

SUBSTITUTE NARRATIVE AND PLANS TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS 3015-17 NORTH SOUTHPORT

FINAL FOR PUBLICATION

The Applicant seeks to rezone 3015-3017 North Southport from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District to reactivate an expired Type-1 Zoning Map Amendment.

The property located at 3015-3017 North Southport is currently a surface parking lot. The Applicant seeks to construct a new five-story, seven dwelling unit residential building with 7 parking spaces. Pursuant to Section 17-13-0303-D, the Applicant seeks relief (1) under Section 17-13-1003-L to increase the maximum allowed building height 50' to 50.33'; (2) under Section 17-13-1003-EE to increase the parking by not more than 100% allowed under Section 17-3-0308 from 4 spaces to 7 spaces with each space measuring 18' by 8'6"; and (3) under Section 17-13-1101-B to reduce minimum required front setback from 6.13' to 0, rear setback from 30' to 10.33', and north side setback from 4' to 0'. The Applicant will provide 7 parking spaces.

Project Bulk and Density

Lot Area	5,405 SF
Density MLA (Lot area per unit)	772 SF (7 DU)
Commercial SF	0 SF
Off Street Parking	7 spaces*
Rear Setback	10.33 feet**
Side Setback (North)	0*
Side Setback (South)	0
Front Setback	0**
Building SF	16,215 SF
FAR	3.0
Building Height	50.33 feet***

As per Section 17-13-0303-D: Optional administrative adjustment and variation.

* 17-13-1003- EE - increase to 100% of the permitted parking.

** 17-13-1003- I - front setback from 6.13' to 0'; side setback (north) from 4' to 0'; and rear setback from 30' to 10.33'.

*** 17-13-1003- L - building height from 50' to 50.33'.

I. 17-3-0308 Specific Criteria for Transit-Served Location.

1. The project complies with the applicable standards of Section 17-10-0102-B;

3015-3017 N. Southport is a transit served location because it is 1,25 feet from the Belmont CTA bus line corridor.

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a pedestrian street and except paragraph C if the land use is designated in a non-commercial use group, pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street;

The Project complies with Section 17-3-0504-B because the building abuts Southport. The Project does not need to comply with Section 17-3-0504-C because this is a residential building. The Project complies with Section 17-3-0504-D because the building has a primary entrance is located on Southport. Section 17-3-0504-E does not apply to this residential building. The Project complies with Section 17-3-0504-F and G because all parking is accessed from the public alley and enclosed. Section 17-3-0504-H does not apply to this residential building. Section 17-3-0504-I does not apply to this residential building.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;

The Project complies with the Bus Stop Typology because it is proposing a new residential building on vacant land in an area that can accommodate increased density.

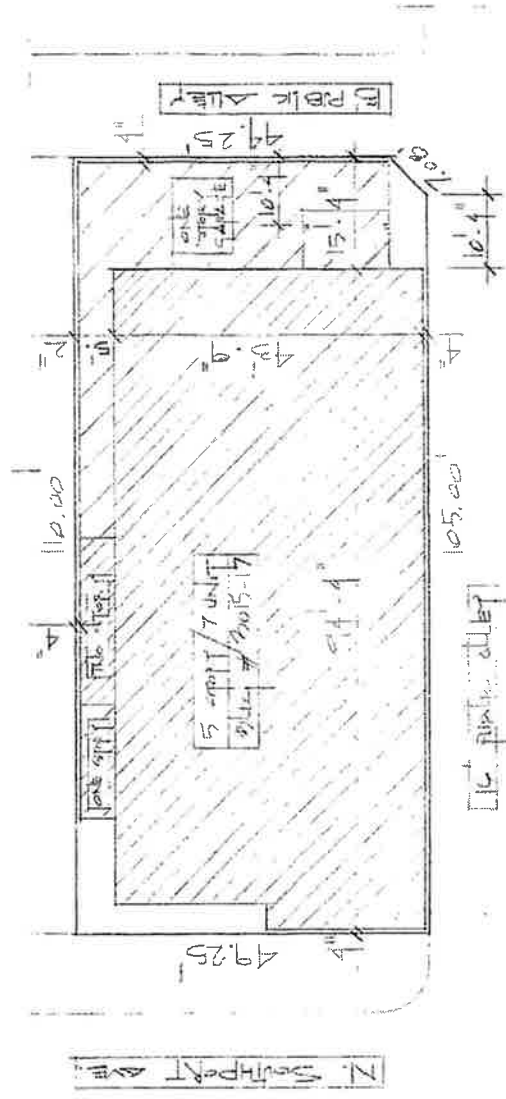
4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE; and

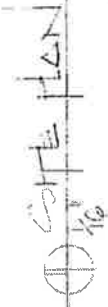
The Project seeks relief under 17-13-0308 as part of its Type-1 zoning amendment application to allow for thirteen parking spaces under Section 17-13-1003-EE.

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

This Specific Criteria is not applicable to this project.

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SITE PLAN
 1/8" = 1'-0"

- FRONT SETBACK: 0'-0"
- SIDE SETBACK NORTH: 0'-0"
- SIDE SETBACK SOUTH: 0'-0"
- REAR SETBACK: 10'-9 3/4" (10'-9")
- Block HEIGHT: 50'-0" (50'-0")
- OFF STREET PARKING: 7 spaces

ZONING	AREA	IN PERCENT
Lot Area		5,417.5 sq. ft.
1st Floor		16,215 sq. ft.
2nd Floor		1,424 sq. ft.
3rd Floor		2,955 sq. ft.
4th Floor		2,846 sq. ft.
5th Floor		2,846 sq. ft.
Total		29,144 sq. ft.
Total		16,215 sq. ft.

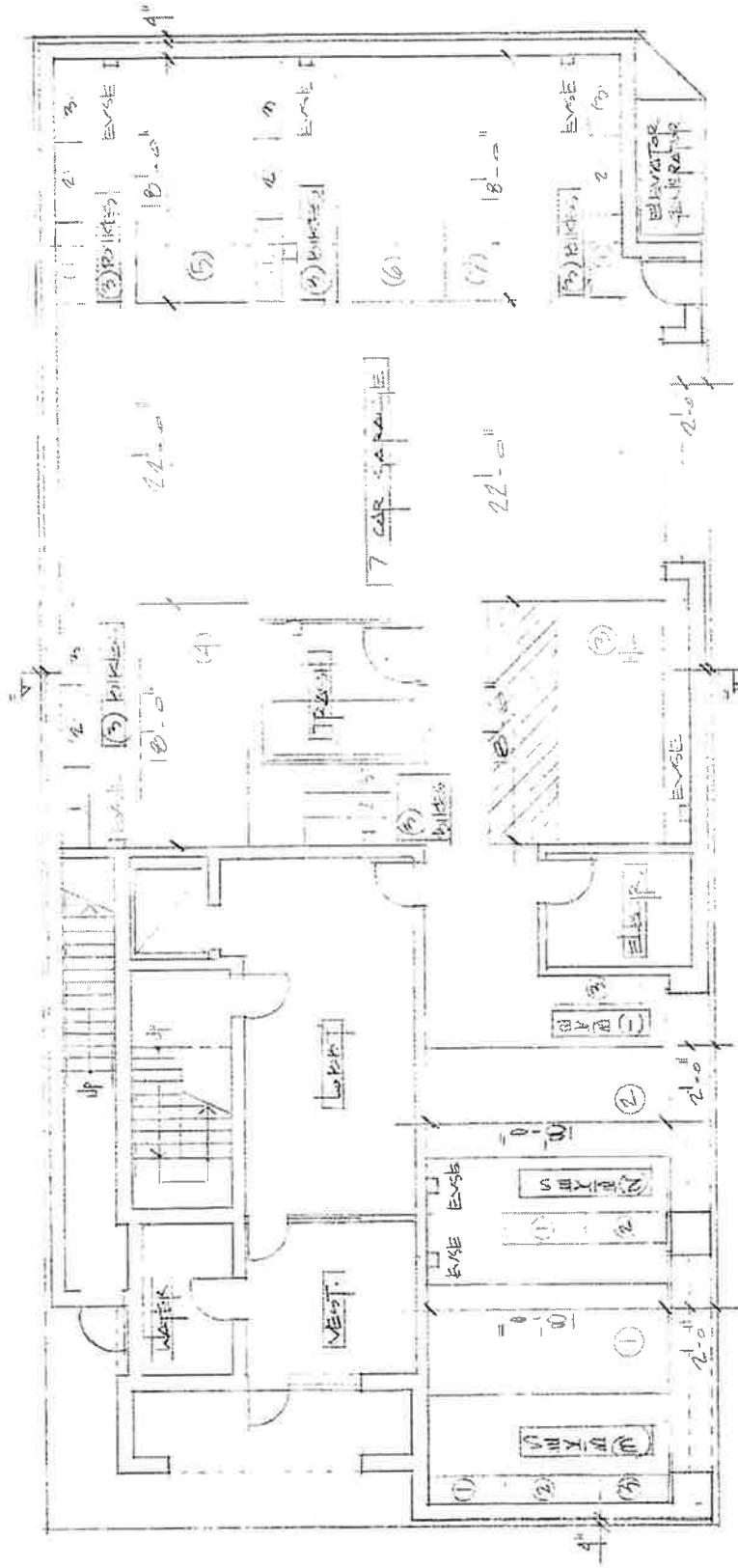
PLAN FOR FIDUCIARY



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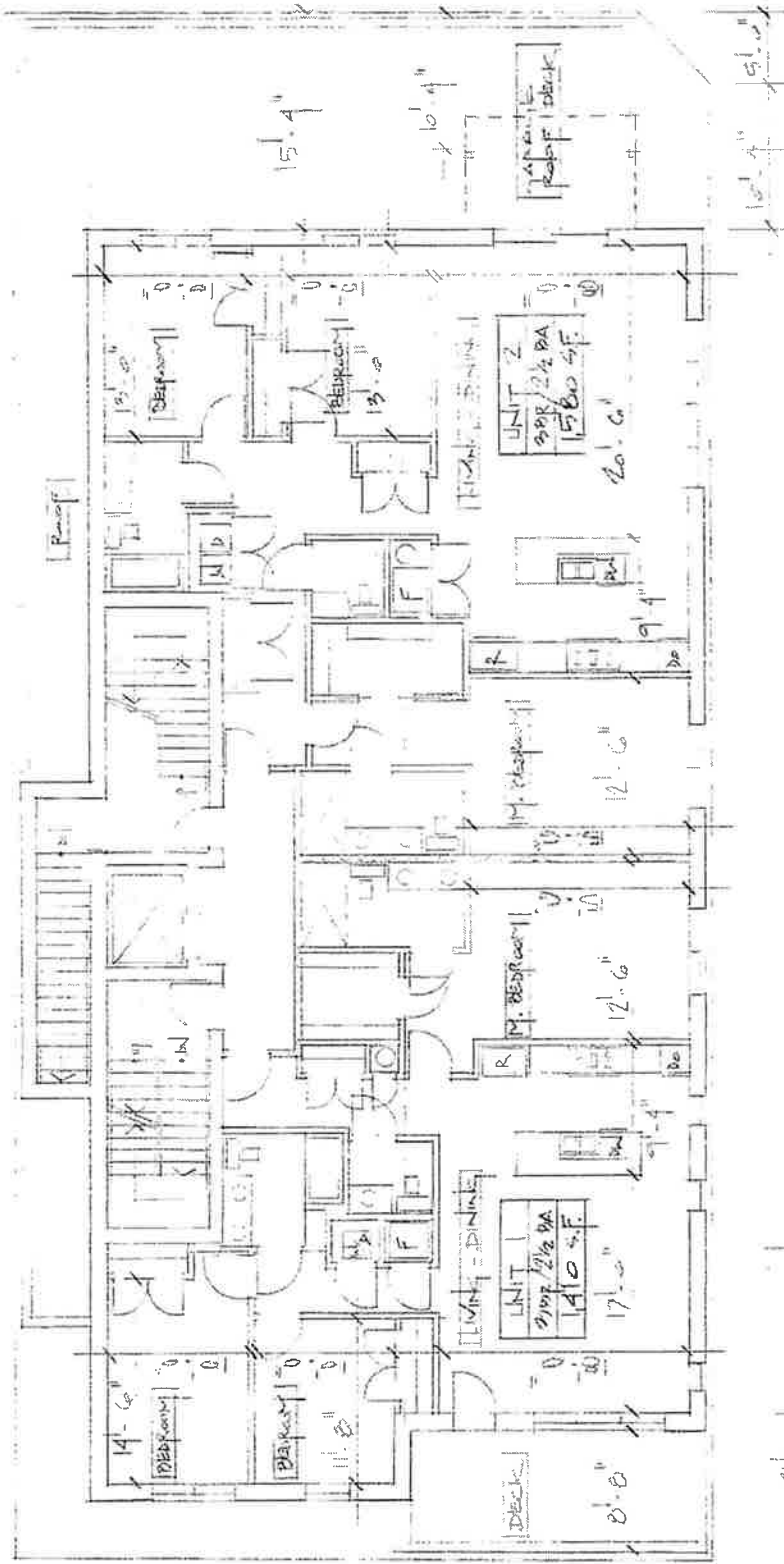


1st Floor Plan 1206 (1424)

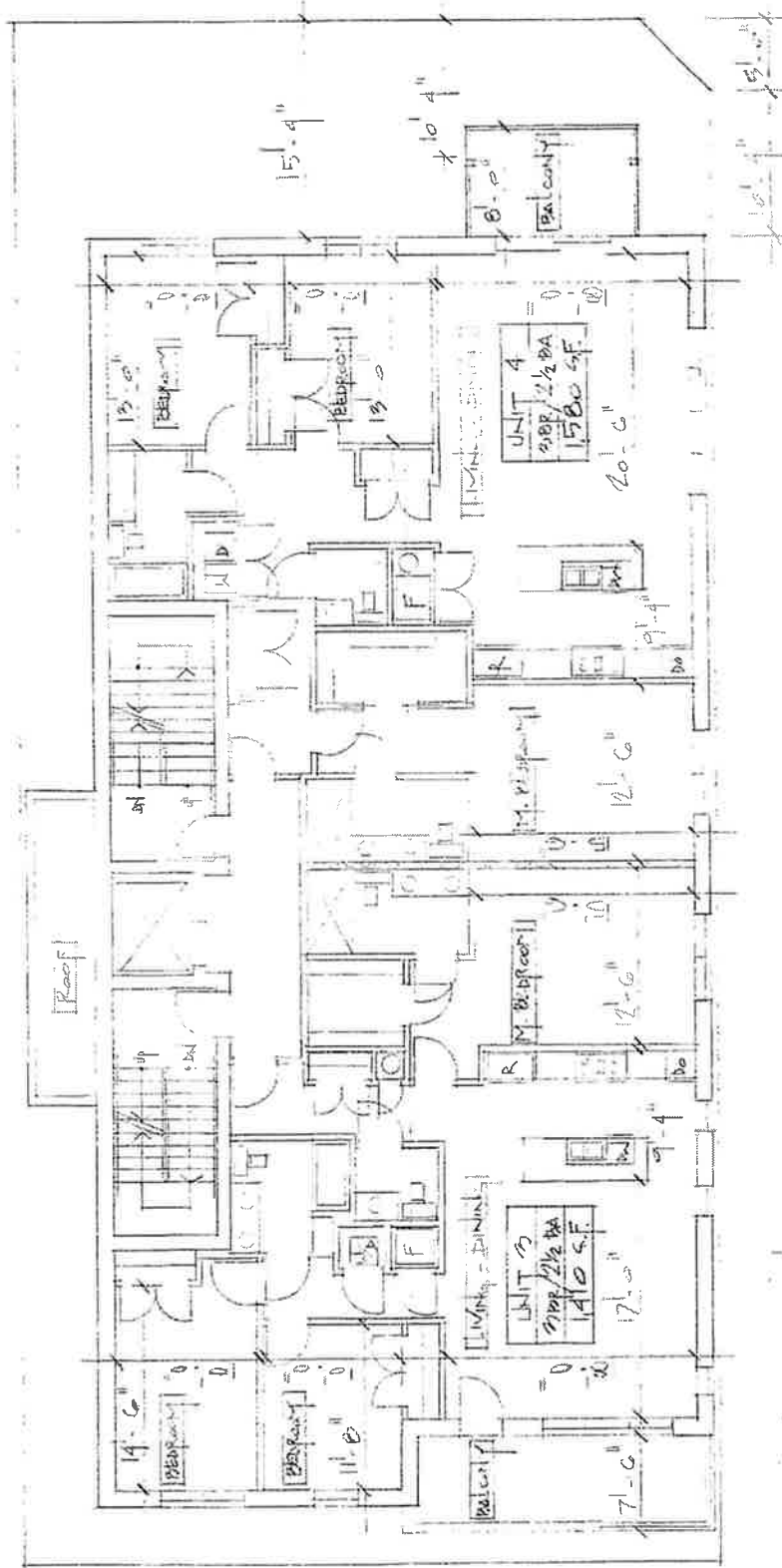
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2nd Floor Plan 2955
 1/8" = 1'-0"



3RD FLOOR PLAN 3246 S.F.
 1/8" = 1'-0"

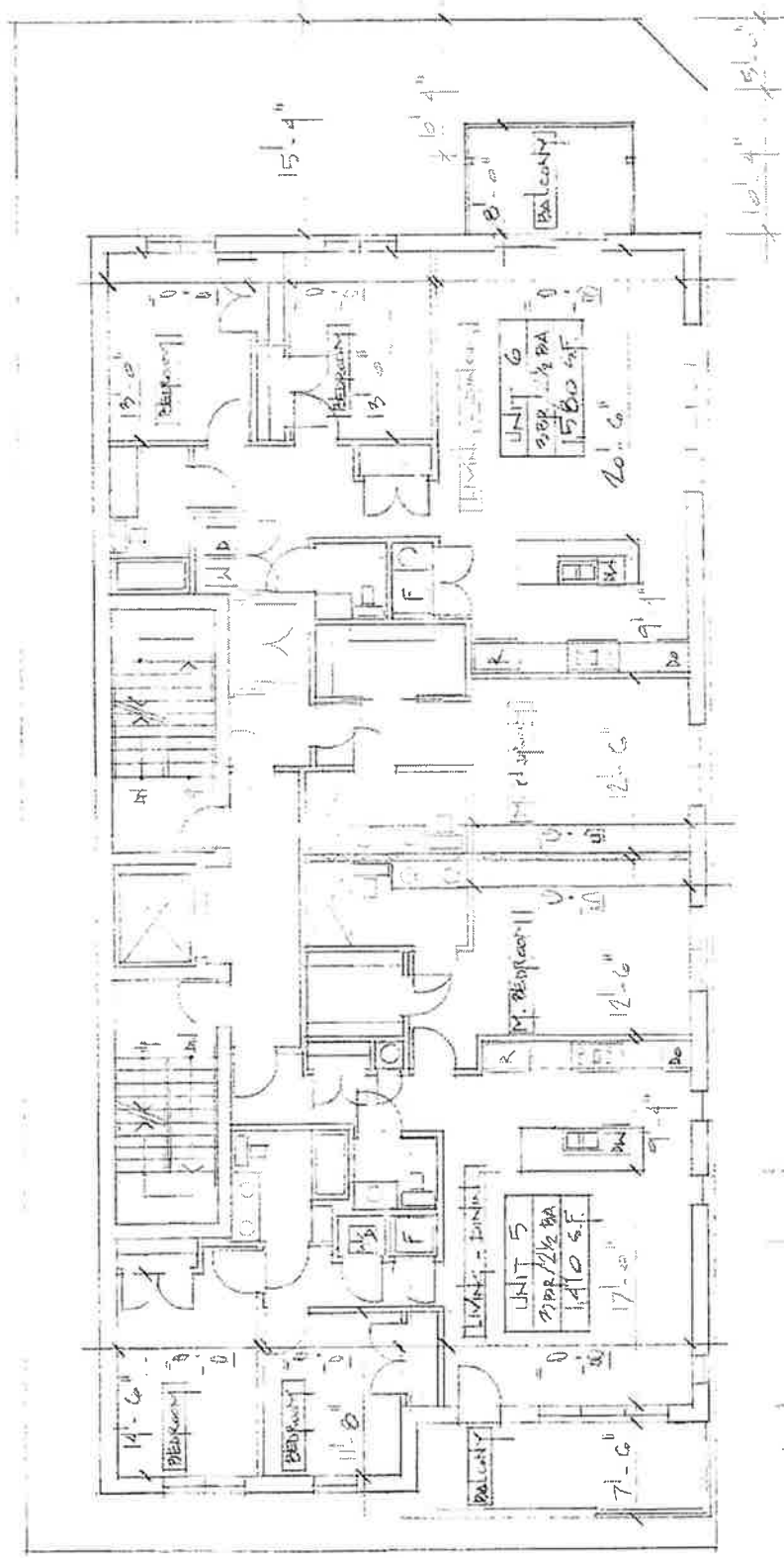
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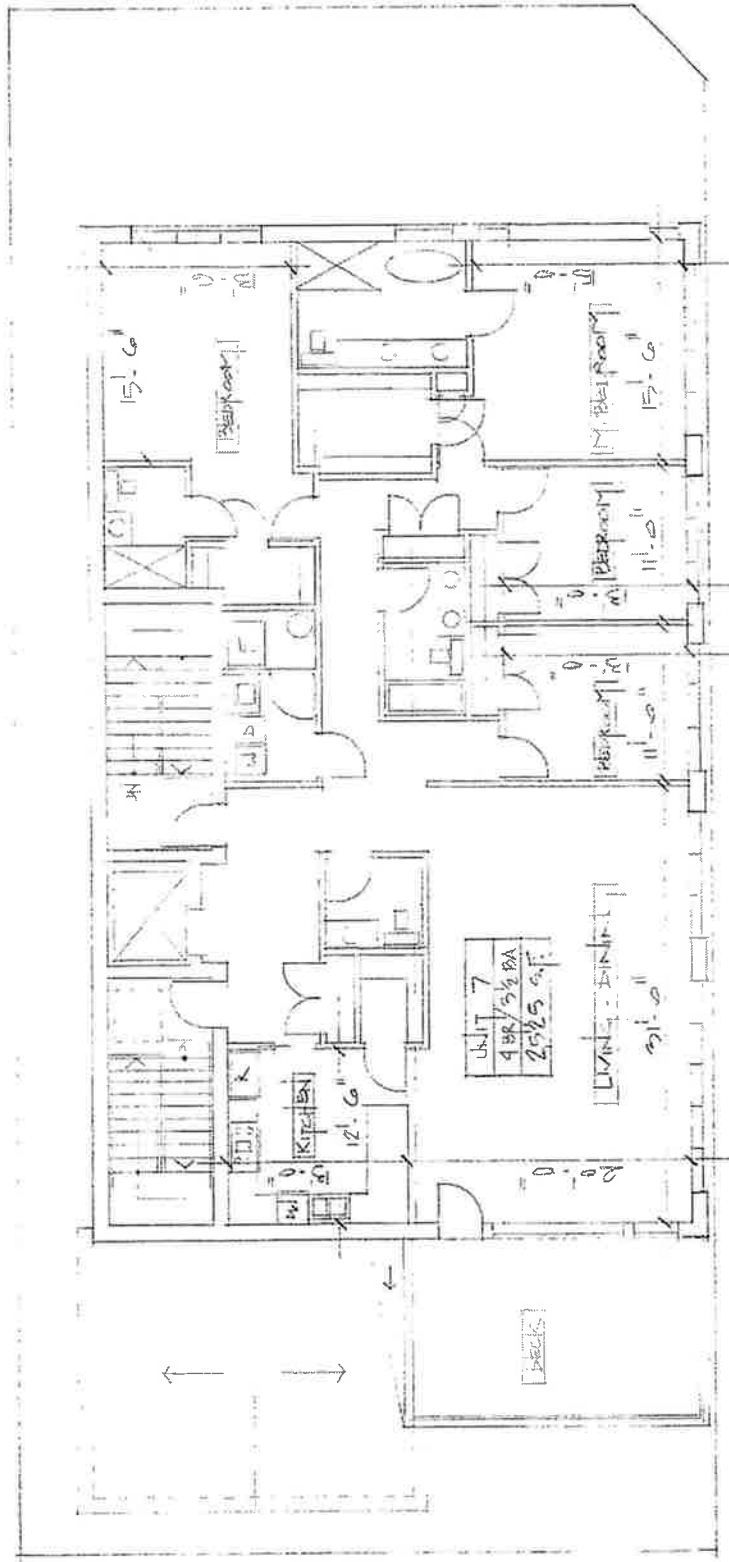
4th Floor Plan 2846 S.F.
1/8" = 1'-0"

PLAN FOR REFUGATE

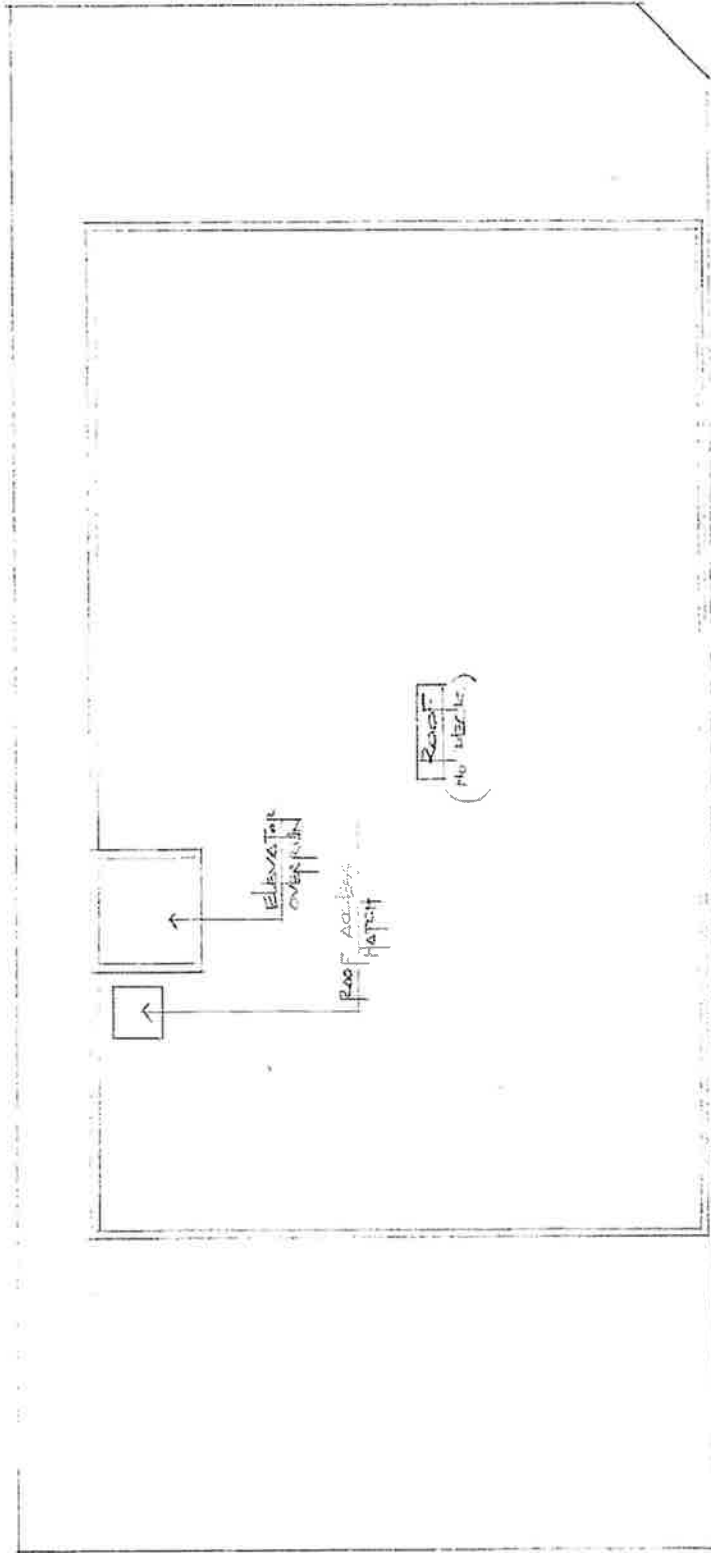
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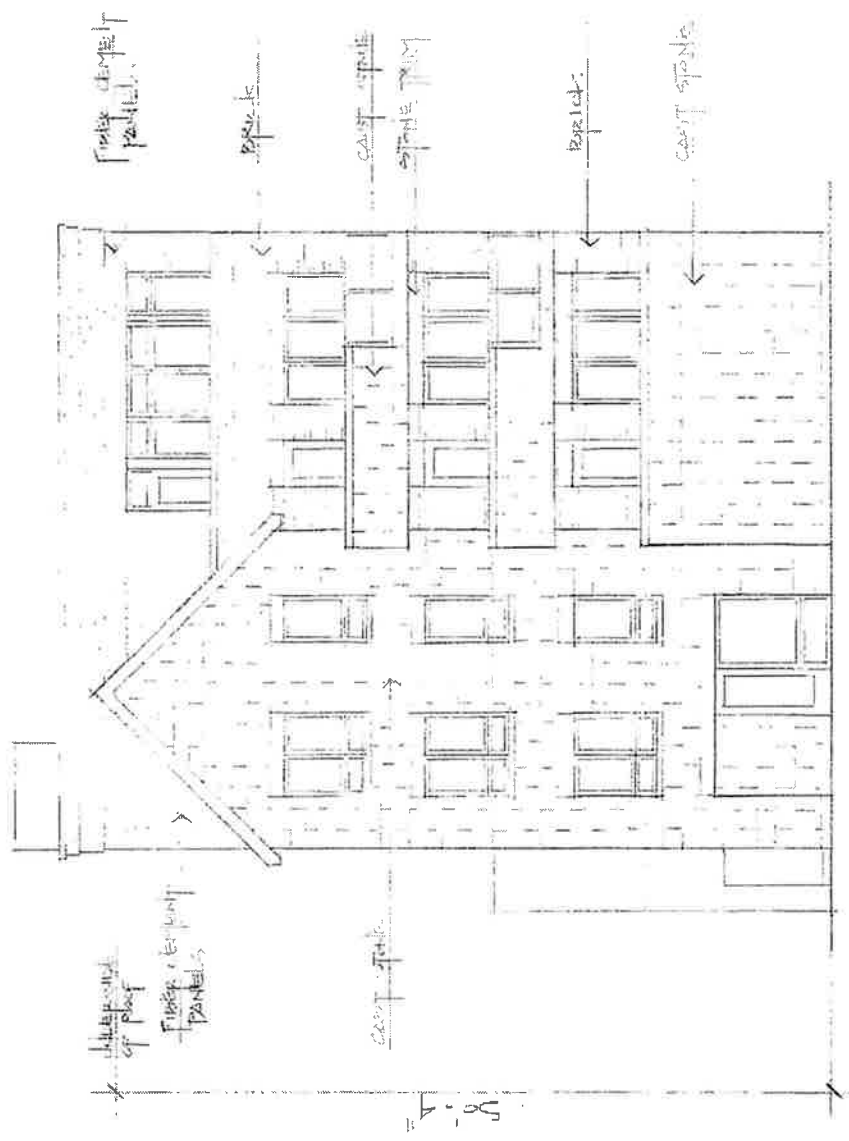


5th Floor Plan 3144
1/8" = 1'-0"



⊕ ROOF PLAN
1/8" = 1'-0"

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WEST ELEVATION



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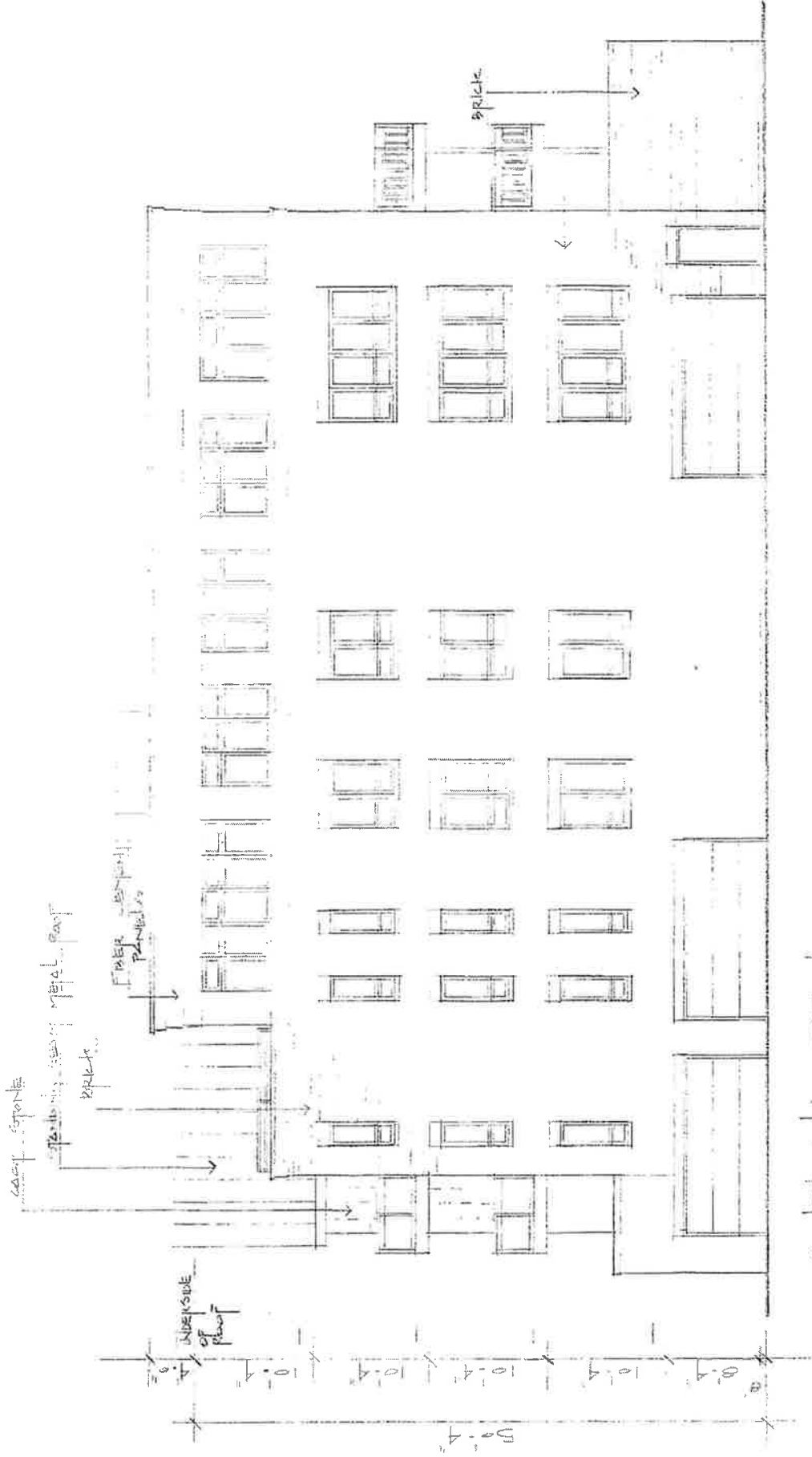
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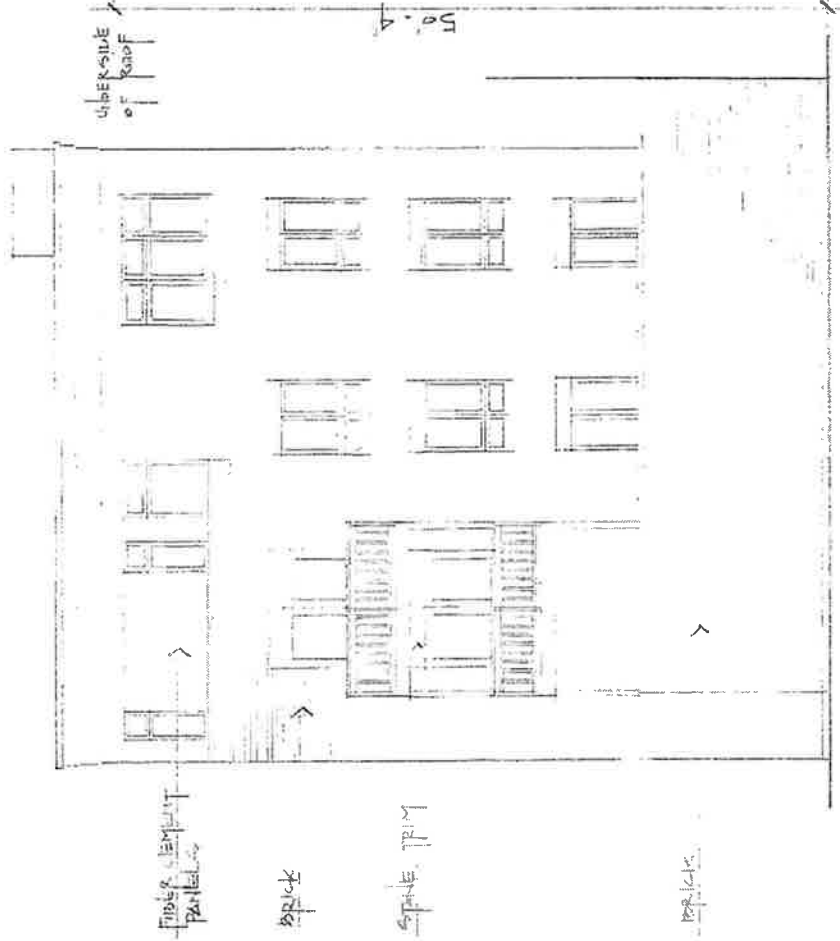


○ SOUTH ELEVATION
 1/8" = 1'-0"

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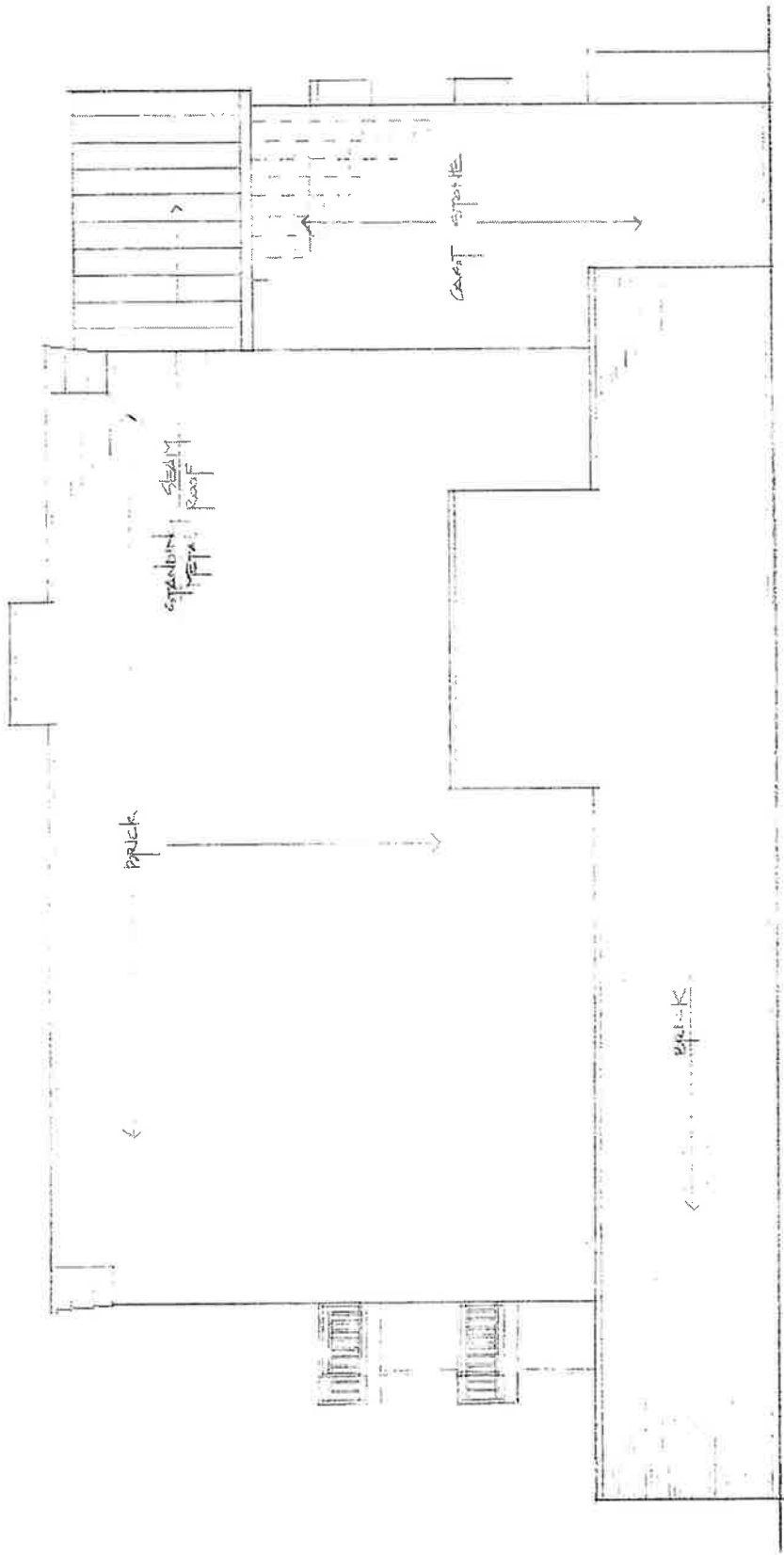


0
10' 0" = 1" (vertical scale)

PLAN FOR ELEVATION

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North Elevation
180 W.