



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2016-5598, Version: 1

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ORDINANCE

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

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SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby 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 100 feet south of and parallel to West Briar Place; a line 117.50 feet east of and parallel to North Broadway; a line 135 feet south of and parallel to West Briar Place; a line 150 feet east of and parallel to North Broadway; a line 212.92 feet south of and parallel to West Briar Place; and North Broadway,

to those of a B3-5 Community Shopping District and a corresponding uses 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 Property:

**SUBSTITUTE NARRATIVE 3115 N.
Broadway St. PROJECT NARRATIVE**

The site is located at 3115 N. Broadway St. Avenue in Chicago's Lakcview East neighborhood. The property is bounded by West Barry Avenue, North Broadway Street, West Brair Place and North Sheridan Road. Located in the 44th Ward, the 15,786 square foot site is surrounded by commercial and residential uses. The property is located near the Chicago Red, Brown and Purple Lines 'L' stop.

The site is currently zoned B3-2 Community Shopping District. The Applicant is filing an application for a Type 1 Zoning Amendment to change the zoning to the B3-5 District.

The Applicant proposes to construct new 7-story (73'-3") residential building with ground floor commercial space consisting of approximately 12,513 square feet. The building will consist of one-story retail, office space on the second floor, parking garage with residential building above (levels three through seven). There will be 48 dwelling units and 37 parking stalls. The main residential entrance and retail entrance(s) will front on Broadway Street.

The new building will accommodate 48 residential units and consist of one and two bedroom units. The building will be fully accessible for people with disabilities and the Applicant is seeking to obtain LEED certification for the building.

Residential parking will be located on the second floor 2 consisting of 37 parking stalls and accessed from North Broadway Street.