



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2019-4103, **Version:** 1

Application No. 20051-T1

SUBSTITUTE 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-H in an area bound by

North Southport Avenue; a line 96.67 feet south of and parallel to West Roscoe Street; the public alley next east of and parallel to North Southport Avenue; And a line 146.67 feet south of and parallel to West Roscoe Street

to those of a B3-3, Community Shopping District.

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

Common Address of Property: 3347-49 North Southport Avenue

Type-1 Zoning Map Amendment: SUBSTITUTE NARRATIVE & PLANS

3347-49 North Southport Avenue - B3-2 to B3-3

The applicant wishes to rezone the property to construct a proposed 5-story mixed-use building with 1 ground floor commercial space (4,230 sq. ft.), 27 residential dwelling units, 4 interior parking stalls and 28 interior bike parking stalls.*

FAR	4.0
Lot Area	6,250 Square Feet
Building Area	22,906 Square Feet
Density (MLA)	231.5 Square Feet per Unit*
Building Height	54 Feet 2 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	17 Feet 19 Vi Inches
North side Setback	0 Feet 0 Inches
South side Setback	0 Feet 0 Inches
Parking	4 Parking Spaces** / 28 Bicycle Parking Spaces

*The applicant will seek necessary relief to establish the subject property as a transit-served location in order to allow 96% of the proposed residential dwelling units to be efficiency units per the exemption codified in 17-3-0410-B as well as the reduction in MLA per the exemption codified in 17-3-0402-B.

**28 bike parking stalls will be provided on-site. The applicant will seek the necessary relief to establish the subject property as a transit-served location in order to waive, as necessary, any additional required on-site parking stalls.

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