



City of Chicago



O2016-8646

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3469-3475 N Clark St - App No. 19068T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FI 19068 T1
INTRO. DATE:
DEC. 14, 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 be amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by

a line 337 feet northwest of the intersection of North Clark Street and North Sheffield Avenue as measured at the easterly right-of-way line of North Clark and perpendicular thereto; the alley next northeast of North Clark Street; the south right-of-way of the alley next south of and parallel to West Addison Street; a line from a point 68.10 feet west of North Sheffield Avenue and the south right-of-way line of the alley next south of and parallel to West Addison Street; to a point, 275.81 feet northwest of the intersection of North Clark Street and North Sheffield Avenue and 73.26 feet west of North Sheffield Avenue; a line from the previously identified point; to a point 62.80 feet west of North Sheffield Avenue and 237 feet northwest of the intersection of North Clark Street and North Sheffield Avenue as measured at North Clark Street and perpendicular thereto; a line 237 feet northwest of the intersection of North Sheffield Avenue and North Clark Street as measured at the easterly right-of-way of North Clark Street and perpendicular thereto; and North Clark Street,

to those of a B3-5 Community Shopping District and a corresponding use 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: 3469-3475 North Clark Street

17-13-0303-C (1) Narrative Zoning Analysis
3469-3475 North Clark Street, Chicago, Illinois

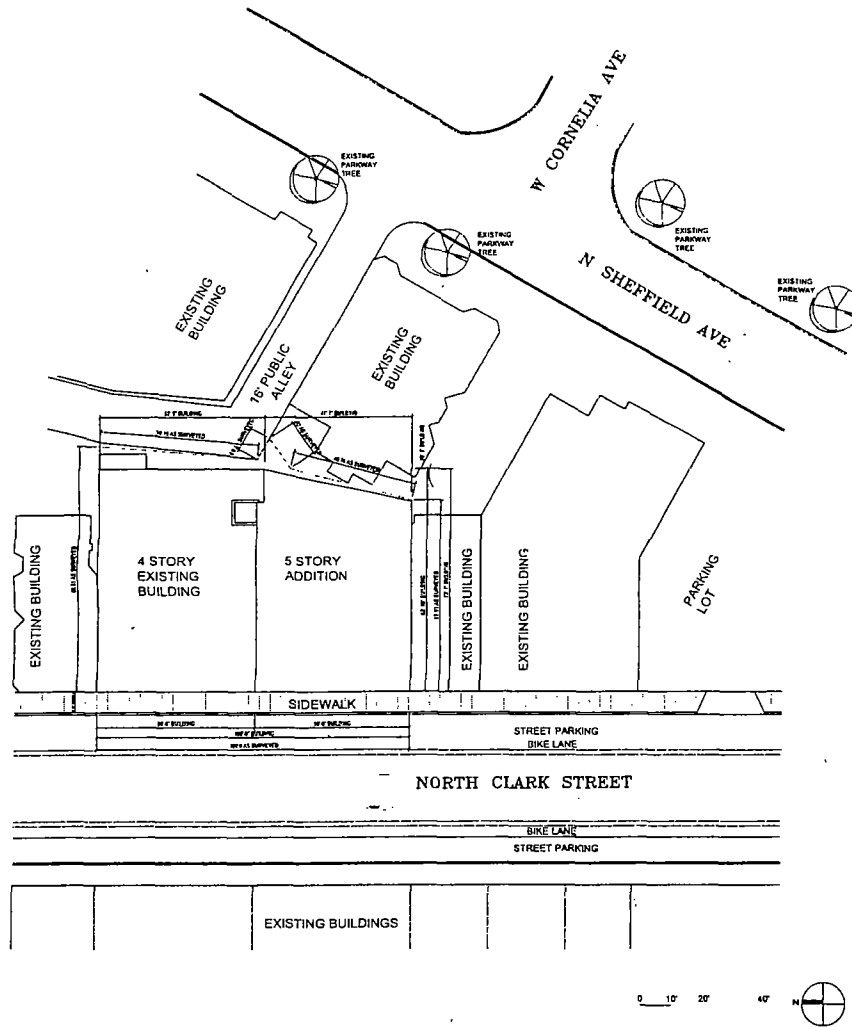
Proposed Zoning: B3-5 Neighborhood Mixed-Use District

Lot Area: 7,391 square feet

Proposed Land Use: The Applicant is seeking to amend the previously approved Type I Rezoning, in order to correct a typographical error in the original Type 1 Application (Narrative). Toward that end, and correctly stated, the Applicant is seeking a zoning change in order to permit the rehabilitation of the existing four-story building, and the erection of a new five-story addition – on the adjacent vacant lots, in order to locate and establish a new hotel, with retail tenancy, at the subject property. The rehabilitation plan, for the existing (vacant) four-story building, calls for the build-out and location of a hotel lobby (1,762 square feet) and a single retail space (1,476 square feet) - at grade level, and twenty-one (21) hotel rooms (units) – above (Floors 2 thru 4). The new five-story addition will contain a single retail space (2,336 square feet) and hotel vestibule (275 square feet) – at grade level, and thirty-two hotel rooms – above (Floors 2 thru 5), for a total of fifty-three hotel rooms, at the site. As part of the plan, the Applicant also intends to erect a roof deck, above the 4th Floor of the existing building and above the 5th Floor of the new addition, which will be available for use by guests of the hotel and the retail tenants. No onsite parking is required or intended for the proposed building, with new addition. The newly rehabbed building, with five-story addition, will measure 76 feet-2 inches in height and be masonry and glass in construction. **Please note that there have been NO changes to the architectural drawings (plans) submitted and approved, pursuant to the original Type 1 Zoning Map Reclassification.*

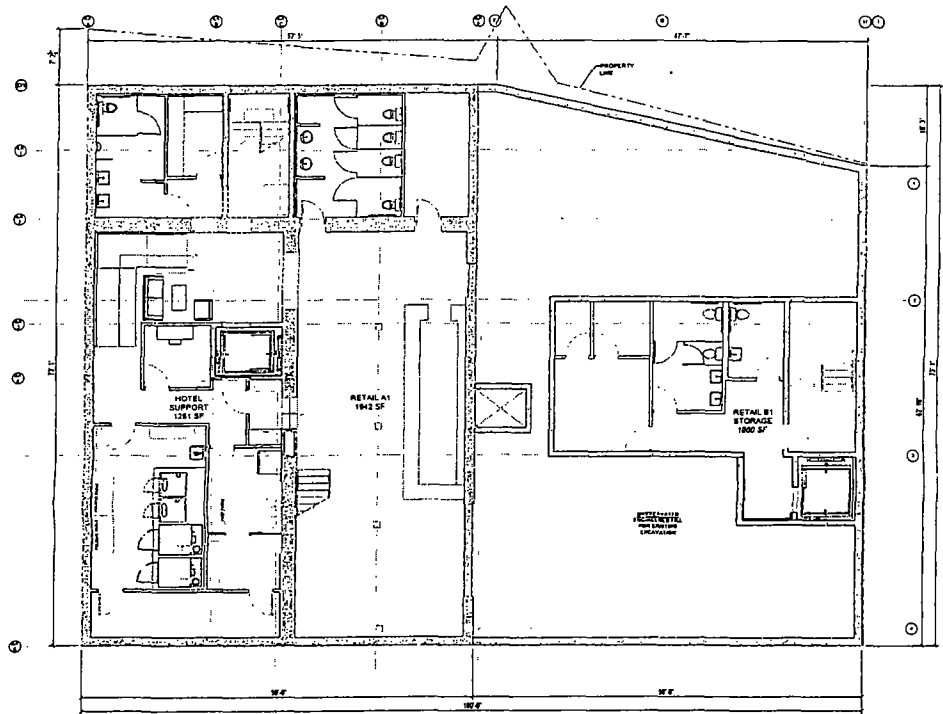
- (A) The Project's Floor Area Ratio: 32,074 square feet (4.34 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): No residential units
- (C) The amount of off-street parking: Zero (0)
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height:
 - 76 feet-2 inches

FINAL FOR PUBLICATION



SITE/ LANDSCAPE PLAN
 SCALE: 1" = 40'-0"

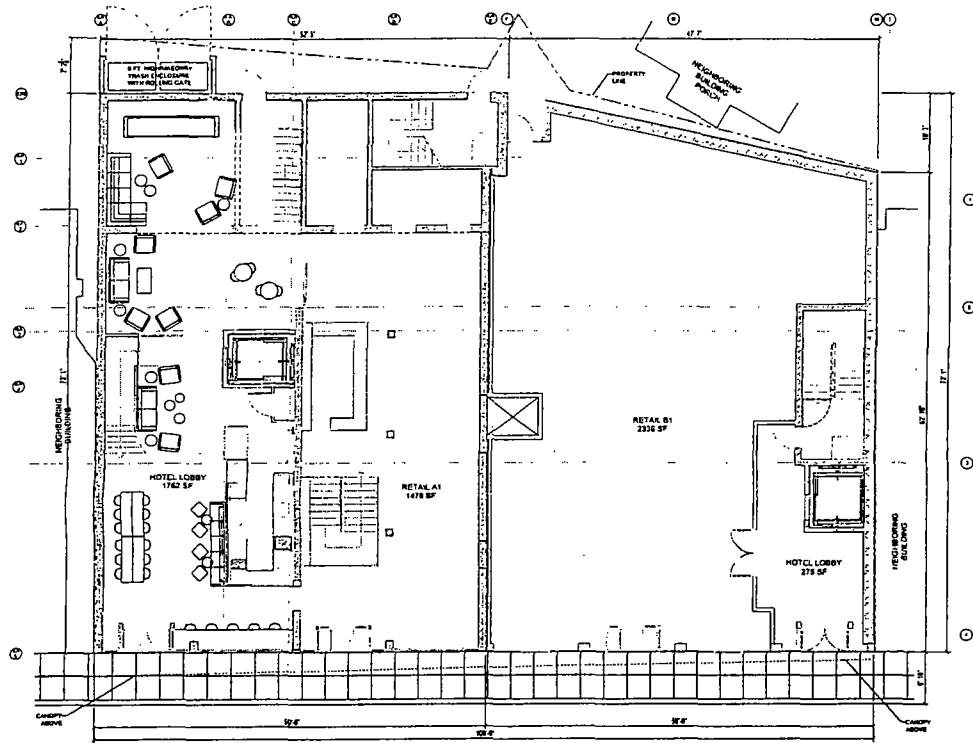
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LOWER LEVEL FLOOR PLAN
 SCALE 1/16" = 1'-0"



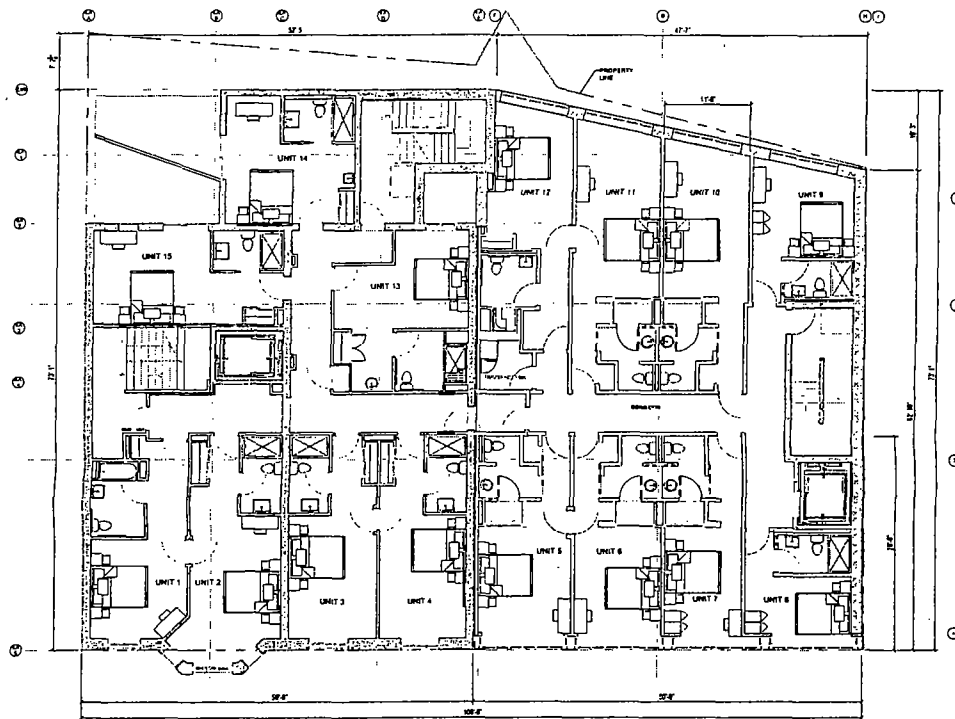
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FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"



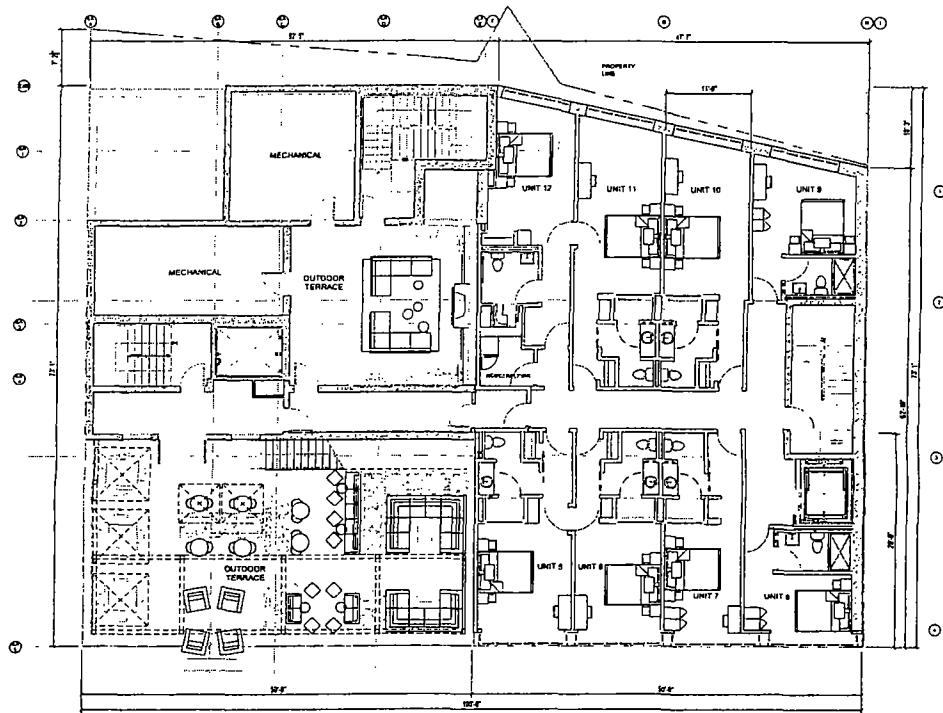
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2ND-4TH FLOORS
 SCALE: 1/16" = 1'-0"



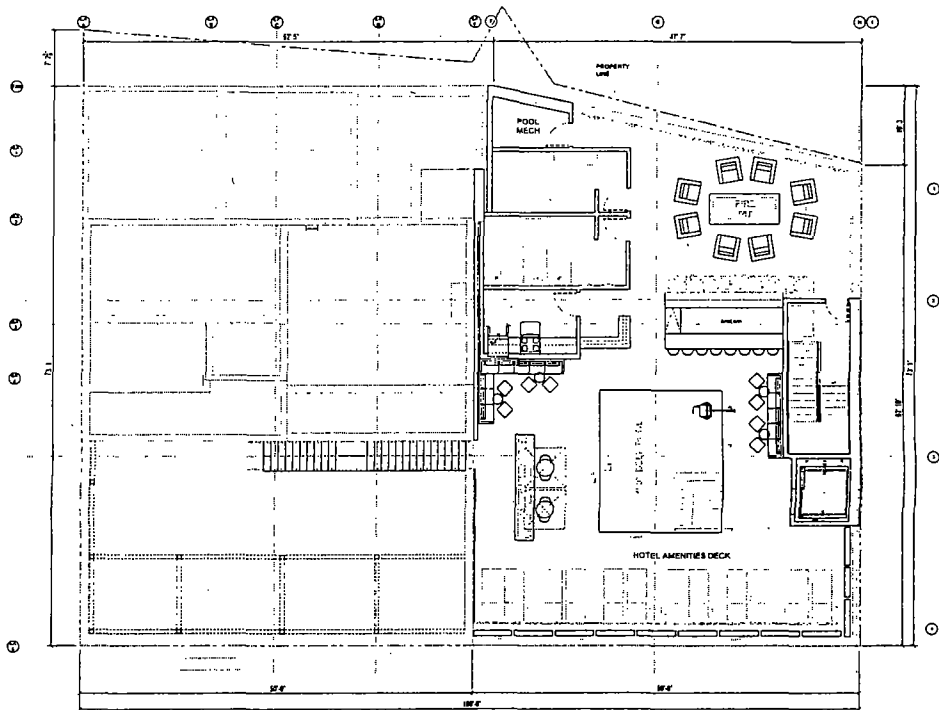
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FIFTH FLOOR/ ROOF DECK PLAN
 SCALE: 1/16" = 1'-0"



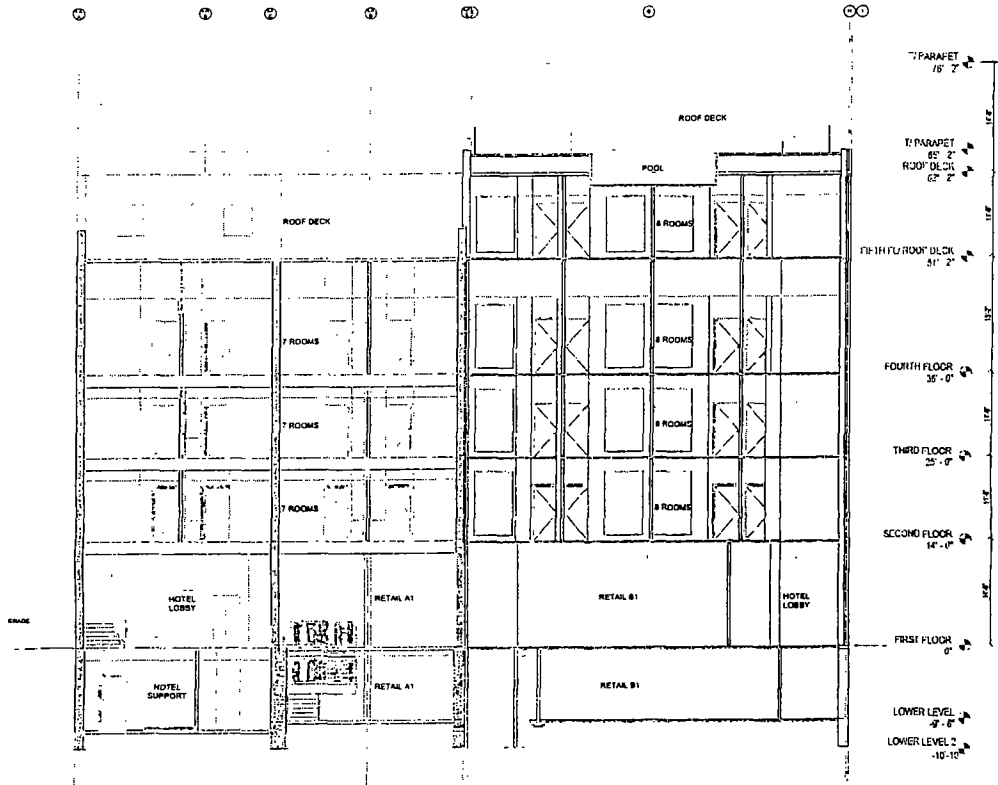
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POOL DECK PLAN
 SCALE 1/16" = 1'-0"

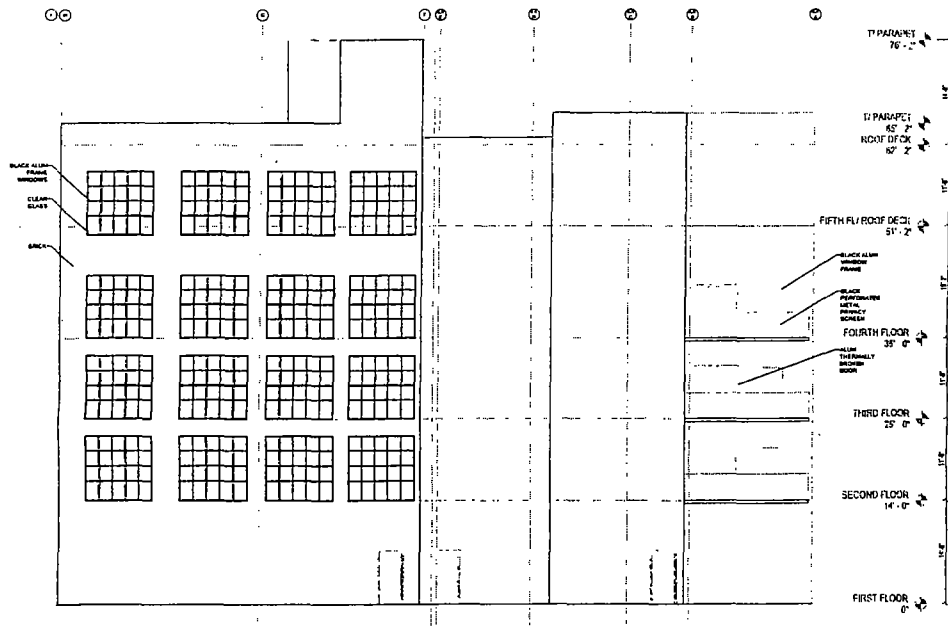


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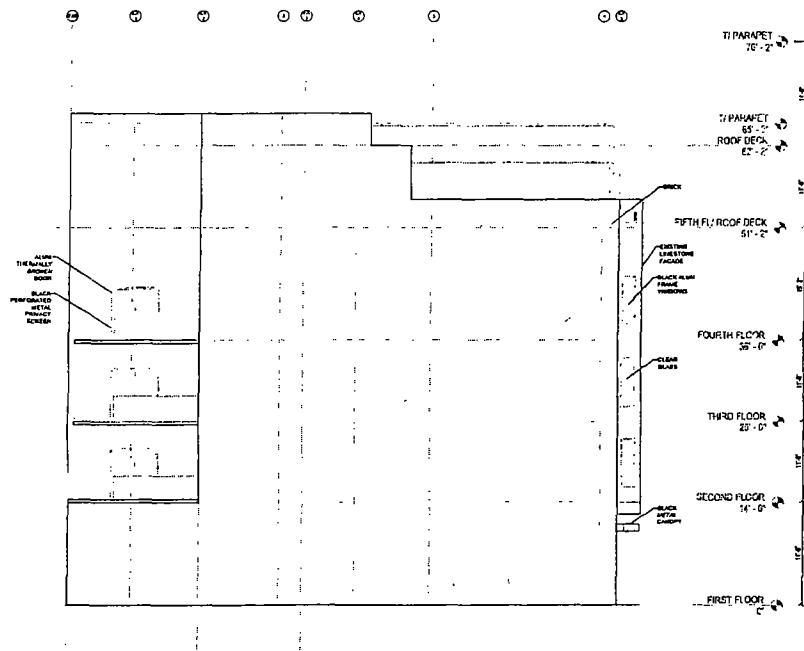
BUILDING SECTION
SCALE NTS

FINAL FOR PUBLICATION



EAST ELEVATION
SCALE NTS

FINAL FOR PUBLICATION



NORTH ELEVATION
SCALE: NTS

FINAL FOR PUBLICATION

