Legislation Details (With Text)

File #:	SO2020-6221		
Type:	Ordinance	**Status:**	Passed
File created:	12/16/2020	**In control:**	City Council
		Final action:	2/26/2021
Title:	Zoning Reclassification Map No. 9-F at 3436-3448 N Broadway - App No. 20586T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 9-F		
Attachments:	1. O2020-6221.pdf, 2. SO2020-6221.pdf		

Date	Ver.	Action By	Action	Result
2/26/2021	1	City Council	Passed as Substitute	Pass
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/16/2020	1	City Council	Referred	

File // 20586-T1

SUBSTITUTE ORDINANCE Be it Ordained by the City

Council of the City of Chicago:

SEC TION 1. That the Chicago Zoning Ordinance be amended by changing all of the current B3-2 Community Shopping District symbols and indications as shown on Map Number 9-F in the area bounded by:

A line 300.94 feet south of and parallel to West Cornelia Street as measured along the westerly public right-of-way line of North Broadway and perpendicular thereto; North Broadway; aline 450.94 feet south of and parallel to West Cornelia Street as measured along the westerly public right-of-way line of North Broadway and perpendicular thereto; and a northwesterly line from a point 450.94 feet south of and parallel to West Cornelia Street as measured along the westerly public right-of-way line of North Broadway and perpendicular thereto and 235.91 feet west of and parallel to North Broadway to a point line 300.94 feel south of and parallel to West Cornelia Street as measured along the westerly public right-of-way line of North Broadway and perpendicular thereto and 206 feet west of and parallel lo North Broadway,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Common Address: 3436-3448 North Broadway

PROJECT NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT
3436-3448 NORTH BROADWAY

The Applicant requests a zoning change for the property located at 3436-3448 N. Broadway from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to construct a seven (7) story, 72'-0"

tall hotel building with a maximum of 176 hotel rooms and 60 parking spaces. Approximately 4,819 s.f. of commercial space will be on the ground floor. Approximately 7,058 s.f. of areas dedicated to event space, meeting rooms, and banquet facilities is on the second floor. Twenty-six (26) parking spaces are on the ground floor, and thirty-four (34) parking spaces are on an upper first floor. The property is along a Pedestrian Retail Street and is approximately 1,100 feet from the Lake Shore Drive TOD bus corridor. Accordingly, this site is a Transit Served Location. The Applicant will seek a special use for the hotel use.

Lot Area	30,393 square feet
Floor Area Ratio	3.4
Building Area (for FAR calculation only)	103,265 square feet
Maximum Number of Hotel Keys	176
Commercial Space	11,877 square feet
Off-Street Parking	60 parking spaces
Setbacks:	
Front:	0
Side (north)	0
Side (south)	0
Rear	12 ft. to 16 ft. (varies)
Building Height	72 feet (to underside of top floor ceiling)

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