



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-2211  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/29/2017  
**In control:** City Council  
**Final action:** 5/24/2017  
**Title:** Zoning Reclassification Map No. 7-G at 3015-3017 N Southport Ave - App No. 19167T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-G  
**Attachments:** 1. SO2017-2211.pdf, 2. O2017-2211.pdf

Date	Ver.	Action By	Action	Result
5/24/2017	1	City Council	Passed as Substitute	Pass
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
3/29/2017	1	City Council	Referred	

### 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**

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