



# City of Chicago



SO2018-6950

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-G at 3839-3845 N Clark St - App No. 19783T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE**  
**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 RT4 Residential Two-Flat and Multi-Unit District and B3-2 Community Shopping District symbols and indications as shown on Map No.9-G in the area bounded by

the north right-of-way line of the second alley next north of and parallel to West Grace Street; the alley next northeast of North Clark Street; a line 375 feet northwest of the intersection of West Grace Street and North Clark Street as measured at the northeasterly right-of-way of North Clark and perpendicular thereto; and North Clark Street,

to those of a B2-3 Neighborhood Mixed-Use 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: 3839-3841 North Clark Street

**FINAL FOR PUBLICATION**

**17-13-0303-C (1) Narrative Zoning Analysis – *Substitute Narrative and Plans***  
3839-3841 North Clark Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

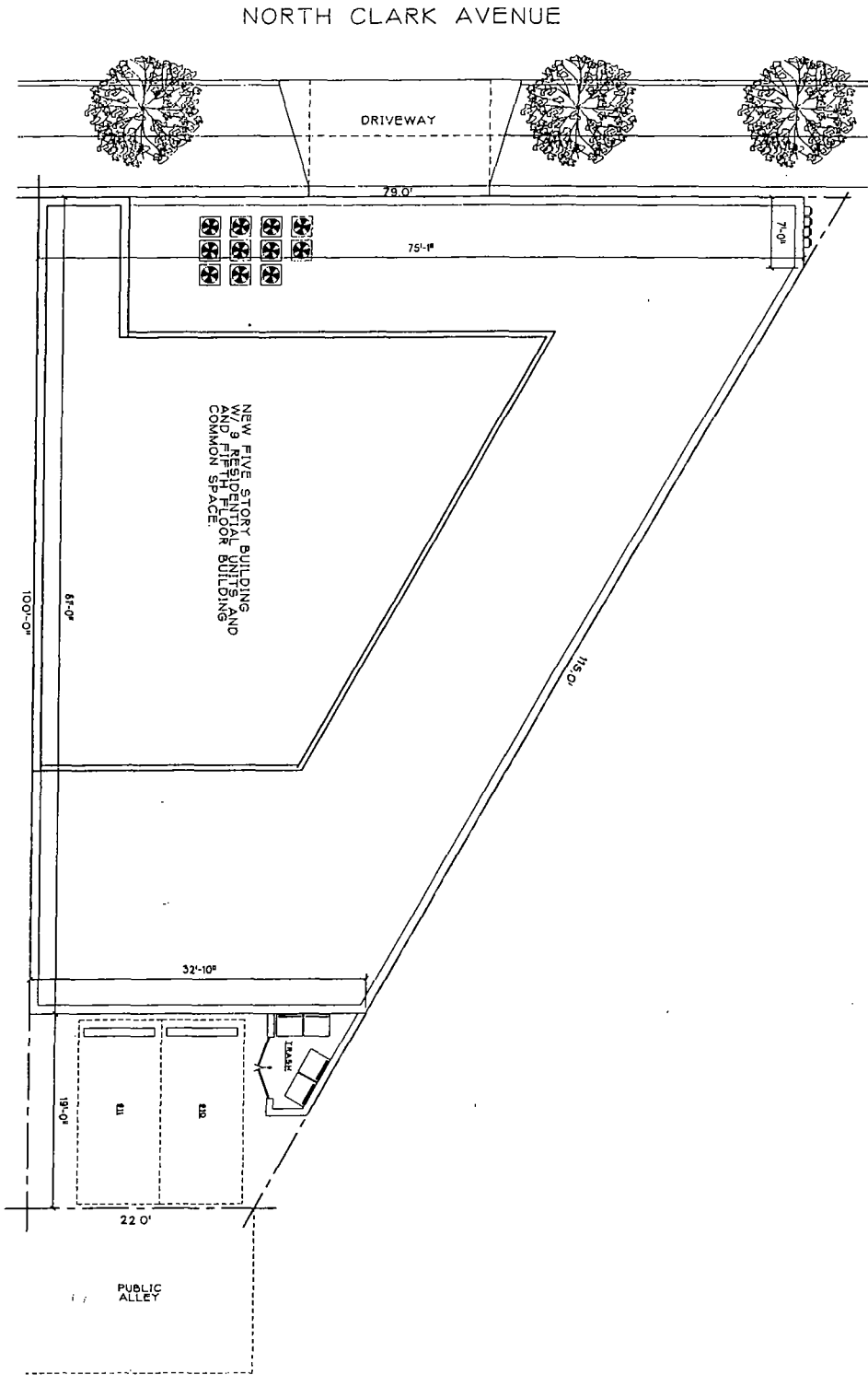
Lot Area: 5,071.3 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new five-story all residential building, at the site. The proposed new building will contain a residential lobby and parking garage – at grade level, and *nine (9)* dwelling units - above (Floors 2 thru 4). There will be an amenity room (i.e. ‘gym’), for the exclusive use of the residents of the new building – on the 5<sup>th</sup> Floor. There will be off-street parking for a total of eleven (11) vehicles, located onsite. Parking for nine (9) vehicles, as well as a bicycle storage room, will be located within the interior of the 1<sup>st</sup> Floor, with access off of Clark Street. There will be surface parking, for an additional two (2) vehicles, located at the rear of the new building, with access off of the Public Alley. The new proposed building will be masonry and glass in construction and measure 55 feet–4 inches in height.

- (A) The Project’s Floor Area Ratio: 15,159 square feet (2.99 FAR)
- (B) The Project’s Density (Lot Area Per Dwelling Unit):  
9 dwelling units (563.5 square feet)
- (C) The amount of off-street parking: 11 parking spaces
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 19 feet-0 inches  
*\*The Applicant will seek a Variation for a reduction to the required rear setback, for all residential floors.*
  - c. Side Setbacks:  
North: 0 feet-6 inches  
South: 0 feet-6 inches
- (E) Building Height:  
55 feet-4 inches

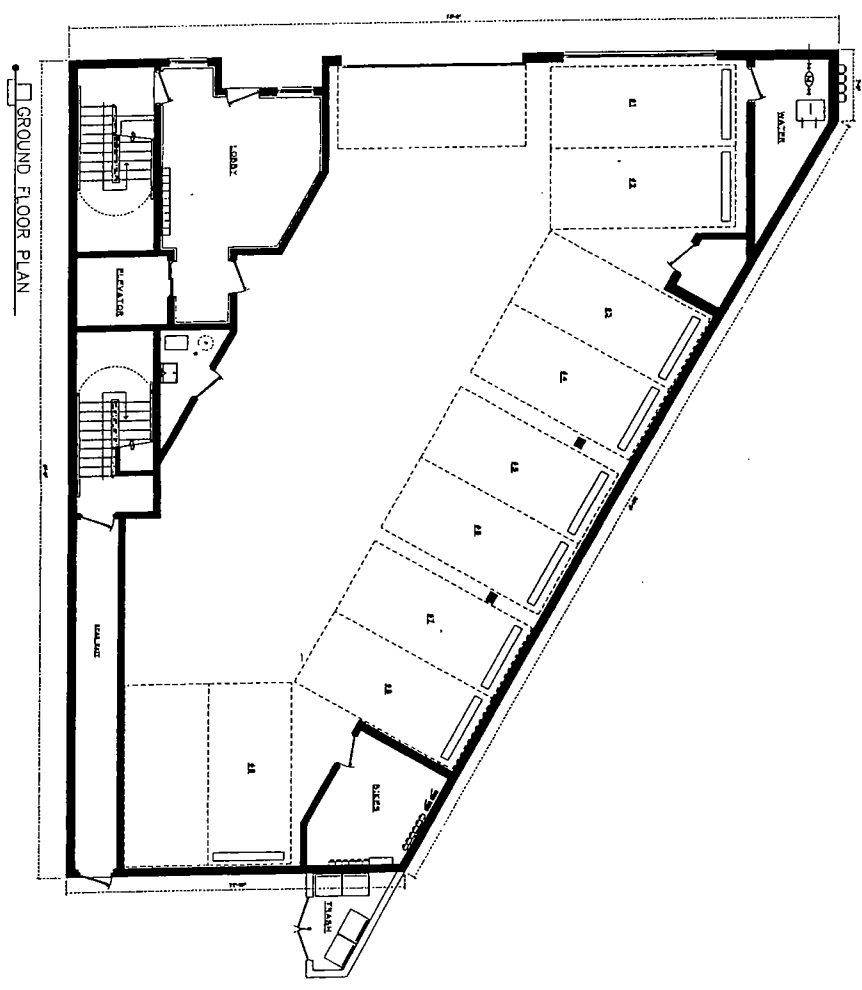
**FINAL FOR PUBLICATION**

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A SITE PLAN

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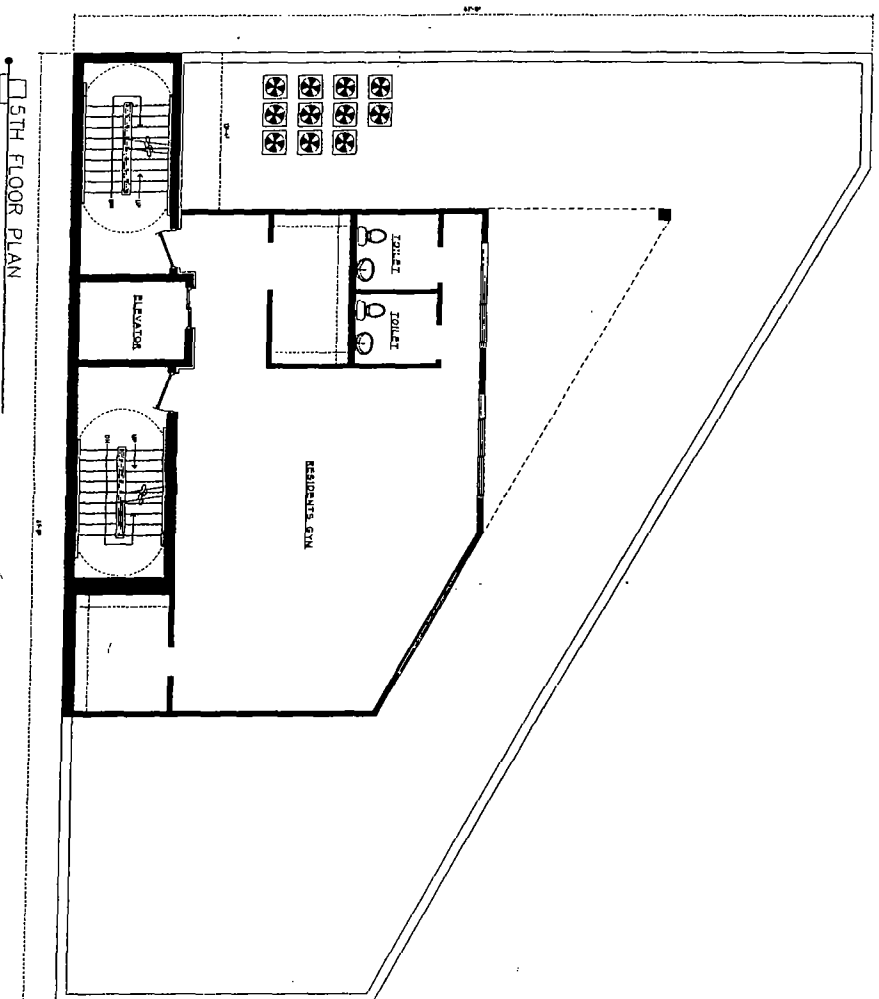
GROUND FLOOR PLAN

FINAL FOR PUBLICATION



2ND, 3RD, 4TH FLOOR PLAN

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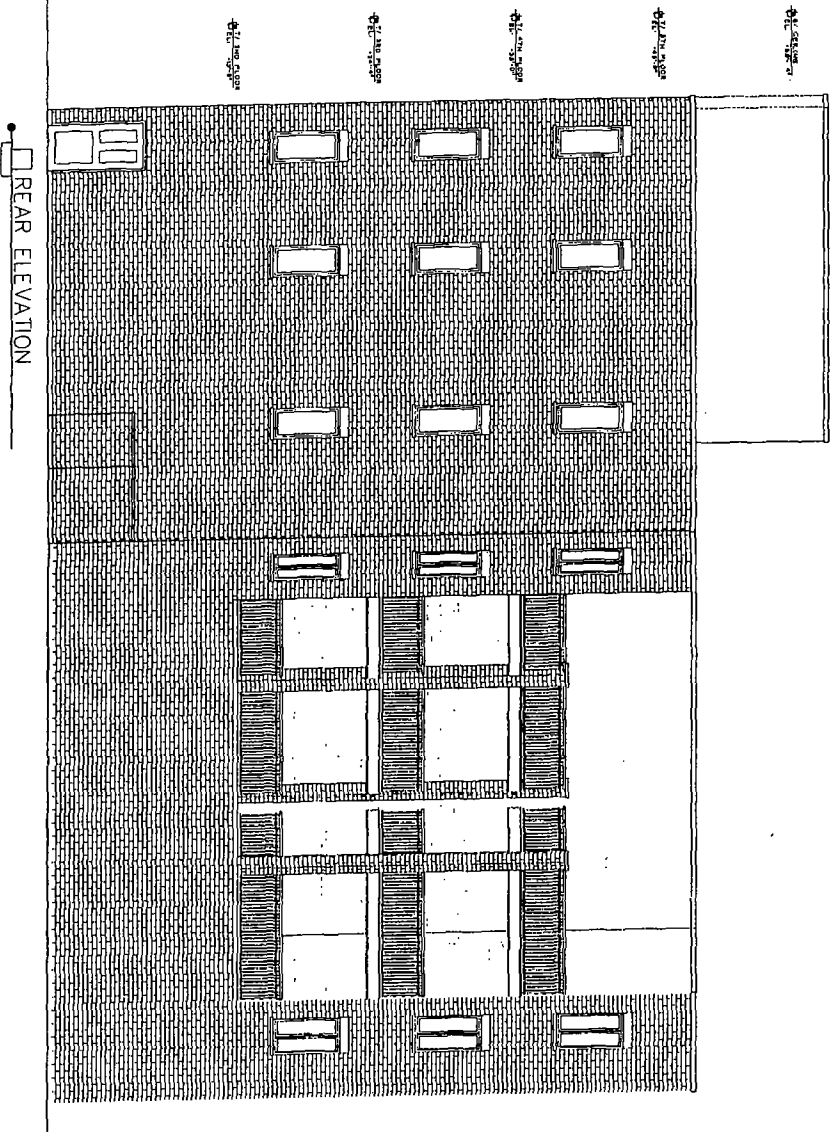


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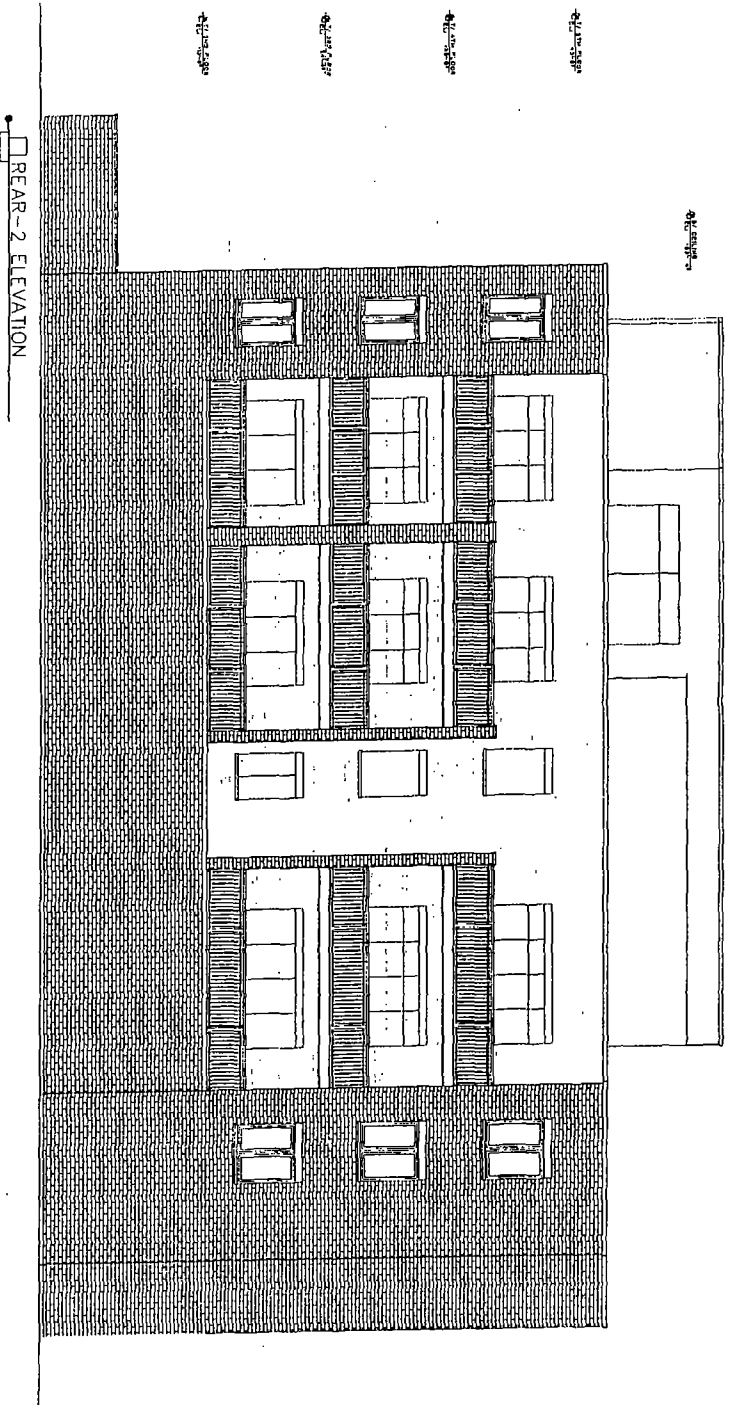
☐ FRONT ELEVATION



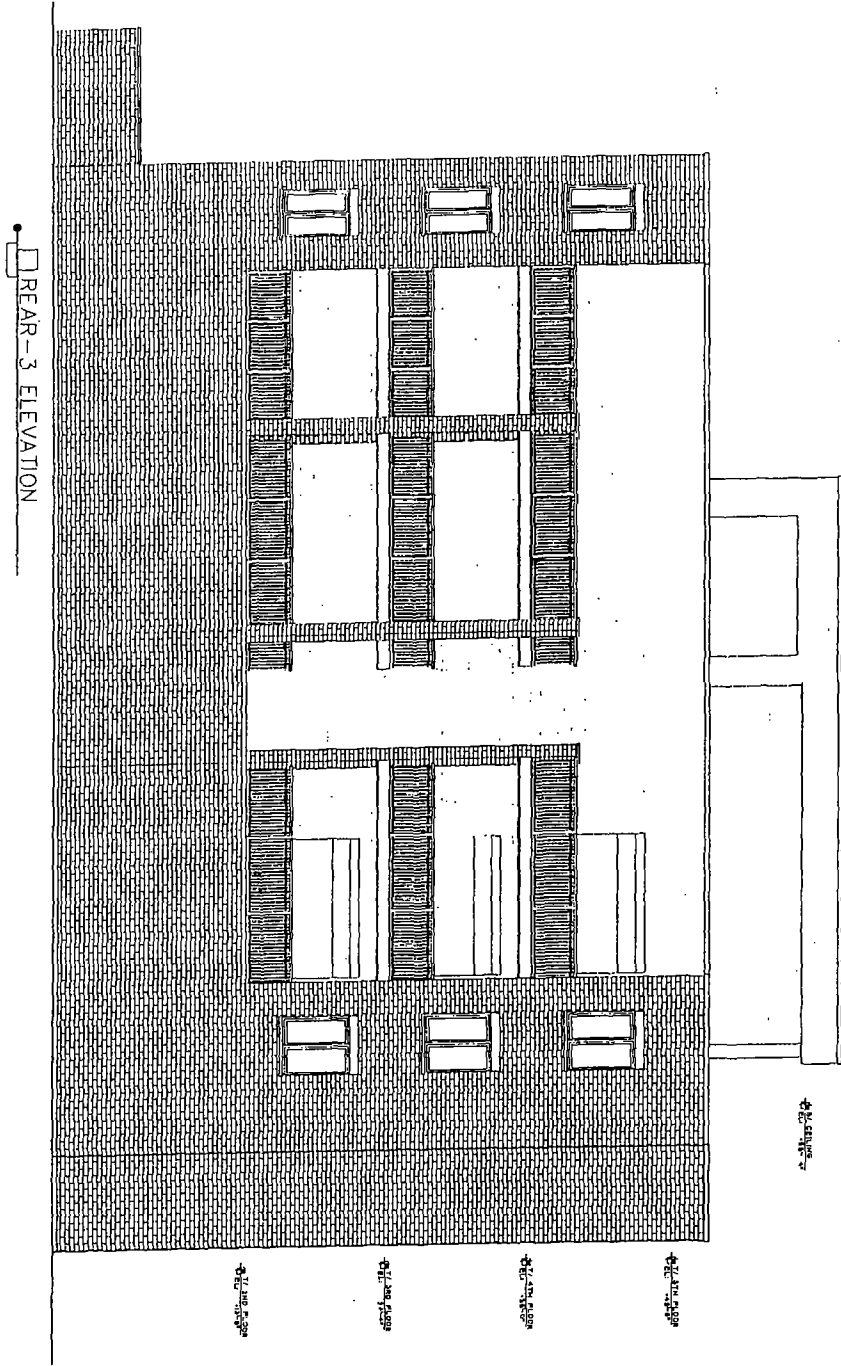
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