



Office of the City Clerk

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

Legislation Text

File #: SO2017-2211, Version: 1

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-G in the area bounded by

A line 49.25 feet north of and parallel to the public alley next north of and parallel to West Wellington Avenue (as measured along the east line of North Southport Avenue); a line 110 feet east of and parallel to North Southport Avenue; a southwesterly line 7.06 feet long starting at a point 5.5 feet north of the north line of the public alley next north of and parallel to West Wellington Avenue and ending at a point 105 feet east of the east line of North Southport Avenue; the public alley next north of and parallel to West Wellington Avenue; North Southport Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 3015-17 North Southport Avenue

PROJECT NARRATIVE TYPE 1

ZONING AMENDMENT 3015-3017

NORTH SOUTHPORT

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for the construction of a 5 story residential building with 14 parking spaces to be provided. After rezoning, the property will consist of a 5 story residential building that will be 51 feet in height and contain 7 dwelling units. 14 parking spaces will be provided.

Lot Area	5,405 square feet
Minimum Lot Area	772 square feet per dwelling unit
Parking	14 spaces
Rear Setback	0 feet on first floor/15 feet on second floor and above*
North Setback	0 feet
Front Setback	0 feet
South Setback	0 feet
FAR	2.96
Building Square Footage	15,931 square feet
Building Height	51 feet**

* Will seek an administrative adjustment or variation for the reduction

* * Will seek an administrative adjustment or variation for height increase

FINAL FOR PUBLICATION

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