

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of 3-27-18
To be reported out 4-18-18

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NO. 19549-T1 (44TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1141

SUBSTITUTE NARRATIVE & PLANS

Common Address: 3200-3210 N Southport Ave; 1400-1406 W Belmont Ave

Applicant: 3200 N Southport Acquisition LLC

Owner: 3200 N Southport Acquisition LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-3 Community Shopping District Community Shopping District to
B3-3 Community Shopping District Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial/retail space (4,549 square feet) – at grade level, and a total of twenty-four dwelling units – above (Floors 2 thru 5). The subject property is located less than 1,320 linear feet from the entrance to the Southport CTA Station, and –therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of seven (7) vehicles, located within the interior of the Floor, with an entrance off of the Public Alley running along the north end of the site. The new building will be masonry in construction and measure 55 feet-4 inches in height.