



City of Chicago



O2016-2657

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3226-3228 N Clark St - App No. 18745T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18745 T1
INTRO. DATE:
APRIL 13, 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, is hereby amended by changing all of the B3-3, Community Shopping District symbols and indications as shown on Map No. 9-G in an area bound by

The public alley next southwest of and parallel to North Clark Street, a line perpendicular to North Clark Street 265 feet northwest of the intersection of North Clark Street and Belmont Avenue, North Clark Street, a line perpendicular to North Clark Street 215 feet northwest of the intersection of North Clark Street and Belmont Avenue

to those of a B3-3, Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3226-3228 N Clark Street

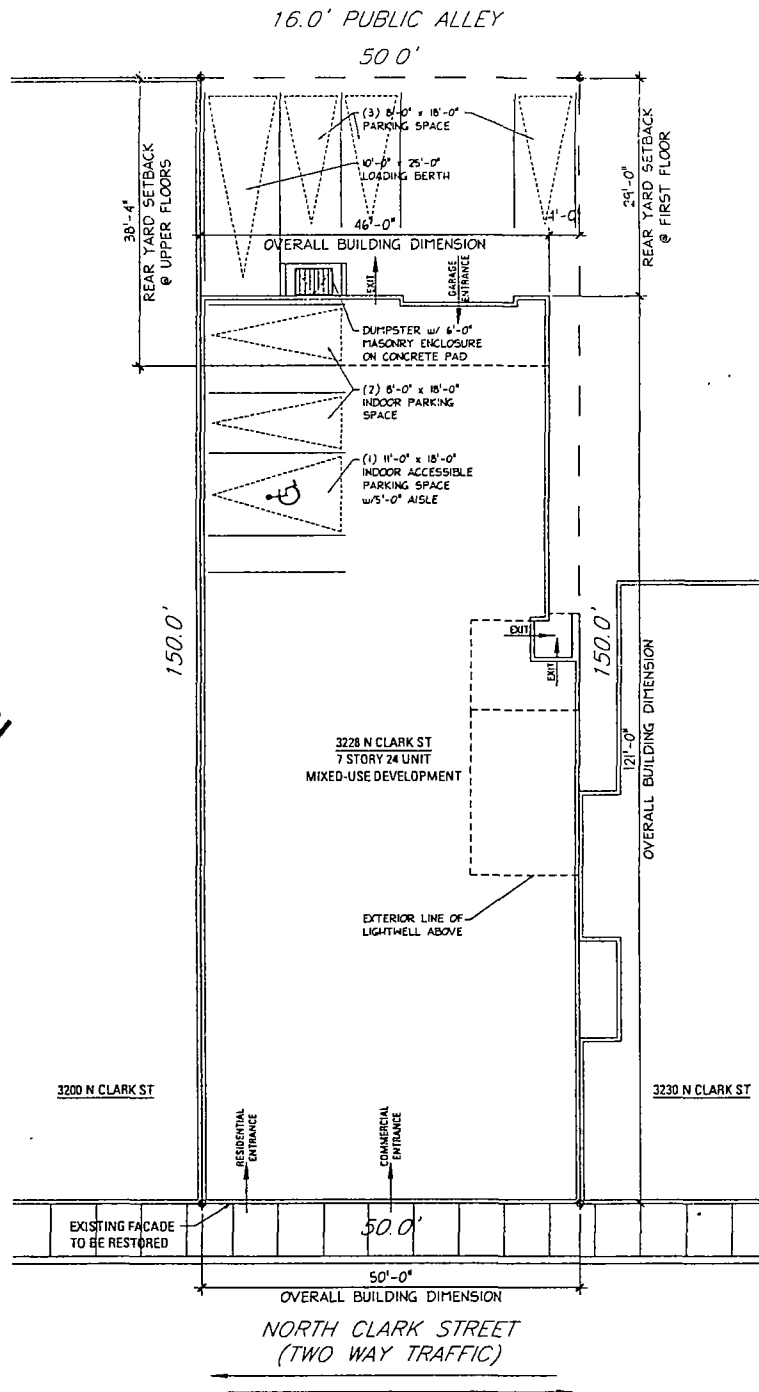
NARRATIVE
3226-3228 N Clark Stree
B3-3 to B3-3 TOD

In order to construct a 7 story Transit Oriented Development with a total of 24 residential dwelling units on floors 2 through 7, 1249 square feet of commercial space in the basement, 2592 square feet of commercial space on the first floor. The height of the building will be 73 feet – 2 inches, with 4 outdoor parking spaces and 3 indoor parking spaces with 12 bicycle parking spaces. 100 % of the required ARO units will be provided on-site. There will be a 10 feet x 25 feet x 14 feet loading dock.

	B3-3
FAR	4.0
Lot Area	7,500 square feet
Building Area	28,836 square feet
No. of Units	24
Bldg Height	73 feet – 2 inches
Front Setback	Zero
Rear Setback at first floor	29 feet – 0 inches
Rear Setback at 2 nd floor	38 feet – 4 inches
West Side Setback	Zero
East Side Setback	Zero
Parking	2 indoor and one handicapped space and 3 outdoor spaces and one handicapped space
Bicycle parking	12
Rear Open Space	None

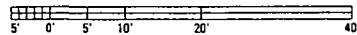
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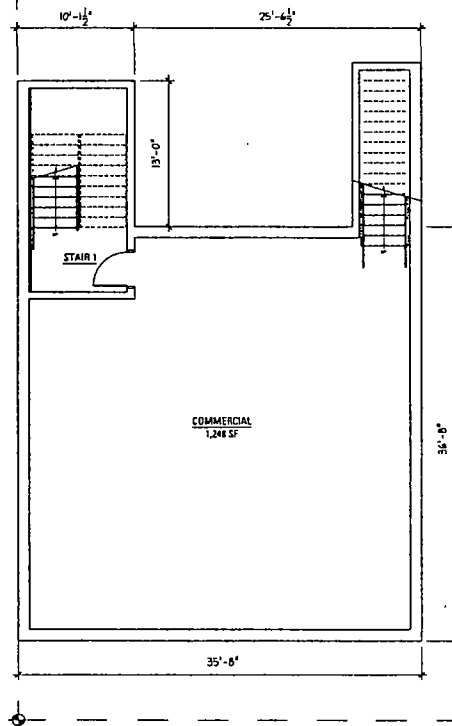


SITE PLAN

1/16" = 1'-0"

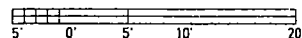


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BASEMENT FLOOR PLAN - 1,440 SF

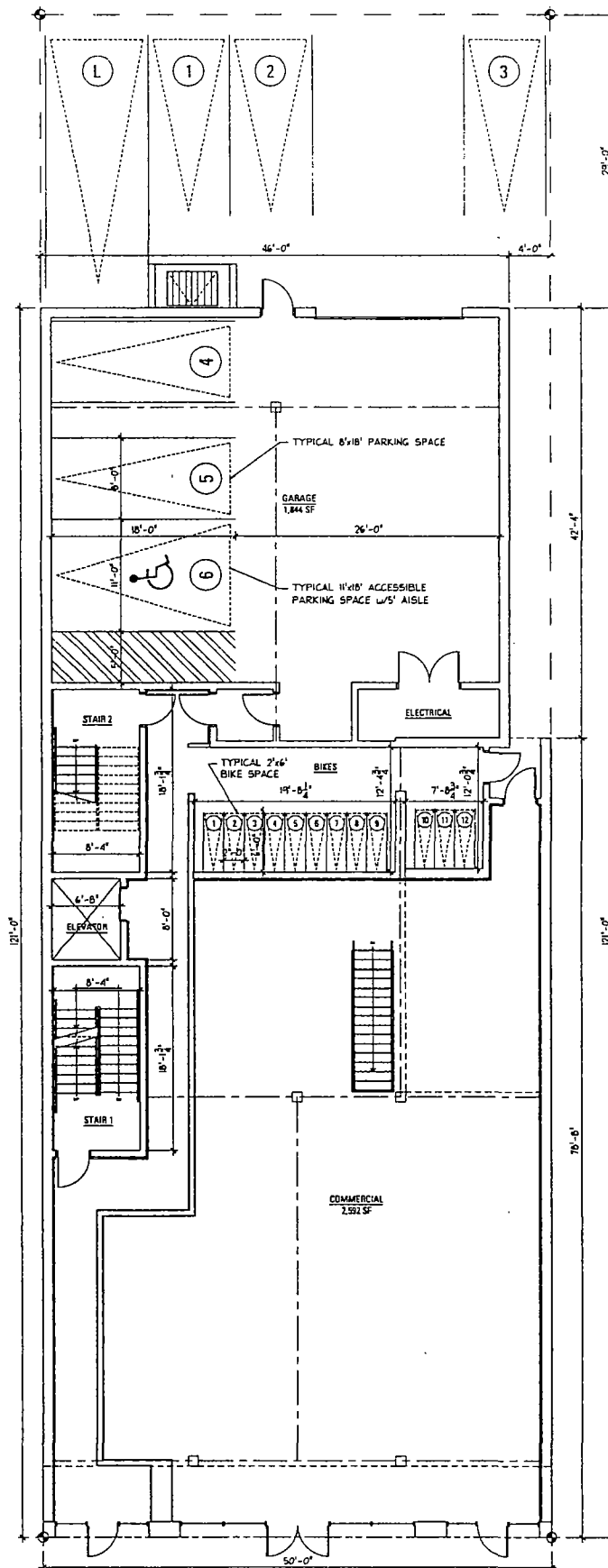
3/32" = 1'-0"



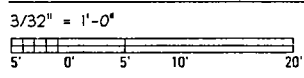
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proj MIXED-USE DEVELOPMENT
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FIRST FLOOR PLAN - 5,853 SF (1,844 GARAGE)



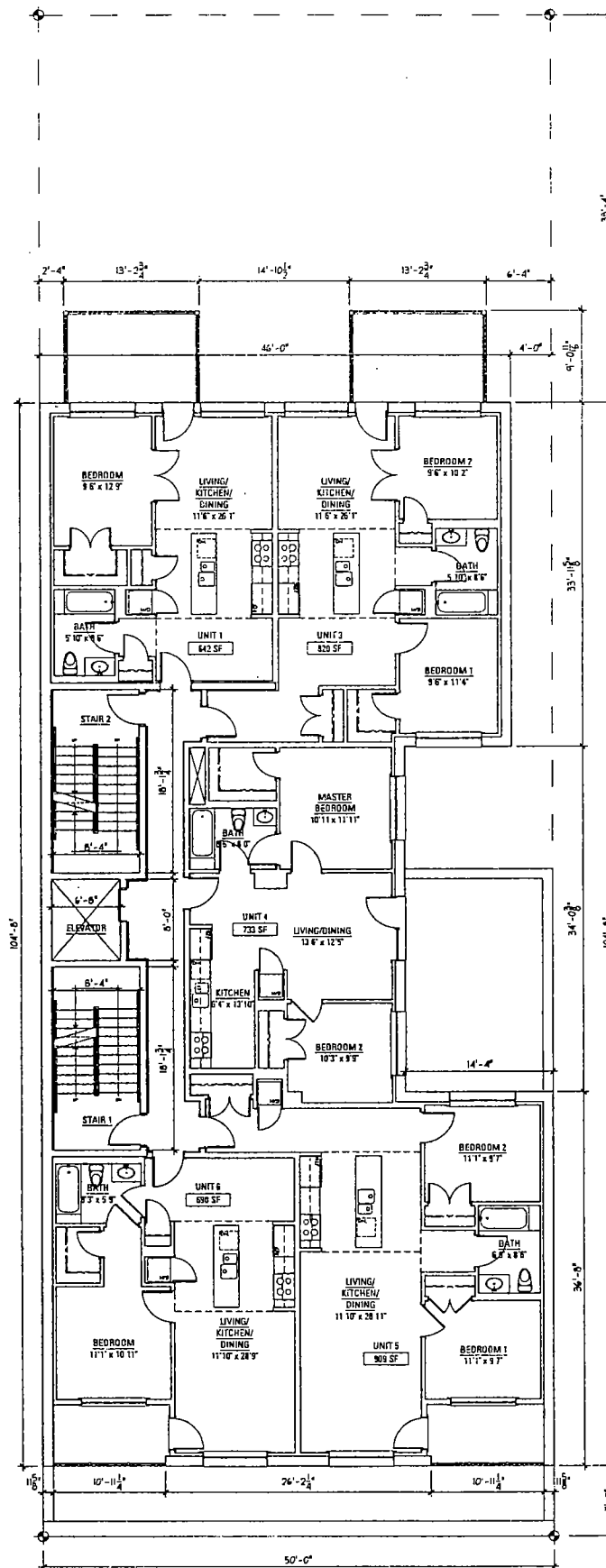
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$$3/32^{\text{th}} = 1'-0''$$

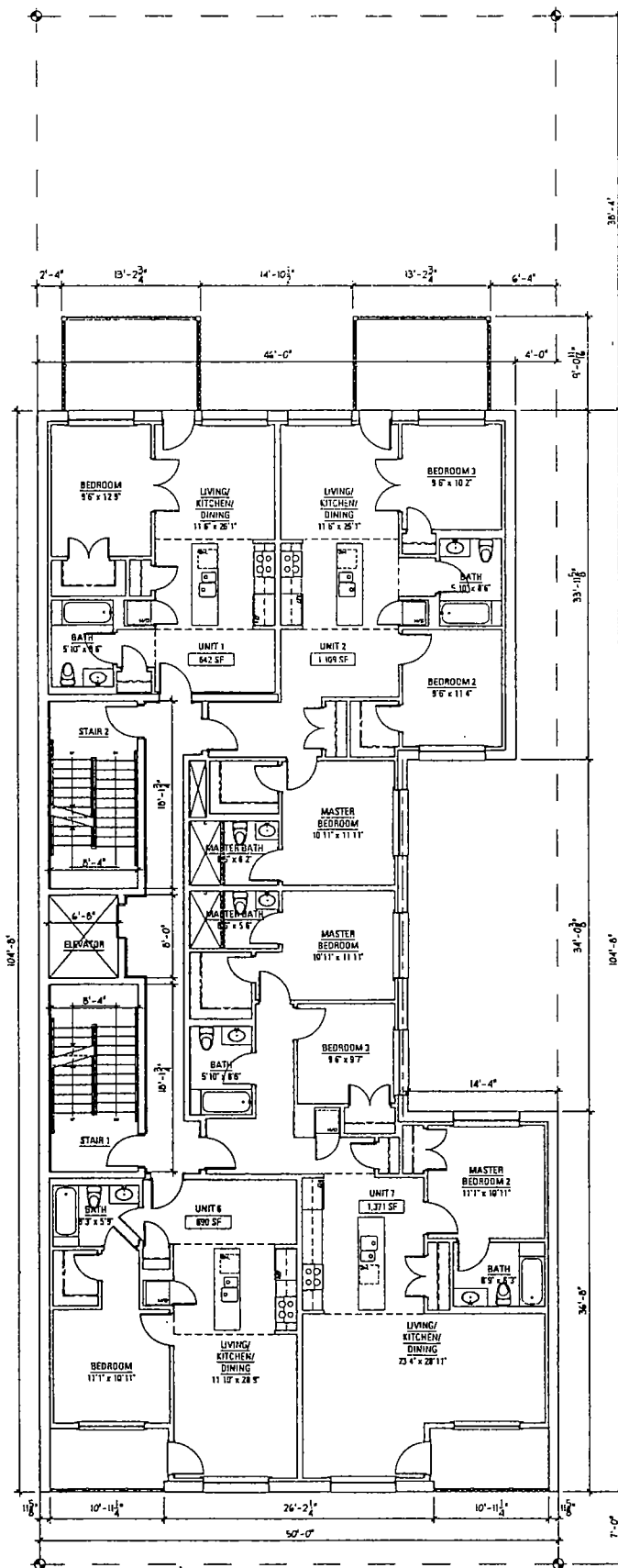

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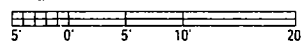


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5TH - 7TH FLOOR PLAN - 4,479 SF

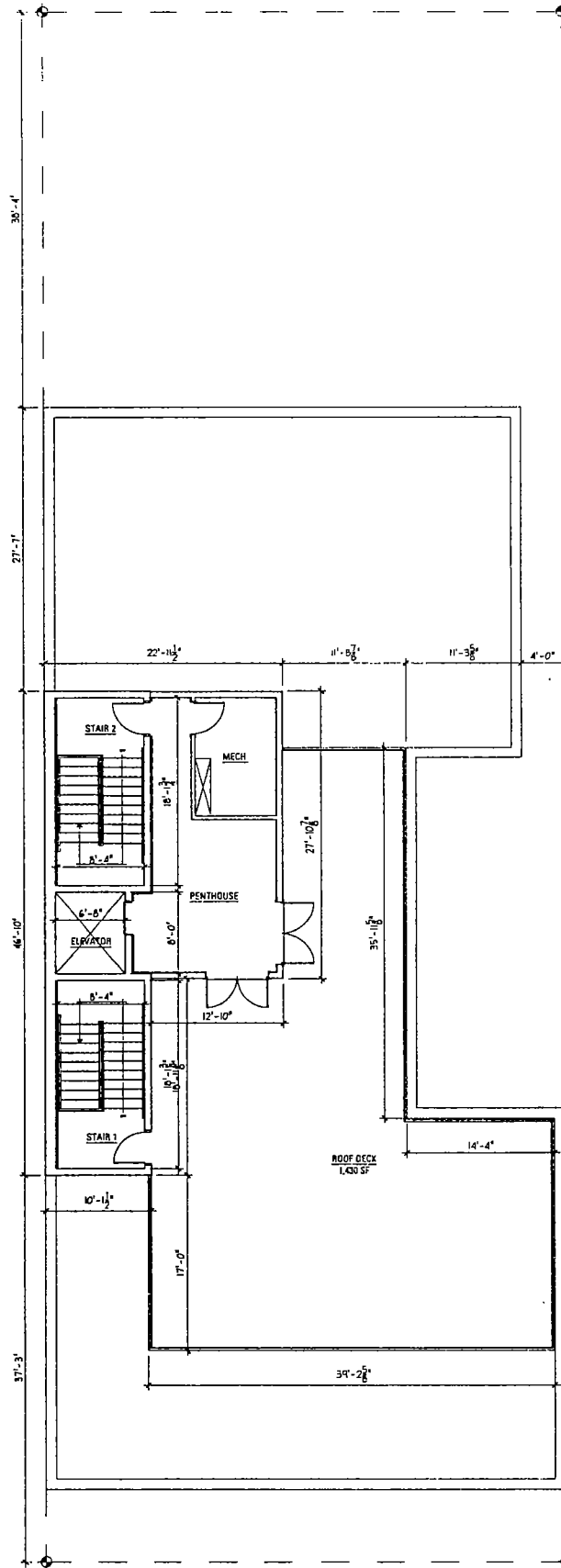
$$3/32'' = 1' - 0''$$


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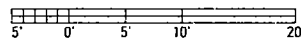
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PENTHOUSE FLOOR PLAN - 833 SF (N/A)

3/32" = 1'-0"



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NEW CONSTRUCTION

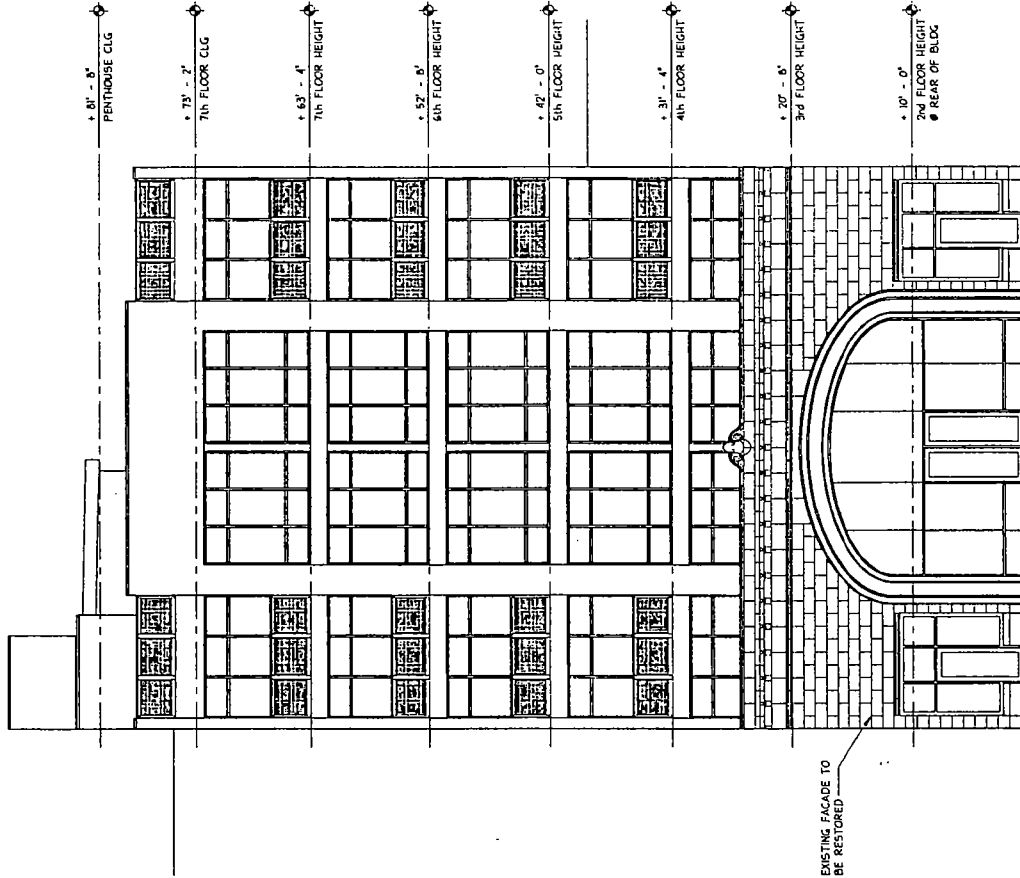
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FRONT (NE) ELEVATION

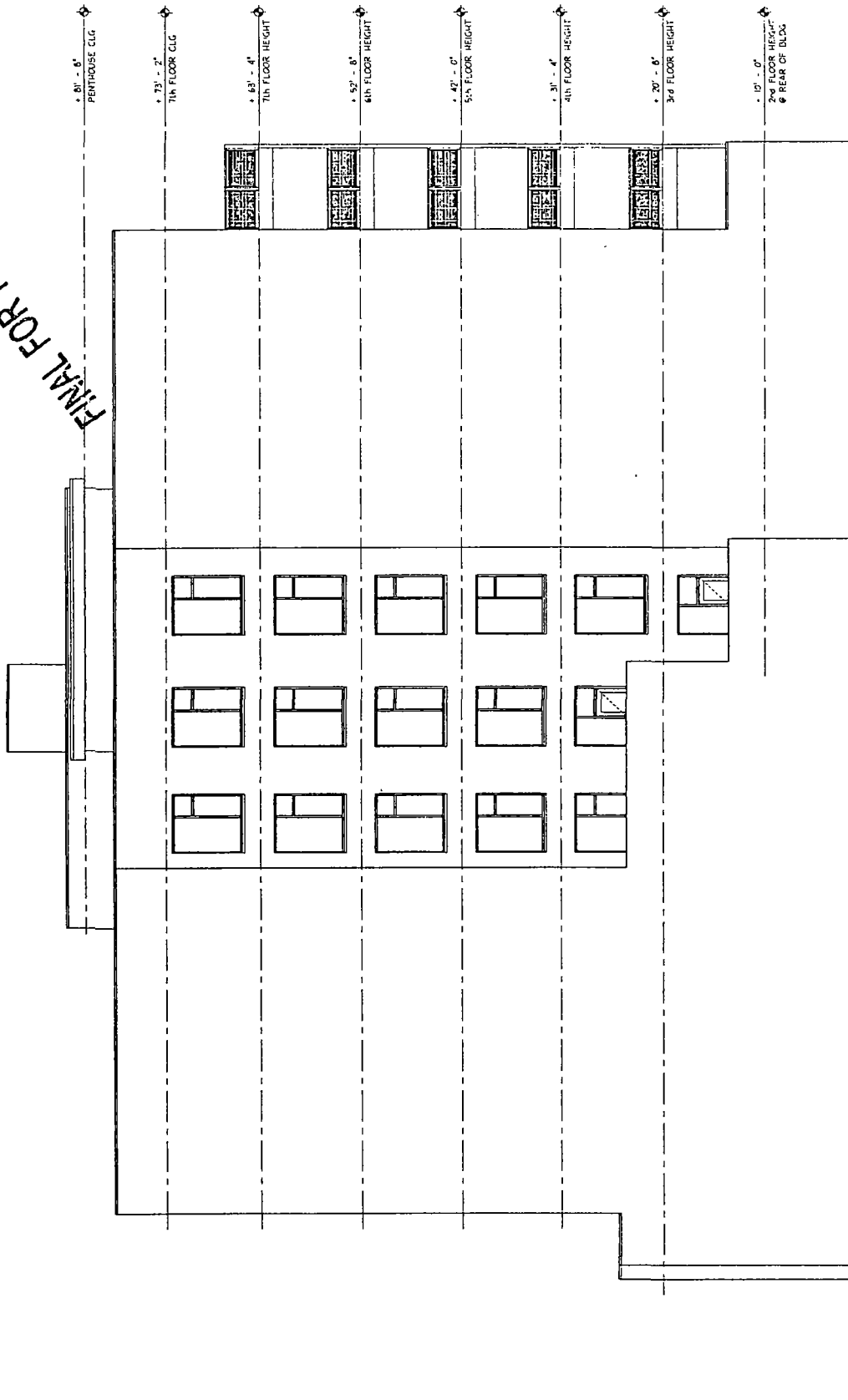


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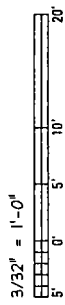
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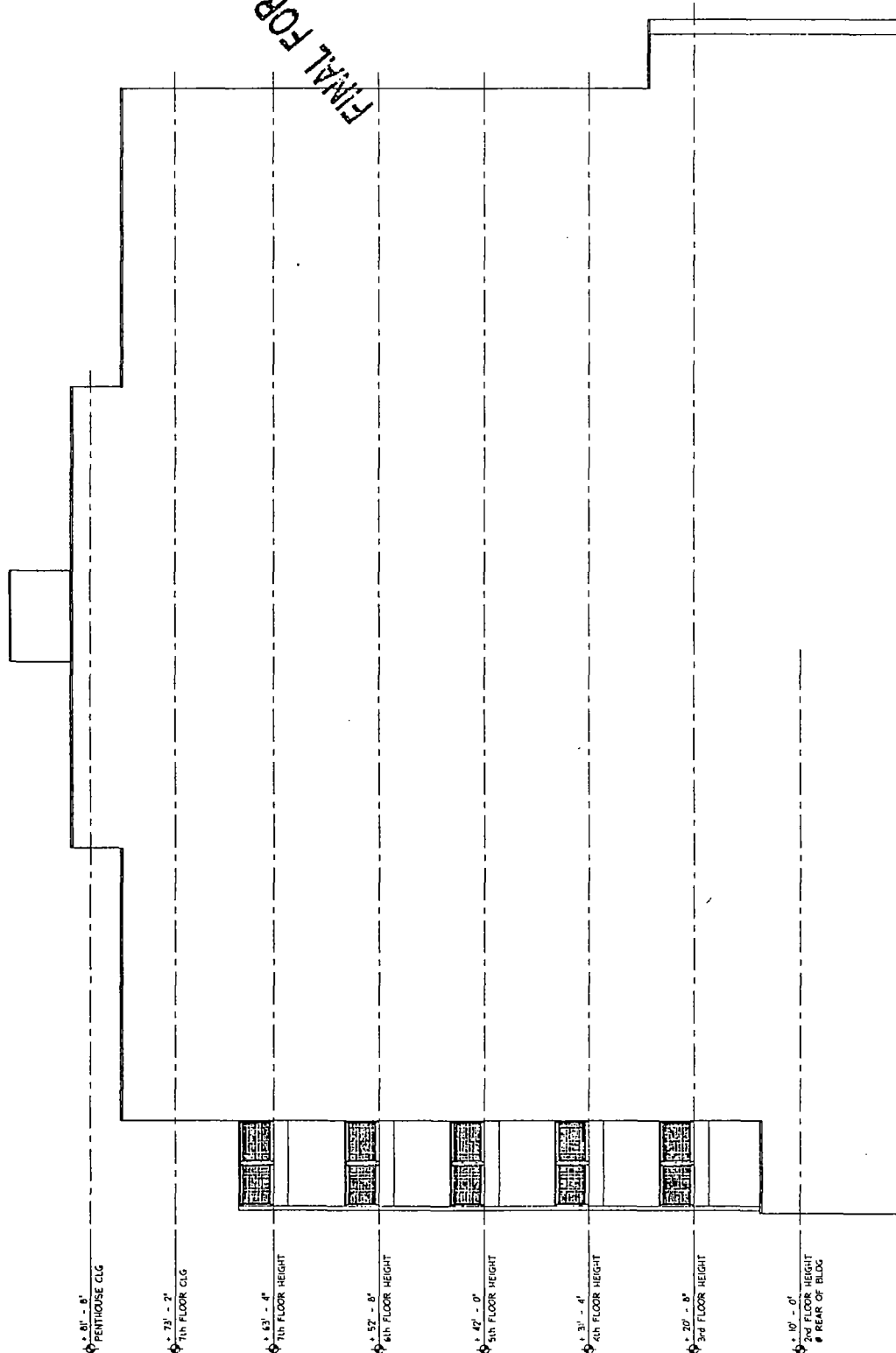
SIDE (NW) ELEVATION



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SIDE (SE) ELEVATION

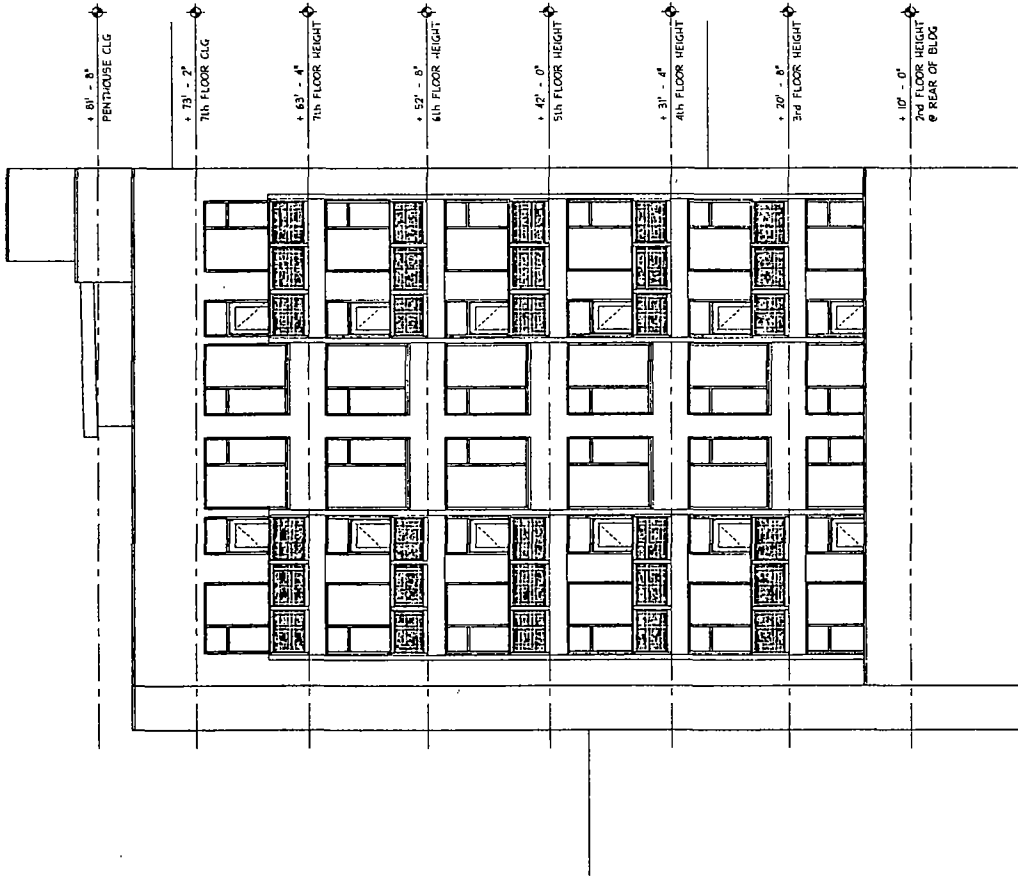


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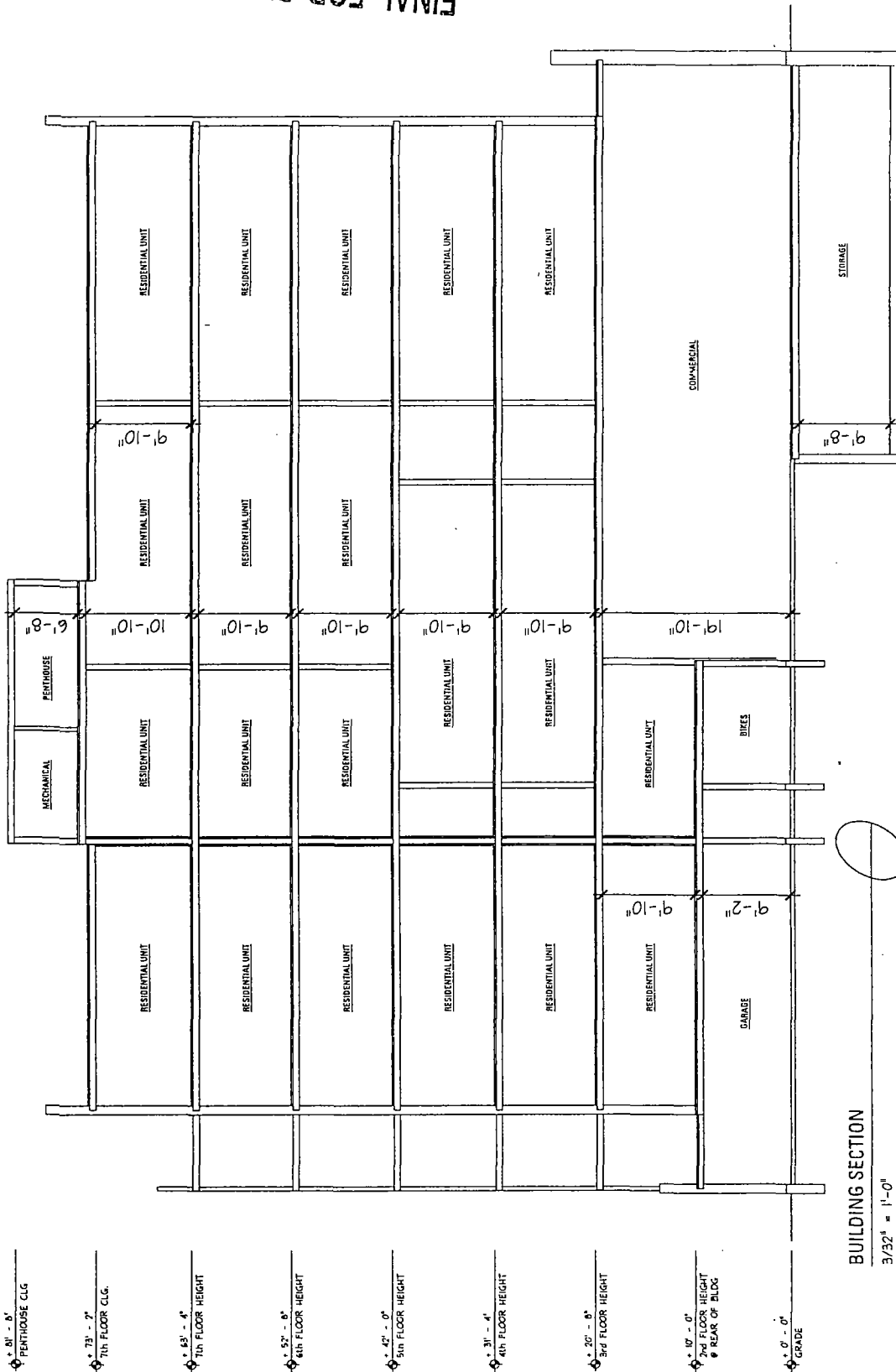
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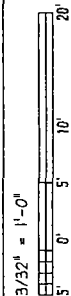
REAR (SW) ELEVATION



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BUILDING SECTION



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