



# City of Chicago



O2021-609

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 2/24/2021

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 17-H at 6632-6634 N Clark St - App No. 20618T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

## 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 C2-2 Motor Vehicle-Related District symbols and indications as shown on Map No. 17-H in the area bounded by

North Clark Street; West Wallen Avenue; the alley next west of and parallel to North Clark Street; and a line 52.51 feet north of and parallel to West Wallen 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: 6632-6634 North Clark Street

# PROJECT NARRATIVE AND PLANS

## TYPE 1 ZONING AMENDMENT

### 6632-6634 North Clark Street

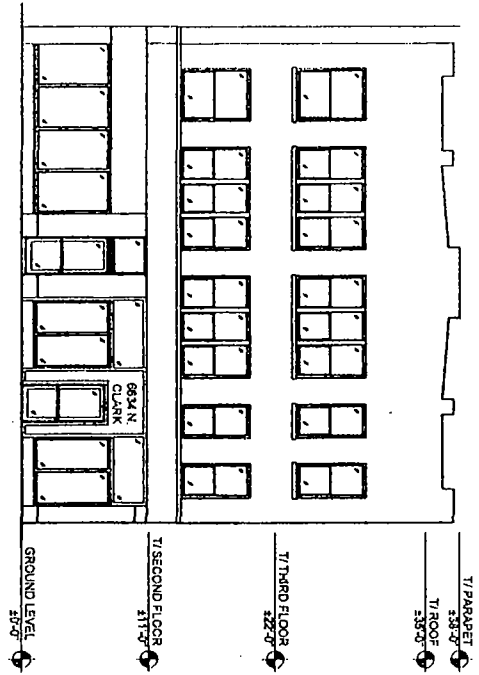
#### B2-3 Neighborhood Mixed-Use District

The existing property is a mixed-use, three story building with one existing 884 square foot artist live work space and four commercial units on the ground floor and a total of ten dwelling units on the second-third floors. The rezoning will convert one of the four commercial units (954 square feet) to an artist live work space. After re-zoning, the subject property will maintain the existing ten dwelling units on the second through third floors. The ground floor will contain two artist live work spaces and three commercial units for a total of 1,838 SF of artist live work space and 3,452 SF of commercial space. No changes are proposed to the massing, design, height or scale of the existing building. All work would be interior and the height of the building will remain 35 feet. The property is a transit served location in the close proximity to the Morse Street CTA Train Station and the Rogers Park Metra Station. The existing building is lot line to lot line and 0 parking spaces will be provided as a result.

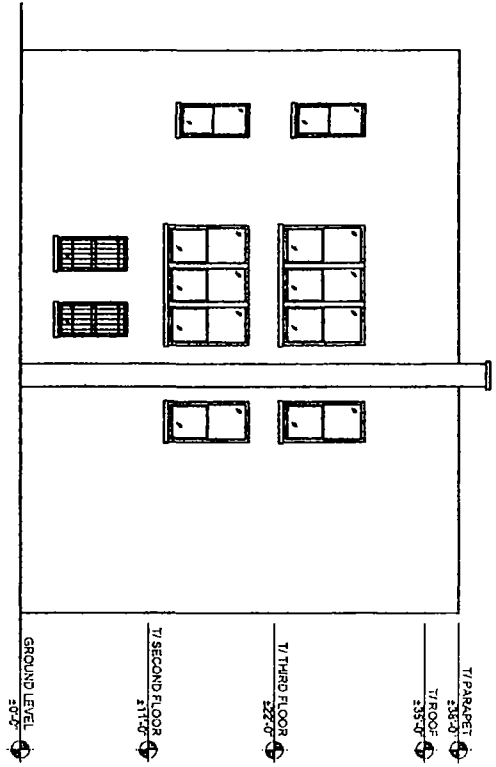
	PROPOSED
Lot Area	6,395 SF
Parking	0 (existing)*
Rear Setback	0' (existing)
South Setback	0' (existing)
North Setback	0' (existing)
Front Setback	0' (existing)
FAR	2.3 (existing)
Building Height	35'

\*Transit Served Location

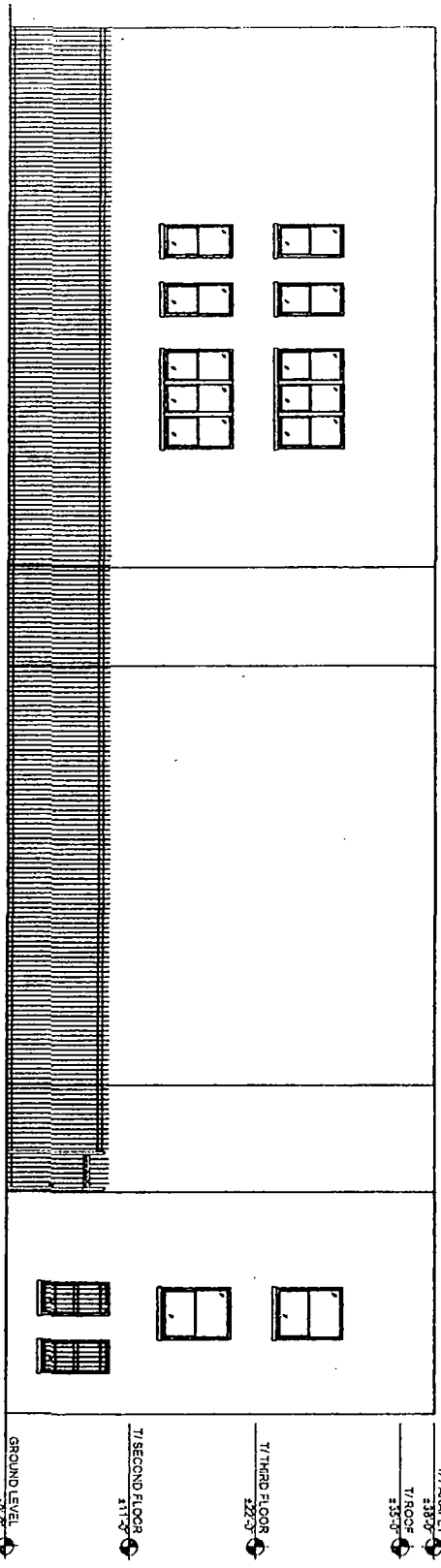




**1** East Elevation  
Scale: 3/16" = 1'-0"



**2** West Elevation  
Scale: 3/16" = 1'-0"



**3** North Elevation  
Scale: 3/32" = 1'-0"

SEIT No. 120990	No.	Date:	Issued:
DRAWN: SYE	-	11-30-20	Issued for Review
Checked: SFD	-	02-16-21	Issued for Review
Date: 11-30-20			

INTERIOR ALTERATIONS FOR:  
**LIVE/WORK SPACE**  
**6634 N. CLARK ST.**  
**CHICAGO, ILLINOIS**

**Sara E.F. Gansburg, Ltd.**  
Architecture/Design  
105 Ravenna Drive, Suite G  
Northbrook, IL 60062  
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Phone: (847) 715-9331

**A-2**

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# FLOOR PLAN

**1**  
**South Elevation**  
 Scale 3/32" = 1'-0"



Sheet No.	12000
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<b>A-3</b>	
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INTERIOR ALTERATIONS FOR:

**LIVE/WORK SPACE**  
**6634 N. CLARK ST.**  
**CHICAGO, ILLINOIS**

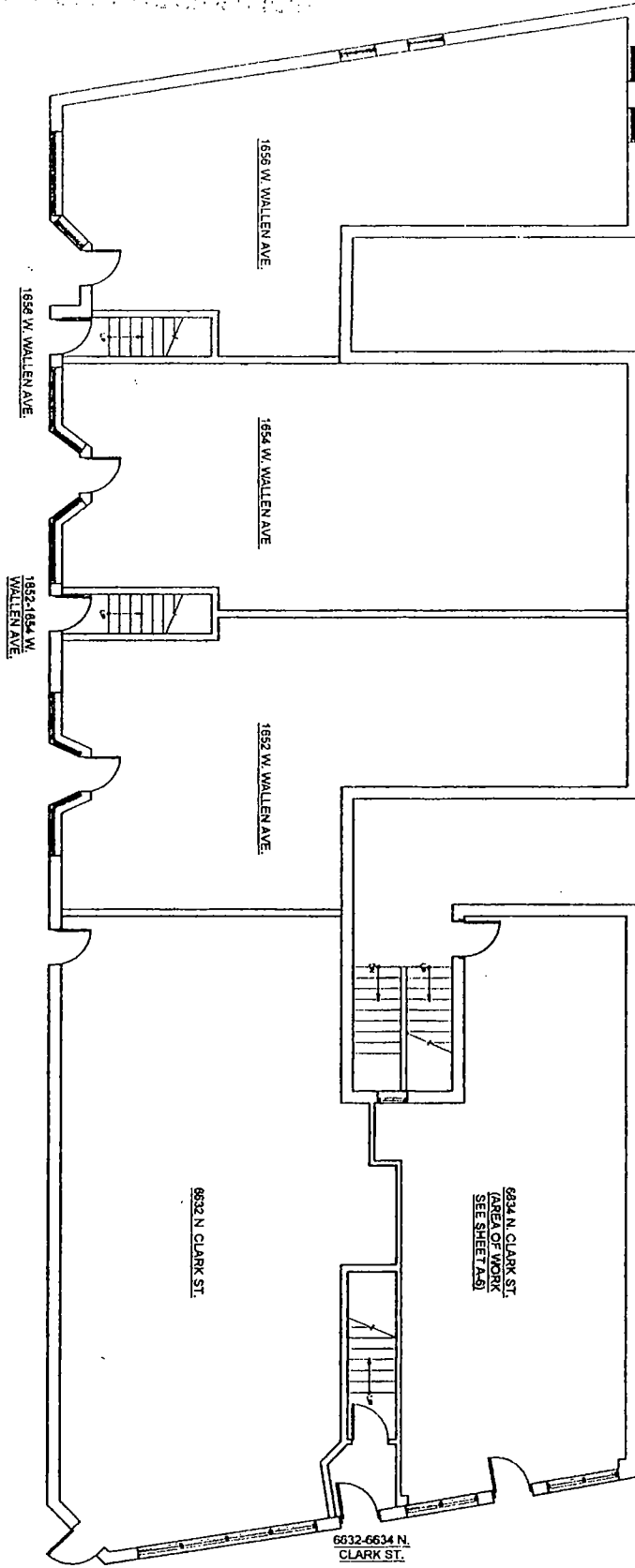
**Sara E.F. Gonsburg, Ltd.**  
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ARCHITECTURAL

**Ground Floor  
Floor Plan**



Not to Scale



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**6634 N. CLARK ST.**  
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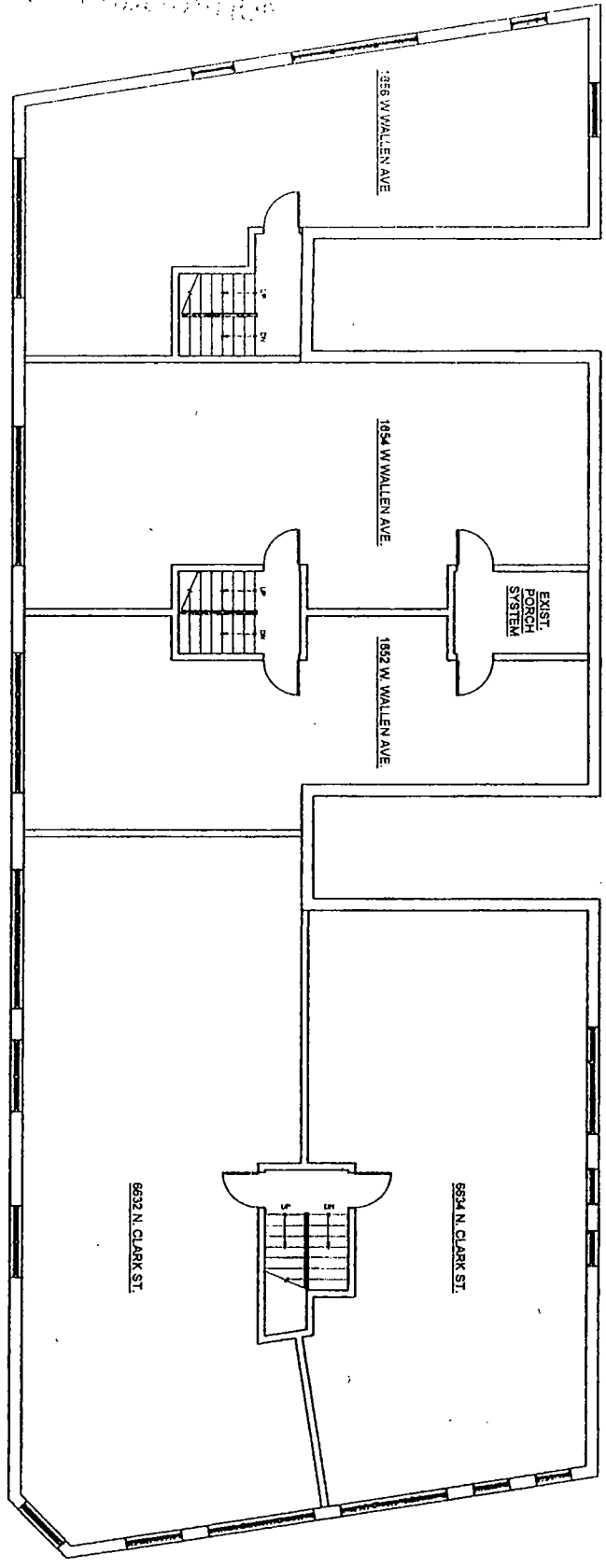
**Sara E.F. Gonsburg, Ltd.**  
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Chicago, Illinois

**Second Floor**  
**Floor Plan**  
Not to Scale



SEFG No.	120093
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Sheet 1 of 7	

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-	11-30-20	Issued for Review
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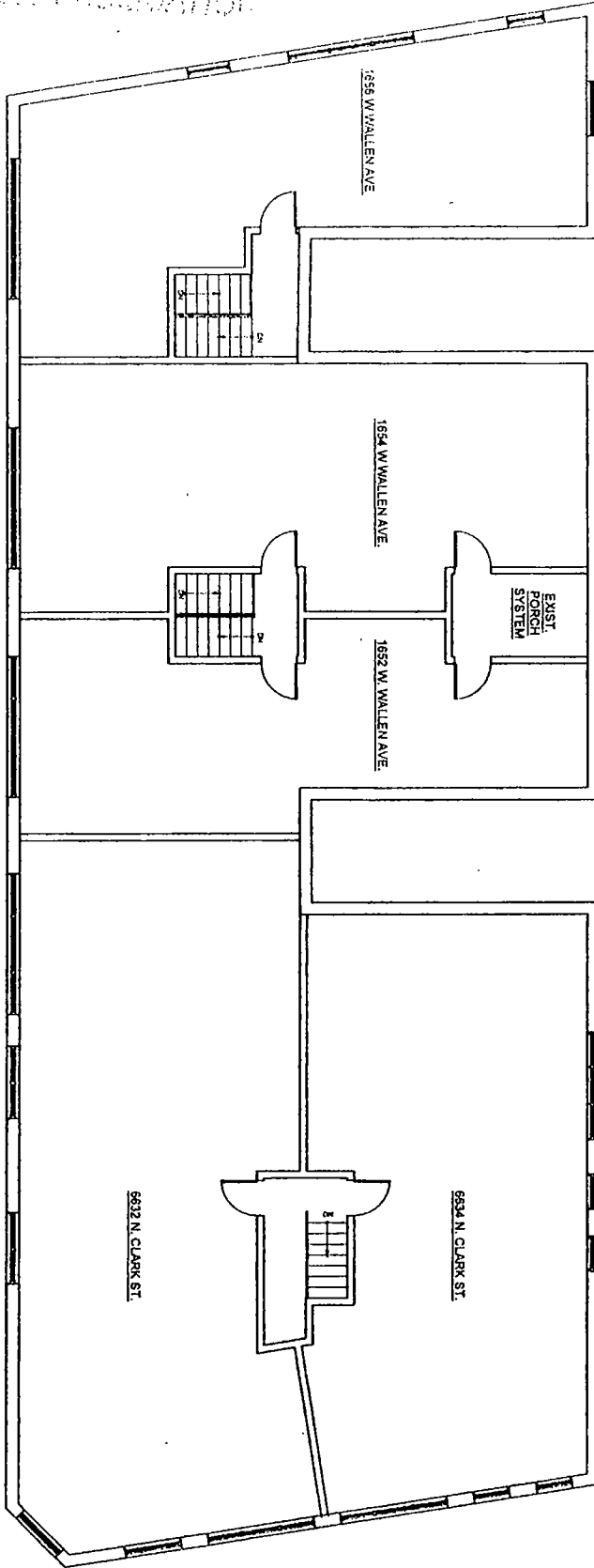
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FOR ARCHITECTURE

**Third Floor  
Floor Plan**  
Not to Scale

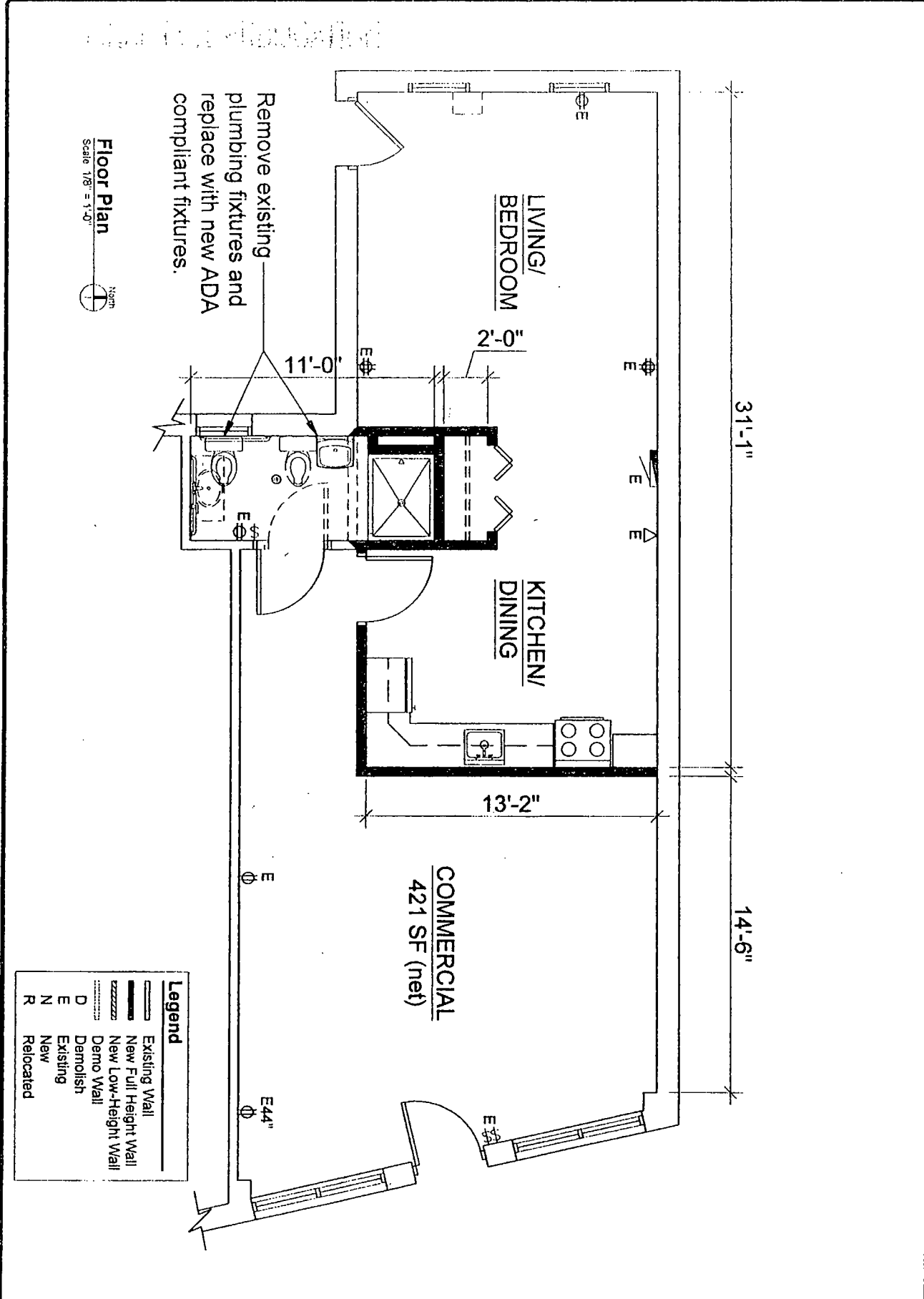


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**A-6**  
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SE70 No. 100829  
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 A-7  
 Sheet 7 of 7

No.	Date:	Issued:
-	11-30-20	Issued for Review
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**LIVE/WORK SPACE**  
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