



# City of Chicago



SO2016-5556

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-G at 3469-3475 N Clark St - App No. 18892T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE ORDINANCE-18892 T1**

***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 B3-2 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 and perpendicular thereto; the alley next northeast of North Clark Street; the south right-of-way 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 of North Clark Street and perpendicular thereto; and North Clark Street,

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

***SECTION 2.*** 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      Substitute Narrative, Plans and Ordinance  
 3469-3475 North Clark Street, Chicago, Illinois

Proposed Zoning: B3-5 Neighborhood Mixed-Use District

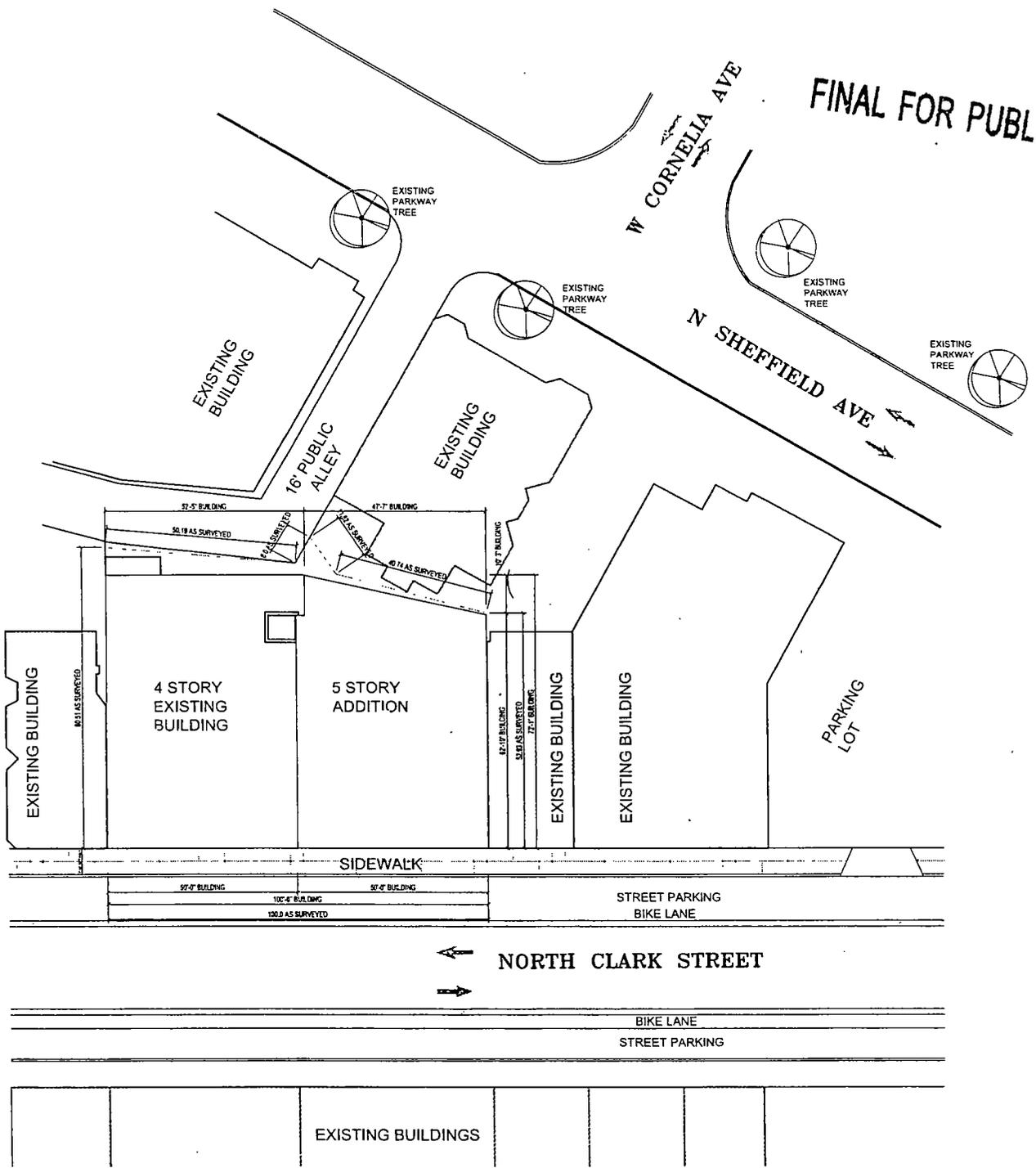
Lot Area: 7,391 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing four-story building, and the erection of 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. The rehabilitation plan, for the existing (vacant) four-story building, calls for the build-out and location of a hotel lobby (1,762 square feet) and a single retail space (1,476 square feet) - at grade level, and fifteen (15) hotel rooms – above (Floors 2 thru 4). The new five-story addition will contain a small hotel lobby area (275 square feet) and a single retail space (2,336 square feet) – at grade level, and twenty (20) hotel rooms – above (Floors 2 thru 5), for a total of thirty-five (35) hotel rooms at the site. Additional retail space (1,942 square feet) and a communal staff area (1,261 square feet) will be available in the basement of the existing building, with retail storage (1,000 square feet) located in the basement of the new addition. As part of the plan, the Applicant also intends to erect two private roof decks - one above the 4<sup>th</sup> Floor of the existing building and one above the 5<sup>th</sup> Floor of the new addition, which will be available for use by guests of the hotel and the retail tenants. No onsite parking is required or intended for the proposed building, with new addition. The newly rehabbed building, with five-story addition, will measure 76 feet-2 inches in height. The existing building, with new addition, will be masonry and glass in construction.

- (A) The Project's Floor Area Ratio: 32,074 square feet (4.34 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:
  - 76 feet-2 inches

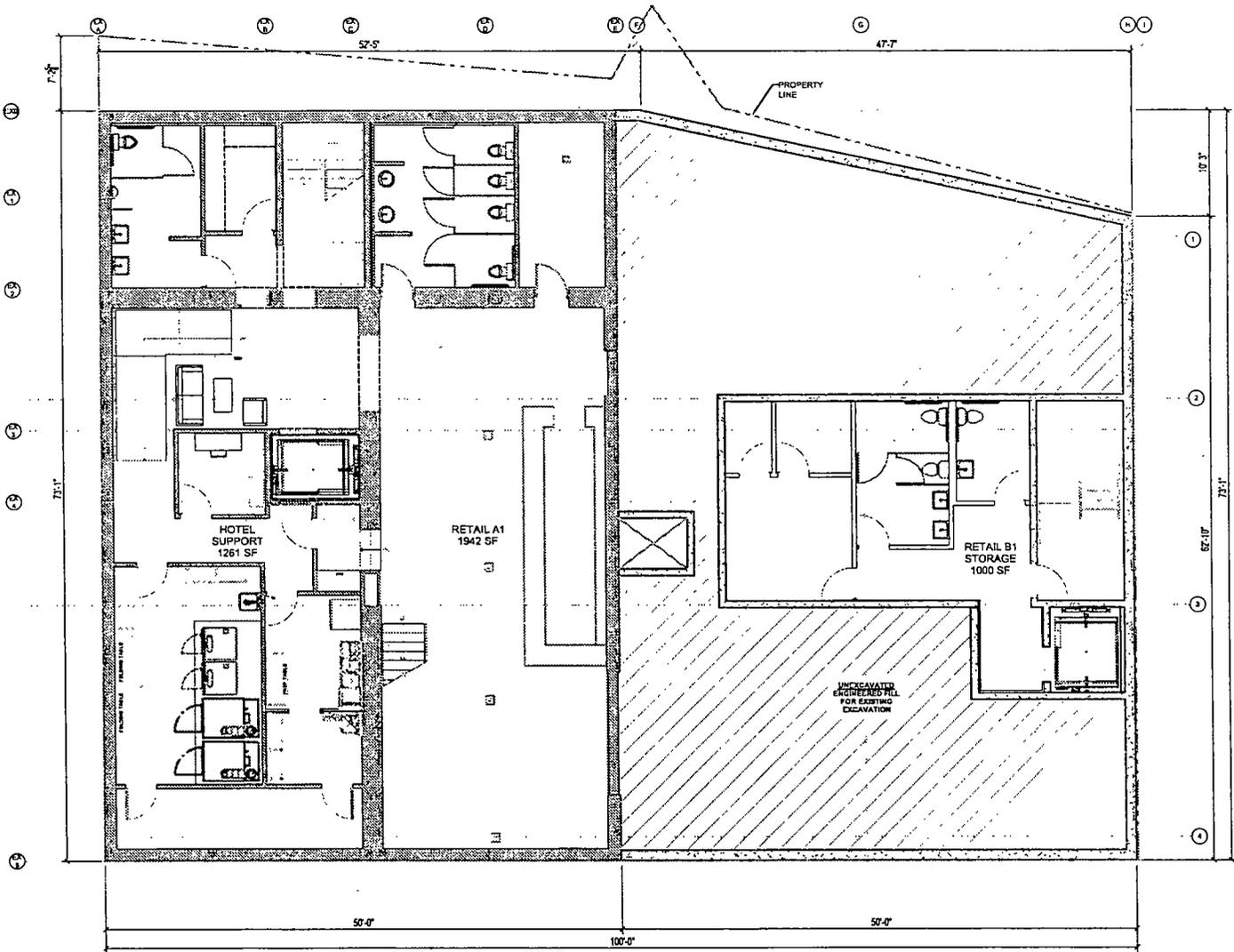
**FINAL FOR PUBLICATION**

FINAL FOR PUBLICATION



SITE/ LANDSCAPE PLAN

SCALE: 1" = 40'-0"

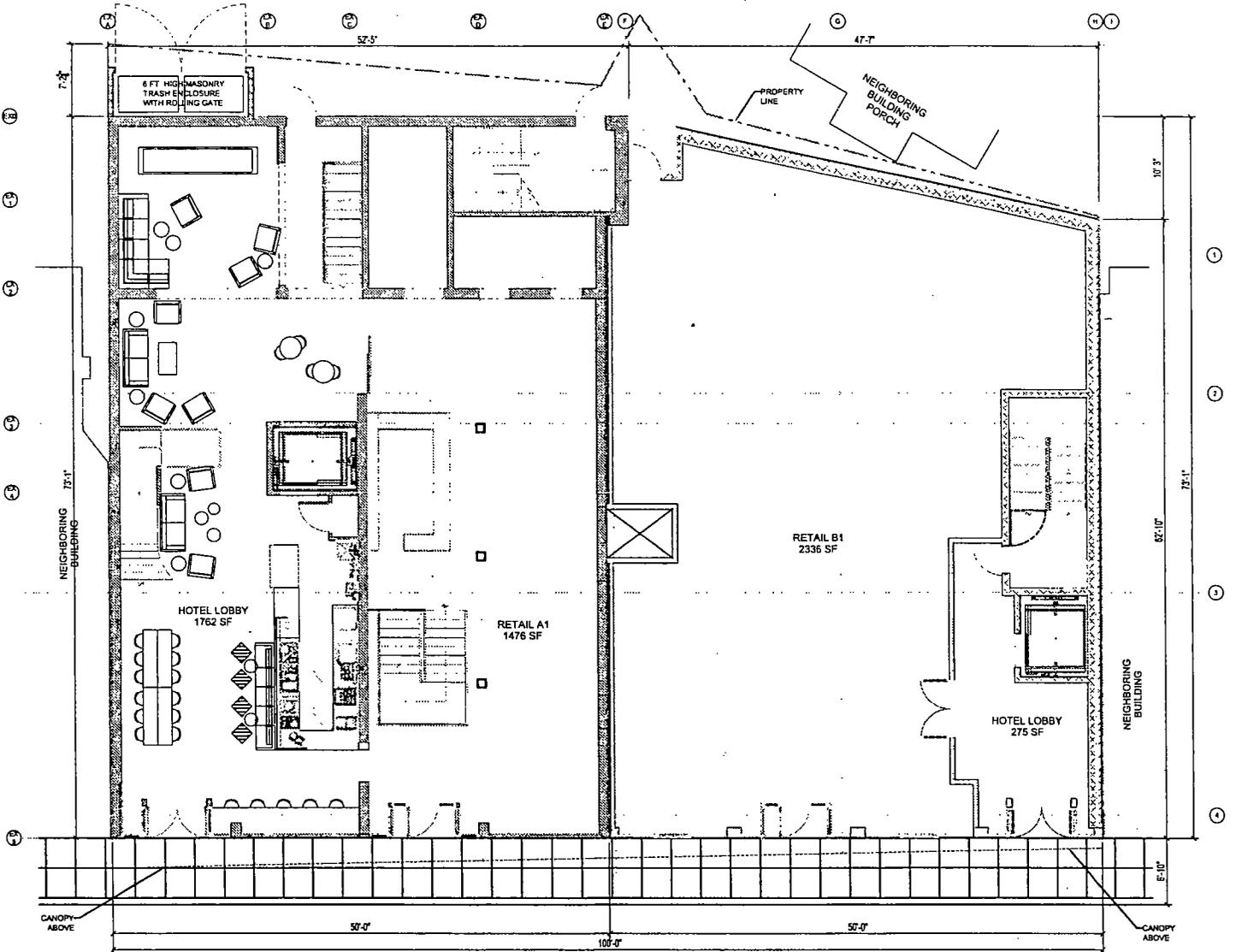


**FINAL FOR PUBLICATION**

**LOWER LEVEL FLOOR PLAN**

SCALE: 1/16" = 1'-0"



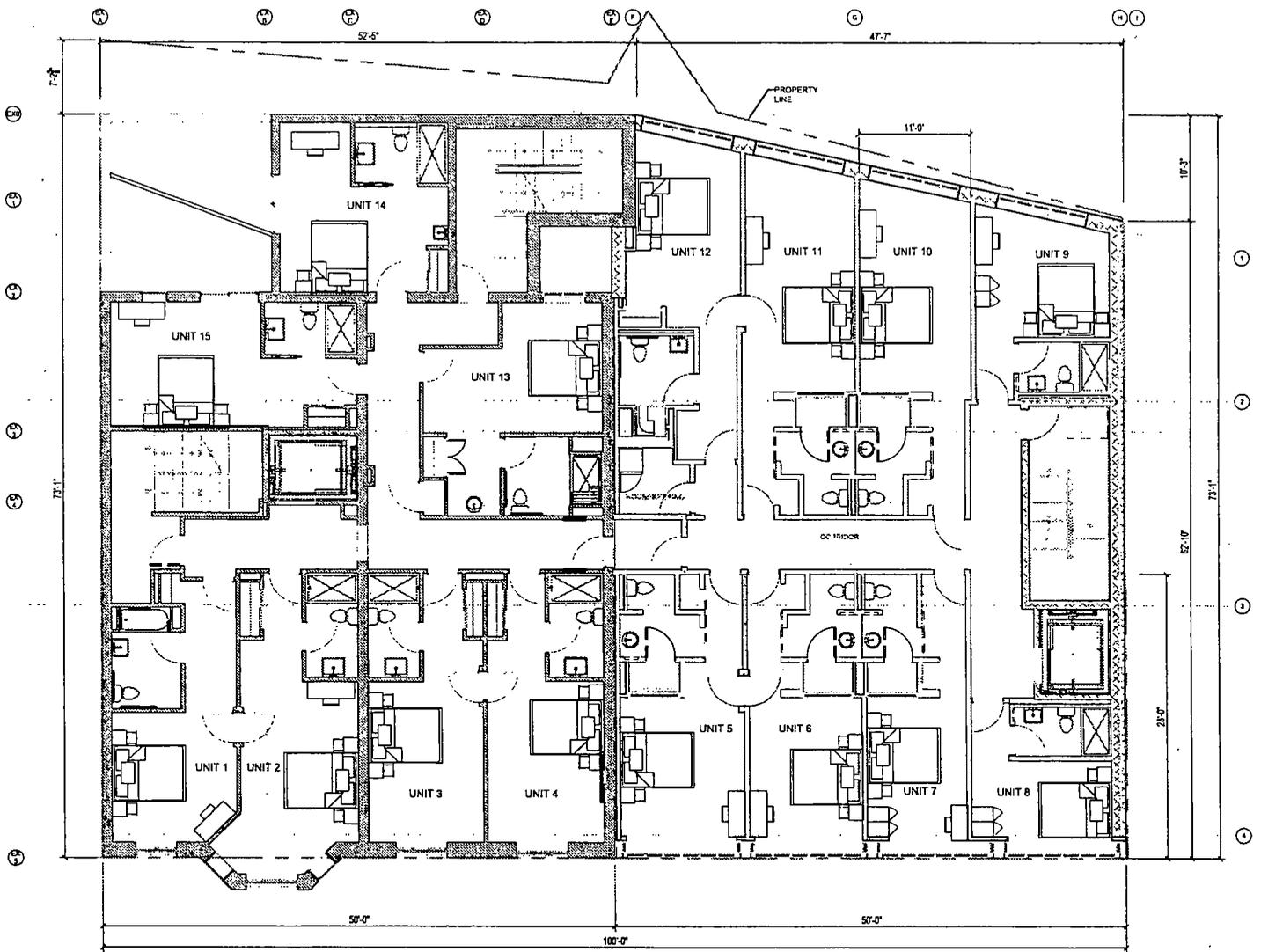


**FINAL FOR PUBLICATION**

**FIRST FLOOR PLAN**

SCALE: 1/16" = 1'-0"

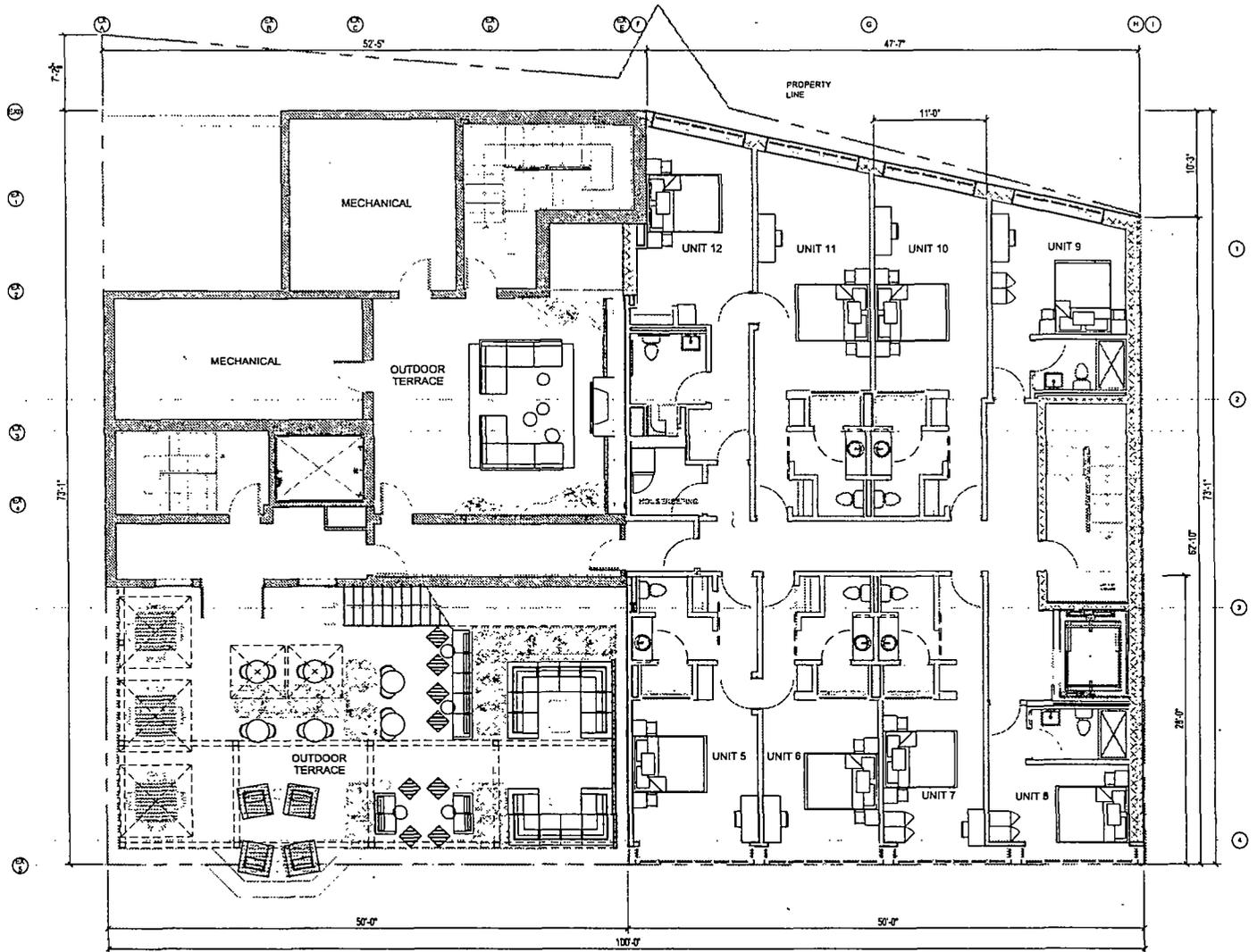




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2ND-4TH FLOORS  
 SCALE: 1/16" = 1'-0"



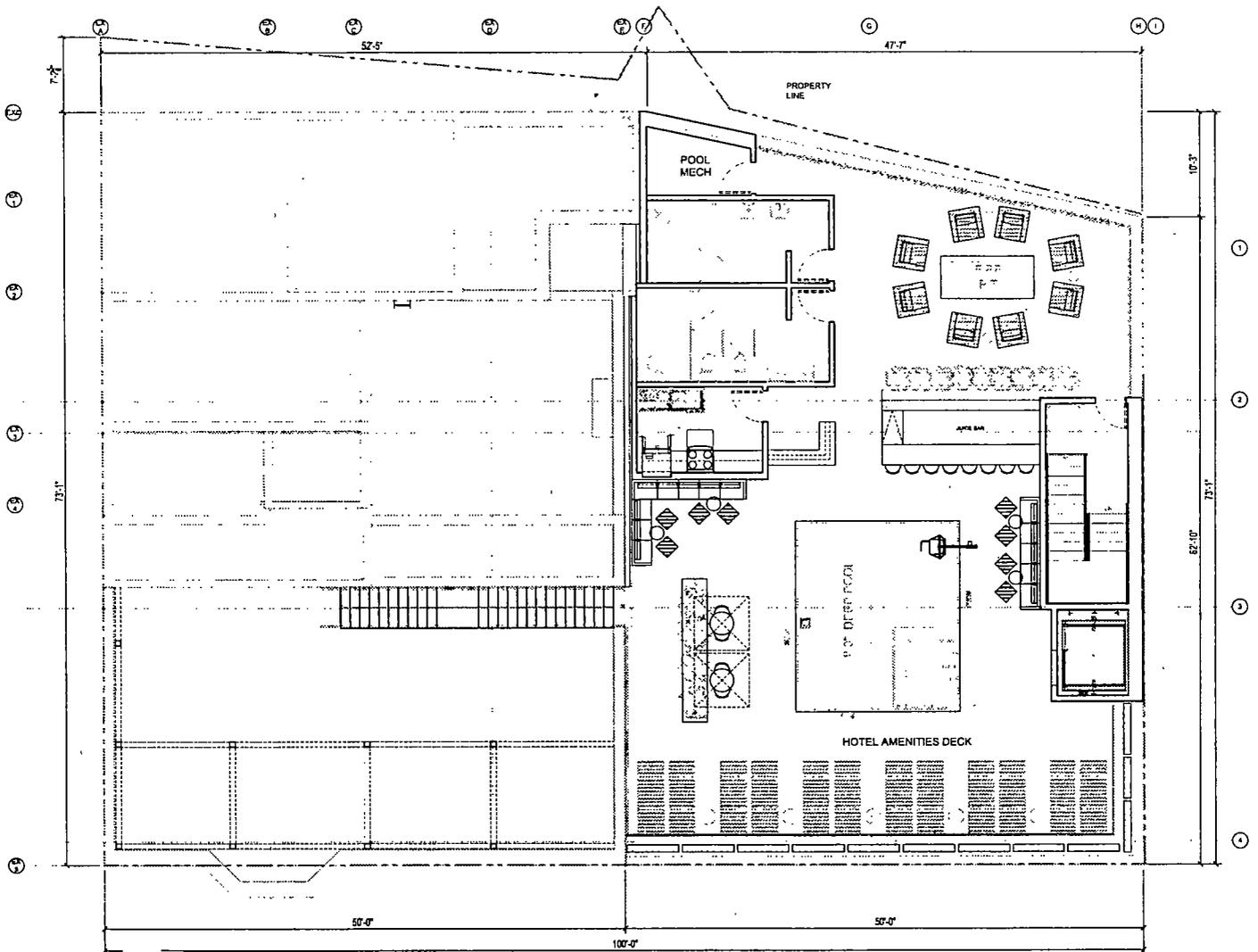


FINAL FOR PUBLICATION

FIFTH FLOOR/ ROOF DECK PLAN

SCALE: 1/16" = 1'-0"





**FINAL FOR PUBLICATION**

**POOL DECK PLAN**  
 SCALE: 1/16" = 1'-0"



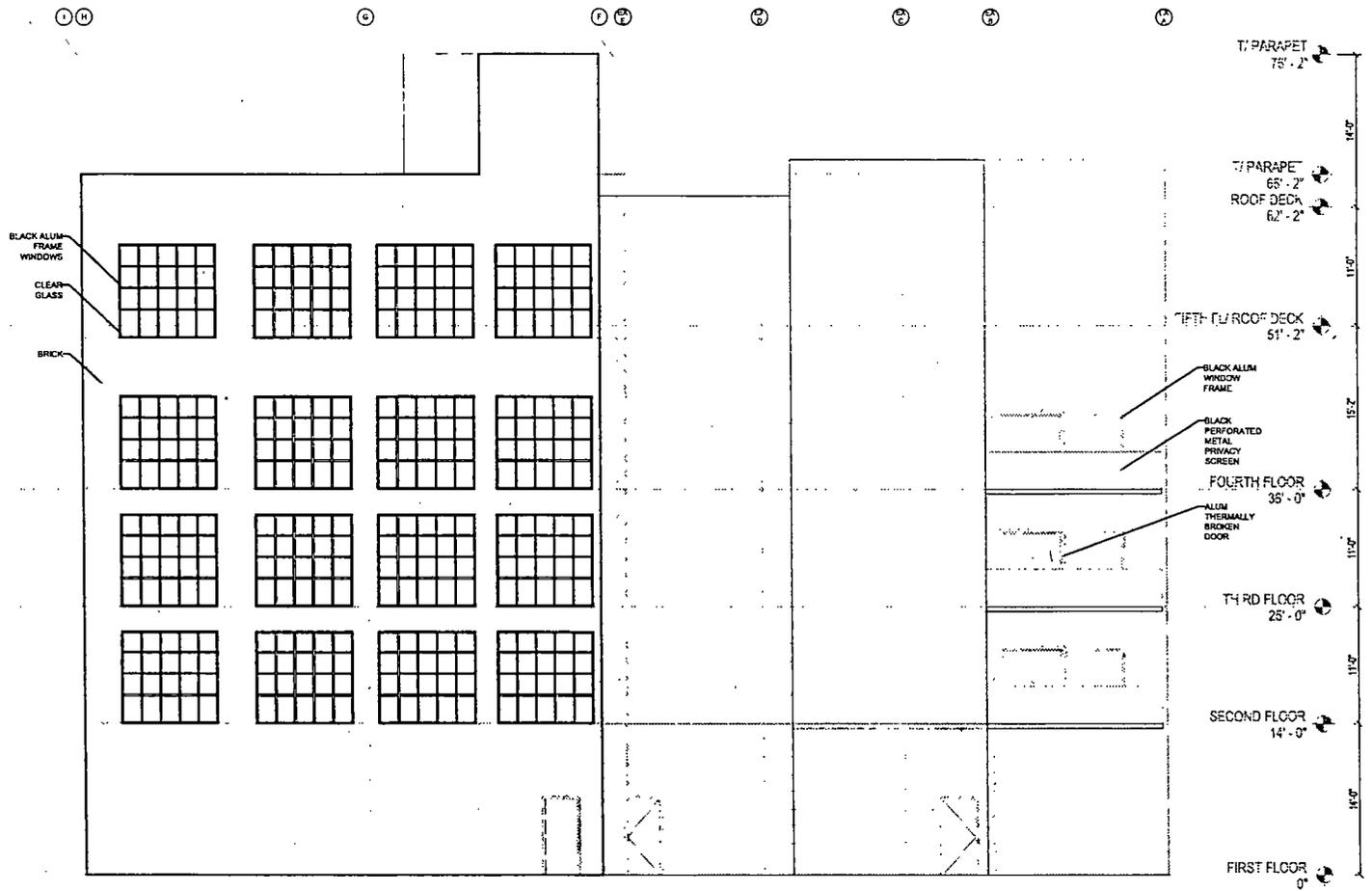




**FINAL FOR PUBLICATION**

**WEST ELEVATION**

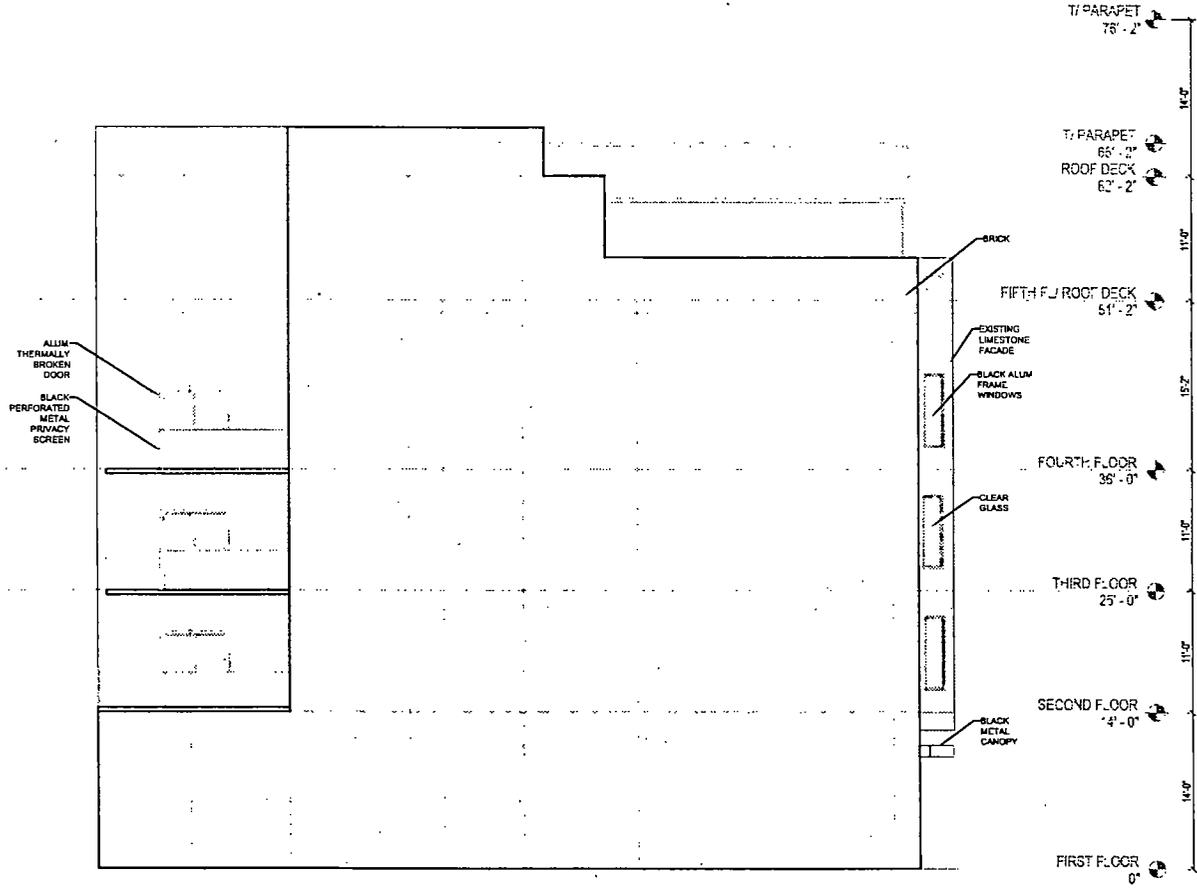
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**FINAL FOR PUBLICATION**

**EAST ELEVATION**  
SCALE: NTS

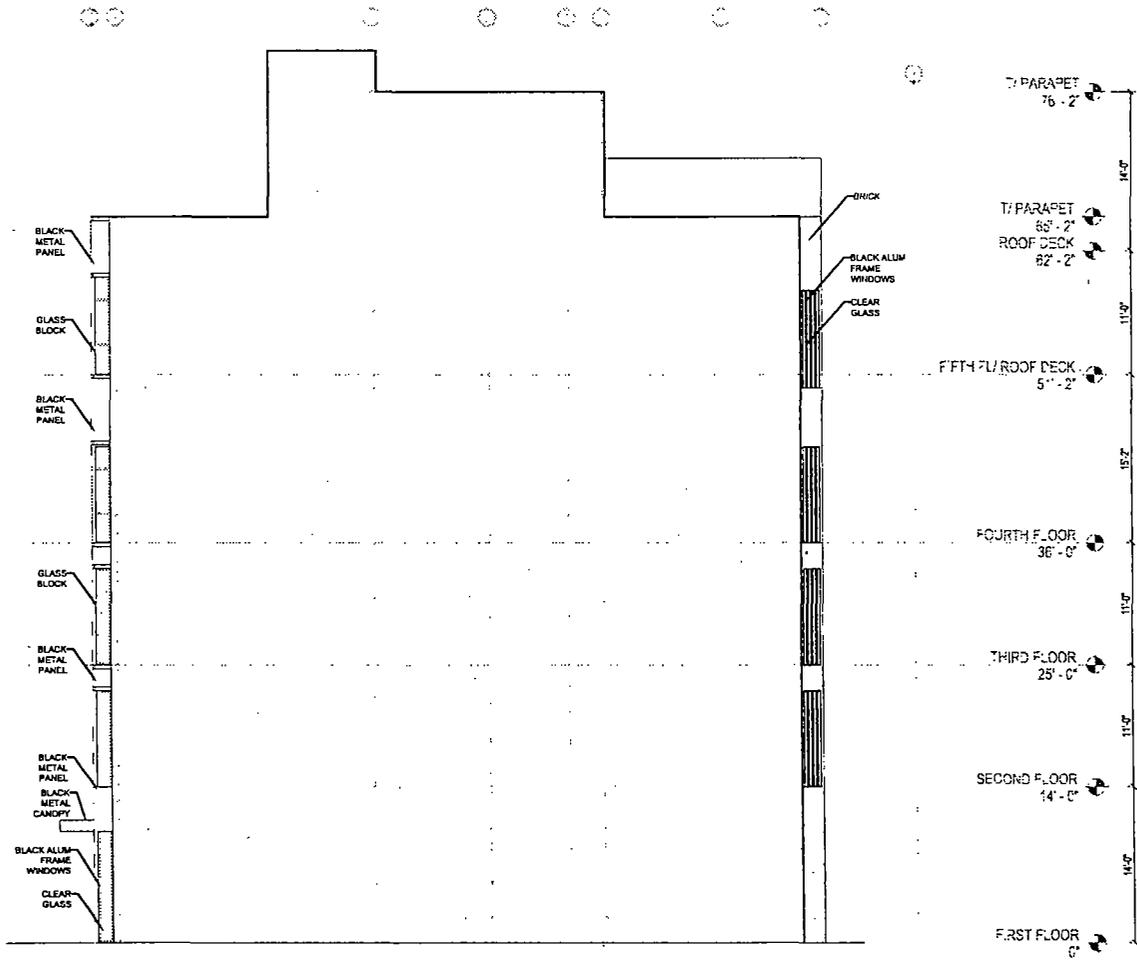
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**FINAL FOR PUBLICATION**

**NORTH ELEVATION**

SCALE: NTS



**FINAL FOR PUBLICATION**

**SOUTH ELEVATION**

SCALE: NTS