



# City of Chicago



O2019-6824

Office of the City Clerk

## Document Tracking Sheet

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<b>Meeting Date:</b>	9/18/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-F at 2616-2618 N Clark St - App No. 20132T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## ORDINANCE

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map 7-F in the area bounded by:

a line 44 feet north of the north line of the alley next north of West Wrightwood Avenue as measured along the west line of North Clark Street and perpendicular thereto; North Clark Street; the alley next north of and parallel to West Wrightwood Avenue; the westerly terminus line of the last said alley; the southerly line of the last said alley if extended 25 feet southwesterly where no alley exists; and a line 175 feet west of North Clark Street as measured along the north line of West Wrightwood Avenue and perpendicular thereto

to those of B3-5 Community Shopping District.

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

## **NARRATIVE ZONING ANALYSIS** **TYPE 1 ZONING MAP AMENDMENT APPLICATION**

**Applicant: 2616 N Clark, LLC**  
**Property Location: 2616-2618 North Clark Street**  
**Proposed Zoning: B3-5 Community Shopping District**  
**Lot Area: 4,850.22**

2616 North Clark, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 2616-2618 North Clark Street from the B1-2 Neighborhood Shopping District to the B3-5 Community Shopping District in order to authorize the establishment and operation of a boutique hotel containing a maximum of 20 hotel rooms within an existing 5-story commercial mixed-use building and rear detached coach house.

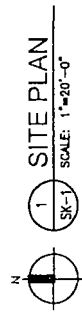
The site is bounded by commercial properties on the north, Clark Street on the east, a 20’ public alley to the south, and residential properties to the west. The subject property contains 4,850.22 square feet of site area and is currently improved with an existing 5-story mixed-use commercial building and a two-story detached coach house at the rear of the property. The Applicant proposes to establish a boutique hotel within the existing building and coach house. The overall project FAR will be 3.38.

The Applicant will seek approval of a Special Use from the Zoning Board of Appeals to authorize the establishment and operation of a hotel use in the B3-5 District.

The proposed use requires 0 off-street parking spaces. No parking spaces will be provided on site.

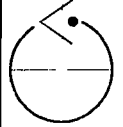
### **NARRATIVE ZONING ANALYSIS**

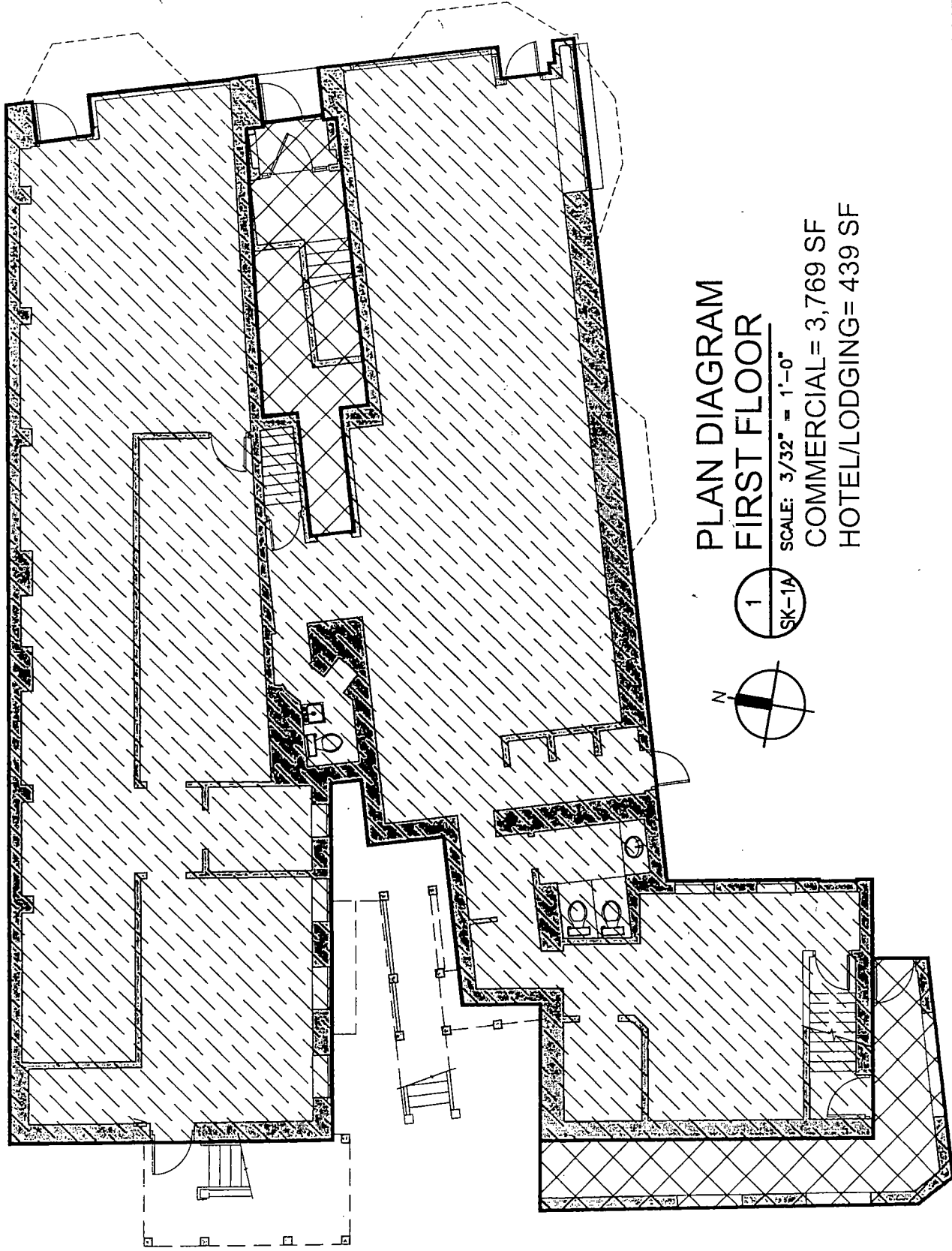
- (a) Floor Area and Floor Area Ratio:
  - i. Lot area: 4,850.22 square feet
  - iii. Total building area: 16,310 square feet
  - iv. FAR: 3.38
- (b) Density (Lot Area Per Dwelling Unit): N/A – no dwelling units
- (c) Number of Off-street Parking Spaces: 0 vehicular parking spaces
- (d) Setbacks:
  - i. Front setback: 0 feet
  - ii. Side setback (north): 0 feet
  - iii. Side setback (south ): 0 feet
  - iv. Rear setback: 0 feet
- (e) Building height: 57 feet
- (f) Off-street Loading: 0 spaces



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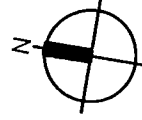
PLAN DIAGRAM

FIRST FLOOR

SCALE: 3/32" = 1'-0"

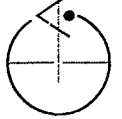
COMMERCIAL = 3,769 SF

HOTEL/LODGING = 439 SF



1  
SK-1A

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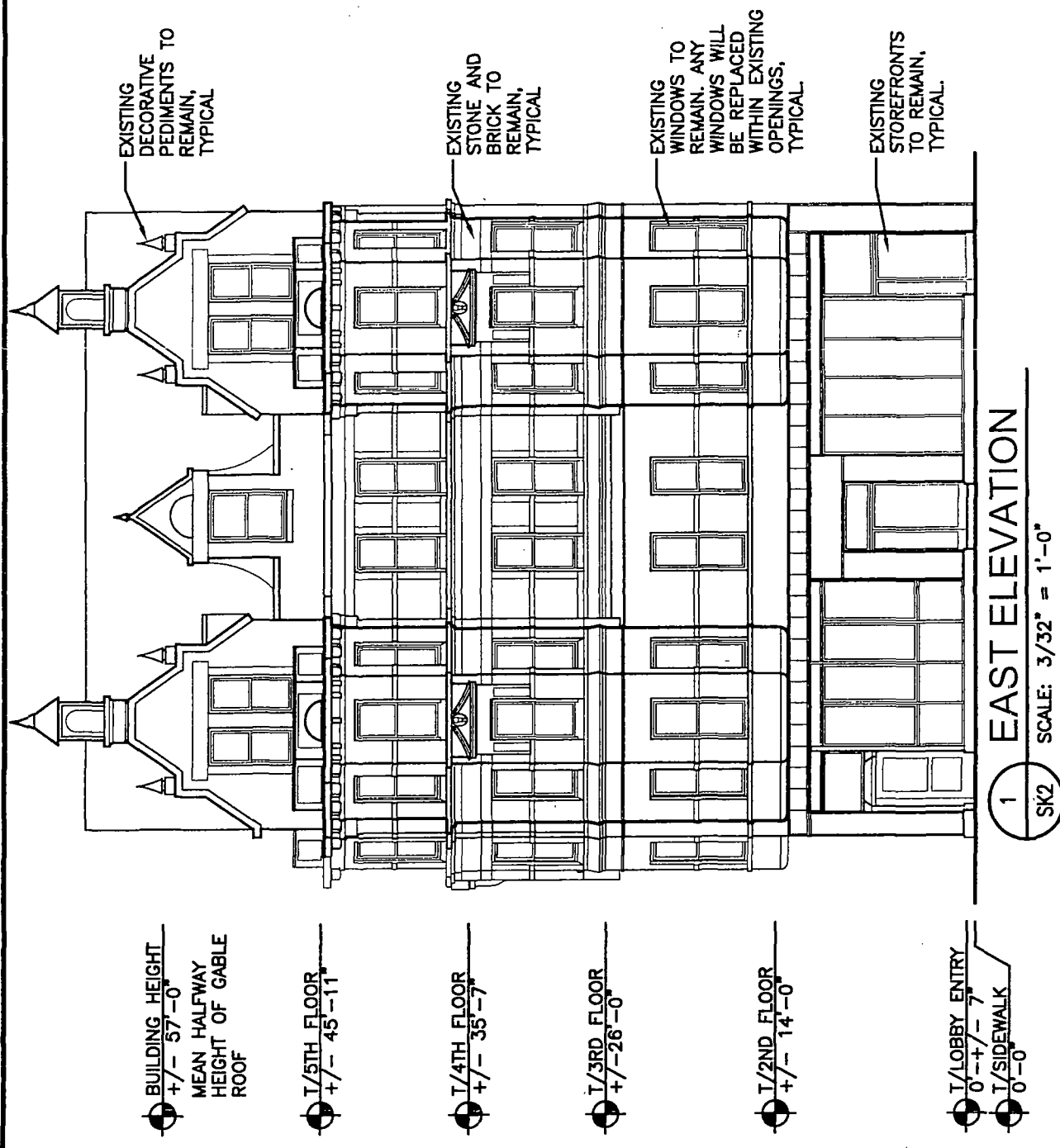
Applicant Name: 2616 North Clark, LLC

Property Address: 2616-2618 North Clark Street

Introduction Date: To Be Determined

**SK-1a**

07.16.2019  
JOB NO. 5-102-01

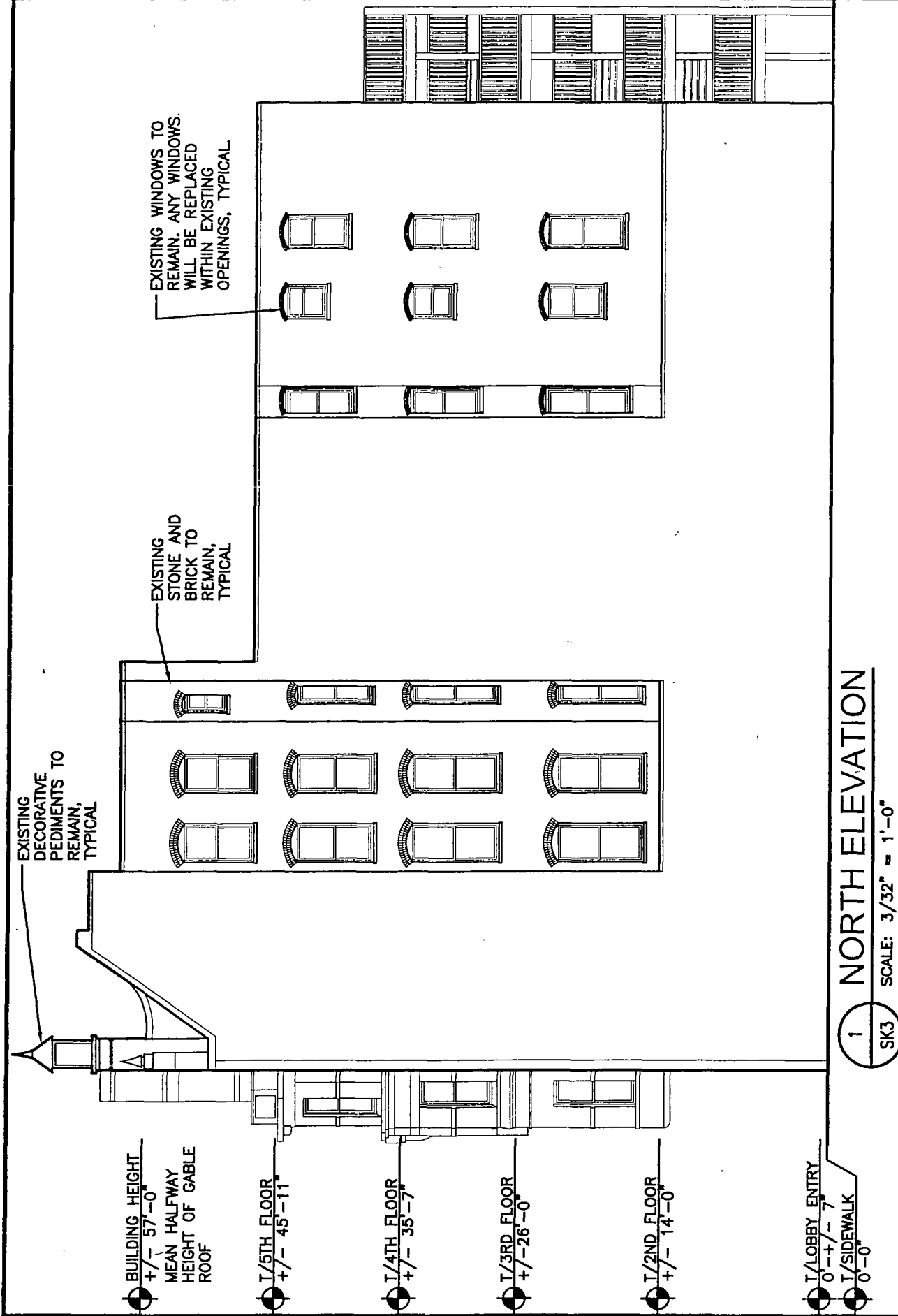


1 EAST ELEVATION

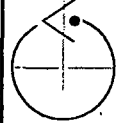
SCALE: 3/32" = 1'-0"

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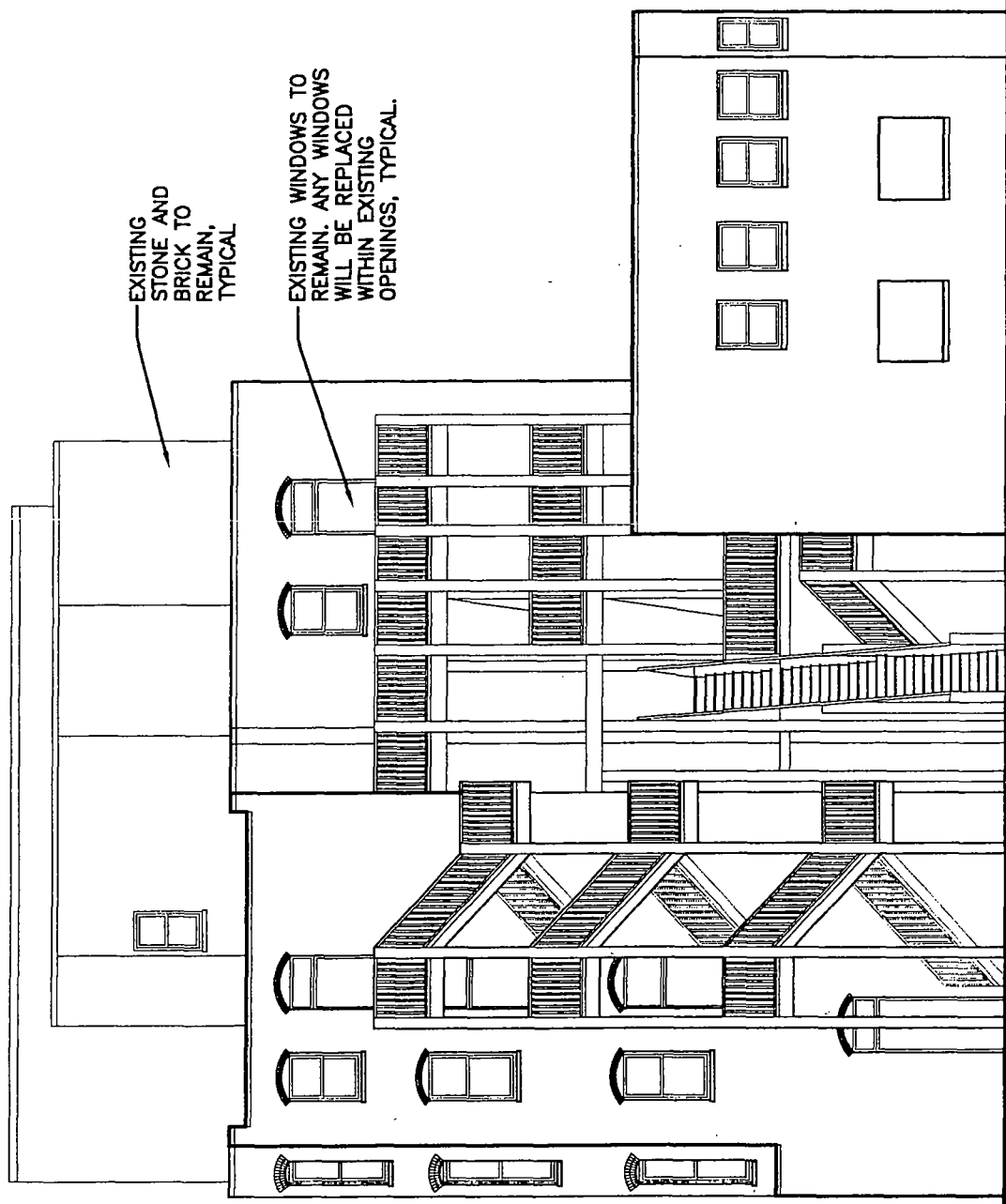


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SK-3

07 16 2019  
JOB NO 5402-01



BUILDING HEIGHT  
+/- 57'-0"  
MEAN HALFWAY  
HEIGHT OF GABLE  
ROOF

1/5TH FLOOR  
+/- 45'-11"

1/4TH FLOOR  
+/- 35'-7"

1/3RD FLOOR  
+/- 26'-0"

1/2ND FLOOR  
+/- 14'-0"

1/LOBBY ENTRY  
0'-+/- 7"

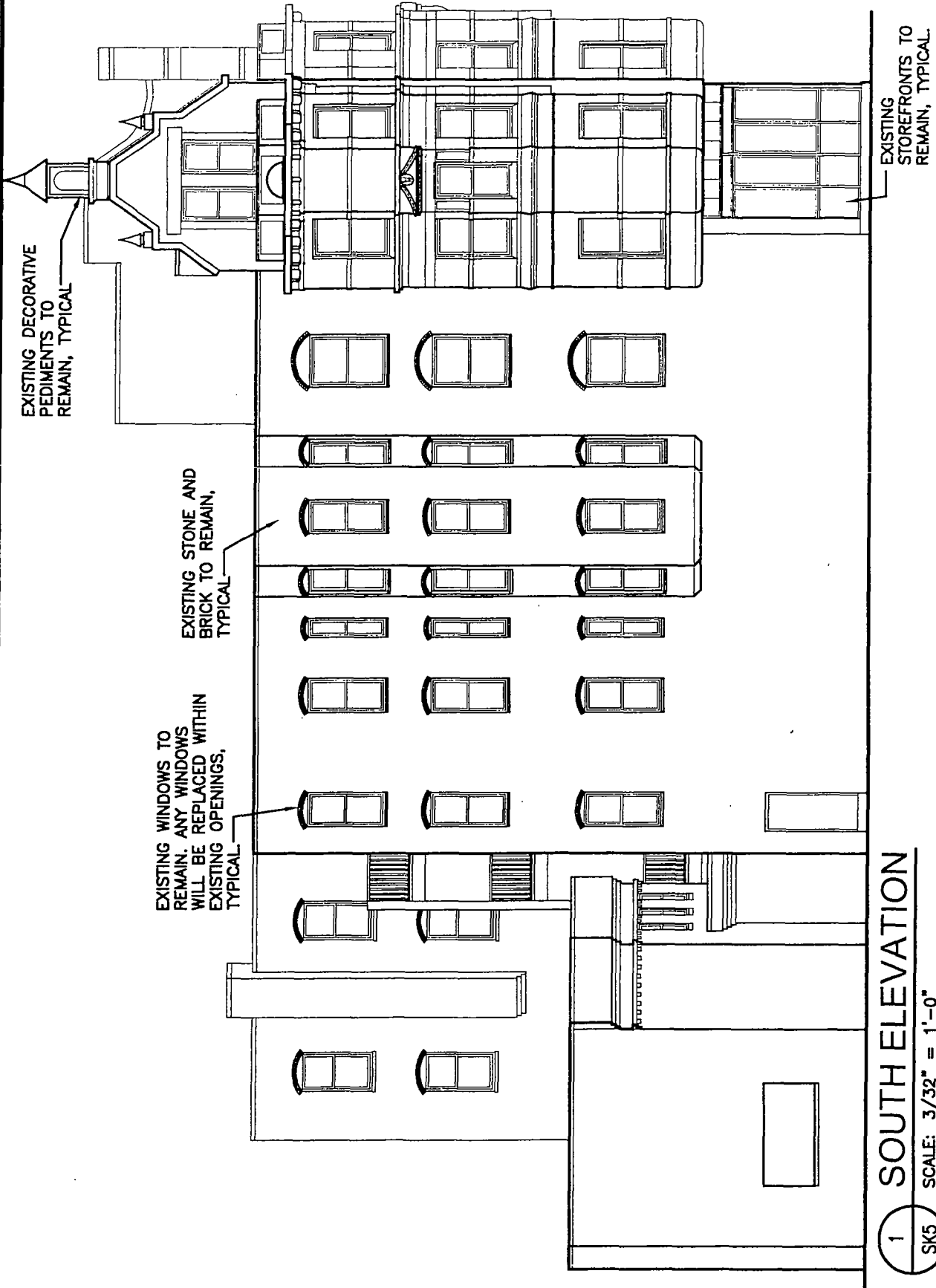
1/SIDEWALK  
0'-0"

1 WEST ELEVATION  
SK4 SCALE: 3/32" = 1'-0"

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1 SOUTH ELEVATION

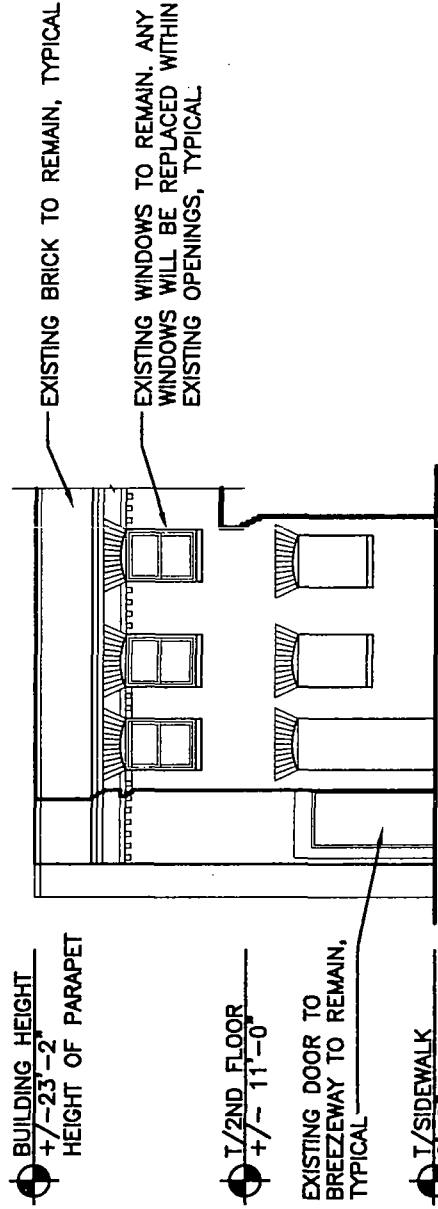
SK5 SCALE: 3/32" = 1'-0"

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SK-5

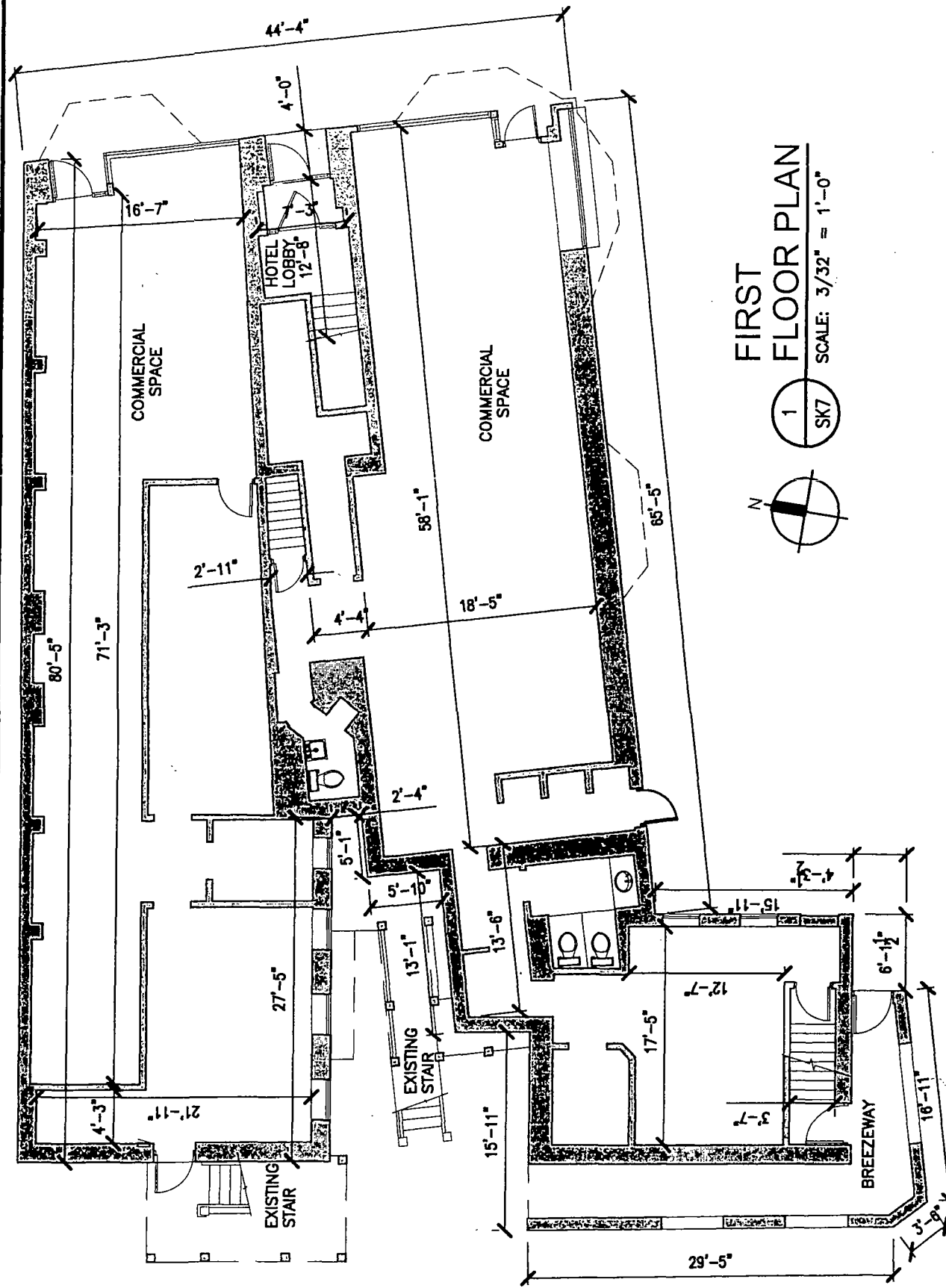
07.16.2019  
JOB NO. 5402-01



NORTH COACH  
HOUSE ELEVATION

1  
SK6

SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN  
 1 SK7  
 SCALE: 3/32" = 1'-0"

**SK-7**  
 07 16 2019  
 JOB NO 5402-01

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