

Common Address of the Property:

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

2 -e

m O
3J TJ

N SOUTHPORT AVE

TWO-WAY TRAFFIC

12'-6"

g z

CO O) 4* ->I

oZ

£O
O C -°H F I cn TJ

§o

H

> <

m

m
O L
m CO -< H CD Z

5°

IPS

*-> x co co o m d JloO > m ■ 7) no£-< m _ co ->On-j
^> w " < i p e-

53!

m
O 2
71 (o
5 9 o

m

1_

33 CO CD Z

> 6
70'

16' PUBLIC ALLEY

FINAL FOR PUBLICATION