



# City of Chicago



O2023-1289

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/15/2023
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-G at 4701 N Clark St - App No. 22131T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Final for Publication

## ORDINANCE

***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

**SECTION 1.** Title 17 of the Municipal Code - the *Chicago Zoning Ordinance*, be amended by changing all of the *B3-2 Community Shopping District* symbols and indications, as shown on Map No. 11-G, in the area bounded by

beginning along a line 150 feet north of West Leland Avenue as measured at the east right-of-way line of North Clark Street and perpendicular thereto; the alley next east of and parallel to North Clark Street; a line from a point 116.33 feet northwest of West Leland Avenue as measured along the westerly right-of-way line of the alley next east of and parallel to North Clark Street, to a point 64.54 feet east of North Clark Street; a line 64.54 feet east of and parallel to North Clark Street; West Leland Avenue; and North Clark Street,

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: 4701 North Clark Street

17-13-0303-C (1) Narrative Zoning Analysis  
4701 North Clark Street, Chicago, Illinois

Proposed Zoning: *B2-3 Neighborhood Mixed-Use District*

Lot Area: 12,735 square feet (*irregular*)

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* to permit the construction and occupancy of a new five-story *mixed-use* building, at the subject property. The programming for the proposed new building calls for the establishment of a *commercial-office* unit and a *residential amenity room* on the 1<sup>st</sup> Floor, along with a *residential lobby* and *package room*, with a total of thirty-six (36) dwelling units to be situated on and between the 2<sup>nd</sup> through 5<sup>th</sup> Floors. Additional communal outdoor space, for the *residents*, will be discreetly located above the 5<sup>th</sup> Floor (*roof deck*). Due to its close proximity to the *Lawrence CTA Train Station* AND its direct situation along the *Clark Street Bus Line Corridor Roadway Segment* – which such segment of Clark Street is also a designated *Pedestrian Street*, the proposal calls for the provision of off-street parking for eighteen (18) vehicles, within the 1<sup>st</sup> Floor (*garage*) of the proposed new building, which represents the maximum 50% allotment (*parking to dwelling unit*) mandated by the amended *Zoning Ordinance* (“*Connected Communities Ordinance*”). \*[*The subject property constitutes a Transit Served Location (TSL)*. (Section 17-10-0102-B)] In further consideration of these conditions, the proposal also includes dedicated parking for at least four-eight (48) bicycles, to be located within the 1<sup>st</sup> Floor (*garage*) of the building. The new proposed building will measure \*66 feet-3/4 inches (*underside of roof*) and will be masonry in construction.

(A) The Project’s Floor Area Ratio: 44,560.3 square feet (3.5 FAR)

*\*The subject property is located on a designated Pedestrian Street, within 2,640 linear feet of the entrance to the Lawrence CTA Train Station and the Clark Street Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] The programming for the development also calls for the provision of at least 50% of the required ‘affordable’ units to be located onsite and such programming is in compliance with \*Section 17-3-0308 of the Zoning Ordinance. Therefore, the Applicant is eligible for an increase in maximum floor area ratio (FAR) up to 3.5, pursuant to this Type 1 Zoning Map Amendment. [17-3-0403-B]*

(B) The Project’s Density (Lot Area Per Dwelling Unit): 36 dwelling units; 353.75 square feet per dwelling unit

*\*The subject property is located on a designated Pedestrian Street, within 2,640 linear feet of the entrance to the Lawrence CTA Train Station and the Clark Street Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] The programming for the development also calls for the provision of at least 50% of the required ‘affordable’ units to be located onsite and such programming is in compliance with \*Section 17-3-0308 of the Zoning Ordinance.. Therefore, the Applicant is eligible for a reduction in the required minimum lot area (MLA) per dwelling unit - down to a minimum of 350 square feet per unit, pursuant to this Type 1 Zoning Map Amendment. [17-3-0402-B]*

- (C) The amount of off-street parking: 18 vehicular parking spaces + 48 bicycle parking-storage spaces

*\* The subject property is located on a designated Pedestrian Street, within 2,640 linear feet of the entrance to the Lawrence CTA Train Station and the Clark Street Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] Therefore, the Applicant may not provide off-street vehicular parking in excess of 50% of the total number of dwelling units. [17-3-0308(4)]*

- (D) Setbacks:
- a. Front Setback: 0 foot-0 inches
  - b. Rear Setback: 2 feet-0 inches (1<sup>st</sup> Floor-Ground Floor)  
21 feet-3 15/16 inches (2<sup>nd</sup> – 5<sup>th</sup> Floors)
  - c. Side Setbacks:  
North: 0 feet-0 inches  
South: 0 feet-0 inches

*\*Subsequent to and independent of this Zoning Map Amendment, the Applicant will seek any further administrative relief that is necessary to ensure full compliance with the setback standards of the current Zoning Ordinance.*

- (E) Building Height: 66 feet-3/4 inches (*underside of roof-ceiling of 5<sup>th</sup> Floor*)  
76 feet-3/4 inches (*ceiling of rooftop access structure*)

*\*The subject property is located on a designated Pedestrian Street, within 2,640 linear feet of the entrance to the Lawrence CTA Train Station and the Clark Street Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B]. The programming for the development also calls for the provision of at least 50% of the required 'affordable' units to be located onsite and such programming is in compliance with \*Section 17-3-0308 of the Zoning Ordinance.). Therefore, the Applicant is eligible for an increase in maximum building height up to 75 feet-0 inches, pursuant to this Type 1 Zoning Map Amendment. [17-3-0408-B]*

#### **COMPLIANCE WITH SECTION 17-3-0308: Specific Criteria for Transit-Served Locations**

In all B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance must satisfy all of the following specific criteria:

##### **1. The project complies with the applicable standards of Section 17-10-0102-B.**

The project calls for the construction of a new *mixed-use* building that will contain a total of thirty-six (36) *dwelling units* and off-street accessory parking for eighteen (18) vehicles, which represents a 50% *reduction* in the otherwise required one-to-one parking ratio for *residential uses*, and which such reduction is permitted *as of right* pursuant to Section 17-10-0102-B(1). Toward these same ends, the project calls for a *Storage Room* to be located within the attached *garage* (1<sup>st</sup> Floor), which will be for the exclusive use of the residents and which can accommodate at least forty-eight (48) bicycles – more than double the amount of required *onsite* bicycle parking [Subsection (2)].

Furthermore, pursuant to the *2021 Affordable Requirements Ordinance (ARO)*, the Applicant is required to designate at least 20% (7 *dwelling units*) of the total number of (36) *dwelling units* as “affordable.” The programming for this particular project, calls for at least 50% of those seven (7) required *affordable units* – so a total of four (4) *affordable units*, to be located *onsite* (evenly represented and dispersed throughout the proposed new building).

2. **The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a pedestrian street, pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street.**

The design for the new proposed building calls for the entirety of the Clark Street and the Leland Avenue facades to directly abut the sidewalk (i.e., 0 feet-0 inches *front and south side setbacks*), with the two respective primary *entrances* – *residential lobby* on Clark Street and *commercial-office unit* at the corner (Leland Avenue) NOT exceeding 12 feet of the width of either such façade, and – too, NOT exceeding two-stories in height. [Please see corresponding *Architectural Plan Package*.] Toward these same ends, per the design, a minimum of 60% of each such street facing façade will be comprised of *transparent non-reflective windows and/or doors*. [Please see corresponding *Architectural Plan Package* – Page 7.] Lastly, all of the required off-street *parking* will be located wholly within the four-corners of the 1<sup>st</sup> Floor of the new proposed building (*garage*), so to NOT be visible from either of the immediately abutting *public ways*, while – too, vehicular access to such parking will be accommodated via the existing *Public Alley* that runs along the east end of the site.

3. **The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.**

The *Transit Friendly Development Guide* defines ‘transit friendly development’ as *[d]evelopment which is oriented towards and integrated with adjacent transit*. By way of relevant example, the proposed new development incorporates pedestrian accessibility and connectivity less than 2,630 linear feet from the entrance to the *Lawrence Avenue CTA Train Station* and directly on one of the City’s most exploited *CTA Bus Routes* (Clark Street), while – too, activating this significant, previously underserved, corner of Clark Street and Leland Avenue, which serves as the predominant transition-connection between the low-density family-oriented *residential neighborhoods* to the east (i.e., Dover Street), and the similarly utilized *Chase Park* (across the street – west), to the more bustling *commercial corridor* along Clark Street to the south and Broadway Avenue further to the east - with a new *business* that will be intended to service the *residents* of the immediate community and patrons of the same. Along these same lines, the new proposed improvements are situated in the heart of the neighborhood’s most robust *retail and hospitality corridor*, which extends for at least five blocks to the south and connects to the same such *corridor* along Broadway Avenue to the east, while – too, providing an immediate connection the other nearby communities via a short bus or train ride, or – weather pending, via bicycle (personal or with multiple *Divvy Bicycle Stations* along the way).

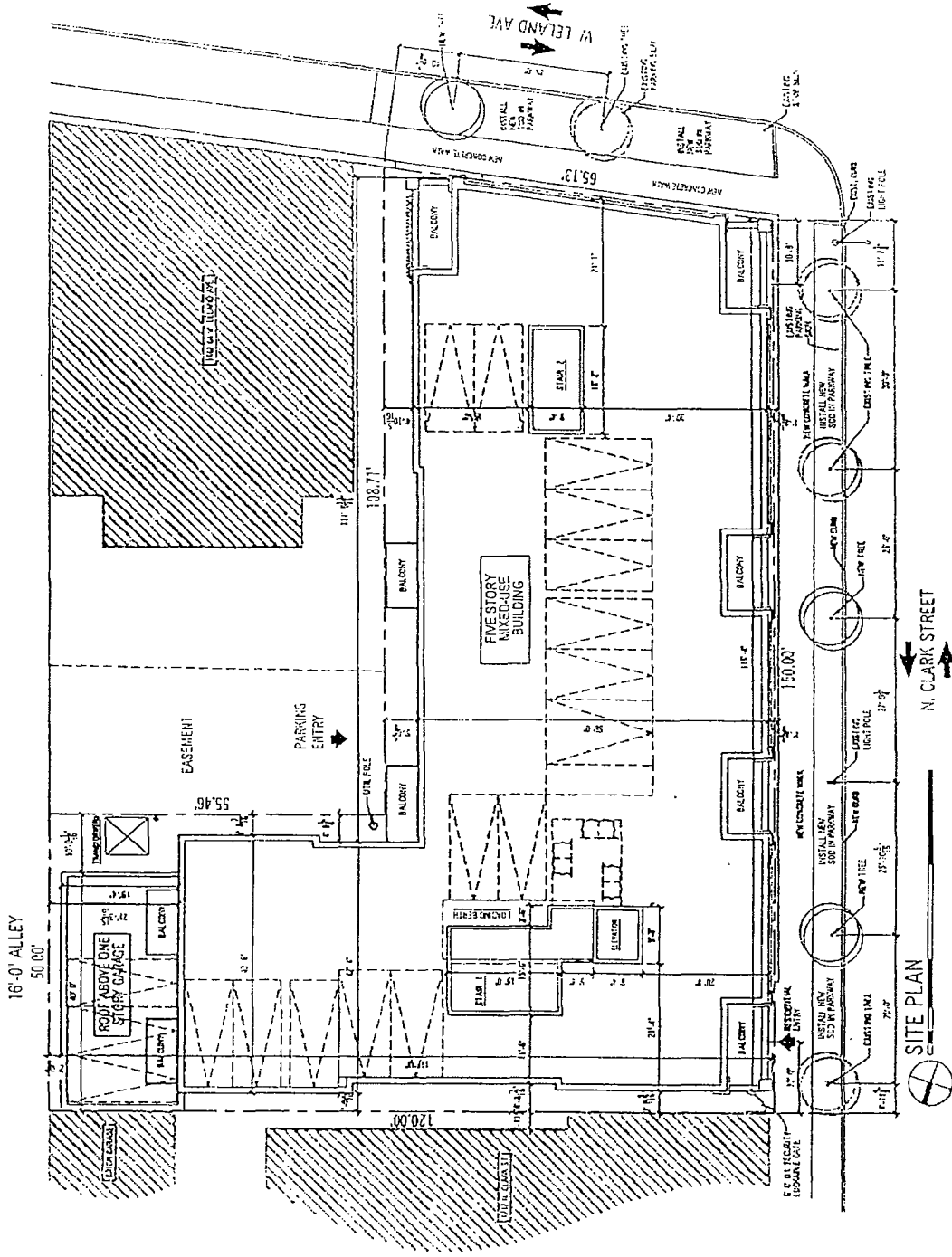
4. ***Residential building*** projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE.

The project calls for the construction of a new *mixed-use* building that will contain a total of thirty-six (36) *dwelling units* and off-street accessory parking for eighteen (18) vehicles, which represents a 50% *reduction* in the otherwise required one-to-one parking ratio for *residential uses*, and which such reduction is permitted *as of right* pursuant to Section 17-10-0102-B(1).

5. **The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.**

In a direct and deliberate effort to promote public forms of transportation, and – too, to mitigate vehicular congestion and traffic in this pedestrian-oriented neighborhood, while still balancing the express interests and demands of the existing residents of the community, the proposed new development will provide only one (1) designated off-street *parking* space for every two (2) *dwelling units*, with priority being offered to tenants of the larger (*two-bedroom* and *three-bedroom* units) building, on a first come basis. Such considerations should dissuade residents who require and/or rely on individual automobile ownership from renting within the proposed new building, thereby attracting those residents who desire to rely on public and/or non-vehicular (carbon-neutral) forms of transit. As well, the proposed development includes a sizeable *Storage Room*, within the ground floor (*garage*) of the building that can accommodate interior parking for at least forty-eight (48) bicycles and/or scooters. Beyond these onsite accommodations, there are additional bicycle racks located on the sidewalk in front of the subject site and the Applicant is committed to working with the local Alderman and representatives from the CTA and CDOT, toward providing additional public bicycle racks and/or *Divvy Stations*, should such be desired. In further effort to promote more reliance on the City's bountiful public transit, the Applicant is also committed to working with the local Alderman and the CTA toward installing electronic CTA trackers within the common areas of the building, to allow for more efficient trip planning.

# Final for Publication



**SITE PLAN**

N. CLARK STREET  
W. LEILAND AVE.

CITY OF CHICAGO ZONING DATA	
PROPOSED CONSTRUCTION	RESIDENTIAL, MIXED-USE
LOT AREA	13,295.35 SQ. FT.
PERMITTED CONSTRUCTION	RESIDENTIAL, MIXED-USE
PERMITTED UNIT TYPE	RESIDENTIAL, MIXED-USE
PERMITTED UNIT COUNT	100 UNITS
PERMITTED HEIGHT	55 FT. MAX. (15% TOWER)
PERMITTED USES	RESIDENTIAL, MIXED-USE
PERMITTED SETBACKS	15 FT. FRONT, 10 FT. SIDE, 10 FT. REAR
PERMITTED SIGNAGE	AS PER CHICAGO SIGNAGE ORDINANCE
PERMITTED PARKING	AS PER CHICAGO PARKING ORDINANCE

SHEET NUMBER  
**01**

SHEET DESCRIPTION  
SITE PLAN

PROJECT DESCRIPTION  
FIVE-STORY MIXED-USE BUILDING

DEVELOPER  
PLATINUM DEVELOPMENT

PREMISES:  
8701 N. CLARK, CHICAGO, IL

SUBMITTAL DATES

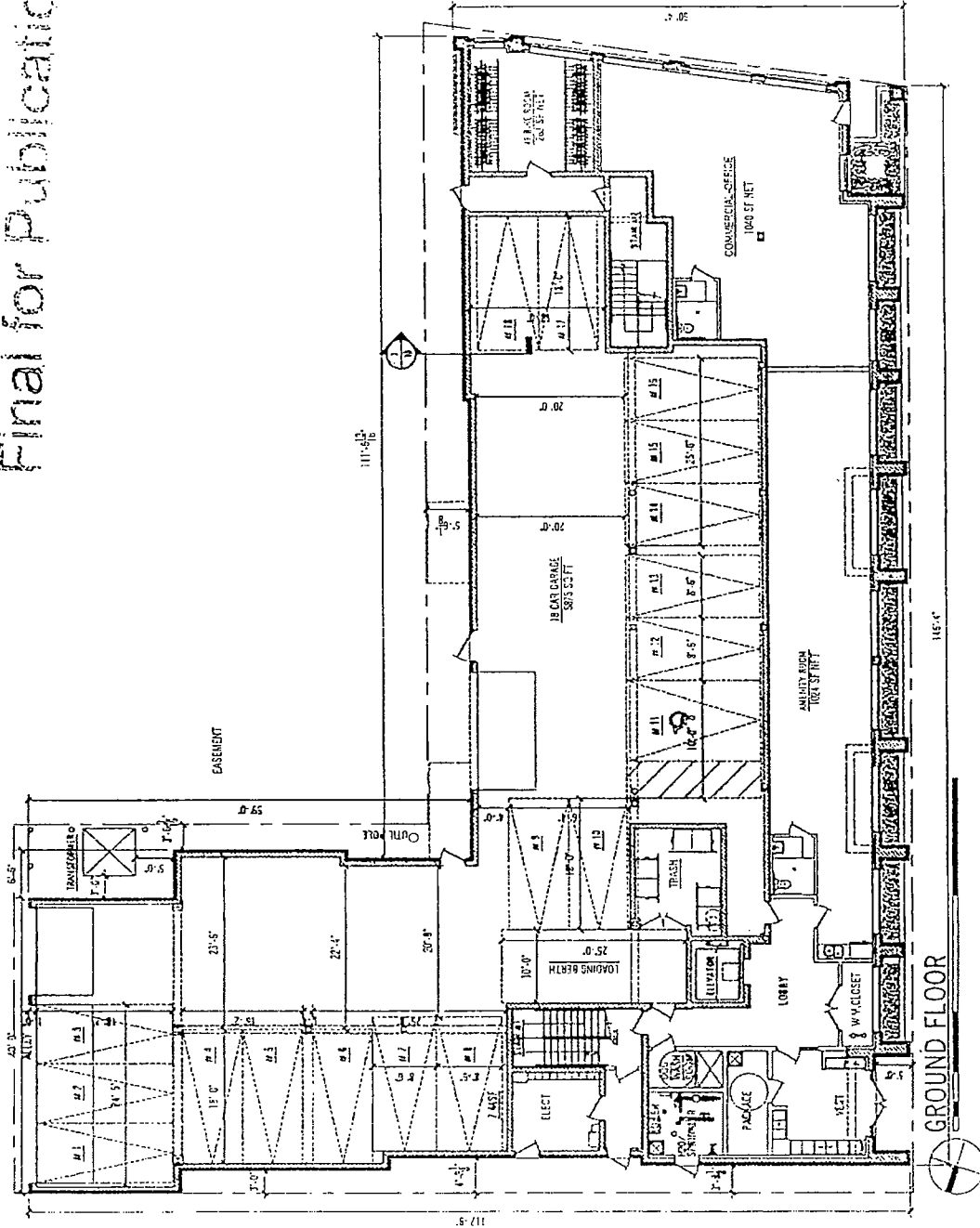
DATE: 03/23/2010

SCHEMATIC DATES

ARCHITECT: KEENE PARRISH & ASSOCIATES  
UNIT: 01  
PHONE: (773) 644-7225  
FAX: (773) 644-7225



# Final for Publication



SHEET NUMBER  
**02**

SHEET DESCRIPTION  
**GROUND FLOOR**

PROJECT DESCRIPTION  
**FIVE STORY 37 UNIT BUILDING**

DEVELOPER  
**PLATTINUM DEVELOPMENT**

PREMISES:  
**4761 N. CLARK, CHICAGO, IL.**

SUBMITTAL DATES  
**01-23-2022**

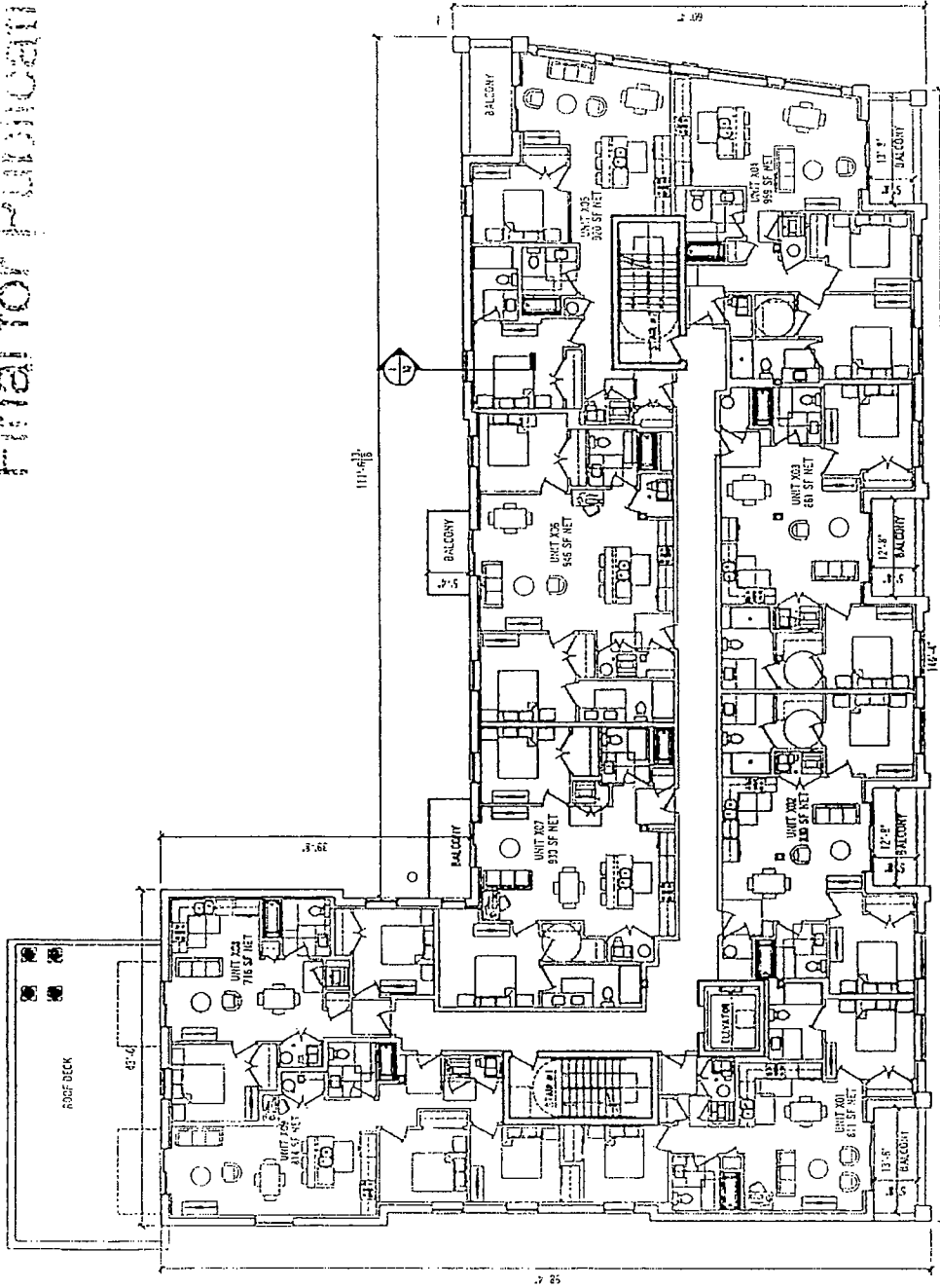
CONTRACTOR  
**CONCRETE**

7455 S. HEGNER AVE  
UNIT C  
CHICAGO, IL 60608  
312.642.7223  
137.542.7253






# Final for Publication



2ND FLOOR PLAN



2455 S. ARCHER AVE  
 SUITE C  
 CHICAGO, IL 60605  
 P 312.842.2225  
 F 312.842.2222

SUBMITTAL DATES  
 ZOOINC.COM/ARL  
 01-23-2023

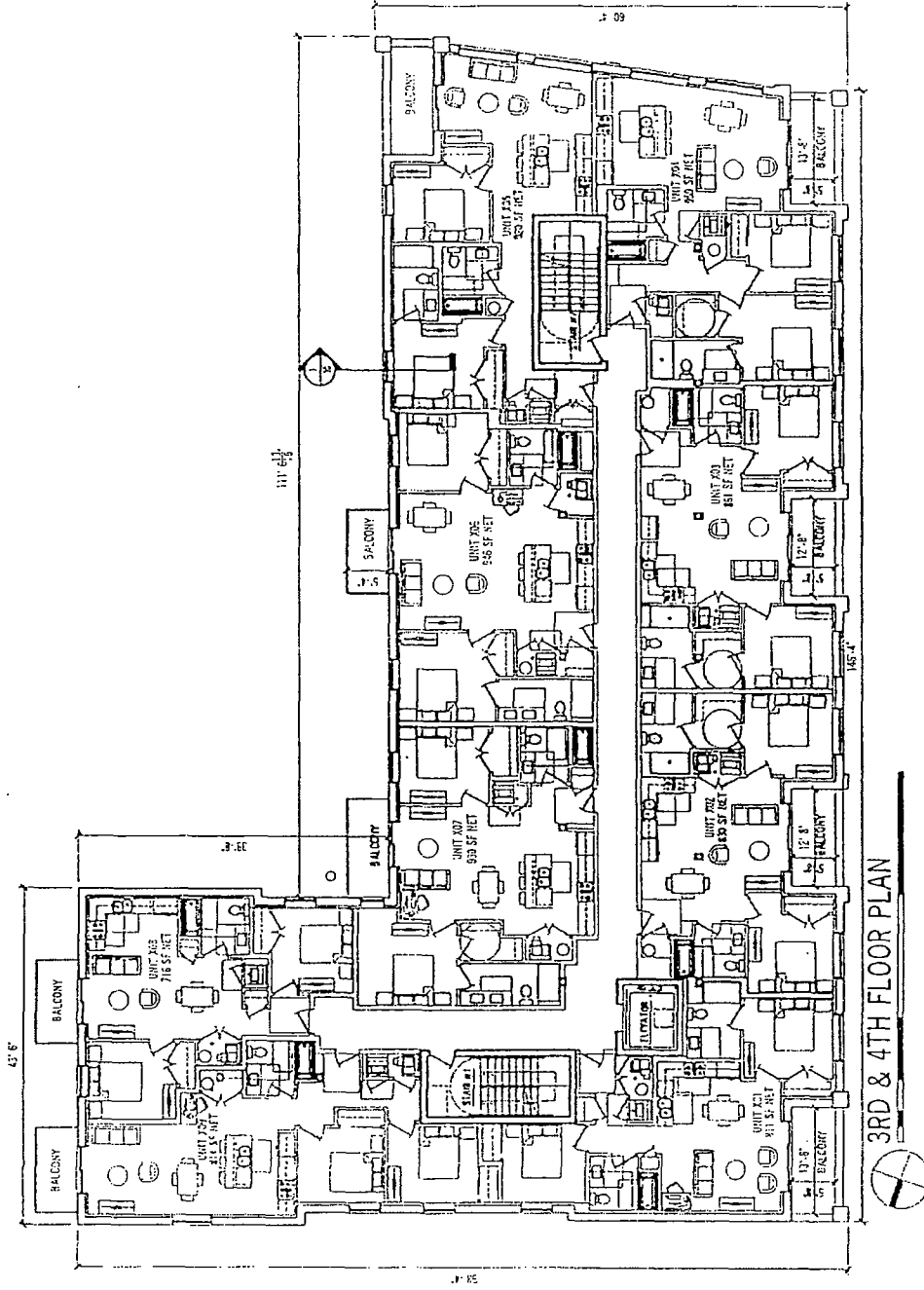
DEVELOPER:  
 PLATINUM DEVELOPMENT  
 PREMISES:  
 4701 N. CLARK CHICAGO, IL

PROJECT DESCRIPTION  
 FIVE STORY 37 UNIT BUILDING

SHEET DESCRIPTION  
 SECOND FLOOR PLAN

SHEET NUMBER  
 03

# Final for Publication



3RD & 4TH FLOOR PLAN

711 S. ARCHER AVE  
 UNIT 2  
 CHICAGO, IL 60656  
 TEL: 312.842.2125  
 FAX: 312.842.2153



SUBMITTAL DATES  
 01-22-2003

DEVELOPER:  
 PLATINUM DEVELOPMENT

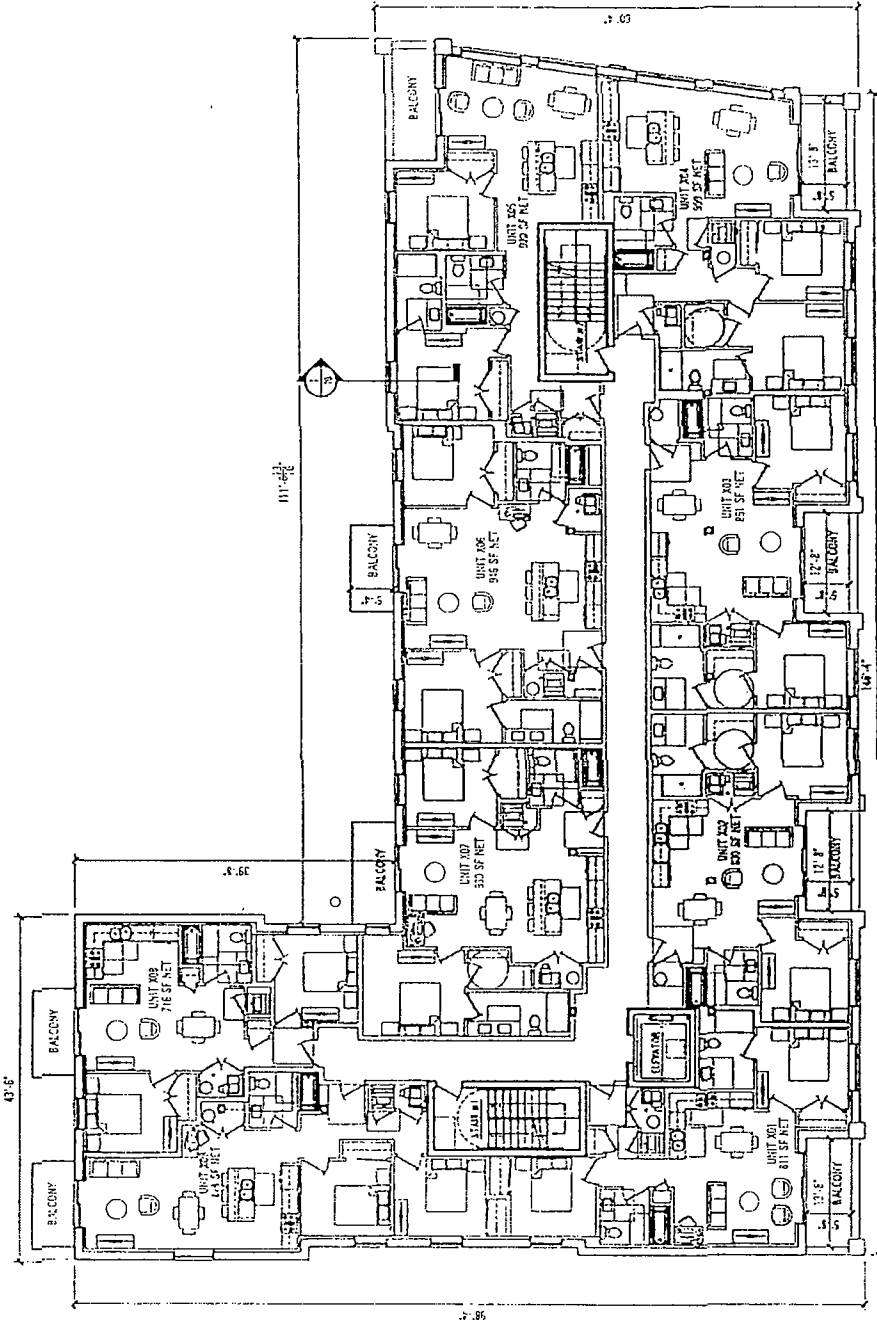
PREPARED BY:  
 4701 N. CLARK CHICAGO, IL

PROJECT DESCRIPTION  
 FIVE STORY 37 UNIT BUILDING

SHEET DESCRIPTION  
 3RD & 4TH FLOOR PLAN

SHEET NUMBER  
 04

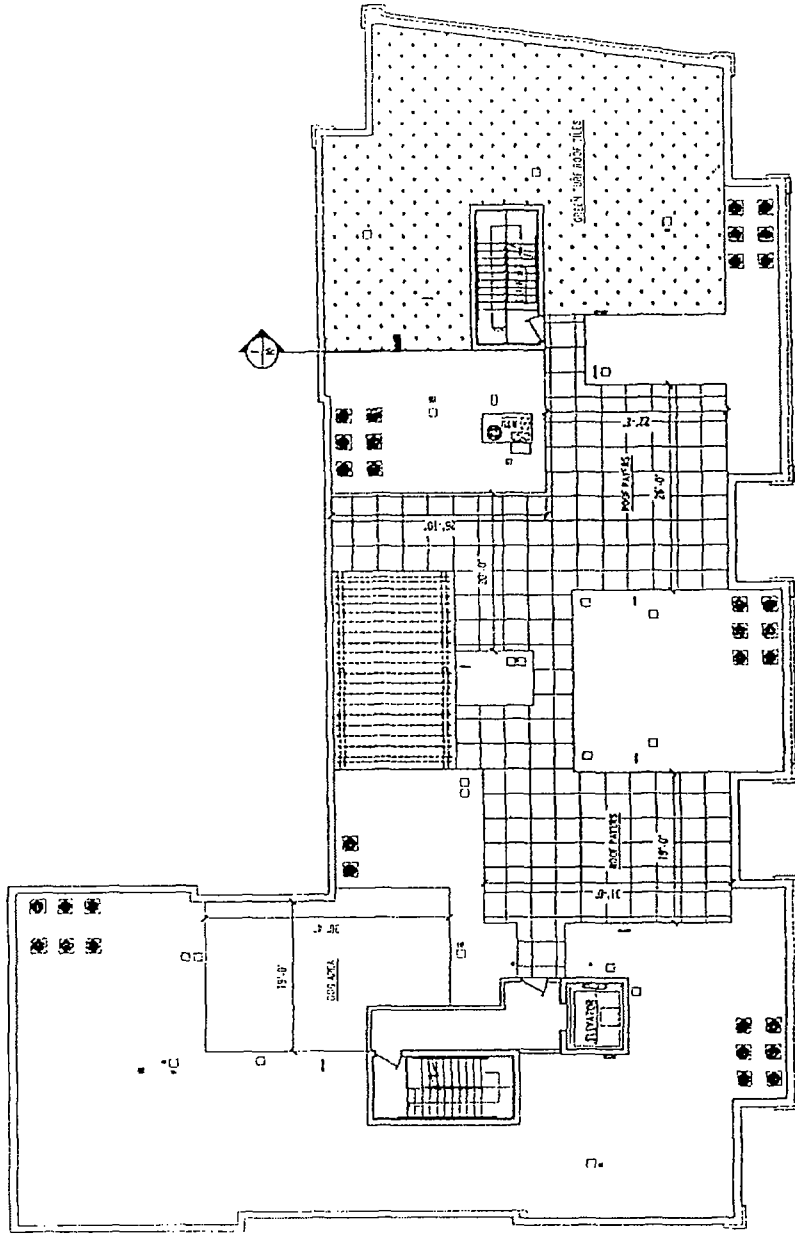
Final for Publication



5TH FLOOR PLAN

<p>2111 S. ARCHER AVE UNIT C CHICAGO, IL 60609 631.342.2225 631.342.2225</p>	<p>300 DESIGN STUDIO</p>	<p>20000 CHICAGO ZONING OFFICE</p>	<p>01/23/2023</p>	<p>DEVELOPER: PLATINUM DEVELOPMENT</p> <p>PREMISES: 406 N. CLARK CHICAGO, IL</p>	<p>PROJECT DESCRIPTION FIVE STORY 23 UNIT BUILDING</p>	<p>SHEET DESCRIPTION FIFTH FLOOR PLAN</p>	<p>SHEET NUMBER 05</p>
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# Final for Publication



ROOF PLAN

SHEET NUMBER  
**06**

SHEET DESCRIPTION  
ROOF PLAN

PROJECT DESCRIPTION  
FIVE STORY 37 UNIT BUILDING

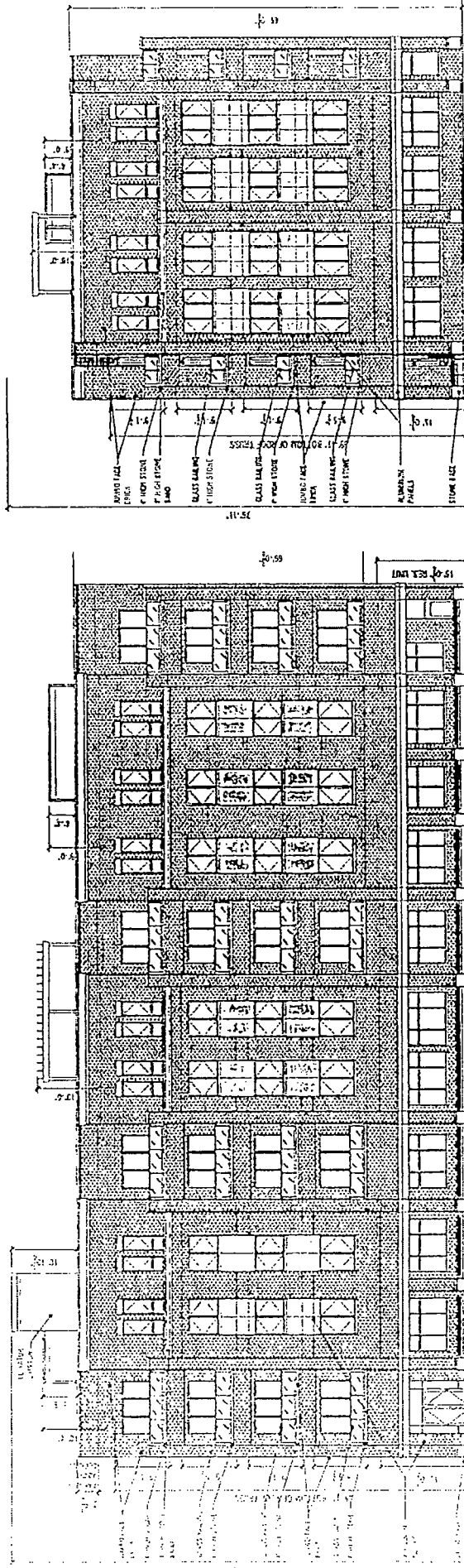
DEVELOPER:  
PLATINUM DEVELOPMENT  
  
PREPARED BY:  
3701 N. CASH, CHICAGO, IL

SUBMITTAL DATES  
  
ZONING CHANGE  
01-23-2023

3701 N. CASH, CHICAGO, IL 60641  
UNIT C  
0-312-442-2235  
F-312-442-2235



Final for Publication



CLARK STREET ELEVATION

CLARK STREET TRANSPARENT CALCULATION (BETWEEN 4'-0" - 3'-0")  
 WALL AREA = 356 SF AREA + C = 356 SF  
 ACTUAL CLASS = 597 SF

LELAND AVE ELEVATION

LELAND AVE TRANSPARENT CALCULATION (BETWEEN 4'-0" - 3'-0")  
 WALL AREA = 356 SF AREA + C = 356 SF  
 ACTUAL CLASS = 724 SF



7-553 S. ARCHER AVE  
 UNIT 5  
 CHICAGO, IL 60606  
 312.842.2245  
 312.842.2253

SUBMITTAL DATES

ZONING CHANGE

01/23/2023

DEVELOPER  
 PLATINUM DEVELOPMENT

PREMISES  
 4011 N. CLARK, CHICAGO, IL

PROJECT DESCRIPTION

FIVE STORY 37 UNIT BUILDING

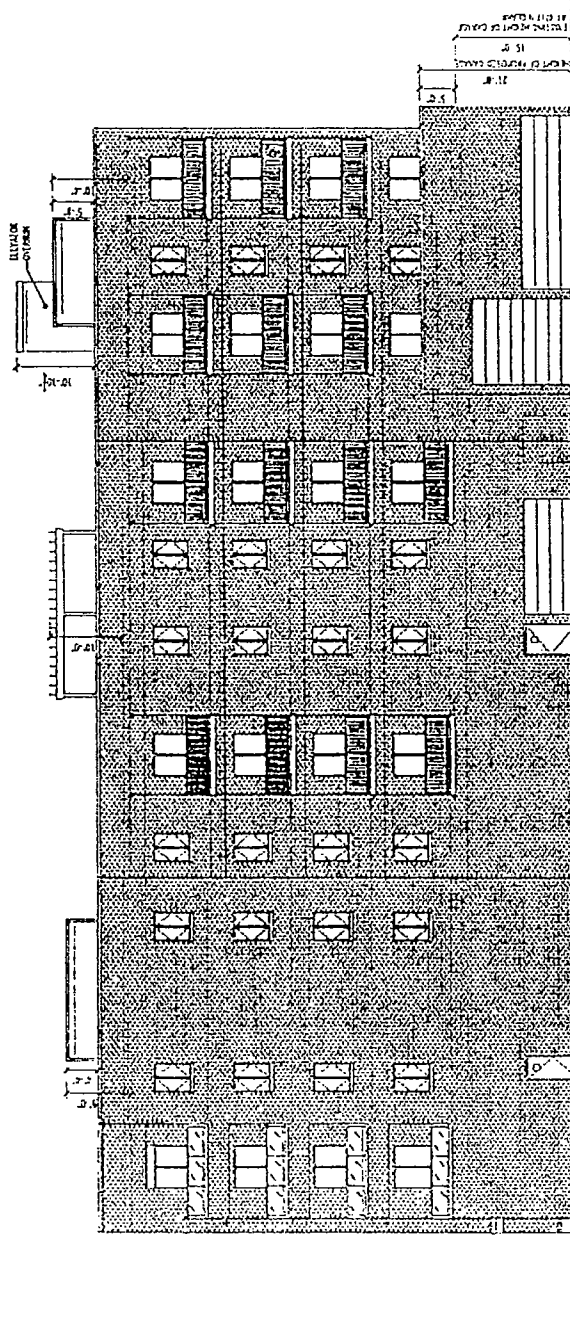
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STREET ELEVATIONS

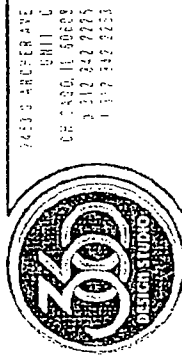
SHEET NUMBER

07

# Final for Publication



EAST ELEVATION



3430 S ARCADE AVE  
CHICAGO, IL 60608  
312.242.2225  
1.773.342.2223

SUBMITTAL DATES  
ZONING CHANGE  
01-23-2021

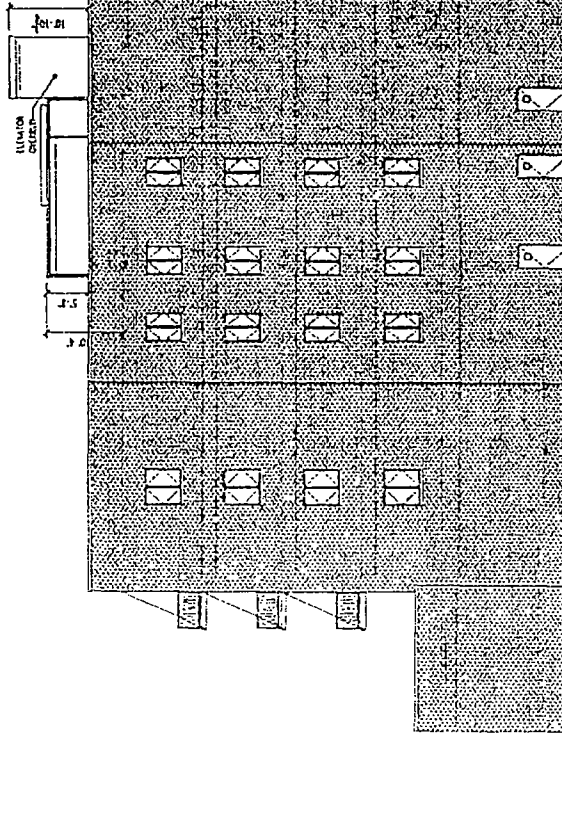
DEVELOPER:  
PLATINUM DEVELOPMENT  
PROJECT ADDRESS:  
470 N. CLARK CHICAGO, IL

PROJECT DESCRIPTION  
FIVE STORY 37 UNIT BUILDING

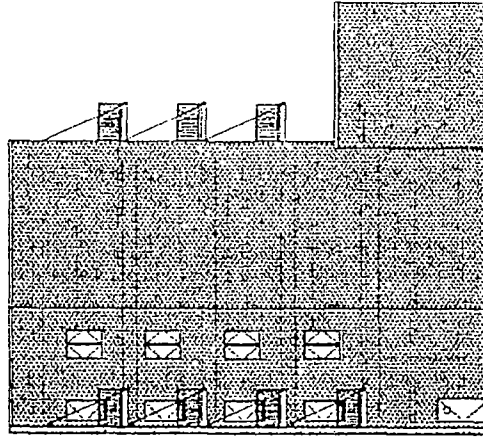
SHEET DESCRIPTION  
STREET ELEVATIONS

SHEET NUMBER  
08

Final for Publication



NORTH ELEVATION



SOUTH PARTIAL ELEVATION



7413 S ARCHEL AVENUE  
UNIT C  
CHICAGO, IL 60609  
P 312.242.2223  
F 312.242.2225

SUBMITTAL DATES  
EDGING CHANGE  
01-23-2023

DEVELOPER:  
PLATINUM DEVELOPMENT  
PERMISES:  
402 N. OLGA, CHICAGO, IL

PROJECT DESCRIPTION  
FIVE STORY 37 UNIT BUILDING

SHEET DESCRIPTION  
STREET ELEVATIONS

SHEET NUMBER

09



2433 S. ARCHER AVE  
 CHICAGO, IL 60608  
 P. 312.887.2225  
 F. 312.887.2253

**SUBMITTAL DATES**

ZONING CHANGE: 01/23/2023

**DEVELOPER:**  
 PLATINUM DEVELOPMENT

**PERMITS:**  
 480 N. CLARK, CHICAGO, IL

**PROJECT DESCRIPTION**

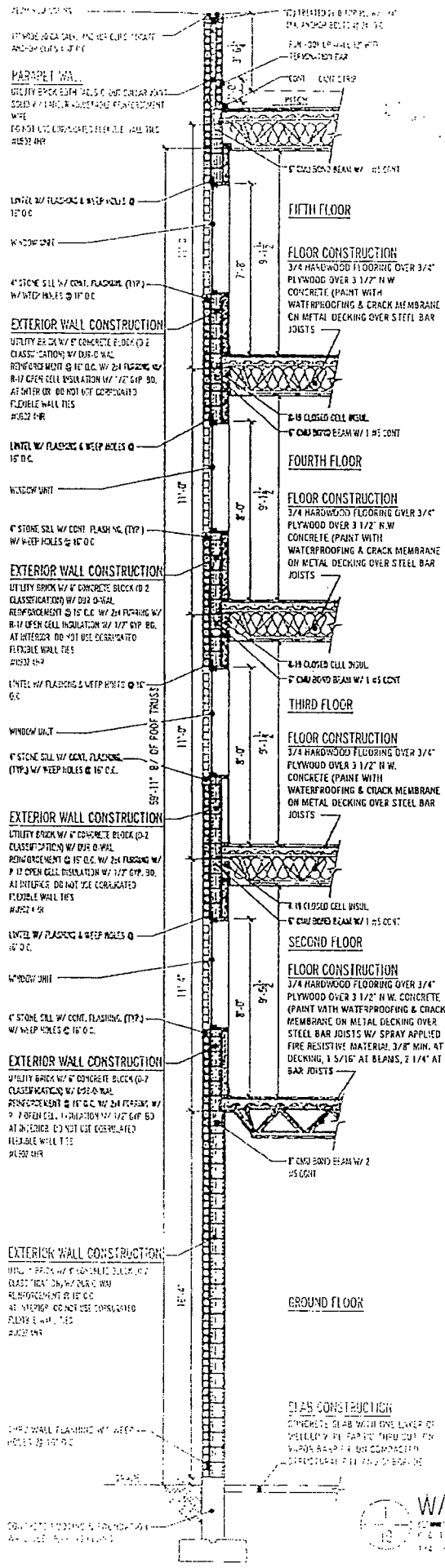
FIVE STORY 37 UNIT BUILDING

**SHEET DESCRIPTION**

SECTION

**SHEET NUMBER**

10



WALL SECTION