



City of Chicago



O2016-7299

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/5/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3226-3228 N Clark St - App No. 18976T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18976 TI
INTRO. DATE:
OCT, 5, 2016

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 B3-3, Community Shopping District symbols and indications as shown on Map No. 9-G in an area bound by

The public alley next southwest of and parallel to North Clark Street, a line perpendicular to North Clark Street 265 feet northwest of the intersection of North Clark Street and Belmont Avenue, North Clark Street, a line perpendicular to North Clark Street 215 feet northwest of the intersection of North Clark Street and Belmont Avenue

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: 3226-3228 N Clark Street

1897671

NARRATIVE
3226-3228 N Clark Street
B3-3 to B3-3 TOD

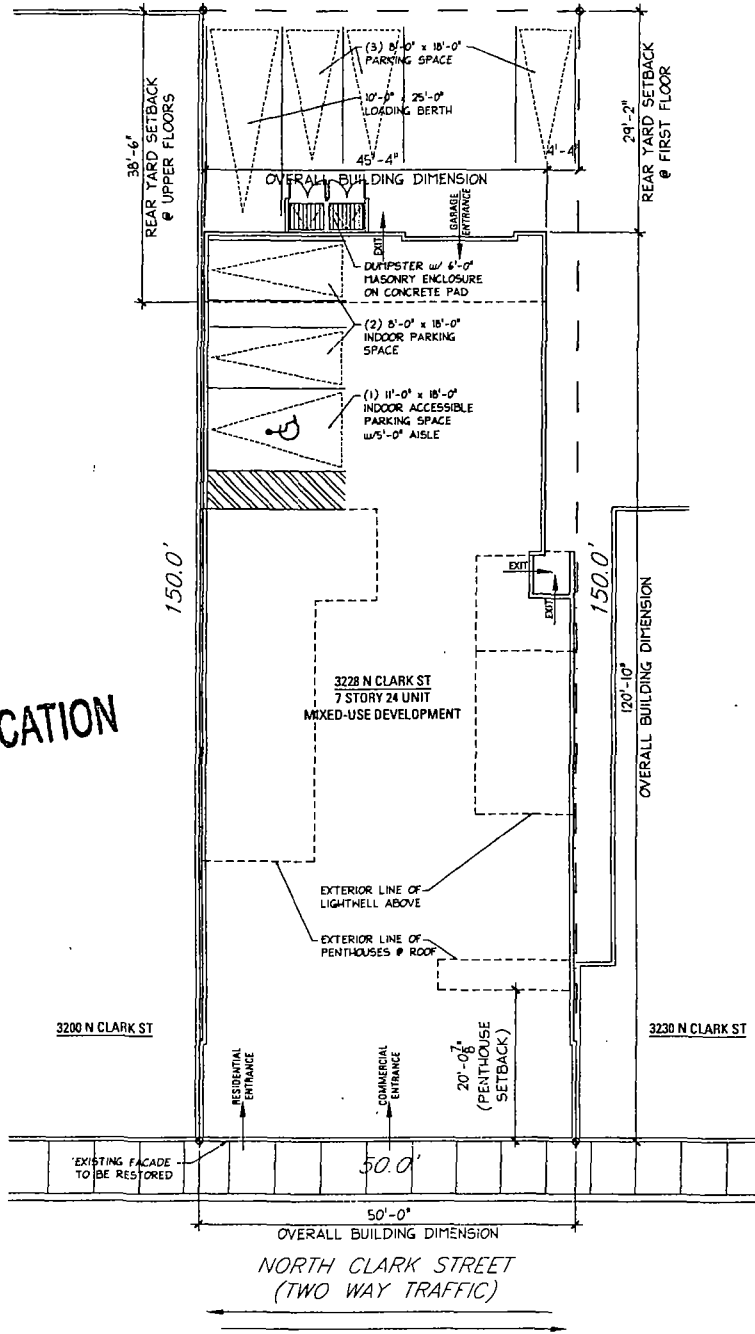
In order to construct a 7 story Transit Oriented Development with a total of 24 residential dwelling units on floors 2 through 7 and 2536 square feet of commercial space on the first floor. The height of the building will be 74 feet 4 ¼ inches, with 3 outdoor parking spaces and 3 indoor parking spaces with 12 bicycle parking spaces. 100 % of the required ARO units will be provided on-site, seeking an FAR increase of 4.0. There will be a 10 feet x 25 feet x 14 feet loading berth.

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FAR	4.0
Lot Area	7,500 square feet
Minimum Lot Area	312 square feet per unit
Building Area	28,573 square feet
No. of Units	24
Bldg Height	74 feet 4 ¼ inches
Front Setback	0
Rear Setback at first floor	29 feet 2 inches
Rear Setback at 2 nd floor	38 feet 6 inches
North Side Setback	0
South .00Side Setback	0
Parking	3 indoor spaces (one is handicapped space) and 3 outdoor spaces for a total of 6 parking spaces and 1 loading berth
Bicycle parking	18
Rear Open Space	None

16.0' PUBLIC ALLEY

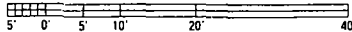
50.0'



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SITE PLAN

1/16" = 1'-0"

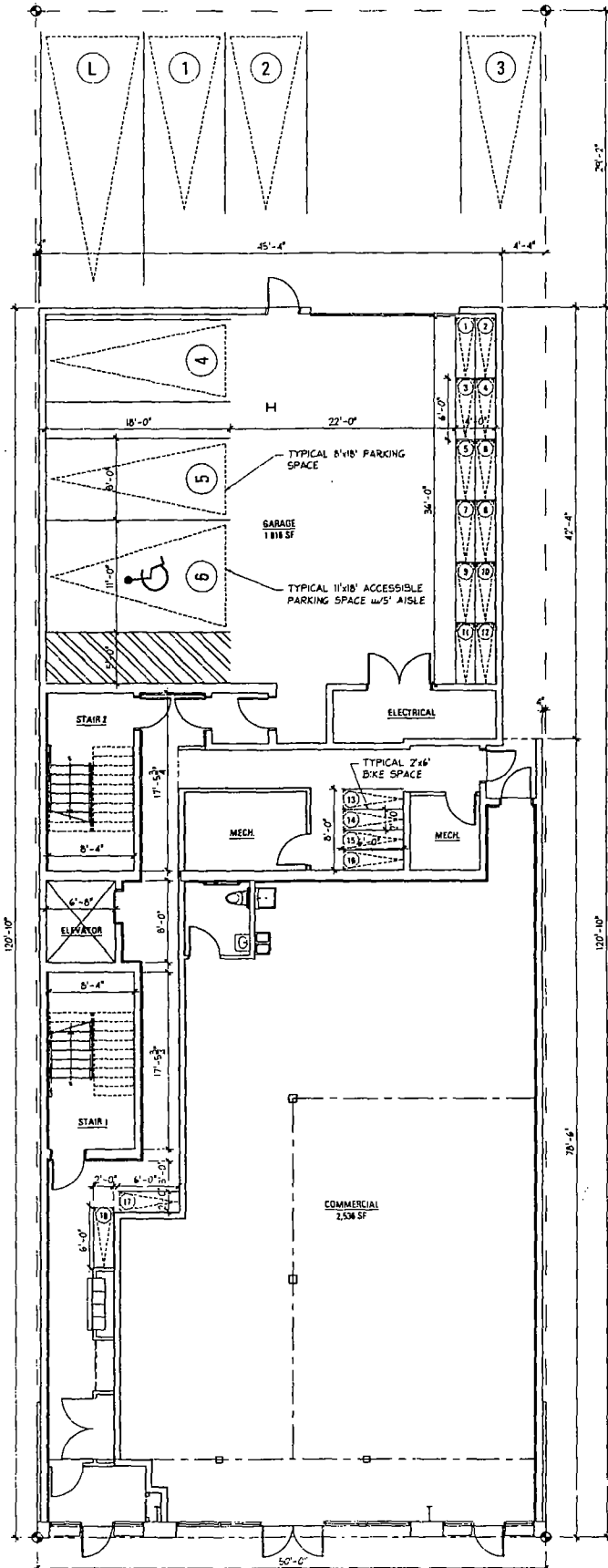


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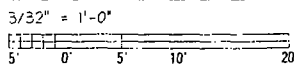
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 proj. MIXED-USE DEVELOPMENT
 NEW CONSTRUCTION
 3226-28 N CLARK
 CHICAGO IL
 description 09/22/16, issued for ZONING



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FIRST FLOOR PLAN - 5,801 SF (1,816 GARAGE)

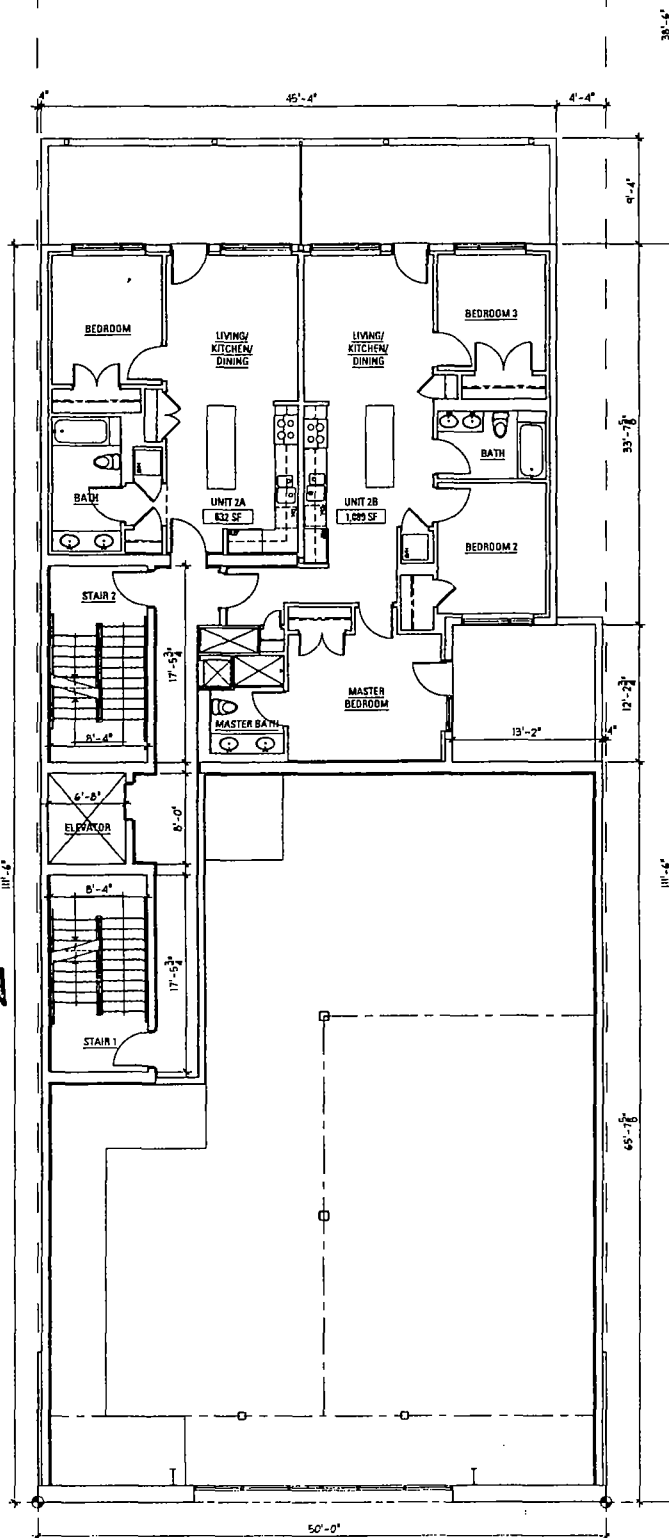


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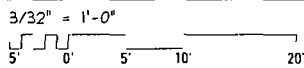
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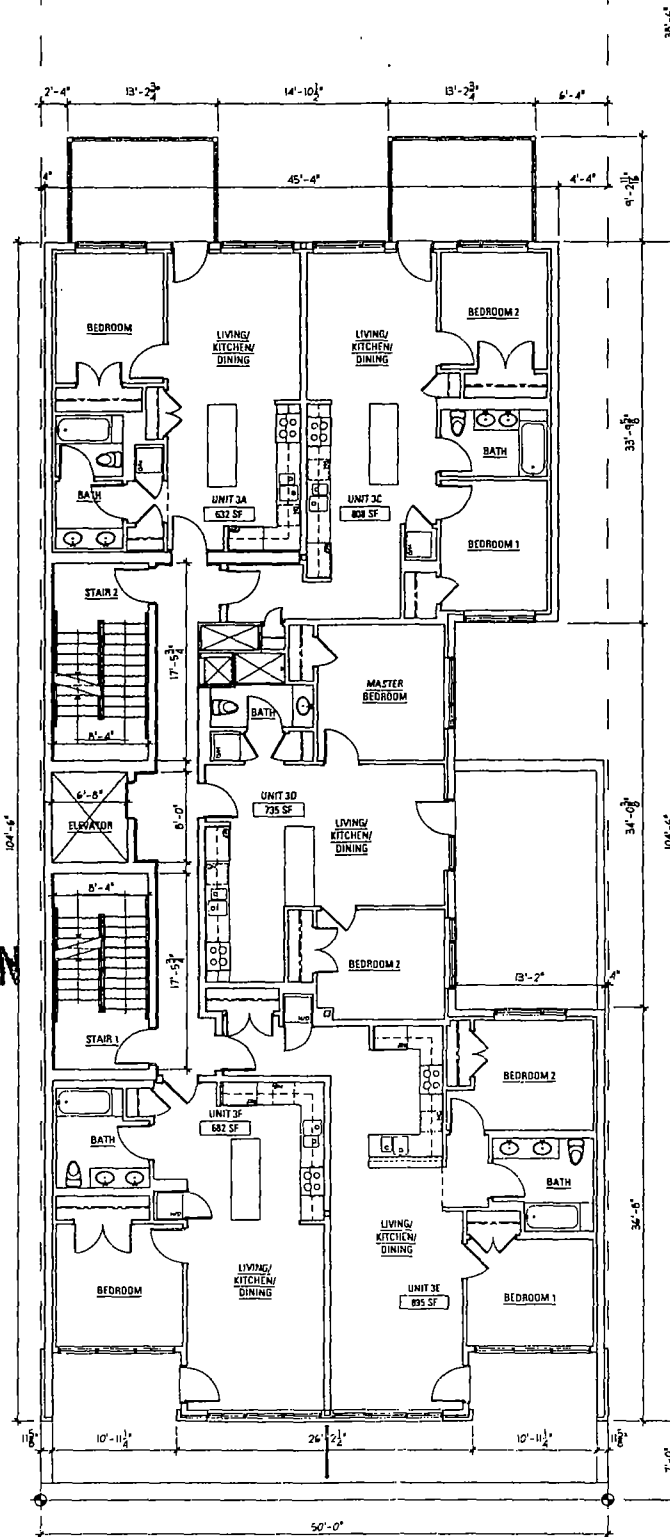
2ND FLOOR PLAN - 2,398 SF



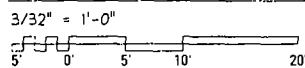
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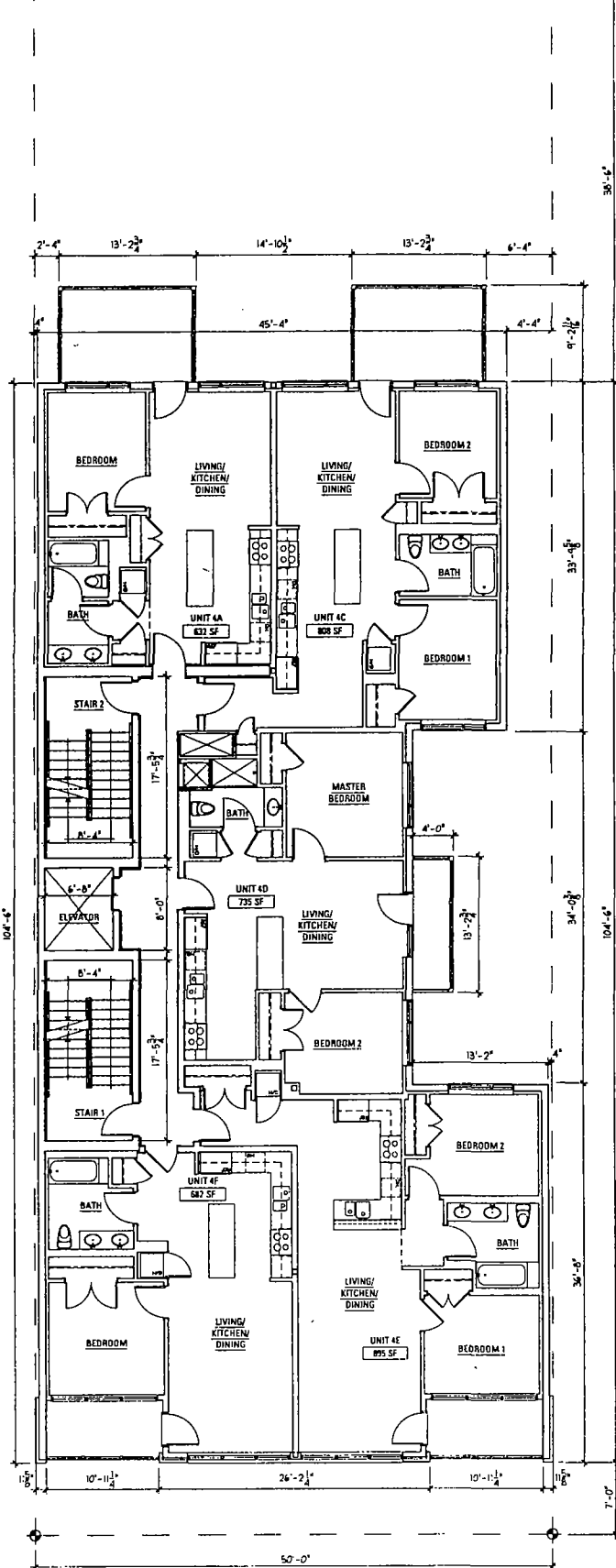


3RD FLOOR PLAN - 4,438 SF



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4TH FLOOR PLAN - 4,438 SF

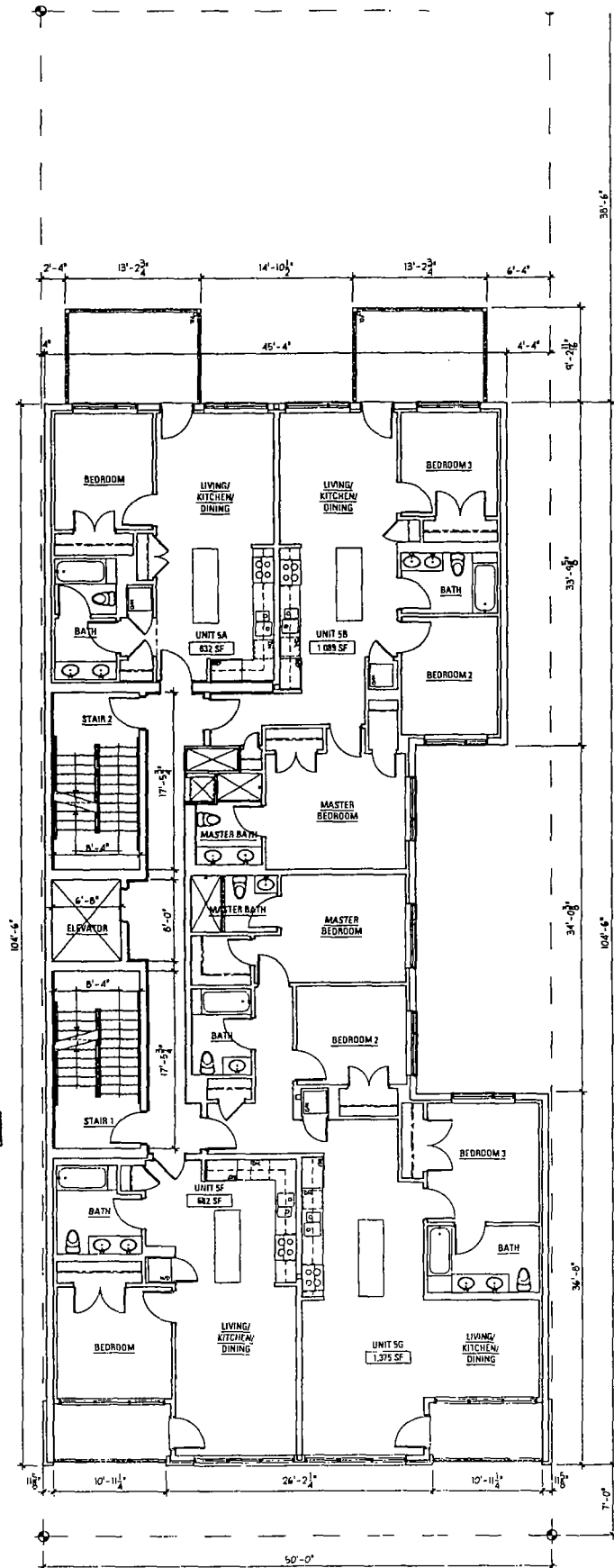


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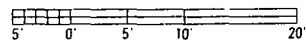
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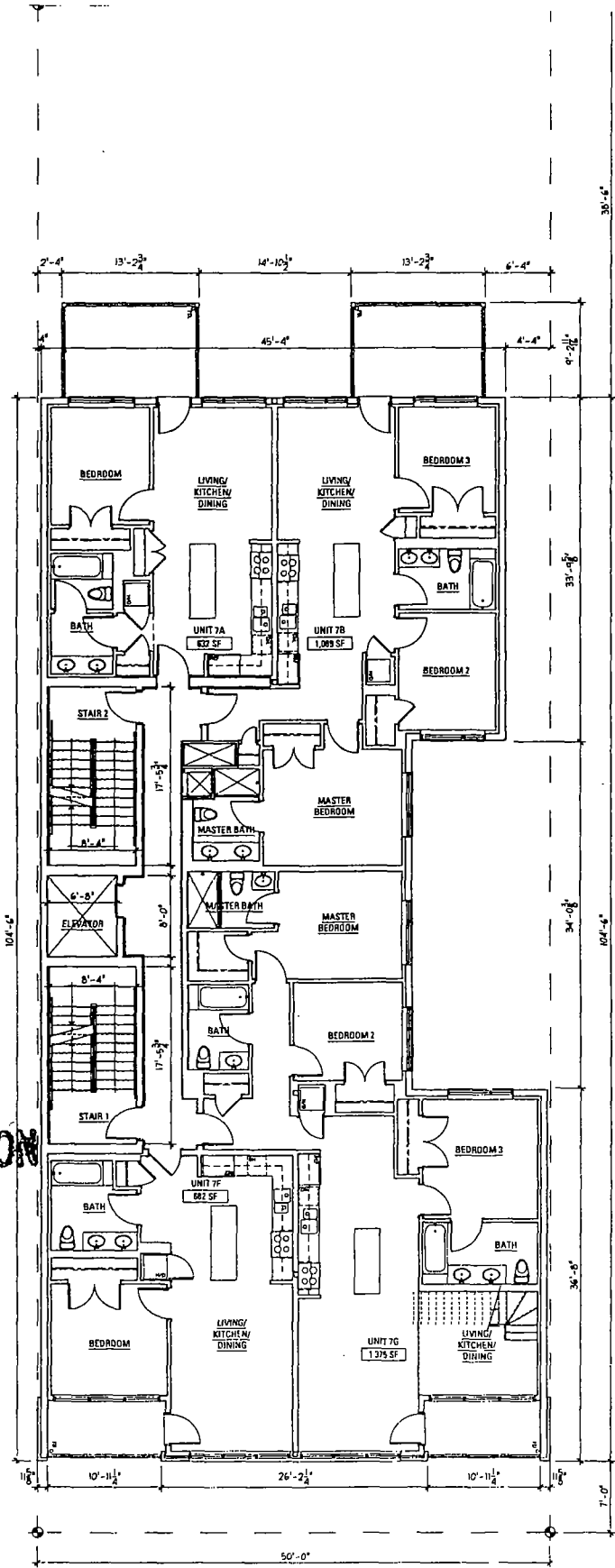
5TH - 6TH FLOOR PLAN - 4,438 SF

3/32" = 1'-0"



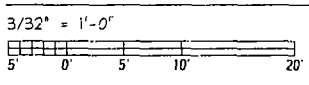
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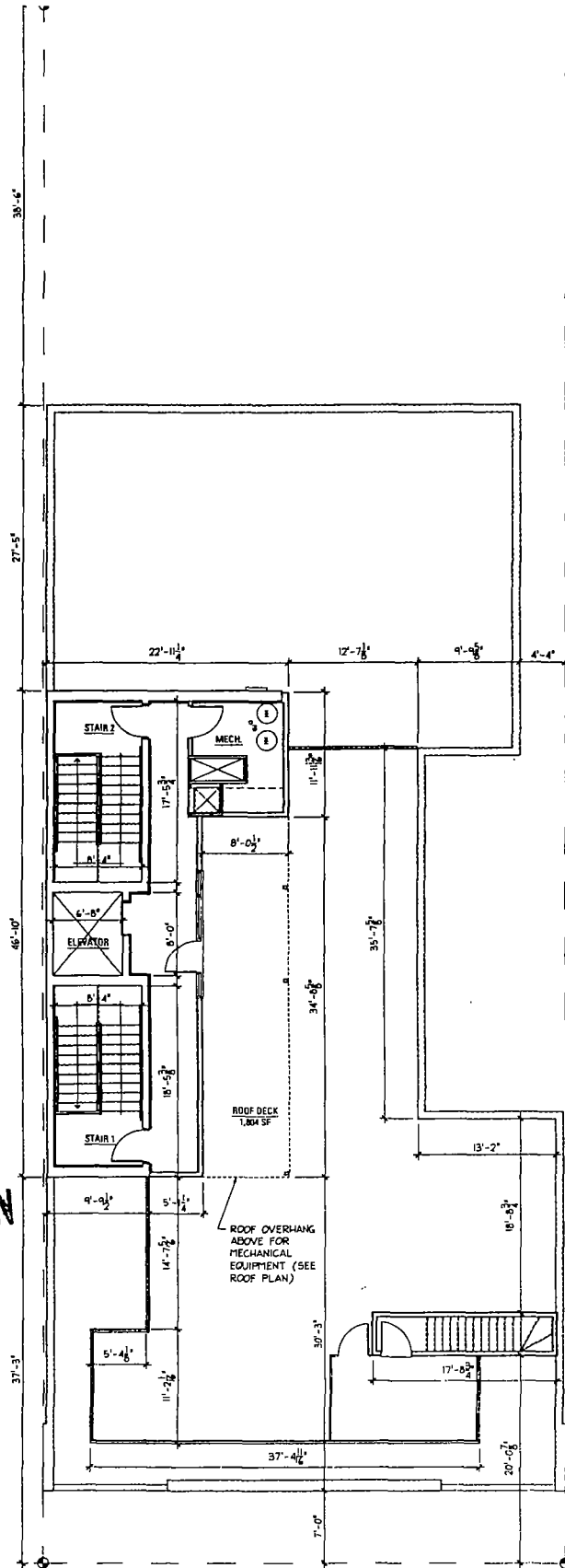
7TH FLOOR PLAN - 4,438 SF



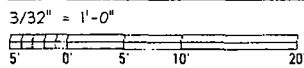
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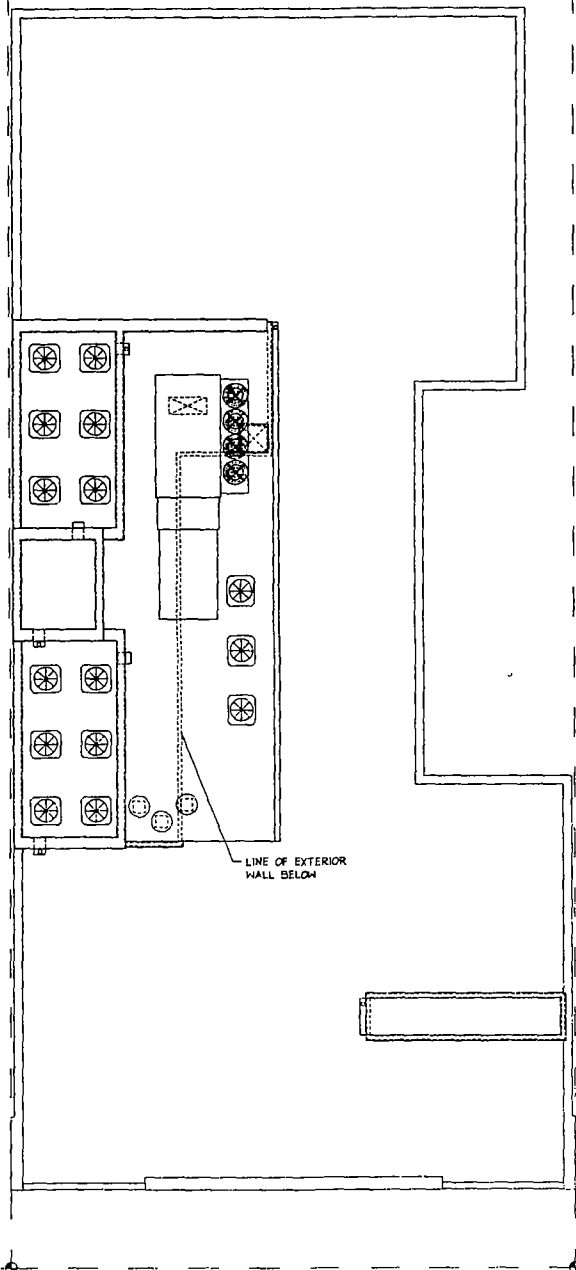
PENTHOUSE FLOOR PLAN - 795 SF (N/A)



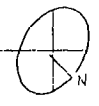
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 NEW CONSTRUCTION
 3276-28 N CLARK
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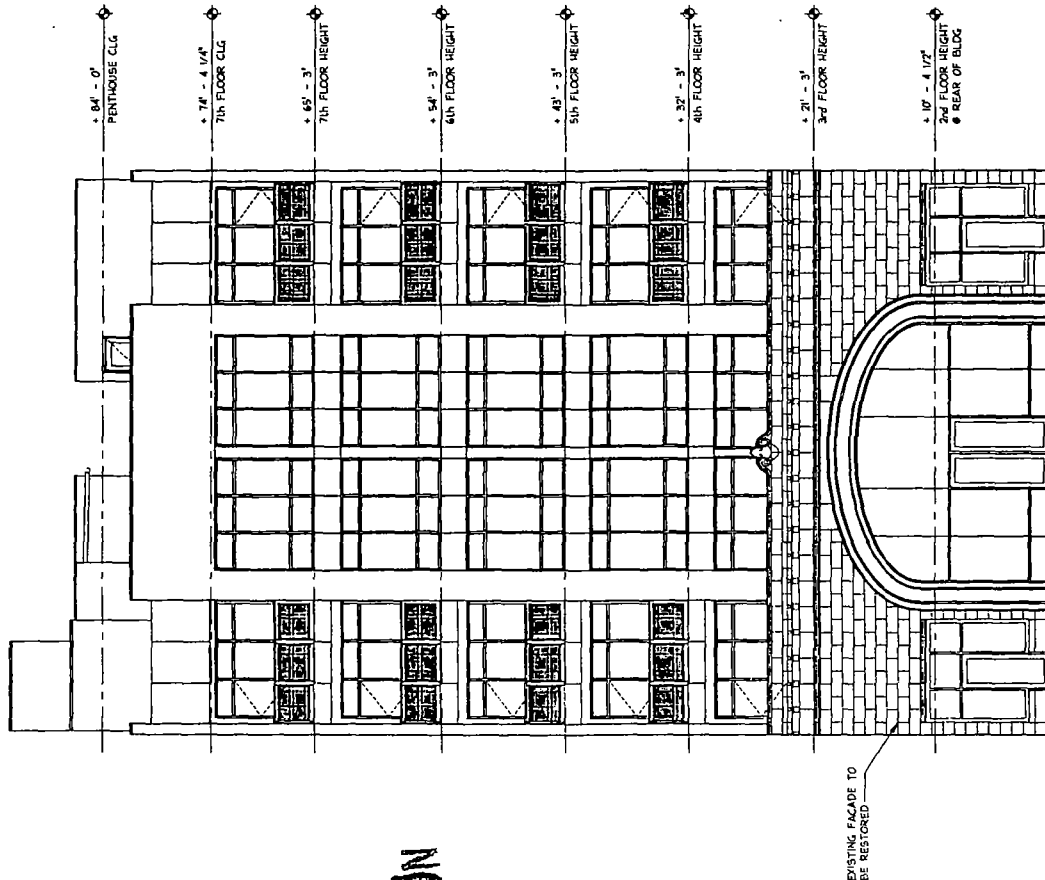
ROOF PLAN



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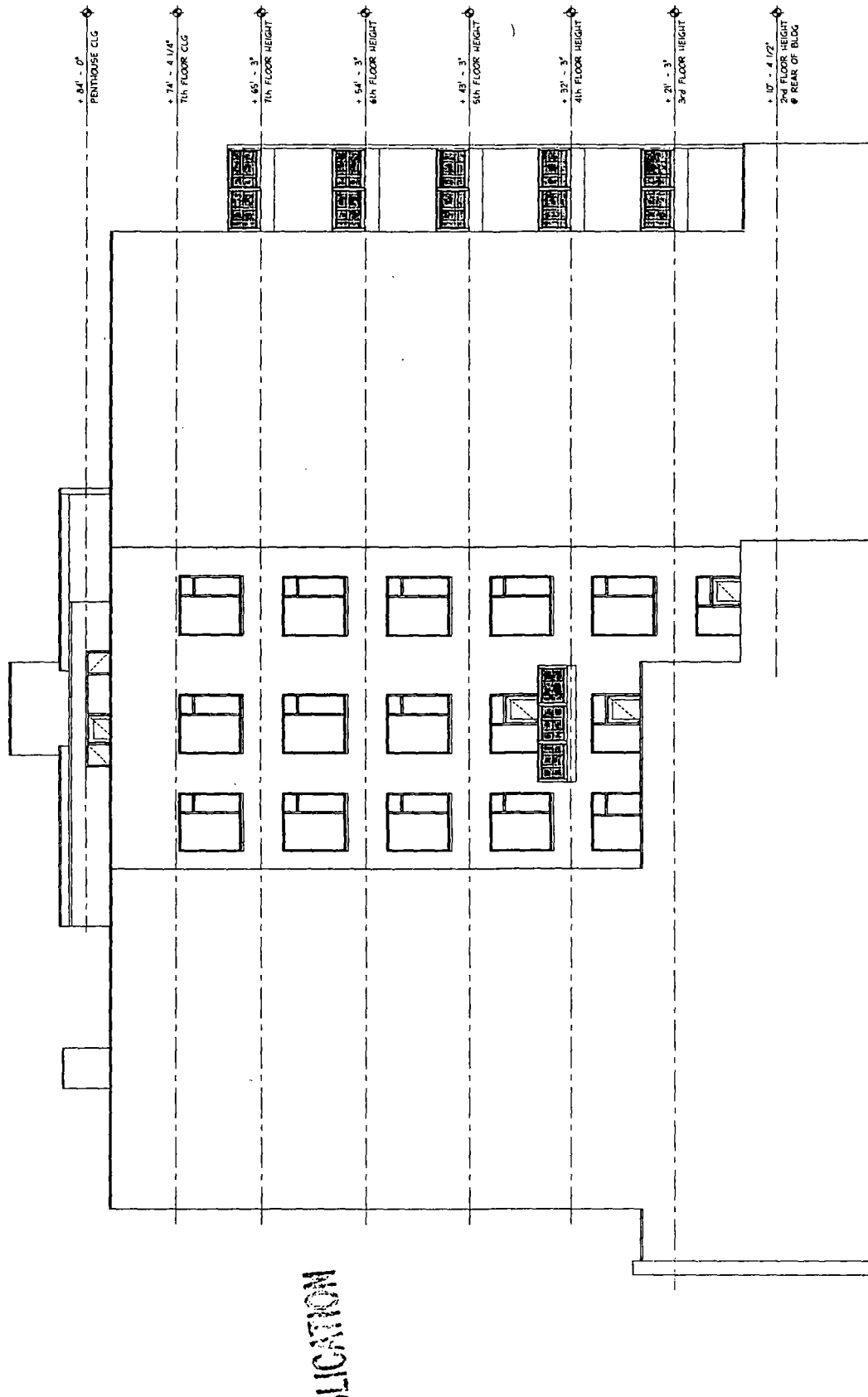
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FRONT (NE) ELEVATION

3/32" = 1'-0"





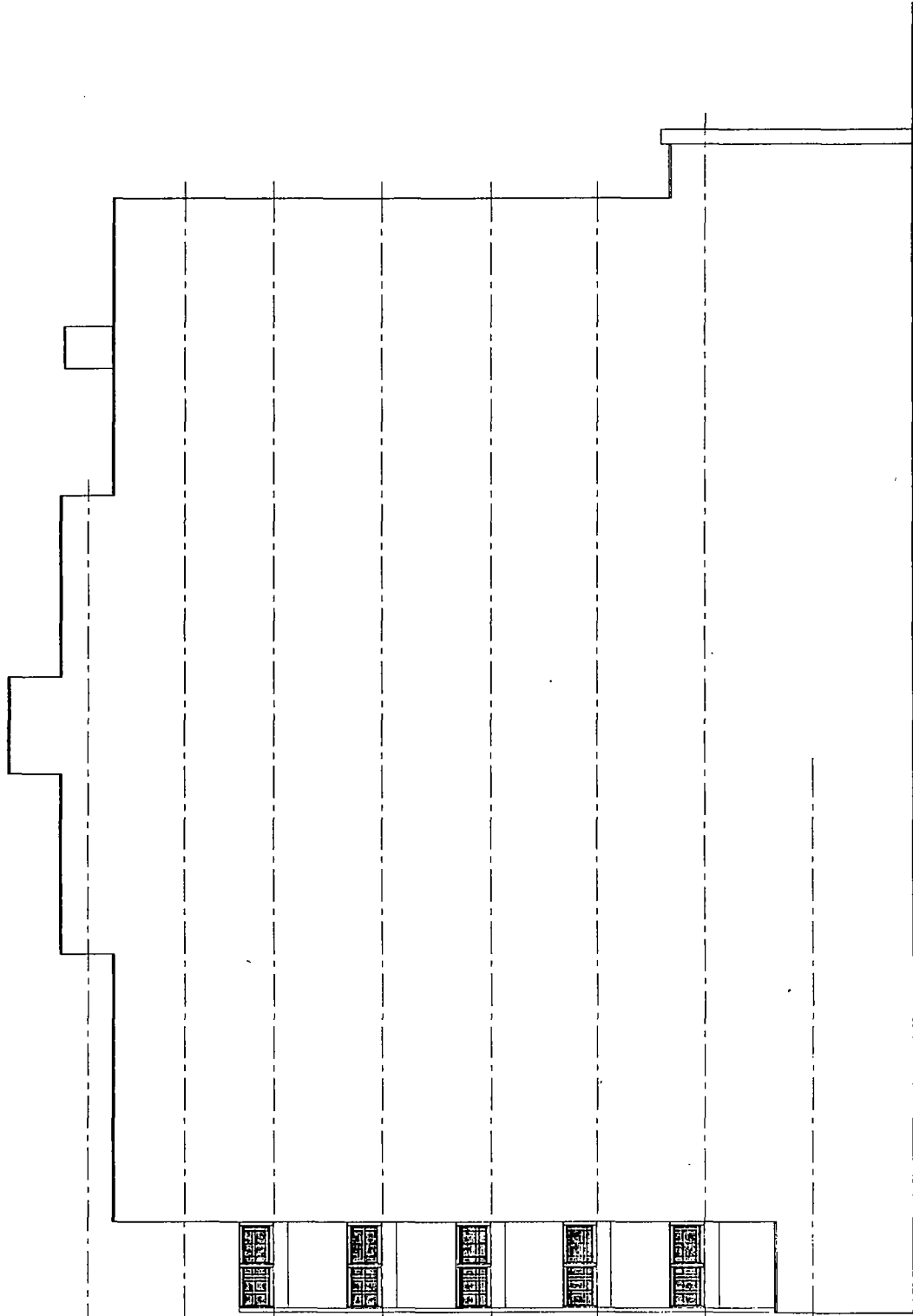
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 NEW CONSTRUCTION
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 CHICAGO, IL
 description 09/22/15, named for ZONING

SIDE (NW) ELEVATION





1. 84' - 0"
 FENTON USE CLG
 2. 4 1/4"
 7th FLOOR CLG

1. 65' - 3"
 7th FLOOR HEIGHT

1. 54' - 3"
 6th FLOOR HEIGHT

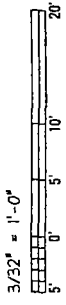
1. 43' - 3"
 5th FLOOR HEIGHT

1. 32' - 3"
 4th FLOOR HEIGHT

1. 21' - 3"
 3rd FLOOR HEIGHT

1. 10' - 4 1/2"
 2nd FLOOR HEIGHT
 # FEAR OF BLDG

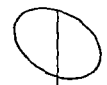
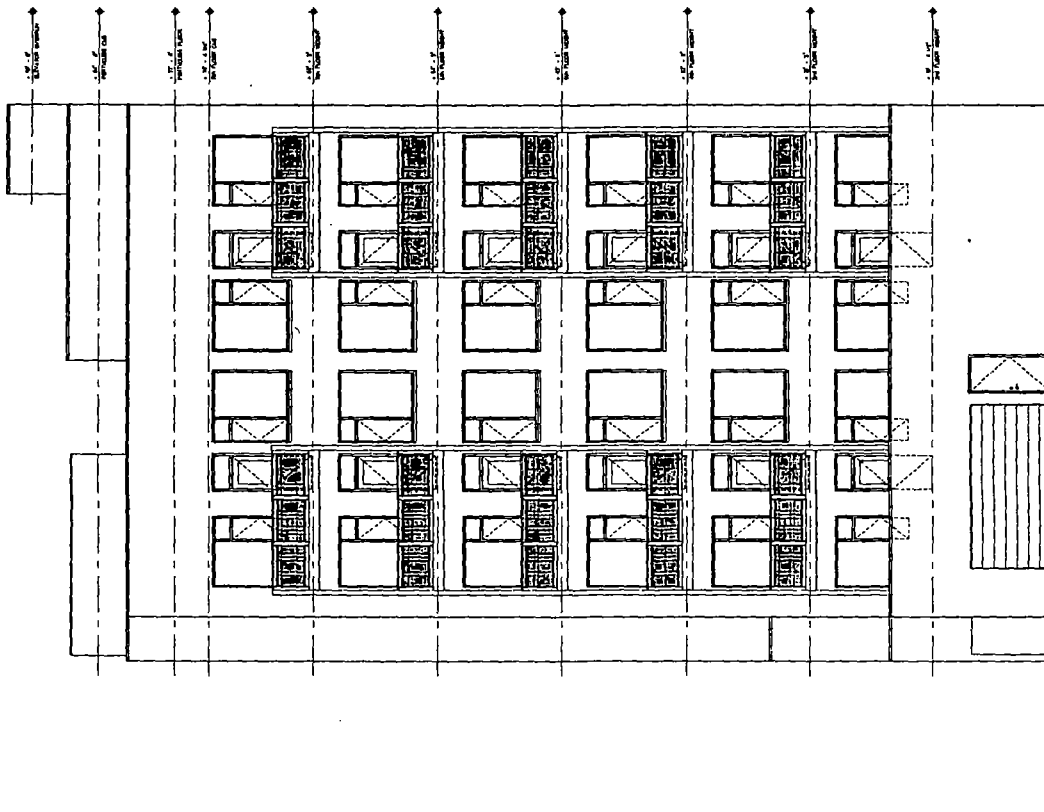
SIDE (SE) ELEVATION



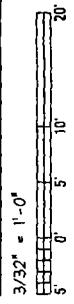
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REAR (SW) ELEVATION



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