



City of Chicago



O2018-3798

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/18/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3469-3475 N Clark St - App No. 19648
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 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 Street and perpendicular thereto; the alley next northeast of North Clark Street; the south right-of-way line 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 line of North Clark Street and perpendicular thereto; and North Clark Street

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

SECTION 3. 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

~~FINAL FOR PUBLICATION~~

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

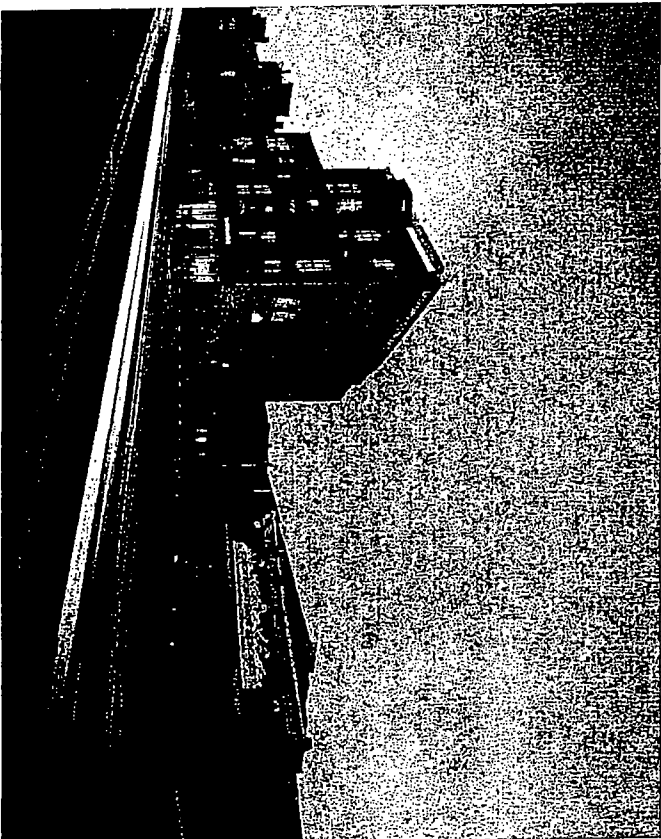
Proposed Land Use: In and around September 2016 and – again, in December 2017, the Applicant obtained a Zoning Map Reclassification, pursuant to a Type I Application, in order to rehabilitate the existing four-story building, and to erect a new five-story addition - on the adjacent vacant lots, in order to locate and establish a new hotel, with retail tenancy, at the subject property. Subsequent to final approval and ratification of the Zoning Map Reclassification Ordinances and based on the new commercial tenancy for the existing hotel building, the Applicant had to modify its plans, to provide for the location and establishment of a new outdoor grade-level patio, which will operate in conjunction with a new restaurant to be located within the newly rehabilitated hotel building. The new patio will be situated on the vacant two lots, adjacent to the existing four-story hotel building. In order to permit this proposal, the Applicant is seeking to amend the previously approved Type I Zoning Map Reclassification, in order to substitute the new set of architectural plans for the previously approved plans, which were approved and ratified with the previous Type I Zoning Map Reclassification. Once rehabilitated, the existing four-story building will contain a hotel lobby and a single retail/restaurant space - at grade level, and twenty-one (21) hotel rooms (units) – above (Floors 2 thru 4). There will be an outdoor deck, for guests of the hotel, located above the 4th Floor. No onsite parking is required or proposed, for the new development. The existing four-story building is masonry in construction and measures 66 feet-6 inches in height.

- (A) The Project's Floor Area Ratio: 15,239 square feet (2.1 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:
 - 66 feet-6 inches

FINAL FOR PUBLICATION

HOLIDAY JONES
 3469-75 N. CLARK ST.
 CHICAGO, ILLINOIS 60657

PROJECT DESCRIPTION:
 New use submitted for Type 1 zoning revision to outdoor patio beer garden



FINAL FOR PUBLICATION

DRAWING INDEX

NO.	TITLE
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02	FLOOR PLAN
03	ELEVATIONS
04	CROSS SECTION
05	SECTION
06	MECHANICAL
07	MECHANICAL
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ZONING DATA

Zoning: B2L

USE PERMITTED: RESIDENTIAL

LOT AREA: 7,442 SF

FLOOR AREA: 1,131 SF

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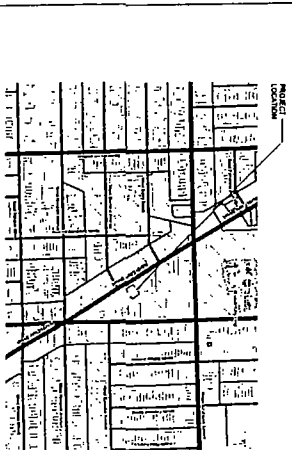
ARCHITECT'S CERTIFICATIONS

I, the undersigned, being a duly licensed architect under the laws of the State of Illinois, do hereby certify that this is a true and correct copy of the original design submitted to me by the applicant for the above described project. I further certify that I am a duly licensed architect under the laws of the State of Illinois, and that I am the author of the design.

DATE: 09/15/2016
 SIGNATURE: [Signature]

NAME: [Name]
 ADDRESS: [Address]

VICINITY MAP



PROJECT NUMBER: URBAN HOLIDAY
 PROJECT NAME: URBAN HOLIDAY
 ADDRESS: 3469-75 N. CLARK STREET
 CHICAGO, ILLINOIS 60657

ARCHITECT:
 HOLIDAY JONES
 1634 W. DIVISION STREET
 CHICAGO, ILLINOIS 60647
 PHONE: (312) 966-4315
 WWW: holidayjones.com

REGISTERED:
 NORR
 2074 N. LAKESHORE DRIVE, SUITE 400
 CHICAGO, ILLINOIS 60614
 PHONE: (312) 966-4315
 WWW: holidayjones.com

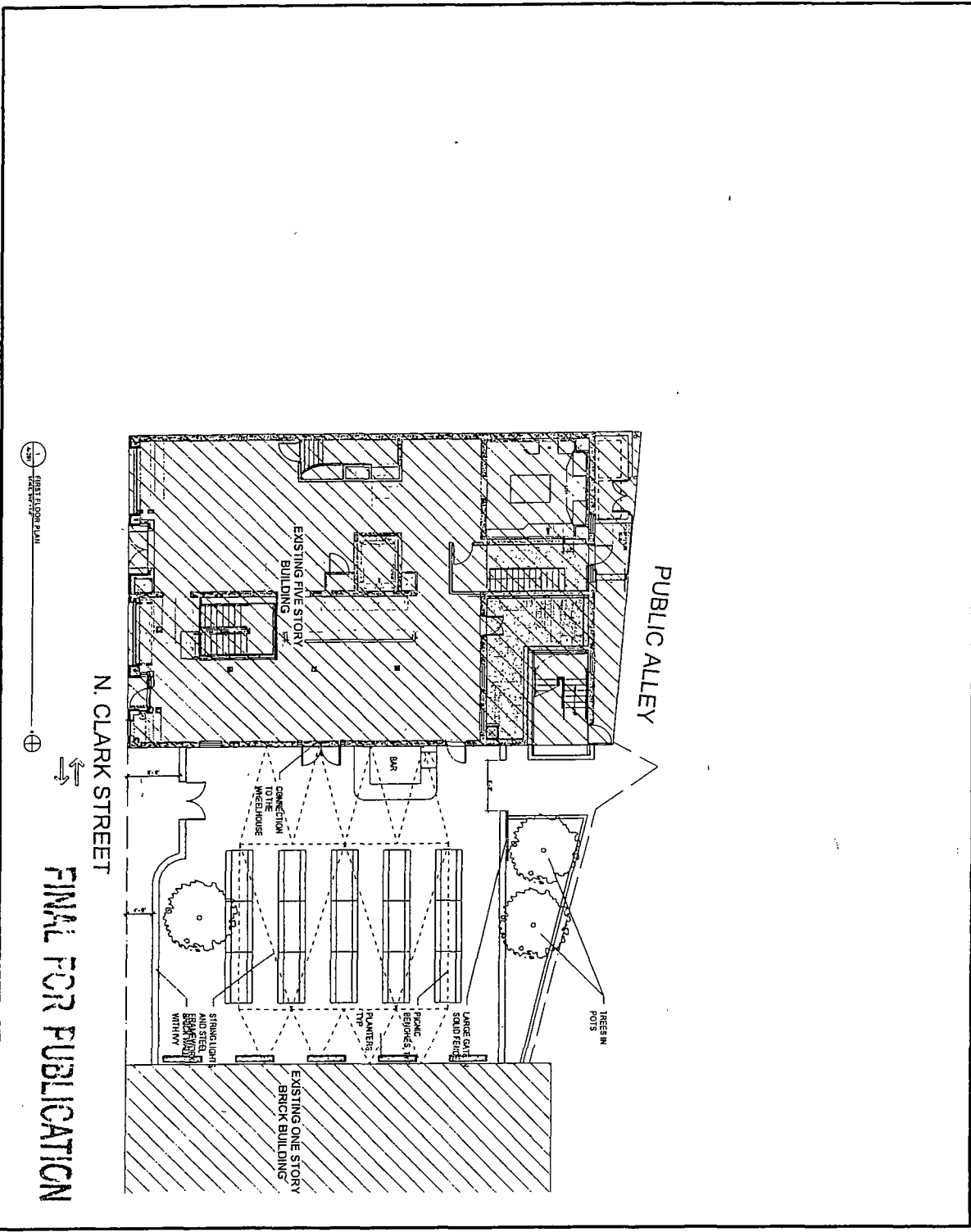
STRUCTURAL ENGINEER:
 LOUIS SHIEL STRUCTURES
 1533 STONE AVENUE
 LAURELWOOD, ILLINOIS 60525
 PHONE: (312) 553-7314
 WWW: louisshiel.com

CLIENT/OWNER:
 LESLIE DESIGN CONSULTANTS
 180 W. WASHINGTON ST., SUITE 800
 CHICAGO, ILLINOIS 60601
 PHONE: (312) 521-8714
 WWW: lesliedesign.com

DATE: 09/15/2016
 TIME: 10:00 AM

PROFESSIONAL SEAL
 A-000
 HOLIDAY JONES



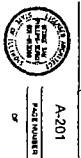


1. FIRST FLOOR PLAN

N. CLARK STREET

PUBLIC ALLEY

FINAL FOR PUBLICATION



DESIGNED: [Name]
 DRAWN: [Name]
 CHECKED: [Name]
 DATE: 12/31/2010

PROJECT NUMBER: A-201

PROJECT NAME: URBAN HOLIDAY
 3457 1/2 N. CLARK STREET
 CHICAGO, ILLINOIS 60614

ARCHITECT: NORR
 773-461-1400
 3734 N. LAUREL STREET, SUITE 400
 CHICAGO, ILLINOIS 60641
 www.norrarchitect.com

STRUCTURAL ENGINEER: LONN SHELL STRUCTURES
 15 S. STICHEL AVENUE
 LAUREL MOUNTAIN, ILLINOIS 60155
 www.lonnshell.com

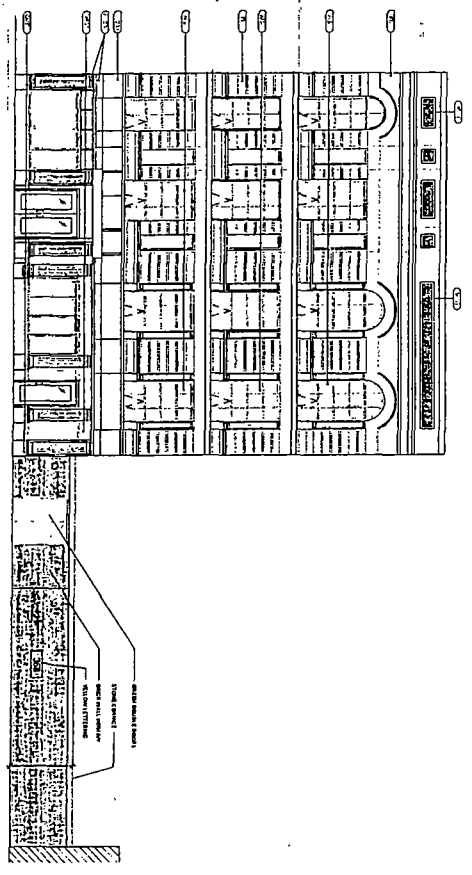
CONSULTANT: (S)MANI DESIGN CONSULTANTS
 180 W. WASHINGTON ST., SUITE 500
 CHICAGO, ILLINOIS 60601
 www.manidesign.com

CONTRACTOR: HOLIDAY HOMES
 1829 W. DIVISION STREET
 CHICAGO, ILLINOIS 60641
 www.holidayhomes.com

PROJECT NUMBER: URBAN HOLIDAY
 3457 1/2 N. CLARK STREET
 CHICAGO, ILLINOIS 60614

DATE: 12/31/2010

1 WESTERN HOLIDAY BEER GARDEN



MATERIAL LEGEND

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- (100) 12" x 12" x 12" CONCRETE

FINAL FOR PUBLICATION



PROJECT NUMBER: NORR 1518
 PROJECT NAME: URBAN HOLIDAY
 PROJECT ADDRESS: 348 N. CLARK STREET, CHICAGO, ILLINOIS 60610
 ARCHITECT: HOLIDAY JONES
 1639 W. DIVISION STREET, CHICAGO, ILLINOIS 60610
 www.holidayjones.com

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 15 S. STONE AVENUE
 LA SALLE, ILLINOIS 61301
 P: 815.231.0173
 F: 815.231.0174
 www.norrarchitects.com

LESHMAN DESIGN CONSULTANTS
 187 W. MADISON ST., 4TH FL., CHICAGO, ILLINOIS 60602
 P: 312.201.0173
 F: 312.201.0174
 www.leshmandesign.com

NOTES

DATE: 10/15/10
BY: JH
SCALE: AS SHOWN

PROJECT INFORMATION:
 NAME: URBAN HOLIDAY
 ADDRESS: 348 N. CLARK STREET, CHICAGO, ILLINOIS 60610

DATE: 10/15/10
BY: JH
SCALE: AS SHOWN

PROJECT INFORMATION:
 NAME: URBAN HOLIDAY
 ADDRESS: 348 N. CLARK STREET, CHICAGO, ILLINOIS 60610

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