Legislation Details (With Text)

File #:	O2021-3137		
Type:	Ordinance	**Status:**	Passed
File created:	7/21/2021	**In control:**	City Council
		Final action:	9/14/2021
Title:	Zoning Reclassification Map No. 13-G at 5033-5035 N Broadway - App No. 20792T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 13-G		
Attachments:	1. O2021-3137 (V1).pdf, 2. O2021-3137.pdf		

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2021	1	City Council	Referred	

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO

SECTION 1. Title 17 of ihe Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of Ihe Bl-2 Neighborhood Shopping District symbols and indications as shown on Map 13-G in the area bounded by:

A line 198.70 feet north of and parallel to West Argyle Street; the alley next east of and parallel to North Broadway Street; the alley next north of and parallel to West Argyle Street; the alley next east of and parallel to North Broadway Street; a line 98.70 feet north of and parallel to West Argyle Street; and North Broadway Street.

to those of a C2-5 Motor Vehicle-Related Commercial District.

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

Common Address of Property: 5033-35 N. Broadway Street, Chicago, IL 60640

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Project Narrative and Plans for A Type 1 Zoning Map Amendment

1. Project Narrative and Proposed Land Use

a) TimeLine Theatre Company ("TimeLine") is seeking approval of a Type 1 Rezoning Application for a change in zoning from a Bl-2 Neighborhood Shopping District to a C2-5 Motor Vehicle-Related Commercial District for the property located at 5033-35 N. Broadway ("Property.") TimeLine proposes the development of a medium-sized entertainment venue with approximately 39,300 s.f. in floor area on the Property.

The entertainment venue will include an approximately 250-seat theater, rehearsal hall, education room, lobby and cafe area, staff offices, and support spaces. The west portion of the 42,500 s.f. existing building will be demolished for construction of the entertainment venue. The retained east portion of the existing building will be used for staff offices and theater support spaces. The venue is planned to be an attractively-designed building and the exterior will include precast wall panels and a glass curtain wall facing North Broadway. The project will include landscaping that is compliant with the Chicago Landscape Ordinance.

The Chicago Transit Authority ("CTA") has claimed the use of Lot 11 on the property for the RPM track renovation program. Once the CTA's easement period concludes in June, 2026, TimeLine proposes a Phase 2 which involves the construction of a second 150-seat theater in the rear ofthe building with a maximum

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building square footage of 49,050 s.f. and height of 67 feet.

2. **Project Description**

a) **Project's floor area ratio**

In Phase I, the project's floor area ratio is 1.72. The total FAR authorized upon completion of Phase 2 will be 2.20.

b) **Amount of off-street parking and loading:**

Zero - Applicant will seek T.S.L. parking exemption per Section 17-10-0102-B.2 One loading

space will be provided in the rear of the property.

c) Project's density (lot area per dwelling) Not applicable -

no residential units.

d) **Setbacks Front Rear and Side**

The setbacks are as follows: Front - 0', Rear - 3', Side North - 0', Side South - 35'

e) Building heights Maximum building height

- 67 feet

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