



City of Chicago



02020-5679

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/16/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-G at 4511-4523 N Clark St - App No. 20550T1
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 all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 11-G in the area bounded by

a line 236.74 feet northwest of the intersection of North Clark Street and West Sunnyside Avenue, as measured at the northeast right-of-way line of West Sunnyside Avenue and perpendicular thereto; the alley next northeast of North Clark Street; a line 104.45 feet north of and parallel to West Sunnyside Avenue; and North Clark Street,

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 4511-23 North Clark Street

17-13-0303-C (1) Narrative Zoning Analysis

4511-23 North Clark Street, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 16,858 square feet

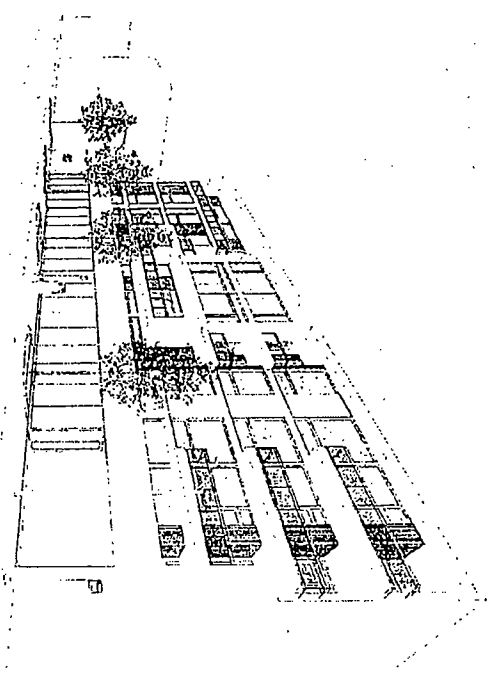
Proposed Land Use: The Applicant is seeking a zoning amendment in order to develop the subject property with a new five-story mixed-use building containing approximately 3,409 sq. ft. of retail space at grade and fifty-six (56) residential units above. The existing one-story retail buildings will be razed. The proposed mixed-use building will measure 58 ft. in height. Onsite garage parking for twenty-eight (28) vehicles will be provided. The subject property is a transit served location because it is located on a designated Pedestrian Street within approximately 2,600 linear feet from the entrance to the CTA Red Line Station at Wilson Ave.

- (A) The Project's Floor Area Ratio: 50,114 square feet (2.973 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 301.04 sq. ft./d.u.*
- (C) The amount of off-street parking: 28 vehicular parking spaces *
- (D) Setbacks:
 - a. Front Setback: 0 feet (11 feet-8 inches on residential floors).
 - b. Rear Setback: 30 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 foot-0 inches
- (E) Building Height:
 - 58 feet-0 inches

**Please note the Applicant is seeking zoning relief for the Minimum Lot Area (MLA) and for the number of parking spaces provided onsite, by way of the Transit-Oriented Development (TOD) Ordinance, as the subject property is a Transit-Served Location.*



4511-23

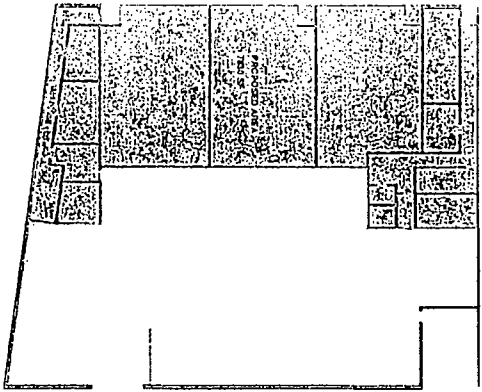


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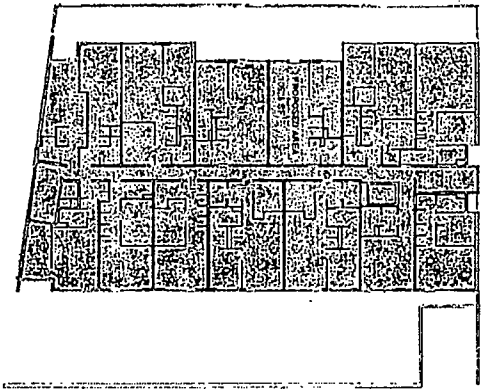
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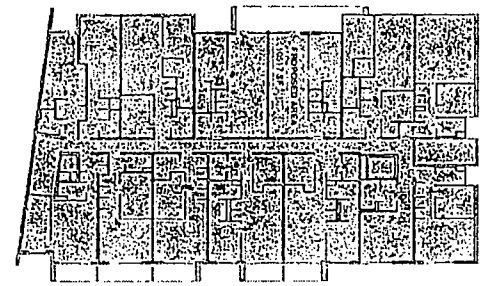
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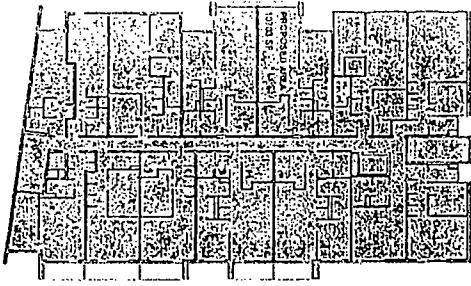
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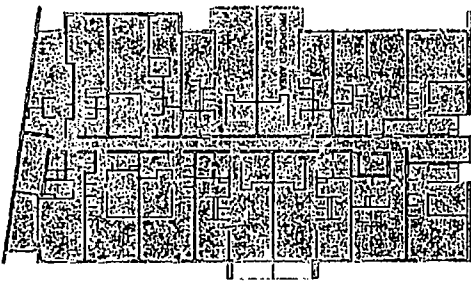
2. Aerial Photograph



3. Aerial Photograph



1. Aerial Photograph



2. Aerial Photograph



17700 W. 10th Ave., Suite 100, Denver, CO 80202

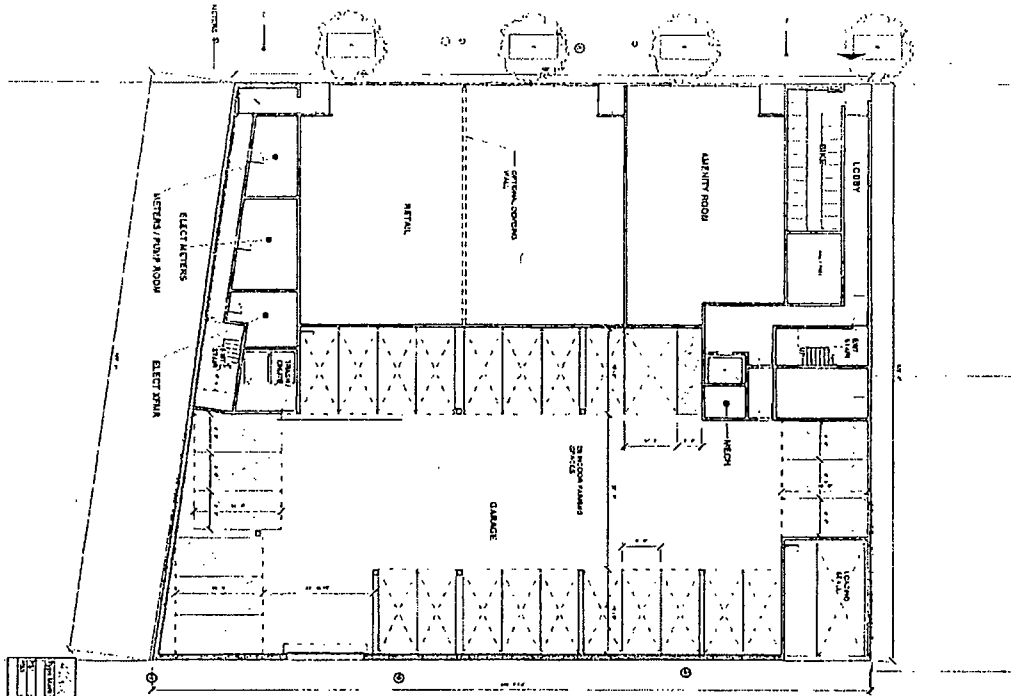
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6311 ADAMS BLVD
DENVER, CO 80202

Denver, CO 80202
Tel: (303) 733-1111
Fax: (303) 733-1112
www.rzplanning.com

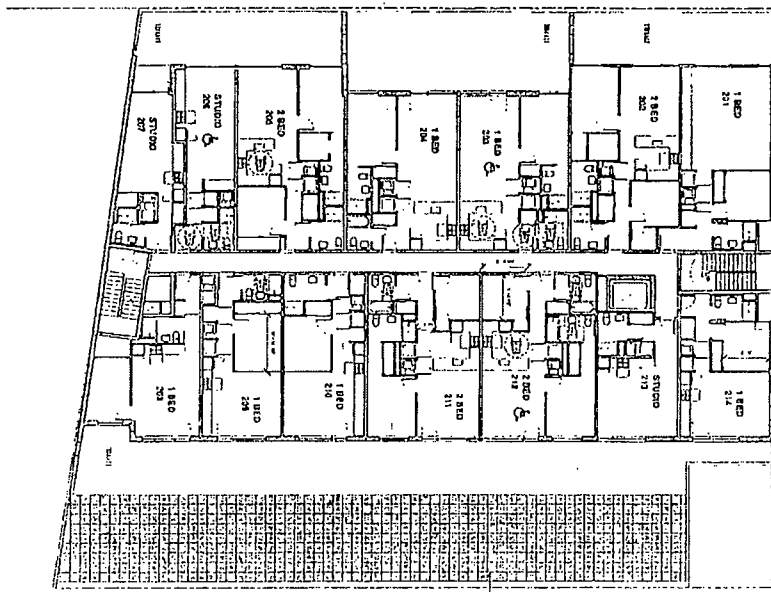
400 30th St
Denver, CO 80202
Tel: (303) 733-1111
Fax: (303) 733-1112
www.rzplanning.com
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N CLARK ST



NO.	DESCRIPTION
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2	REVISION
3	REVISION
4	REVISION
5	REVISION

PUBLIC ALLEY

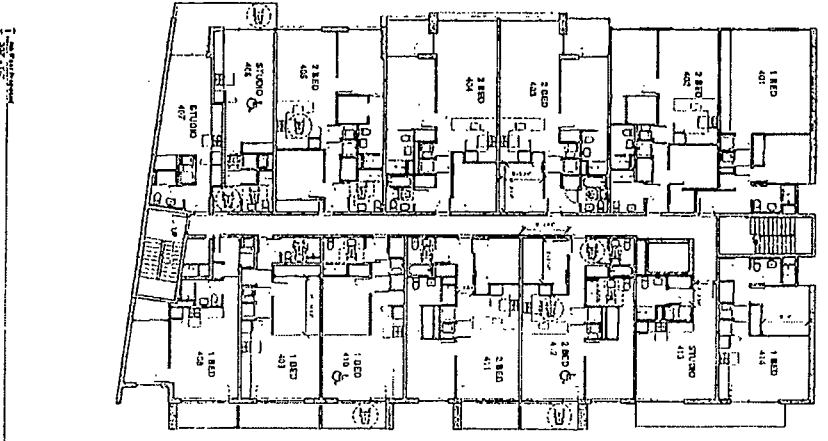
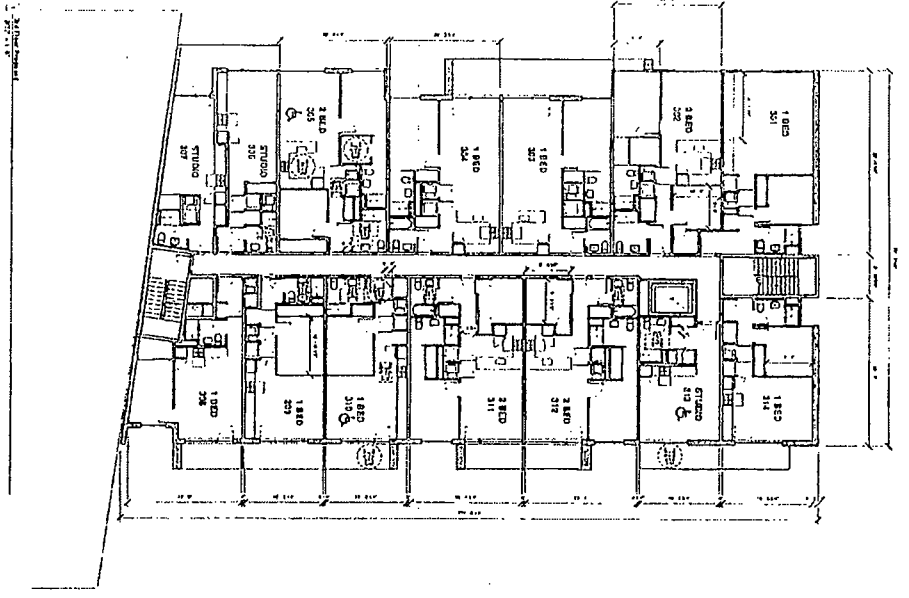


NO. 2

4011 201/202/203

DOMINGUEZ ARCHITECTS

1st & 2nd Floor Plans
 Project No. 1000
 Date: 10/10/10
 A2.0



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PROJECTS

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6511 JAGS/PLUMS
DATE: 1/15/12
DRAWN BY: JAG

27602862 (Rev. 05/10/10)

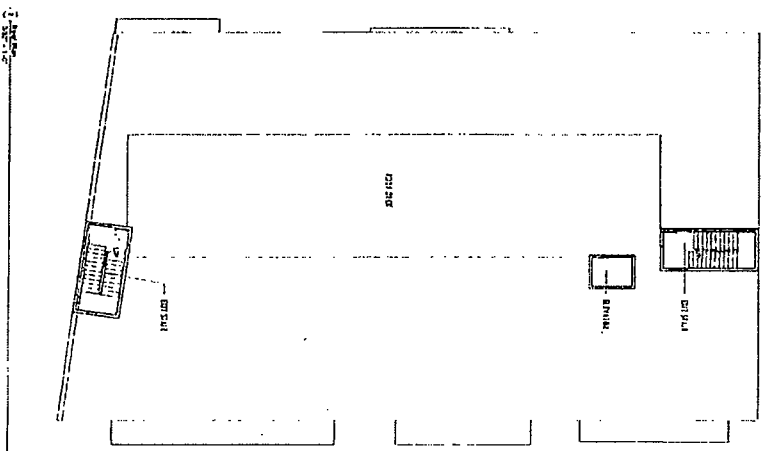
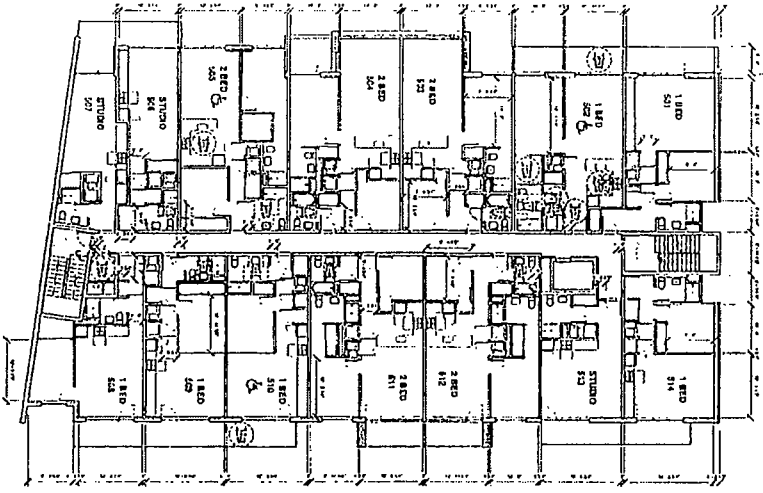
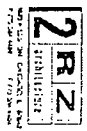
27602862 (Rev. 05/10/10)

DETAILS FOR FRA

APP: 2/15/12
PROJECT: FRA
SHEET NO: 18
DATE: 2/15/12

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Plan for Publication

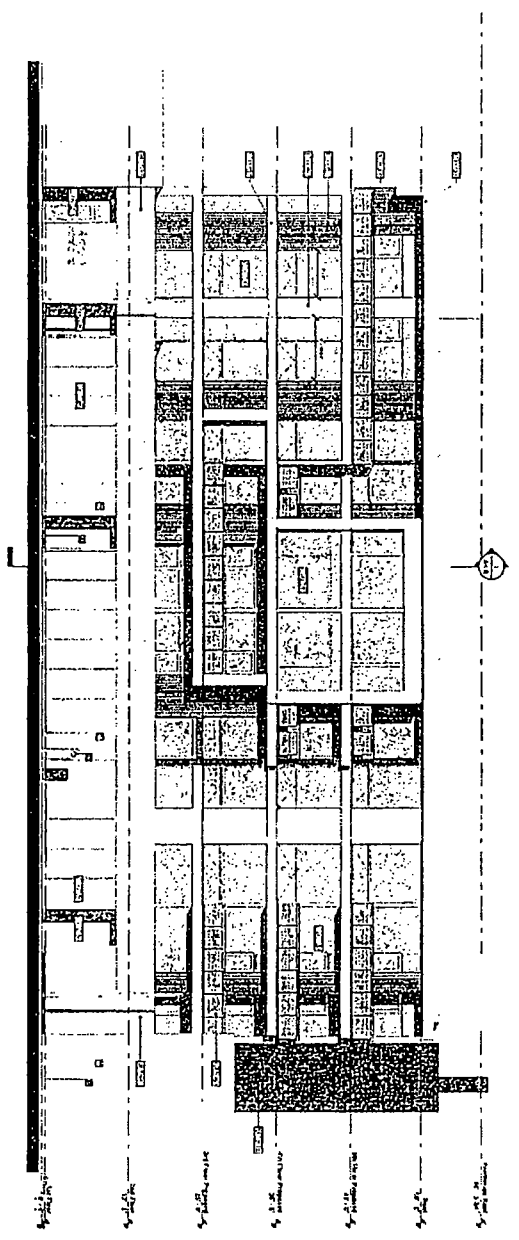


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COLUMBIA, MO.

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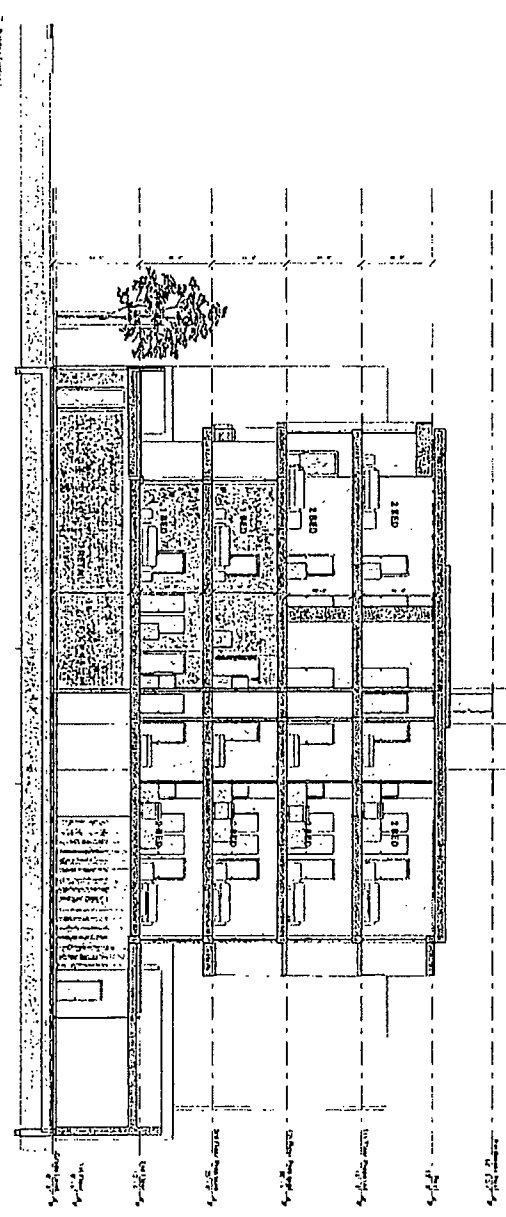
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