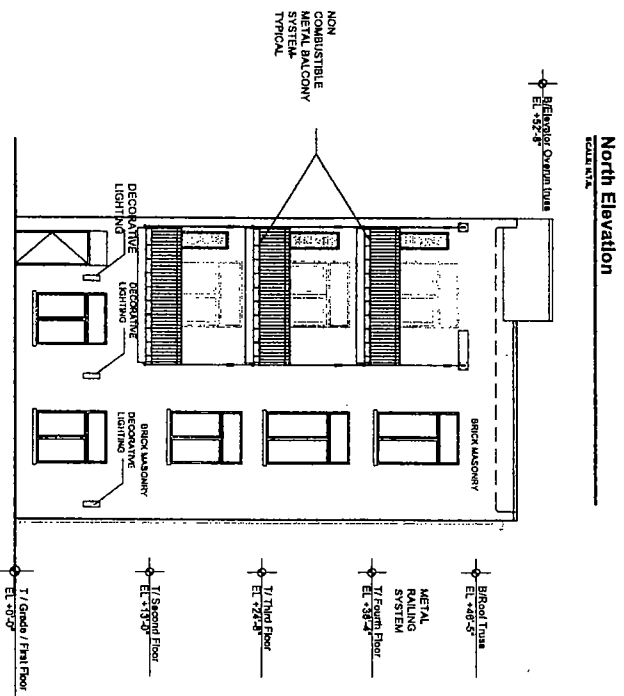
- STONE CORNICE** (top right)
- BRICK MASONRY** (middle right)
- STONE** (bottom right)
- BRICK MASONRY** (middle left)
- BLACK ANODIZED ALUMINUM WINDOW GLAZING AND DOOR SYSTEM - TYPICAL** (center)
- STONE BASE** (bottom left)
- RESIDENTIAL ENTRY** (bottom left)
- COMMERCIAL ENTRY** (middle left)
- BRICK TOWER** (top left)
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- BRICK TOWER** (top left, eighty-ninth instance)
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- BRICK TOWER** (top left, one hundred instance)

8CALE. N.T.B.

3122 N. Broadway



NOT FOR PUBLICATION



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