

# Legislation Details (With Text)

File #:	SO2019-4103						
Туре:	Ordi	inance S	Status:	Passed			
File created:	6/12/2019		n control:	City Council			
		F	Final action:	12/18/2019			
Title:	Zoning Reclassification Map No. 9-G at 3347-3349 N Southport Ave - App No. 20051T1						
Sponsors:	Misc. Transmittal						
Indexes:	Мар	Map No. 9-G					
Attachments:	1. O	2019-4103.pdf, 2. SO2019-4	103.pdf				
Date	Ver.	Action By	Ac	tion	Result		
12/18/2019	1	City Council	Pa	assed as Substitute	Pass		
12/10/2019	1	Committee on Zoning, Lanc and Building Standards	lmarks Re	ecommended to Pass			
6/12/2019	1	City Council	Re	eferred			

Application No. 20051-T1

## SUBSITITUTE 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-H in an area bound by

North Southport Avenue; a line 96.67 feet south of and parallel to West Roscoe Street; the public alley next east of and parallel to North Southport Avenue; And a line 146.67 feet south of and parallel to West Roscoe Street

to those of a B3-3, Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

## Common Address of Property: 3347-49 North Southport Avenue Type-1 Zoning Map Amendment: SUBSTITUTE NARRATIVE & PLANS

#### 3347-49 North Southport Avenue - B3-2 to B3-3

The applicant wishes to rezone the property to construct a proposed 5-story mixed-use building with 1 ground floor commercial space (4,230 sq. ft.), 27 residential dwelling units, 4 interior parking stalls and 28 interior bike parking stalls.\*

FAR	4.0
Lot Area	6,250 Square Feet
Building Area	22,906 Square Feet
Density (MLA)	231.5 Square Feet per Unit*
Building Height	54 Feet 2 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	17 Feet 19 Vi Inches
North side Setback	0 Feet 0 Inches
South side Setback	0 Feet 0 Inches
Parking	4 Parking Spaces** / 28 Bicycle Parking Spaces

\*The applicant will seek necessary relief to establish the subject property as a transit-served location ih order to allow 96% of the proposed residential dwelling units to be efficiency units per the exemption codified in 17 -3-0410-B as well as the reduction in MLA per the exemption codified in 17-3-0402-B.

\*\*28 bike parking stalls will be provided on-site. The applicant will seek the necessary relief to establish the subject property as a transit-served location in order to waive, as necessary, any additional required on-site parking stalls.

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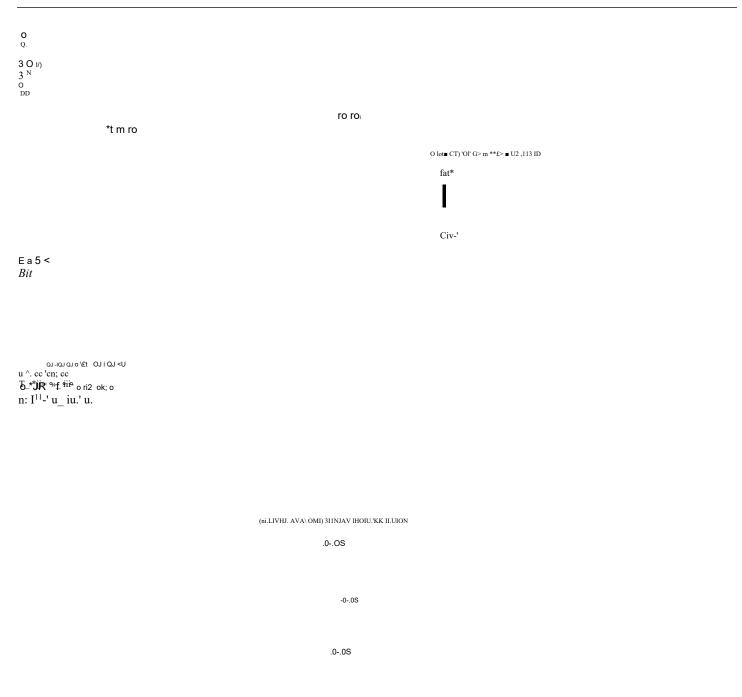
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