

Legislation Details (With Text)

File #:	SO2	2017-6195				
Туре:	Ordi	nance	Status:	Passed		
File created:	9/6/2	2017	In control:	City Council		
			Final action:	10/11/2017		
Title:	Zoning Reclassification Map No. 7-F at 3120-3122 N Broadway - App No. 19364T1					
Sponsors:	Misc. Transmittal					
Indexes:	Map No. 7-F					
Attachments:	1. SO2017-6195.pdf, 2. O2017-6195.pdf					
Date	Ver.	Action By	Act	tion	Result	
10/11/0017					Rooun	
10/11/2017	1	City Council	Pa	ssed as Substitute	Pass	
10/11/2017 10/3/2017	1 1	City Council Committee on Zoning, La and Building Standards		ecommended to Pass		
		Committee on Zoning, La	andmarks Re			

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION I. 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

1

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 111- B Elevations are attached.

Ylmi run rUoU/AW

to 50 C 50

S>m

™ ≿Q, o !: o

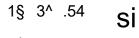
£S2oo

si

ro o o o o **rO**

00	
o a)	a
\$ &)	

29'-0 J" BUILDING WIDTH



i **1**

FINAL FOR PUBLICATION

O Bl O W

ro ro

10-8J"

FIAL FOR PUBLICATION

£ o ai <o o

ED BIB

ES3 xzm ES3

EDE ED BIB

ED ED EE

3 sis

EES) ESI

E3B

s

ED BOB

EDH

3B