



City of Chicago



SO2017-7048

Office of the City Clerk Document Tracking Sheet

Meeting Date:	10/11/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-G at 4906-4918 N Clark St - App No. 19395T1
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, is hereby amended by changing all of the C1-2 Neighborhood Commercial District and B3-2 Community Shopping District symbols and indications as shown on Map No. 13-G in the area bounded by

A line 150.36 feet north of and parallel to West Ainslie Street; North Clark Street; West Ainslie Street; the public alley next west of and parallel to North Clark Street; the south line of the public alley north of and parallel to West Ainslie Street; the east line of the public alley west of and parallel to North Clark Street; the north line of the public alley next north of and parallel to West Ainslie Street; the east line of the vacated public alley next west of and parallel to North Clark Street

to those of a B3-3 Community Shopping District.

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

Common Address of Property: 4906-4918 North Clark Street

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SUBSTITUTE PROJECT NARRATIVE

TYPE 1 ZONING AMENDMENT

4906-4918 NORTH CLARK STREET

B3-3 Community Shopping District

The applicant is requesting a zoning amendment from a C1-2 Neighborhood Commercial District and a B3-2 Community Shopping District to a B3-3 Community Shopping District to allow for the construction of a 4 story, 63 feet 10 inches tall (to the top of the elevator enclosure) mixed-use building. After rezoning, the property will consist of a 4 story residential building that will be 63 feet 10 inches in height and contain 54 dwelling units and 6,199 square feet of commercial space on the ground floor. 29 vehicle parking spaces and 27 bicycle parking spaces will be provided. The property is a transit served location located within 2,640 feet of the Ravenswood Metra station.*** (see note below)

Lot Area	18,401 square feet
Minimum Lot Area	340 square feet per dwelling unit (TOD)
Parking	29 vehicle spaces, 27 bicycle spaces
Rear Setback	0 feet
North Setback	3 feet
Front Setback	0 feet
South Setback	0 feet
FAR	3.0
Building Square Footage	55,201 square feet
Building Height	63 feet 10 inches (to the top of the elevator enclosure)

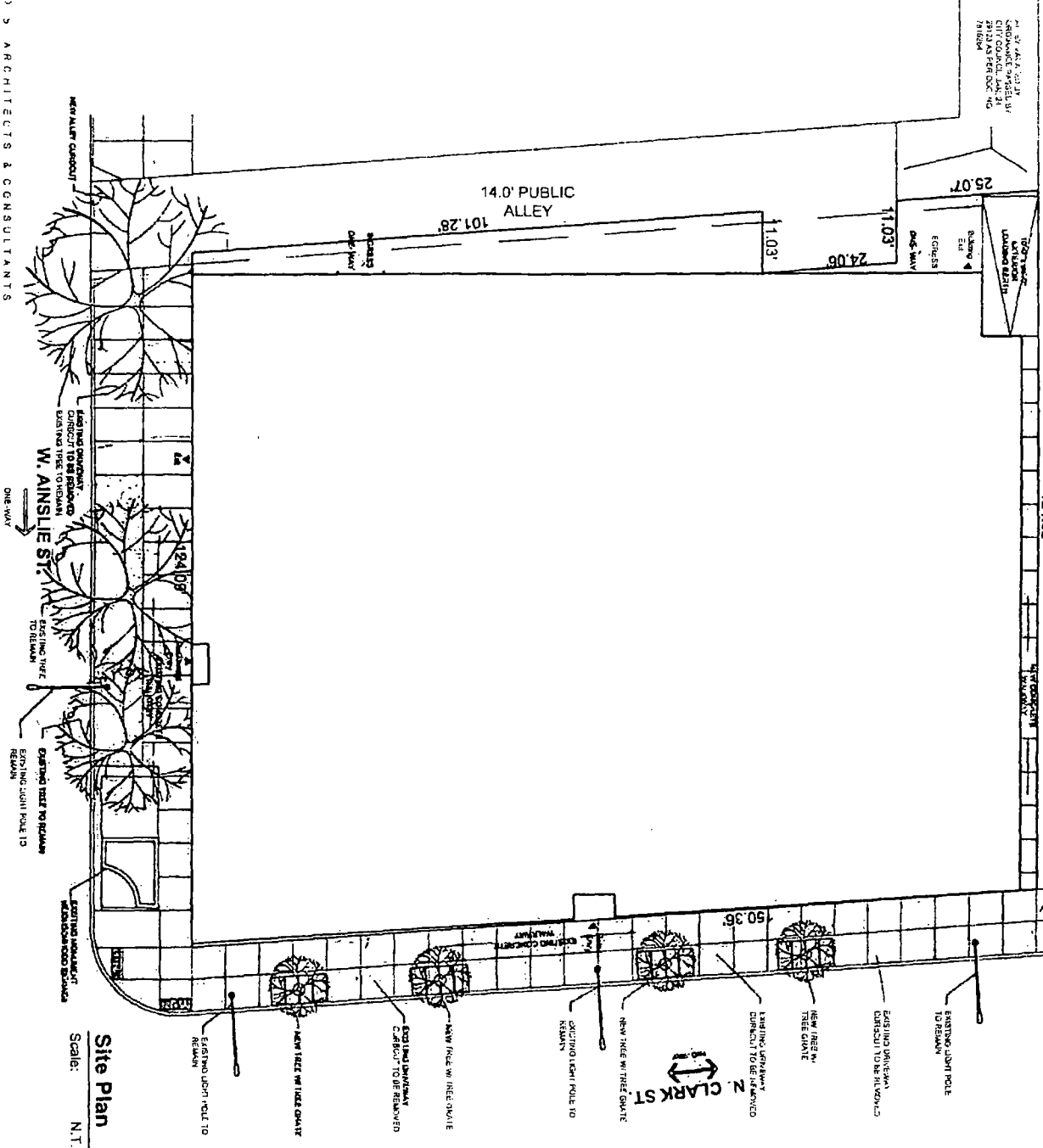
***The property's status as a transit served location is contingent upon the passage of Ordinance Number 2017-8606 amending the Chicago Zoning Ordinance to designate that segment of the North Clark Street right-of-way on Map NO. 13-G in the area bounded by the centerline of West Argyle Street on the north and the centerline of West Ainslie Street on the south as a Pedestrian Street. If Ordinance Number 2017-8606 is not passed, the property shall not be a transit served location and the applicant will have to obtain a new zoning amendment to construct anything on the property.

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Chicago

4906 N Clark St

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Site Plan

Scale: N.T.S.

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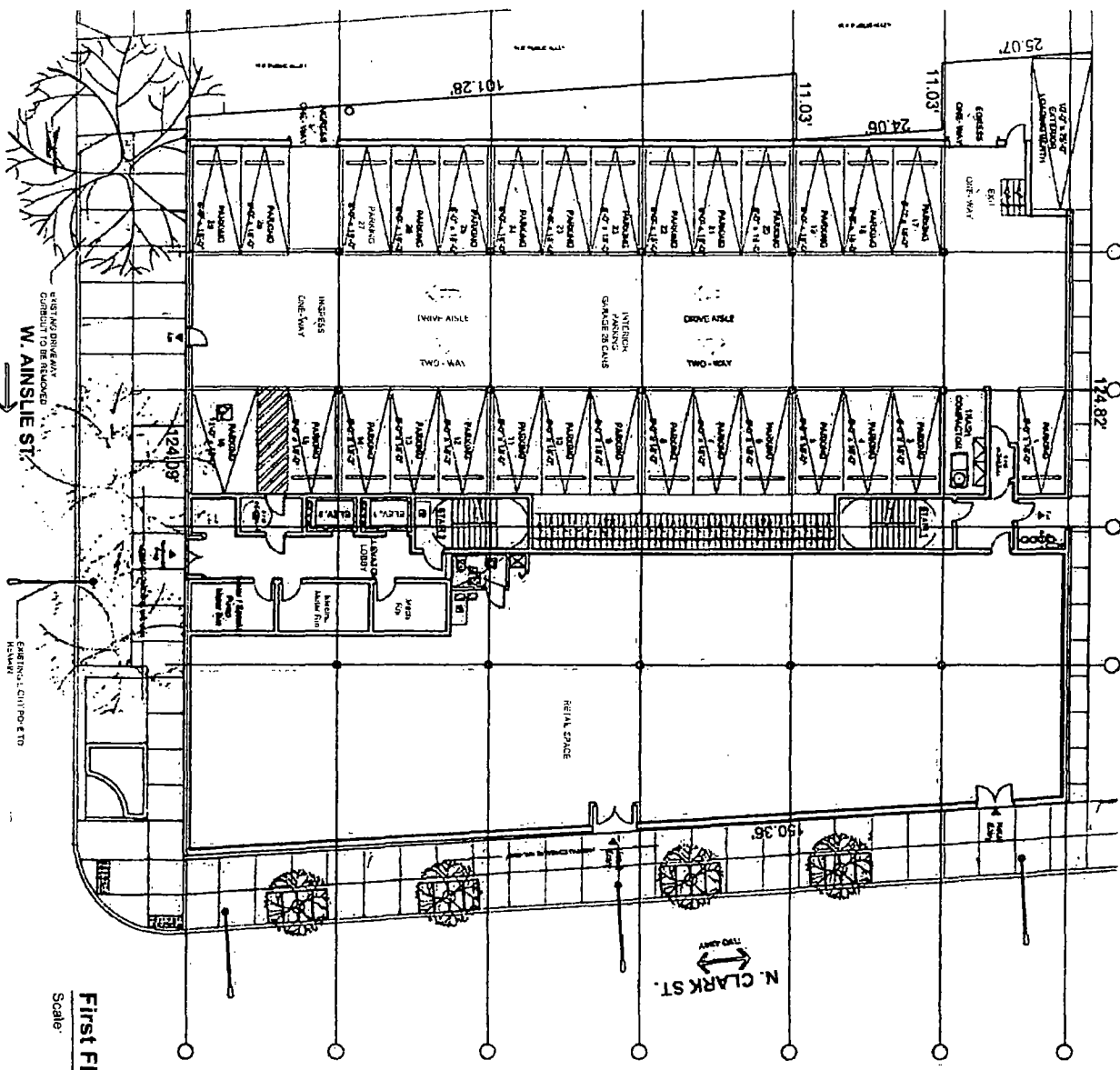
OCTOBER 15, 2017

4906 N CLARK ST
CHICAGO, ILL. 60641
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2017 AS PER DOC. NO. 1810004

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4906 N Clark St

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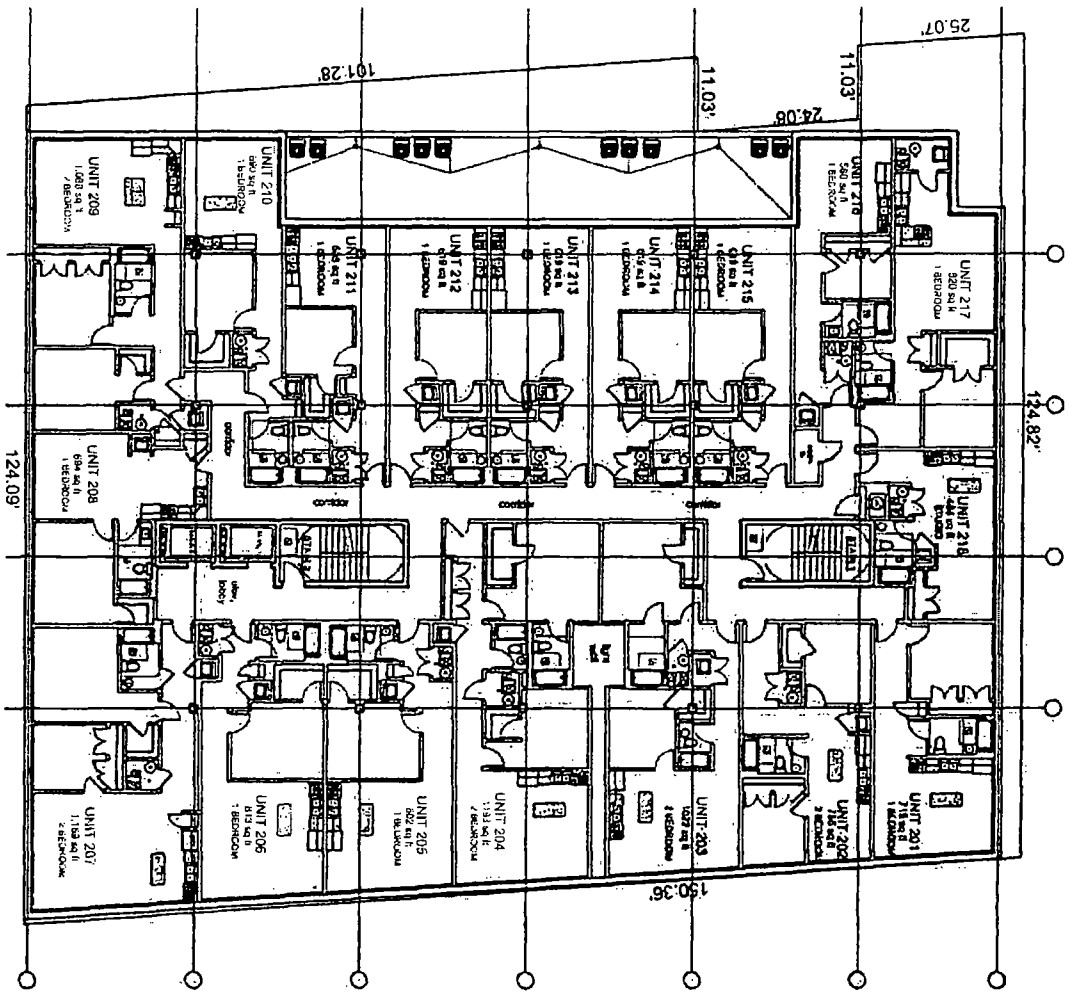


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 1110 N. LAUREL ST. CHICAGO, ILL. 60610
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First Floor Plan
 Scale: N.T.S.



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Second Floor Plan

Scale: N.T.S.



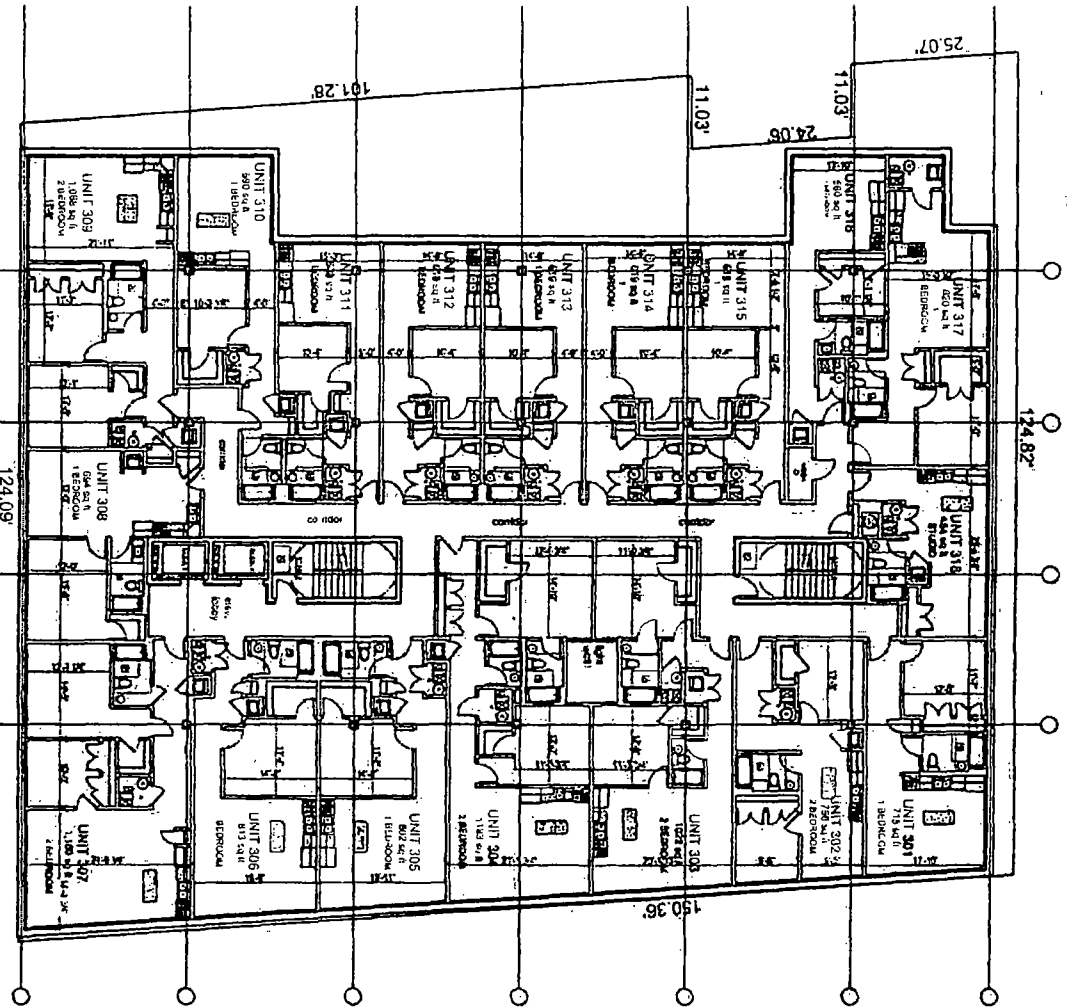
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Third /Fourth Floor Plan

Scale: N.T.S.

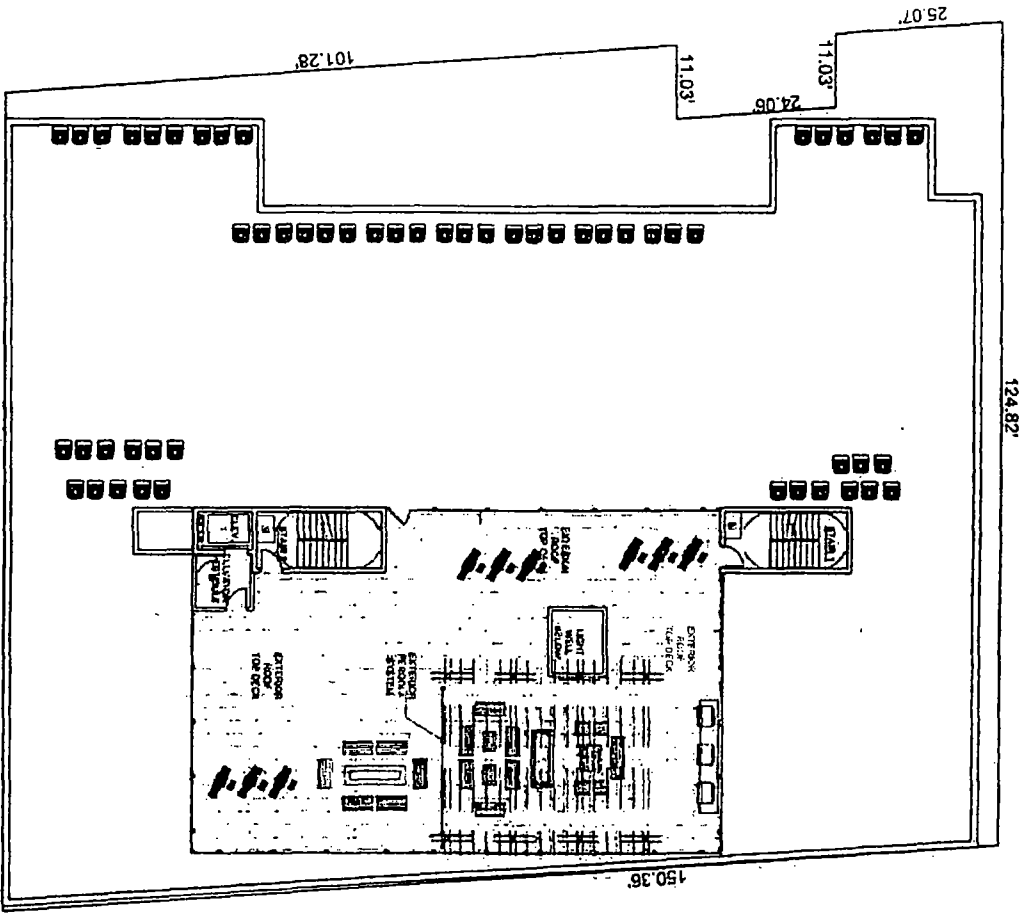


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220 N. Dearborn Street, Suite 1100, Chicago, IL 60610

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Roof Plan

Scale: N.T.S.

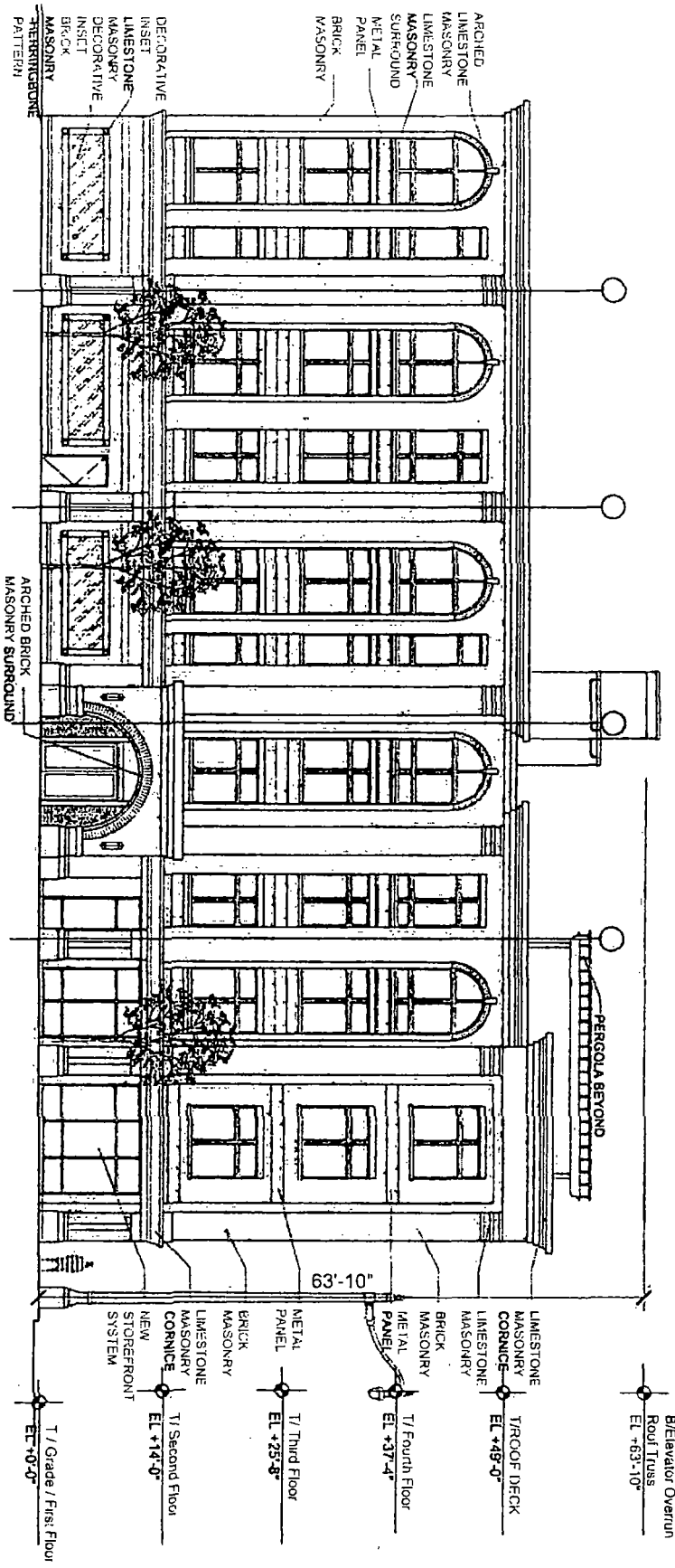


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South Elevation
Scale: N.T.S.



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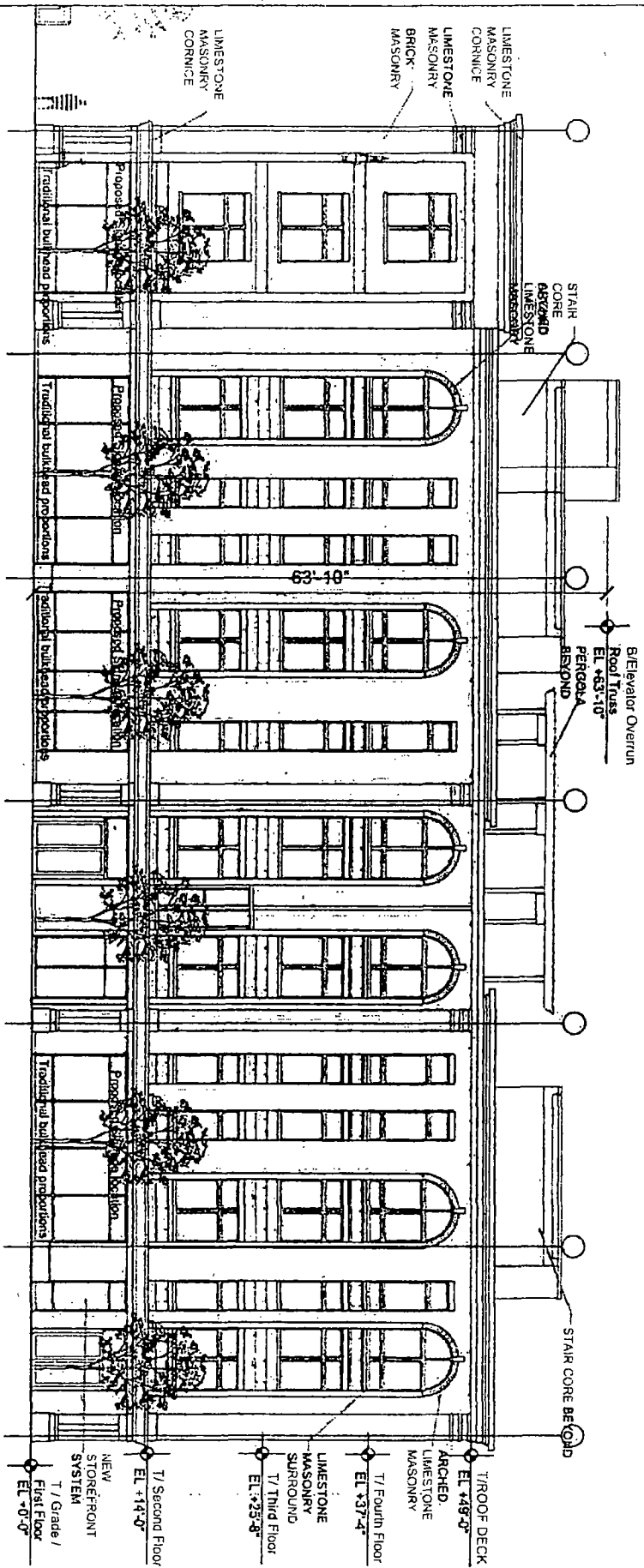
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East Elevation

Scale: N.T.S.



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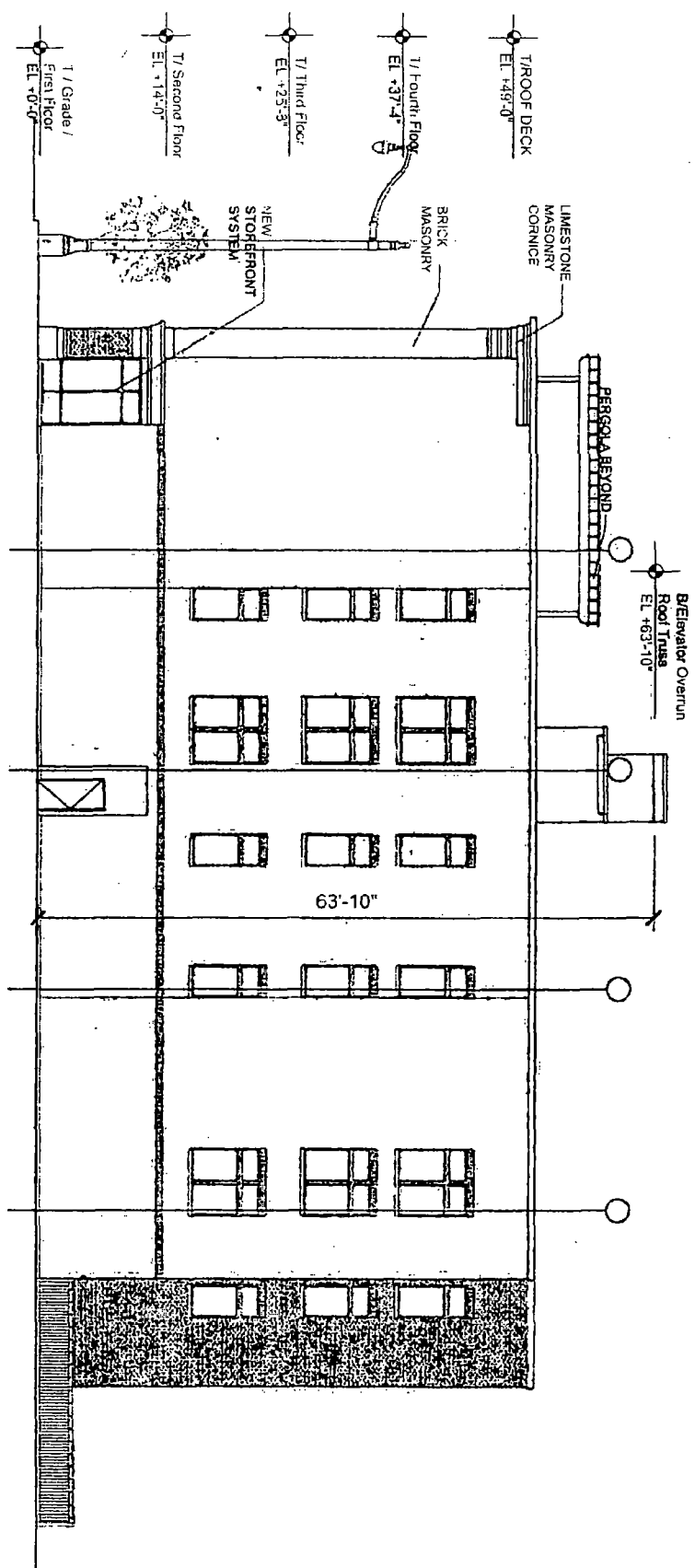
110 N. LAUREL ST. CHICAGO, ILL. 60610

OCTOBER 14, 1977

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4906 N Clark St

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North Elevation

Scale: N.T.S.



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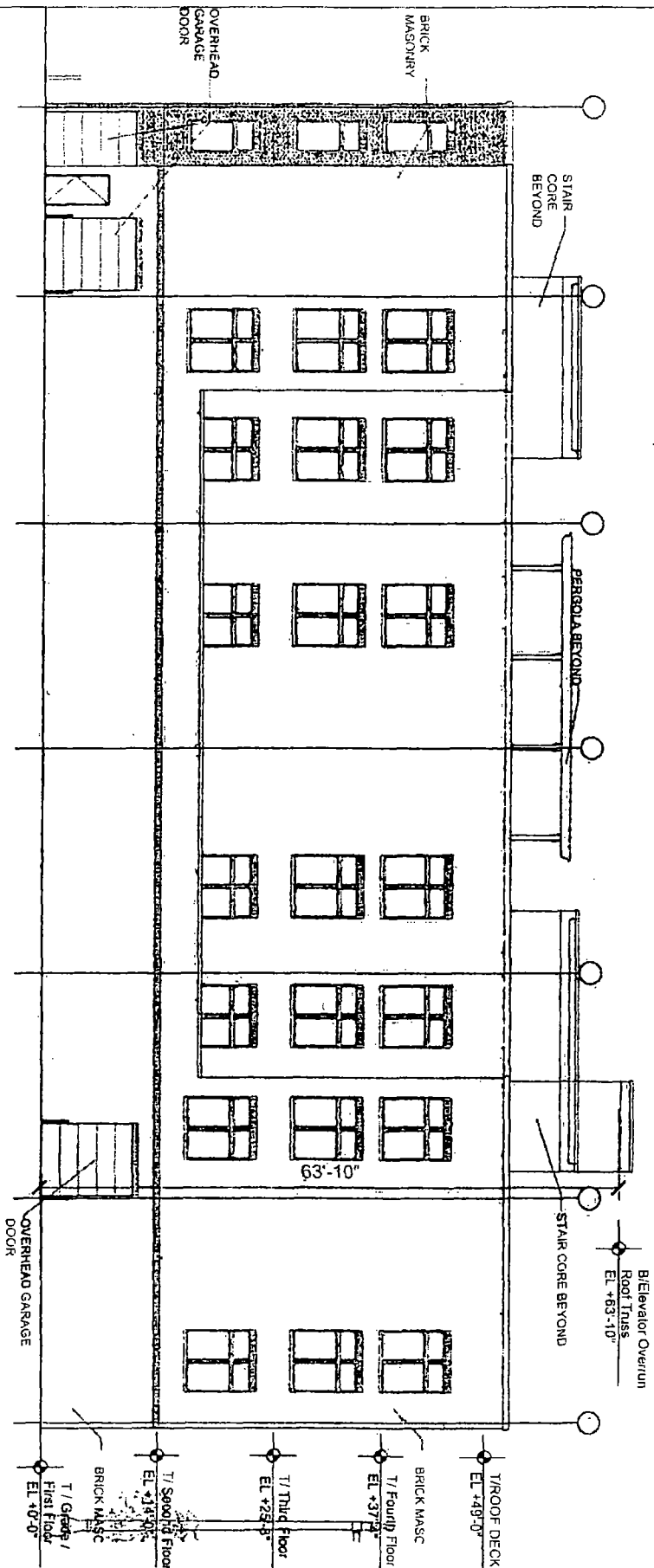
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West Elevation

Scale: N.T.S.



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OCTOBER 13, 2017