



# Office of the City Clerk

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## Legislation Details (With Text)

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**File #:** SO2019-4103  
**Type:** Ordinance **Status:** Passed  
**File created:** 6/12/2019 **In control:** City Council  
**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:** Map No. 9-G  
**Attachments:** 1. O2019-4103.pdf, 2. SO2019-4103.pdf

Date	Ver.	Action By	Action	Result
12/18/2019	1	City Council	Passed as Substitute	Pass
12/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/12/2019	1	City Council	Referred	

Application No. 20051-T1

### SUBSTITUTE 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 in 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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