



City of Chicago



SO2020-4564

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 17-H at 6542-6558 N Clark St/1637-1649 W Albion Ave - App No. 20493T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 current B3-2 Community Shopping District symbols and indications as shown on Map No. 17-H in the area bounded by:

West Albion Avenue; North Clark Street; a line 117.44 feet south of West Albion Avenue as measured along the southwesterly line of North Clark Street; the public alley next west of and parallel to North Clark Street

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

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

Property Address: 6550-58 North Clark Street/1637-49 West Albion Avenue

SUBSTITUTE NARRATIVE AND PLANS
 6550 - 58 North Clark Street/1637-49 West Albion Avenue
 TYPE I REGULATIONS

Narrative: The Property is improved with a one-story, vacant taxi cab parking and repair facility. The Applicant proposes to rezone the property from a from a B3-2 Community Shopping District to a B3-5 Community Shopping District to demolish the building and construct a new, four-story, residential storage warehouse with approximately 2,880 square feet of ground floor commercial space. There will be nineteen parking spaces and one loading berths. The proposed height of the new building is 55 feet 3 ½ inches.

Lot Area: 14,296 square feet

FAR: 3.473

Gross Floor Area: 49,650 square feet

Residential Dwelling Units: N/A

MLA: N/A

Height: 55 feet, 3 ½ inches

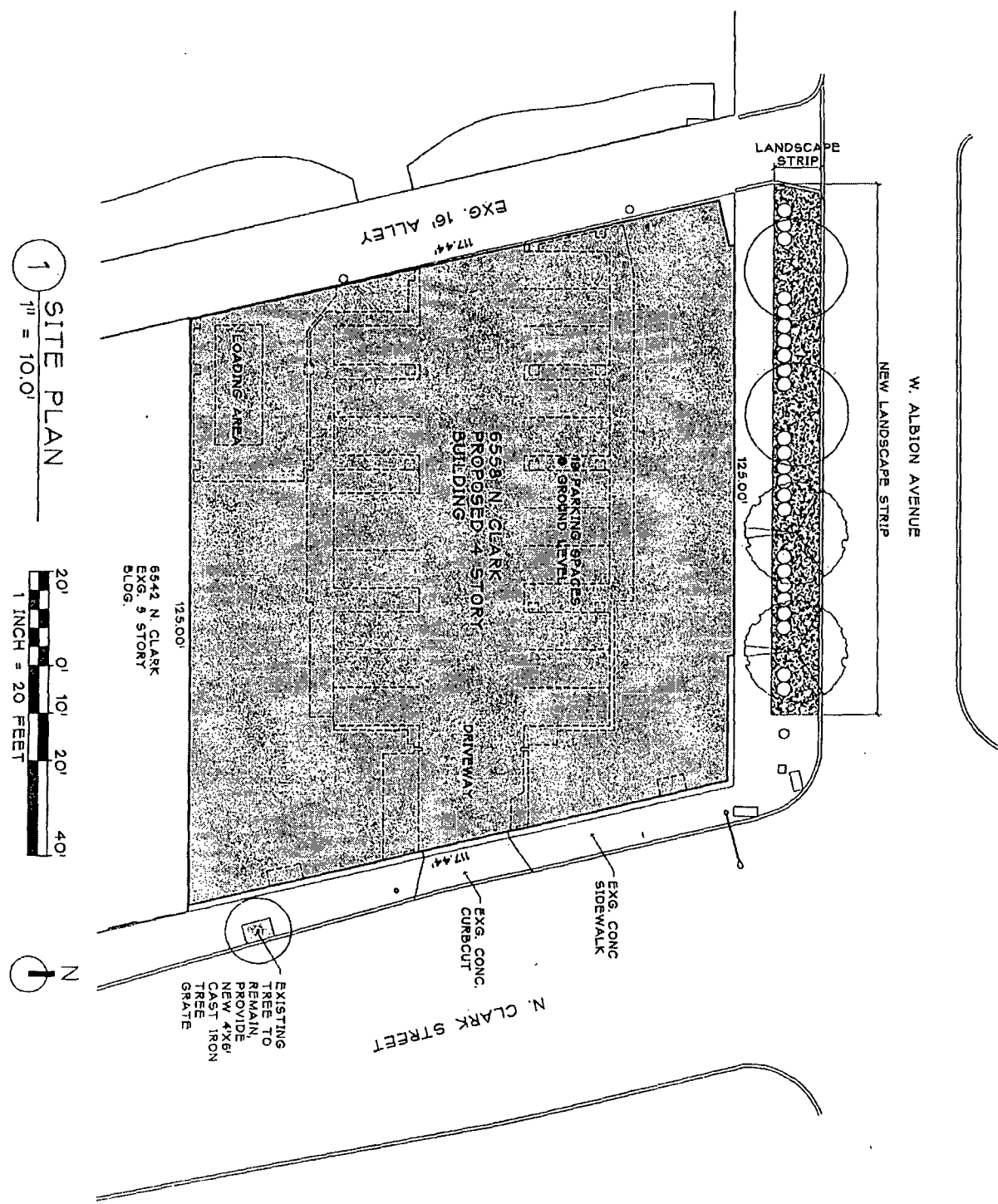
Automobile Parking: 19

Loading Berth: 1

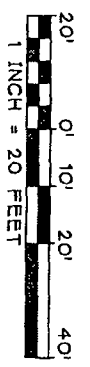
Setbacks:

Front (North Clark Street):	0.00 feet
North Side:	0.00 feet
South Side:	0.00 feet
Rear (alley):	0.00 feet

An updated survey and a set of substitute plans is attached.



1 SITE PLAN
1" = 10.0'

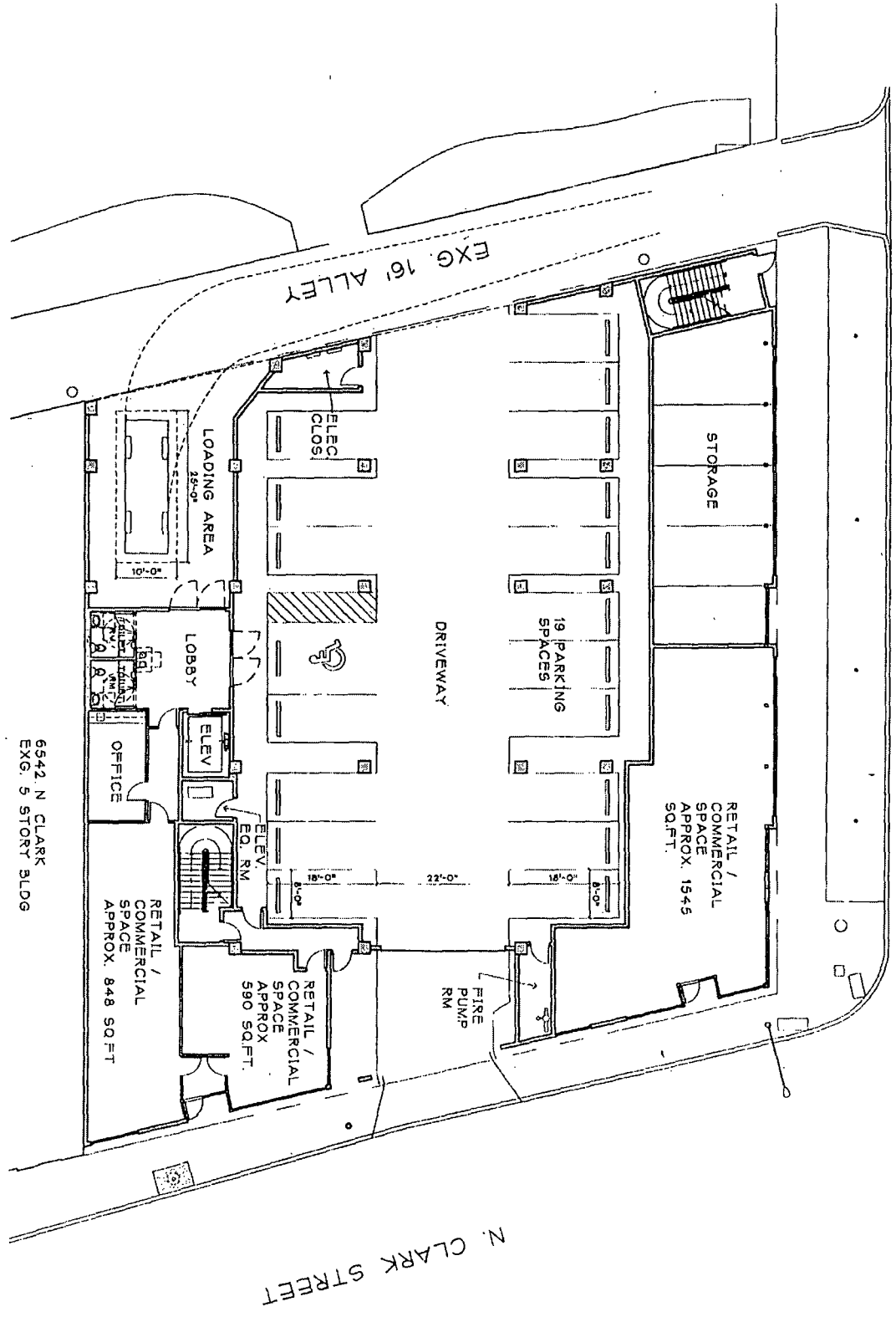
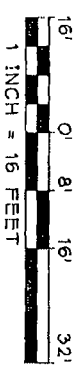


A001
DATE 10 20 21
REVISION

MNM CLARK, LLC
6542-58 N. CLARK STREET
1637-49 W. ALBION AVENUE
CHICAGO, IL 60626

PAVLECIC TRUDEAU • ARCHITECTS LLC
4518 W. IRVING PARK ROAD
CHICAGO, ILLINOIS 60644
312 922 4575

1 PROPOSED GROUND FLOOR PLAN
1/16" = 1'-0"

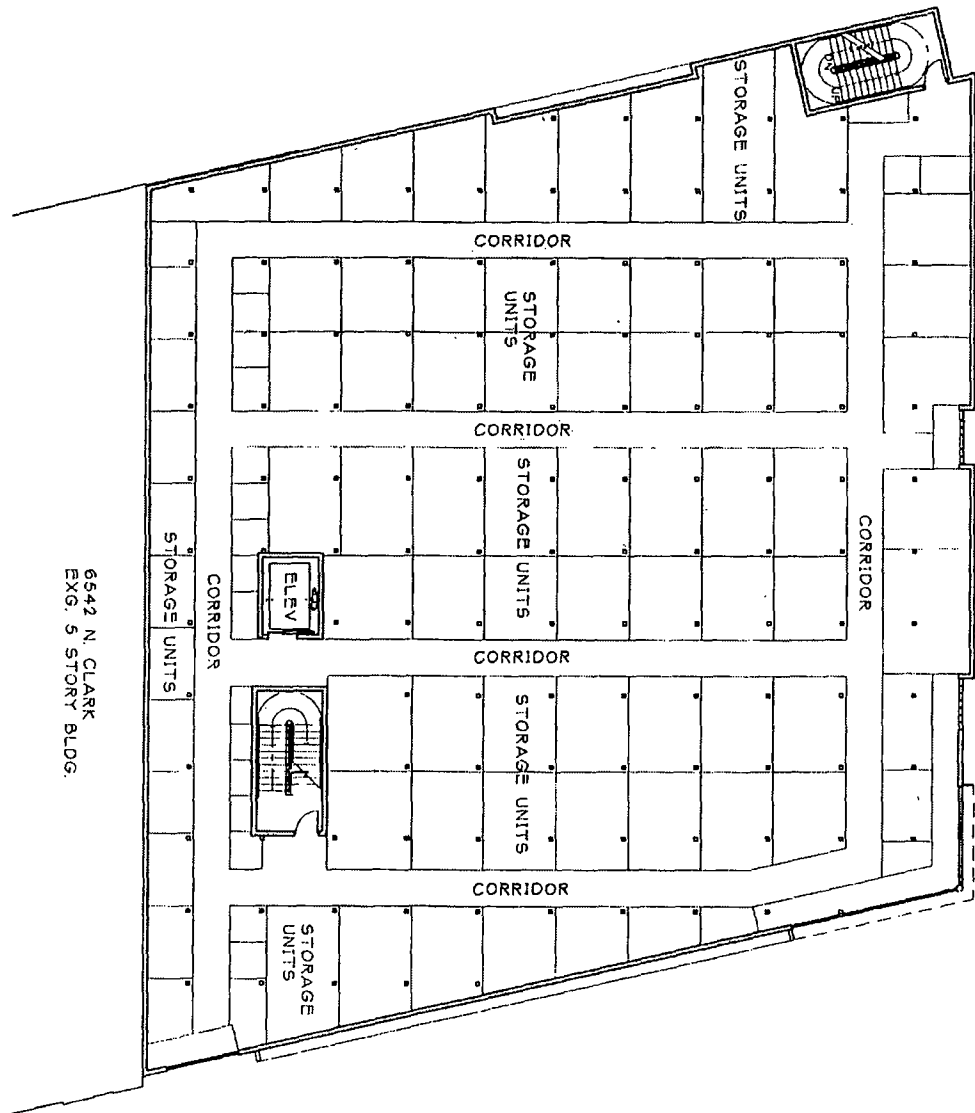


6542 N CLARK
EXG. 5 STORY BLDG

A101
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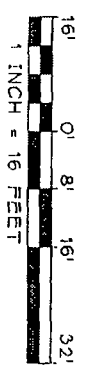
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4510 W IRVING PARK ROAD
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312 922 4576



6542 N. CLARK
EXG. 5 STORY BLDG.

1
1/16" = 1'-0"

PROPOSED SECOND FLOOR PLAN



A102

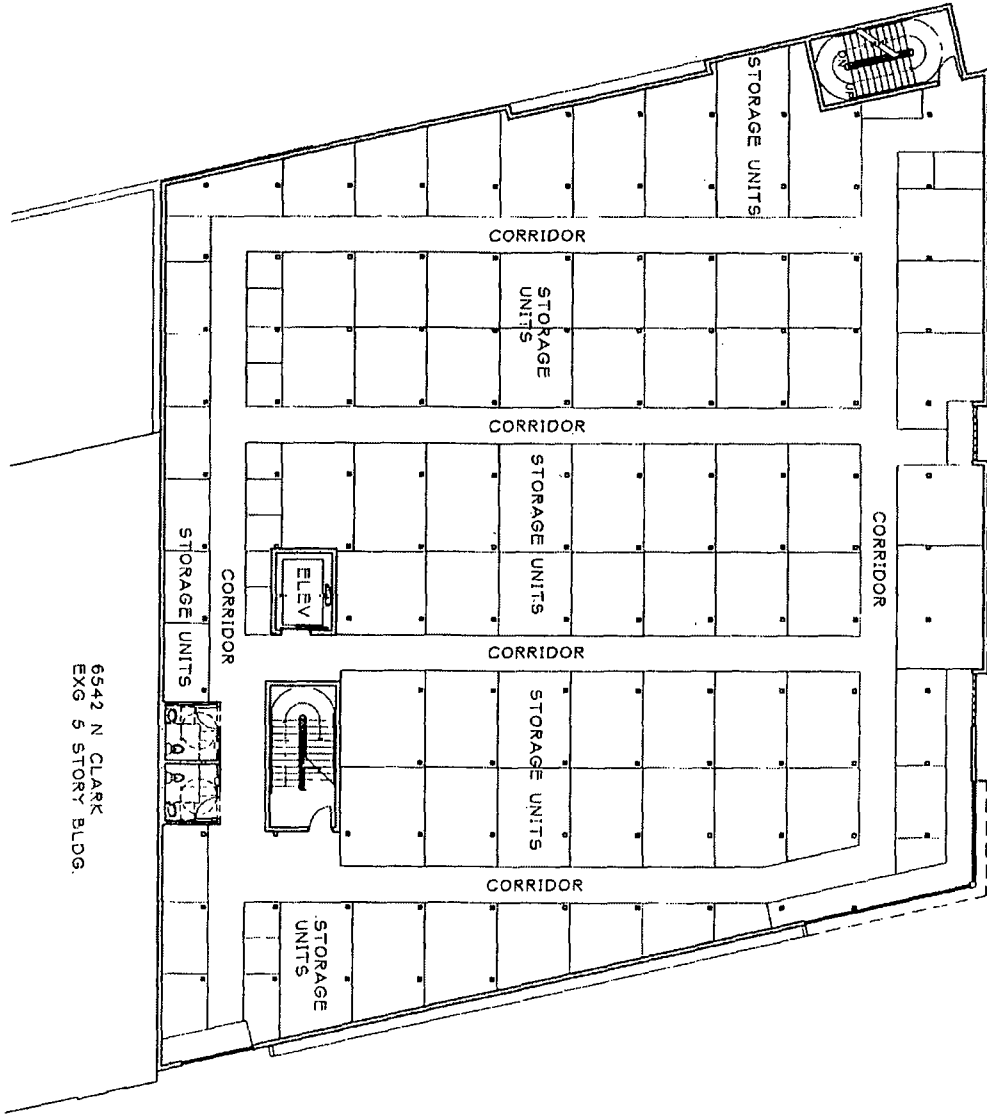
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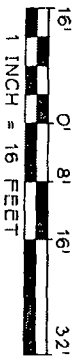
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312.922.4575



6542 N CLARK
EXG 5 STORY BLDG.

1 PROPOSED THIRD FLOOR PLAN
1/16" = 1'-0"



A103

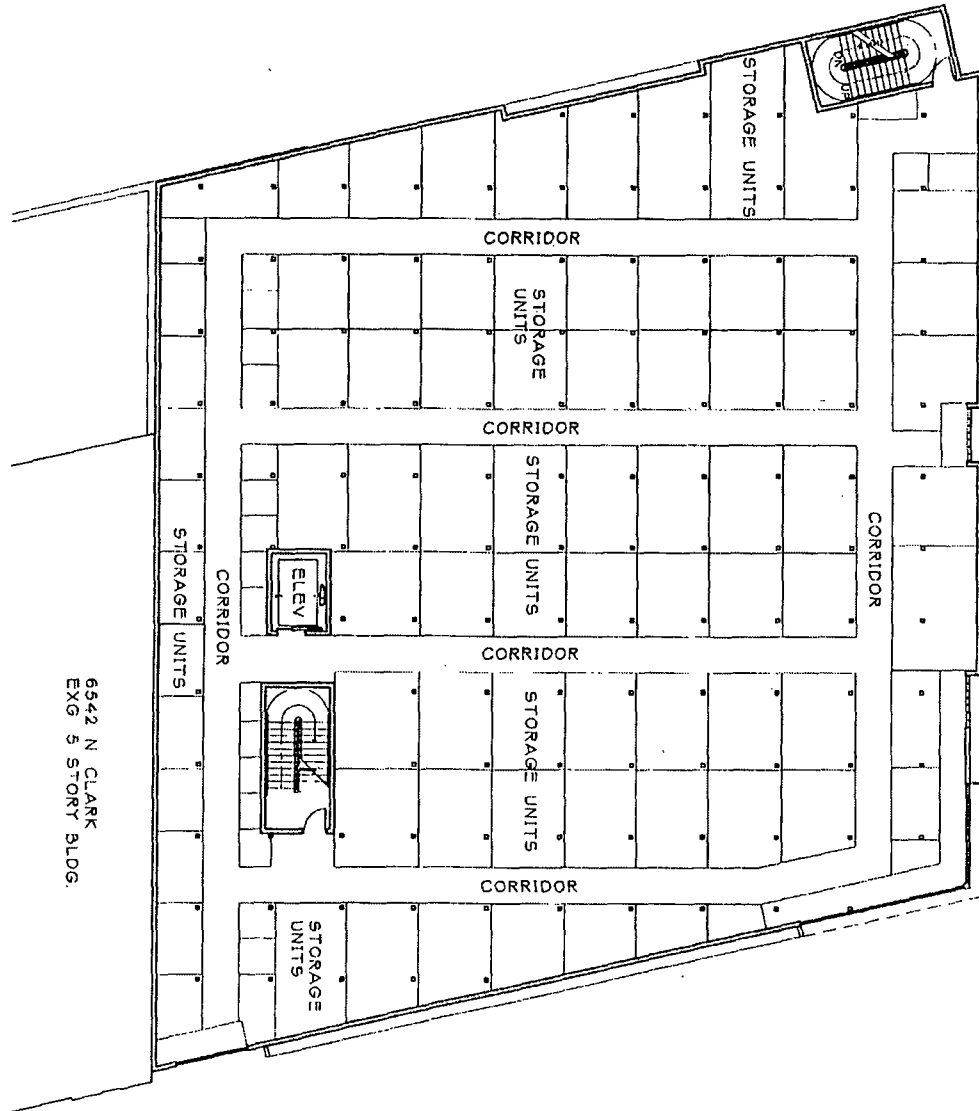
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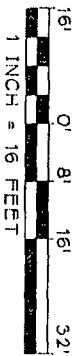
312.922.4576



6542 N CLARK
EXG 5 STORY BLDG.

1
1/16" = 1'-0"

PROPOSED FOURTH FLOOR PLAN



A104

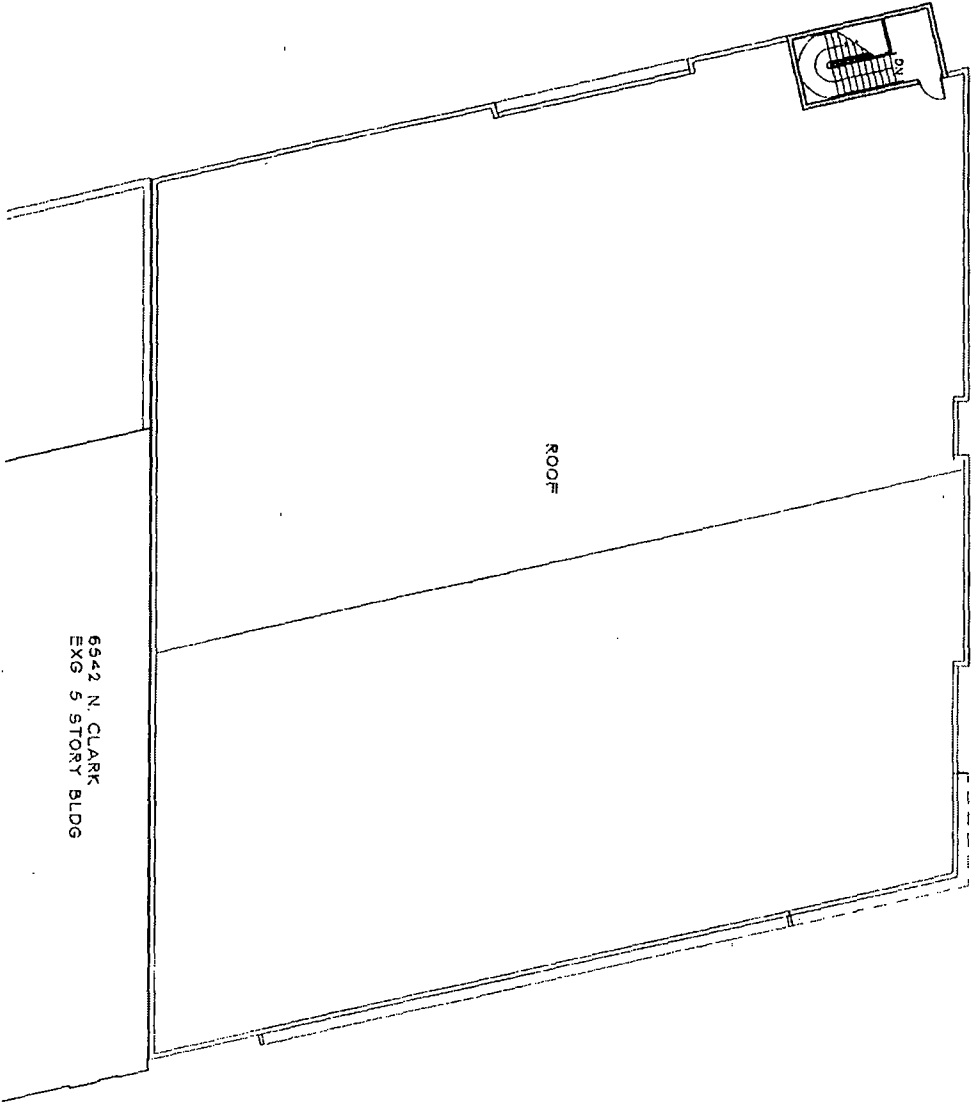
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MNM CLARK, LLC
6542-58 N. CLARK STREET
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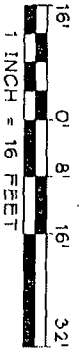
PAVLECIC TRUDEAU · ARCHITECTS LLC

4618 W IRVING PARK ROAD
CHICAGO, ILLINOIS 60641

312 922.4575



1
 1/16" = 1'-0"



6542 N. CLARK
 EXG 5 STORY BLDG

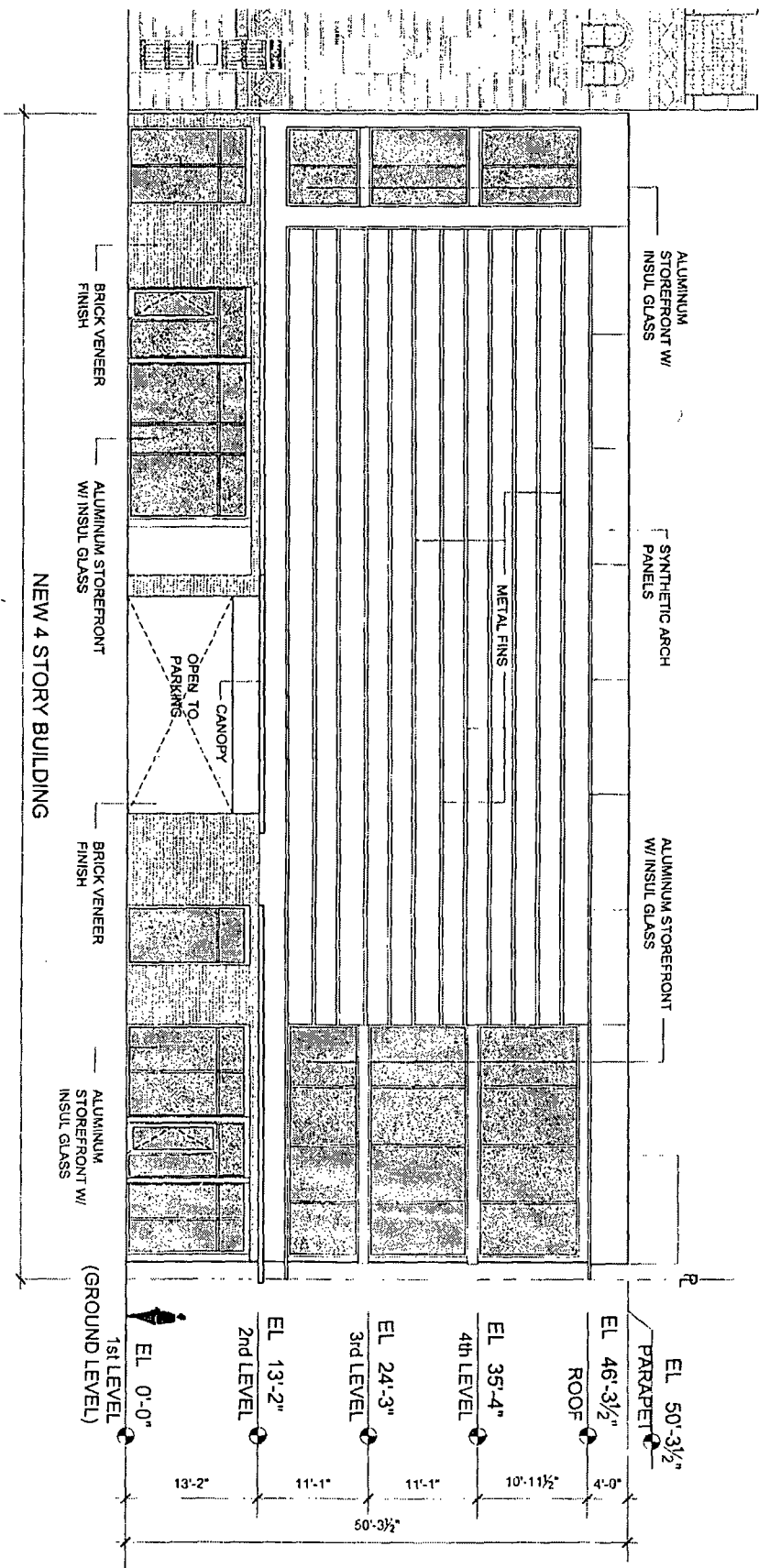


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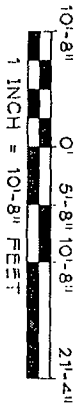
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 1637-49 W. ALBION AVENUE
 CHICAGO, IL 60626

PAVLECIC TRUDEAU · ARCHITECTS LLC
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 312.822.4376



1 EAST ELEVATION (CLARK STREET)
 3/32" = 1'-0"



A201

DATE
10.20.21

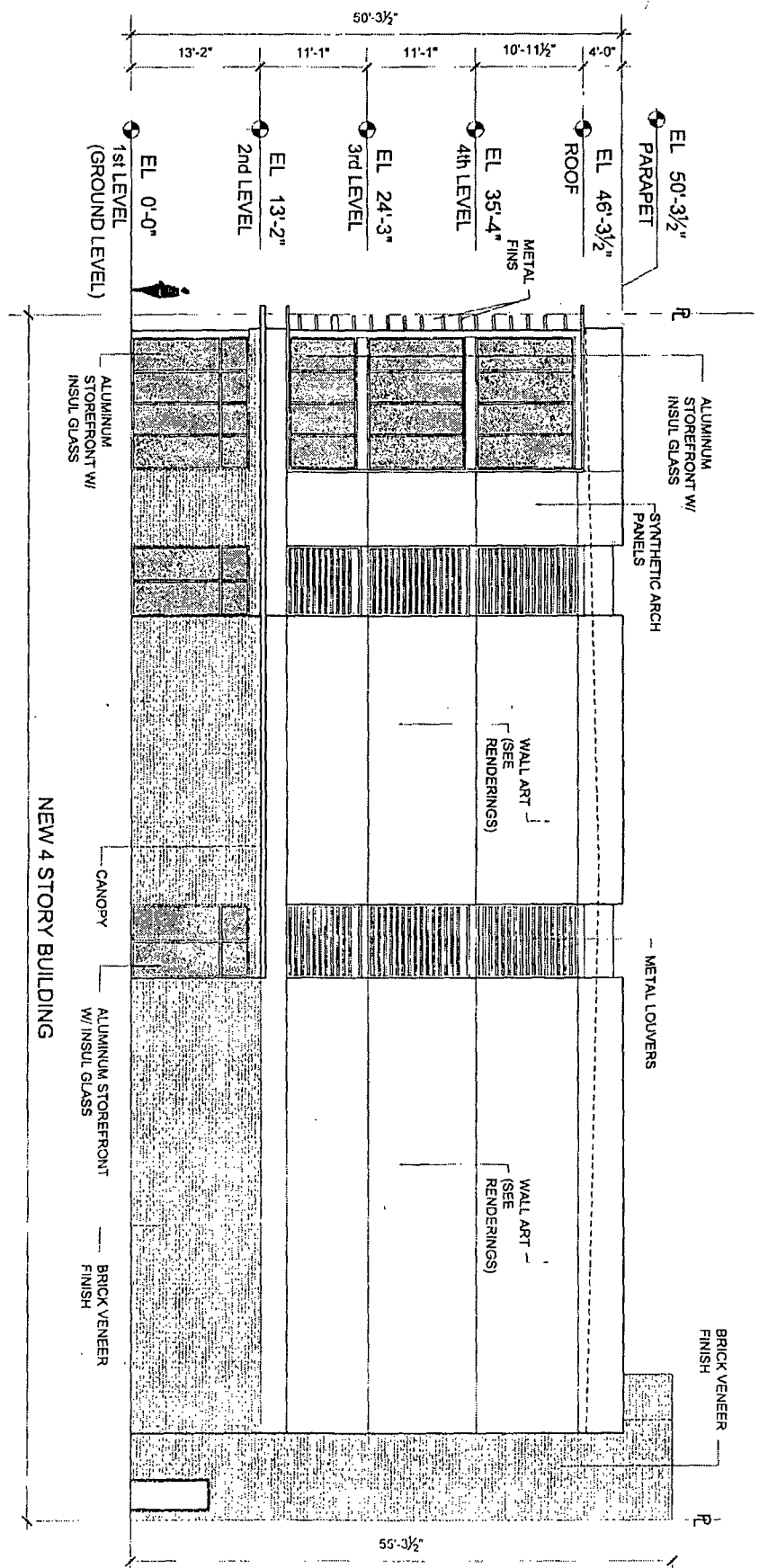
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312 922 4576



1 NORTH ELEVATION (W ALBION AVENUE)
 3/32" = 1'-0"



A202

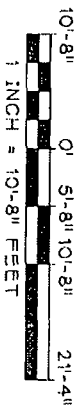
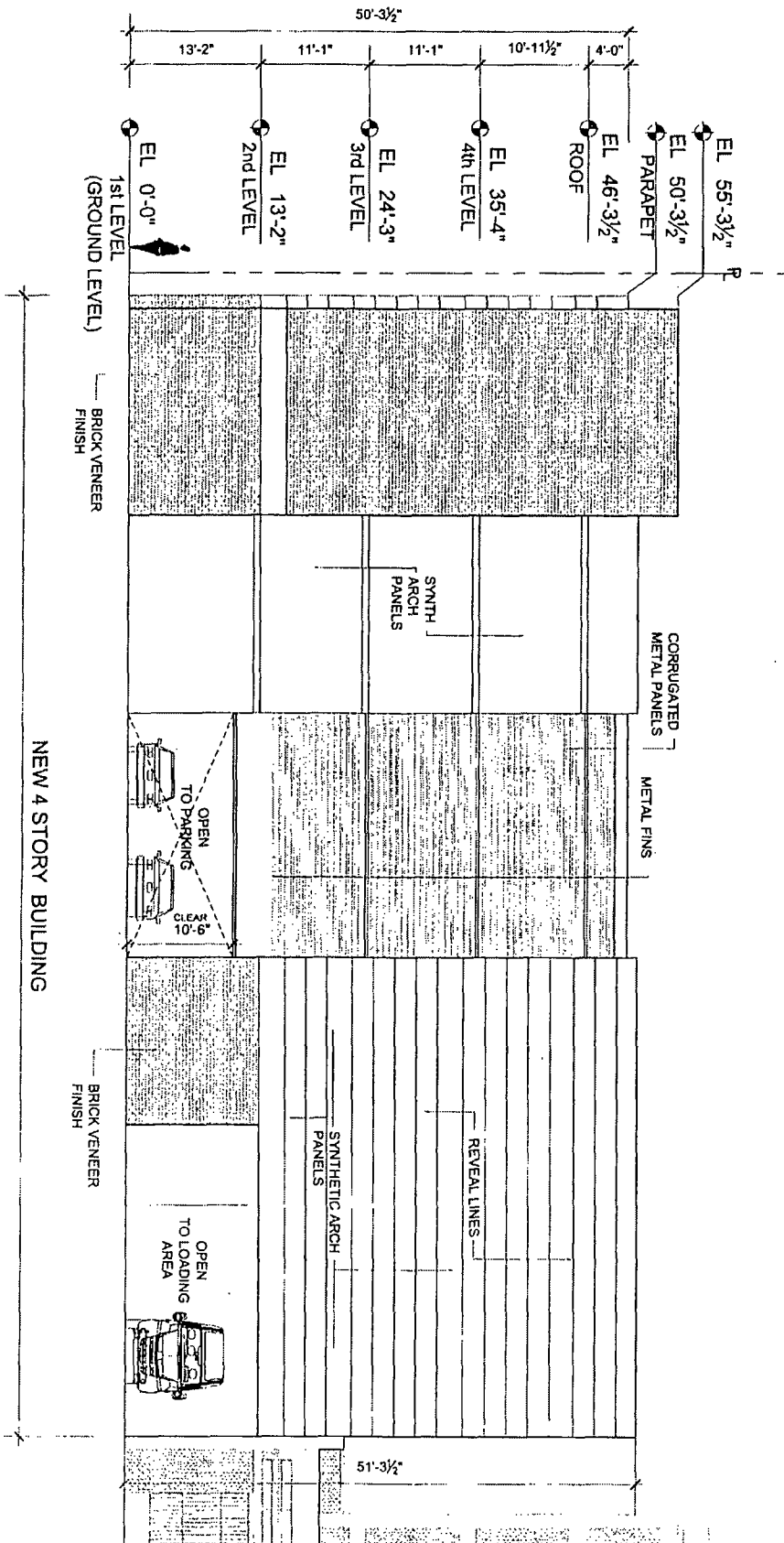
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MINM CLARK, LLC
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A203

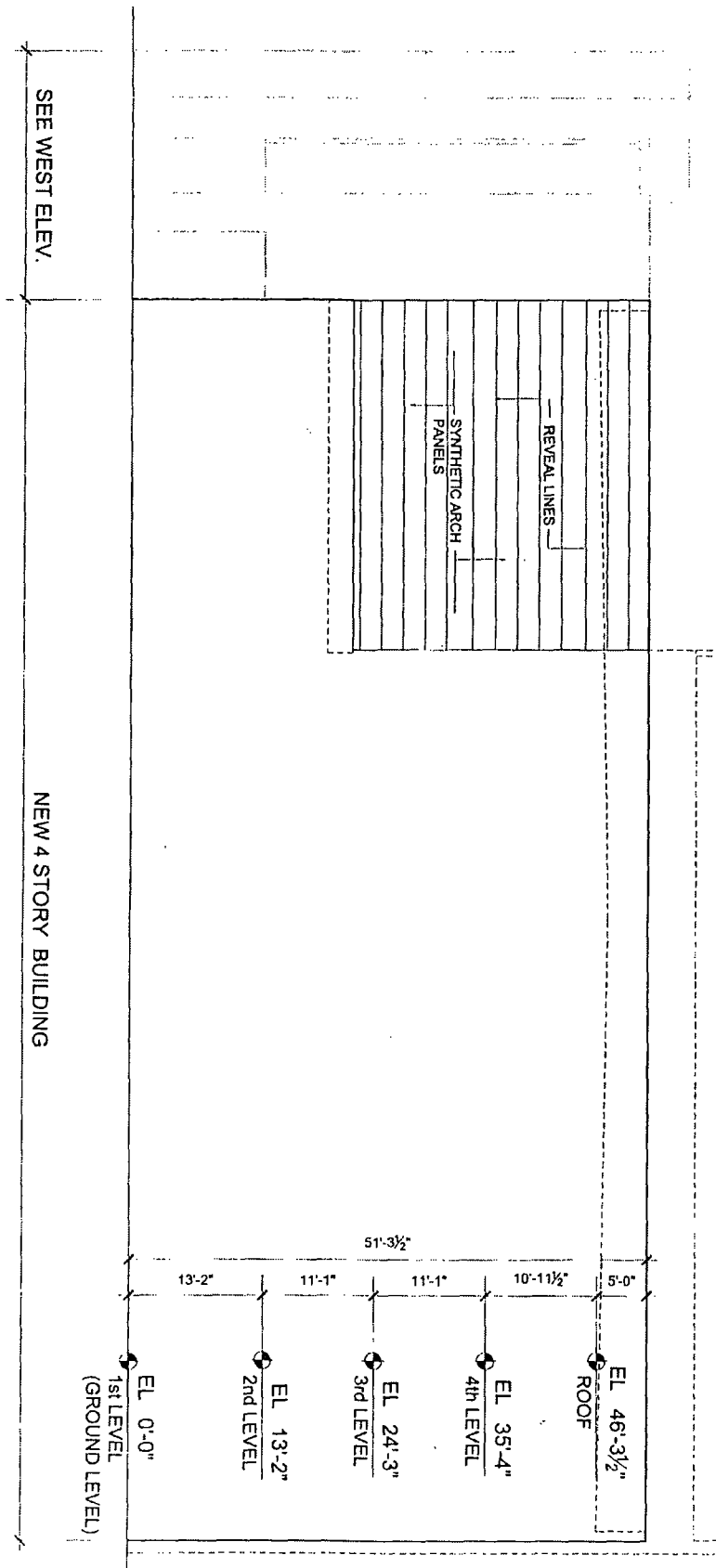
DATE: 10 20 21
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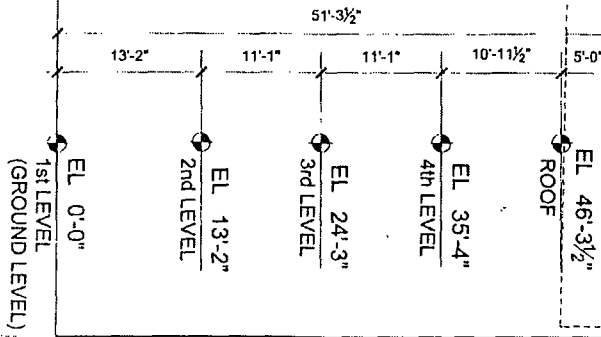
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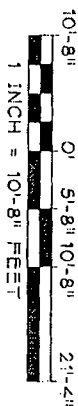
SEE WEST ELEV.

NEW 4 STORY BUILDING

OUTLINE OF
6542 CLARK ST



1 SOUTH ELEVATION
3/32" = 1'-0"



A204

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