



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2016-8411, Version: 1

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### 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, Townhouse and Multi-Unit District symbols and indications as shown on Map No 9-G in the area bounded by:

A line 75.0 feet south of and parallel to West Waveland Avenue; the 16.0 foot public alley next east of North Southport Avenue; a line 125.0 feet south of and parallel to West Waveland Avenue; and North Southport Avenue.

To those of a B3-3 Community Shopping District and an accompanying use district is hereby established in the area described above.

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

### **Common Address of the Property:**

SUBSTITUTE PROJECT NARRATIVE AND PLANS 3647-3649  
North Southport Avenue

The Applicant requests a zoning change for the properties located at 3647-3649 North Southport Avenue from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to construct a 4-story, 48.0 foot tall transit-oriented, mixed-use development. The proposed building will have eighteen residential dwelling units and approximately 2,400 square feet of retail/commercial space and five enclosed

parking spaces located on the ground floor. The Applicant is seeking a reduction in the number of parking spaces from the required 9 to the proposed 5 parking spaces per Section 17-10-0102-B of the Zoning Ordinance. The subject property is a Transit Served Location. It is located on a pedestrian street and is within 2,640 feet from the Chicago Transit Authority Southport Brown line train station. The Applicant will also provide thirty bicycle parking spaces. Additionally, the Applicant is seeking an increase in the maximum permitted Floor Area Ratio from 3.5 to 3.75 per Section 17-3-0402-B of the Chicago Zoning Ordinance. The Applicant will construct one affordable dwelling unit in the proposed development.

<b>Floor Area Ratio</b>	3.75
<b>Building Area</b>	22,522.5 square feet
<b>Density (Lot Area per Dwelling Unit)</b>	333 square feet per unit
<b>Number of Dwelling Units</b>	18
<b>Off-Street Parking</b>	5 parking spaces
<b>Bicycle Parking Spaces</b>	30
<b>Setbacks:</b>	
<b>Front:</b>	0
<b>Side (cumulative)</b>	0
<b>Side (Minimum One Side)</b>	0
<b>Rear</b>	12.0 feet for floors containing dwelling units (Applicant to seek variation for relief from the required 30.0 foot setback standard for floors containing dwelling units to permit the proposed 12.0 foot rear yard setback above the ground floor); 2.0 feet at first floor garage
<b>Building Height</b>	48.0 feet to underside of 4 <sup>th</sup> (top) floor ceiling; 65.0 feet to top of elevator and stair penthouse/enclosures on rooftop
<b>Lot Size</b>	6,006 square feet

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