



Office of the City Clerk

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Legislation Text

File #: SO2017-145, Version: 1

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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 the B3-3 Community Shopping District symbols and indications as shown on Map No.9-G in the area bounded by

a line 41.59 feet north of and parallel to West Henderson Street; North Southport Avenue; West Henderson Street; and the alley next west of and parallel to North Southport Avenue,

to those of a B3-3 Community Shopping District and a corresponding uses 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 property: 3334 North Southport Avenue
17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE PLANS & NARRATIVE

3334 North Southport Avenue. Chicago, Illinois

Proposed Zoning: B3-3 Commercial Shopping District Lot Area:

5,008 square feet

Proposed Land Use: The Applicant is seeking to amend the previously approved Zoning Map Reclassification in order to redevelop the subject property with a new four-story mixed-use building, pursuant to a new set of architectural plans. The new proposed building will contain commercial/retail space - at grade level, and nine (9) dwelling units - above (Floors 2 thru 4). The new proposed building will be masonry and glass, in construction, and measure 48 feet-8 inches in height. Due to its close proximity to the CTA - Elevated ("E1") Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite (interior) parking for three (3) vehicles, located at grade level - off the Public Alley, at the rear of the property

- a) The Project's Floor Area Ratio: 15,949 square feet (3.1 FAR)
**The subject property is located within 1,320 feet of a CTA rail station and the Applicant is seeking a parking reduction, and therefore, the Applicant is seeking an FAR increase up to 3.5, pursuant to the TOD Ordinance.*
- b) The Project's Density (Lot Area Per Dwelling Unit):
9 dwelling units (556.4 square feet)
- c) The amount of off-street parking: 3 parking spaces; at least 18 bicycle parking spaces
** The Applicant is seeking a 70% reduction in the amount of required parking, from 9 spaces to 3 spaces, pursuant to the TOD Ordinance.*

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback:
2 feet-0 inches (1st Floor/Grade Level - Commercial Use) 30 feet-0 inches (2nd thru 4th Floors - Residential Use)
- c. Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches
- (e) . Building Height:
48 feet-8 inches *48 feet-8 inches*

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