



# City of Chicago



O2019-8476

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 11/13/2019  
**Sponsor(s):** Misc. Transmittal  
**Type:** Ordinance  
**Title:** Zoning Reclassification Map No. 9-G at 3500-3502 N Clark St - App.No. 20243T1  
**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. That the Chicago Zoning Ordinance be amended by changing all of the current B3-2 Community Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:

A line 55.0 feet northwest of and parallel to West Cornelia Avenue; North Clark Street; West Cornelia Avenue; and the alley next southwest of and parallel to North Clark Street.

To those of a B3-3 Community Shopping District.

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

Common Address: 3500-3502 North Clark Street

PROJECT NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT  
3500-3502 NORTH CLARK STREET

The Applicant requests a zoning change for the property located at 3500-3502 North Clark Street from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to construct a four (4) story, forty-six (46) foot, nine (9) inch tall transit-oriented, residential building with 4,455 square feet of commercial space on the ground floor. The proposed building will have eighteen (18) dwelling units located on the second through the fourth floors, five (5) parking spaces located on the ground floor and eighteen (18) bicycle parking spaces located on the upper floors. The proposed building is approximately 770 feet from the nearest CTA station and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area from 400 square feet per unit to a minimum of 300 square feet per unit, and a parking reduction by up to fifty (50) percent from the required eighteen (18) parking spaces. The Applicant proposes a further of greater than fifty (50) percent by way of this Type-1 rezoning application.

<b>Lot Area</b>	6,875 square feet
<b>Floor Area Ratio</b>	3.21
<b>Building Area (for FAR calculation only)</b>	22,095 square feet
<b>Density (Lot Area per Dwelling Unit)</b>	381.9 square feet per unit*
<b>Number of Dwelling Units</b>	18
<b>Commercial Space</b>	4,455 square feet
<b>Off-Street Parking</b>	5 parking spaces**
<b>Bicycle Parking</b>	18 spaces
<b>Setbacks:</b>	
<b>Front:</b>	0.33 feet
<b>Side (north)</b>	0.67 feet
<b>Side (south)</b>	0.33 feet
<b>Rear</b>	20.0 feet (applicant to seek relief for rear yard reduction per plans)***
<b>Building Height</b>	46.75 feet (to underside of top floor ceiling)

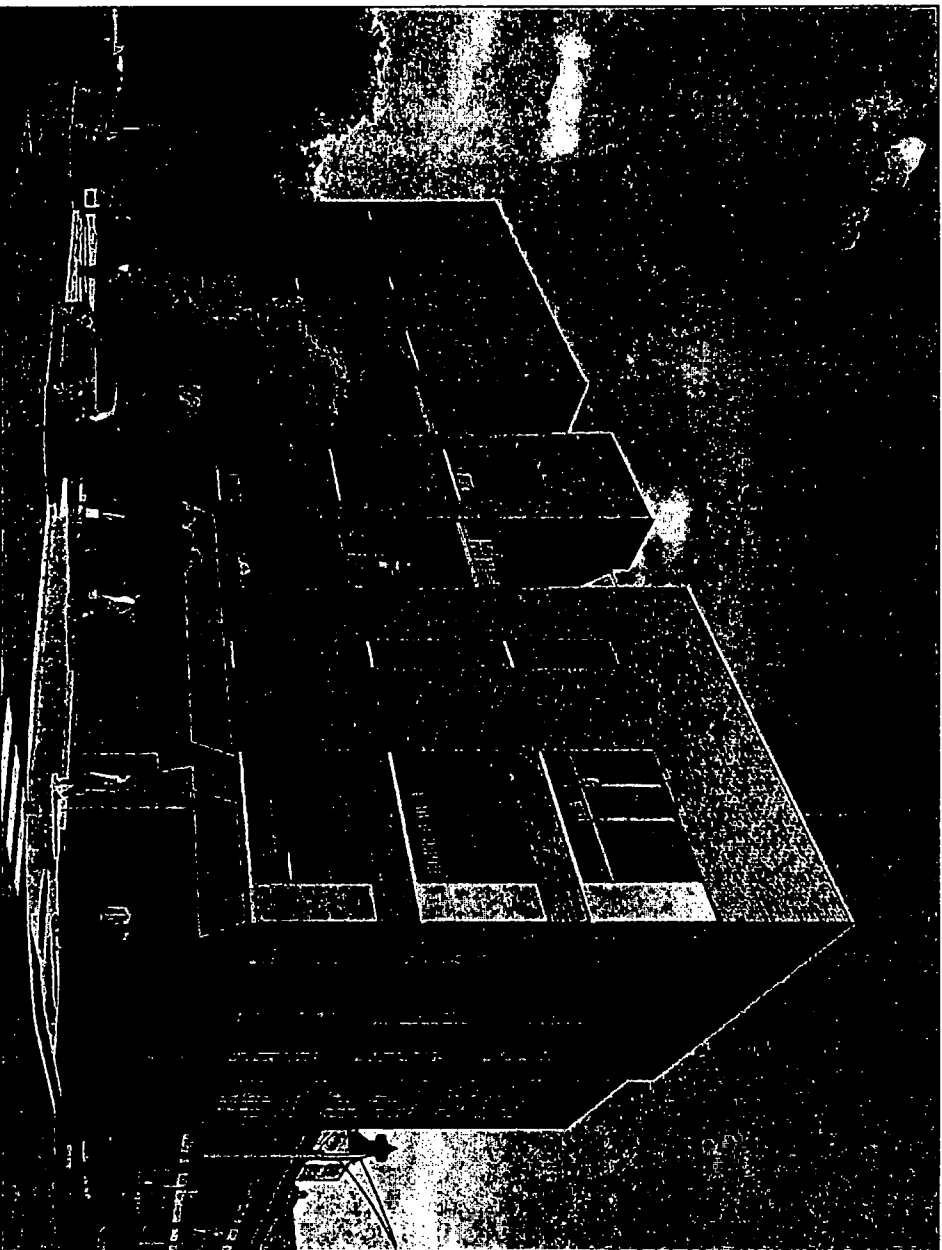
\* Reduction from the required 400 square feet per unit per Section 17-3-0402-B.

\*\* Reduction per 17-10-0102-B.

\*\*\* Applicant to seek relief by administrative adjustment for the reduction of the rear yard setback.

# 3500 N CLARK

## MAP AMENDMENT PACKAGE



**3500 N CLARK**  
3500-04 N. CLARK ST. & 1030-40 W. CORNELIA AVE.  
CHICAGO, ILLINOIS 60657

**SPACE** VERSION  
ARCHITECTS + PLANNERS  
**A0.0**



**1 CTA ADJACENCY MAP**

SCALE: 1" = 300'-0"

**3500 N CLARK**  
 3500-04 N. CLARK ST. & 7030-40 W. CORNELIA AVE.  
 CHICAGO, ILLINOIS 60657

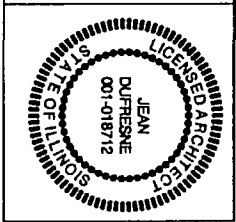


**2 PHOTO OF STATION ENTRANCE**

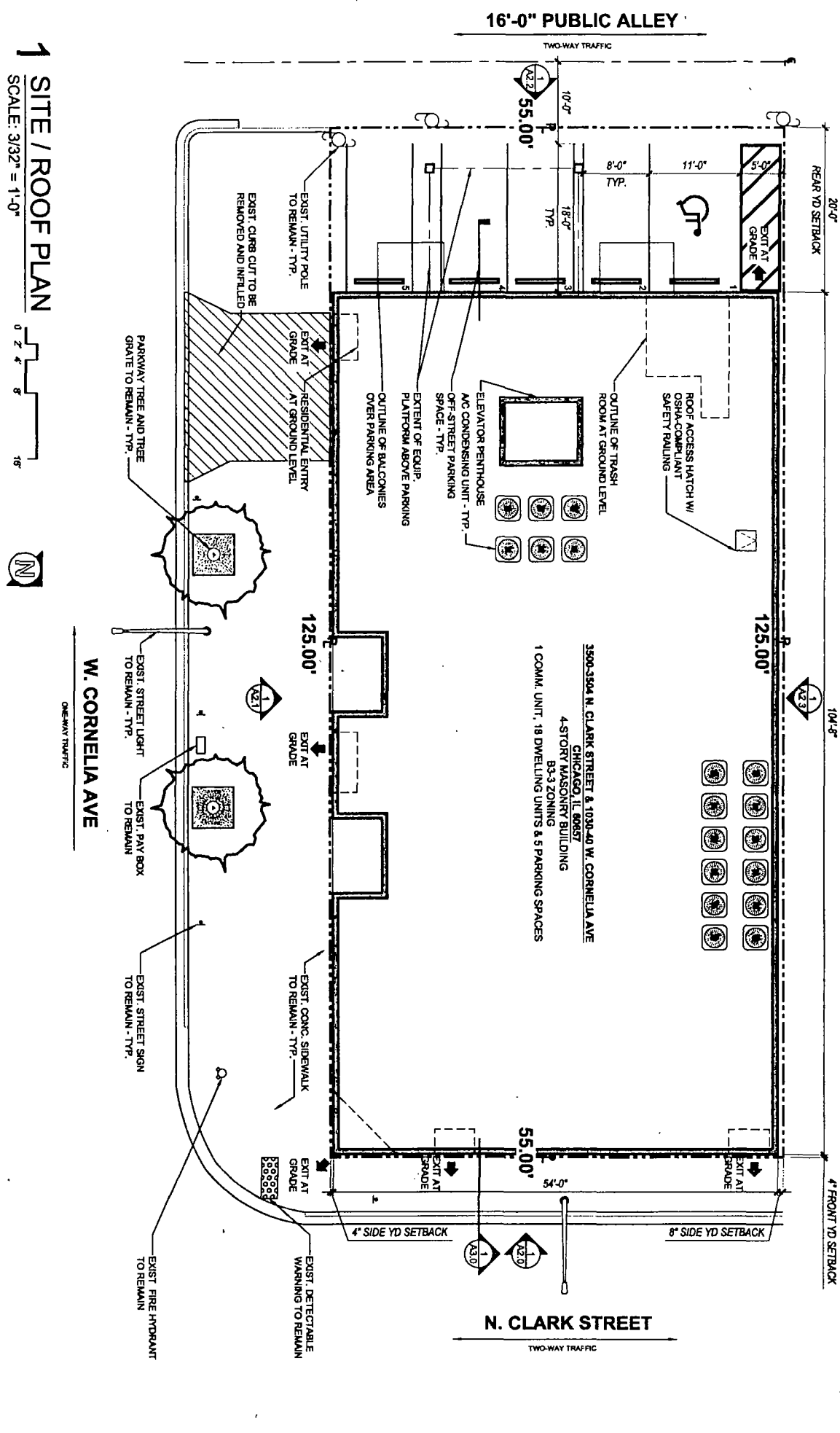
SCALE: N.T.S.

HEREBY CERTIFY THAT THE CTA/BUILDING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, IS CORRECT AND TO SCALE, BASED ON THE CITY OF CHICAGO 80 ACRE MAP INFORMATION AVAILABLE AT THE TIME IT WAS PREPARED. I ALSO CERTIFY THAT THE PROJECT IN QUESTION IS WITHIN THE BOUNDARIES OF THE TRANSIT ORIENTED DEVELOPMENT GUIDELINES. THE PROJECT ENTRY IS WITHIN 1320'-0" OF THE NEAREST TRANSIT STATION ENTRY - AS MEASURED AS THE CROW FLIES.

SIGNED: *Jean Dufresne* DATE: 10.22.19



SPACE ARCHITECTS + PLANNERS  
 VERSION **TOD**



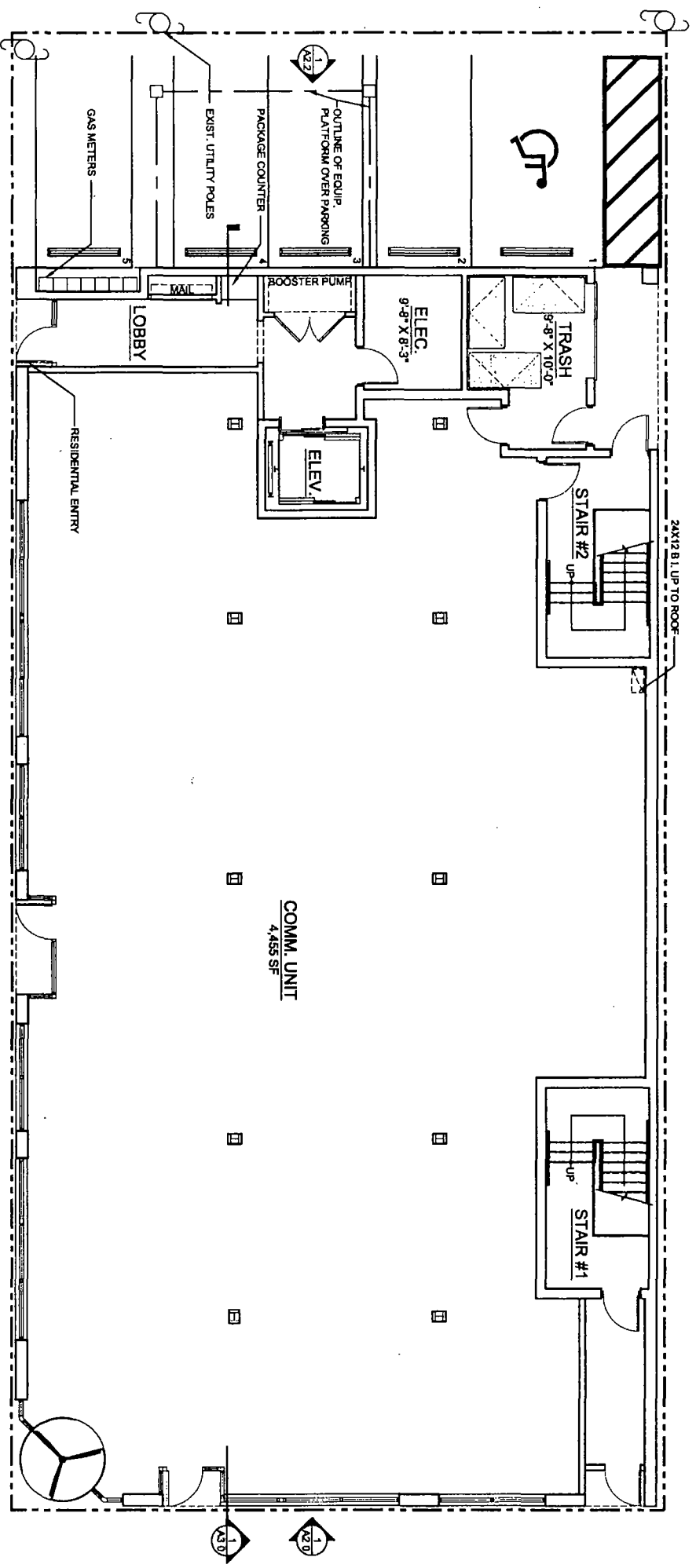
**1 SITE / ROOF PLAN**

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



**3500 N CLARK**  
 3500-04 N. CLARK ST. & 1030-40 W. CORNELIA AVE.  
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**SPACE** ARCHITECTS • PLANNERS  
 VERSION **A0.1**



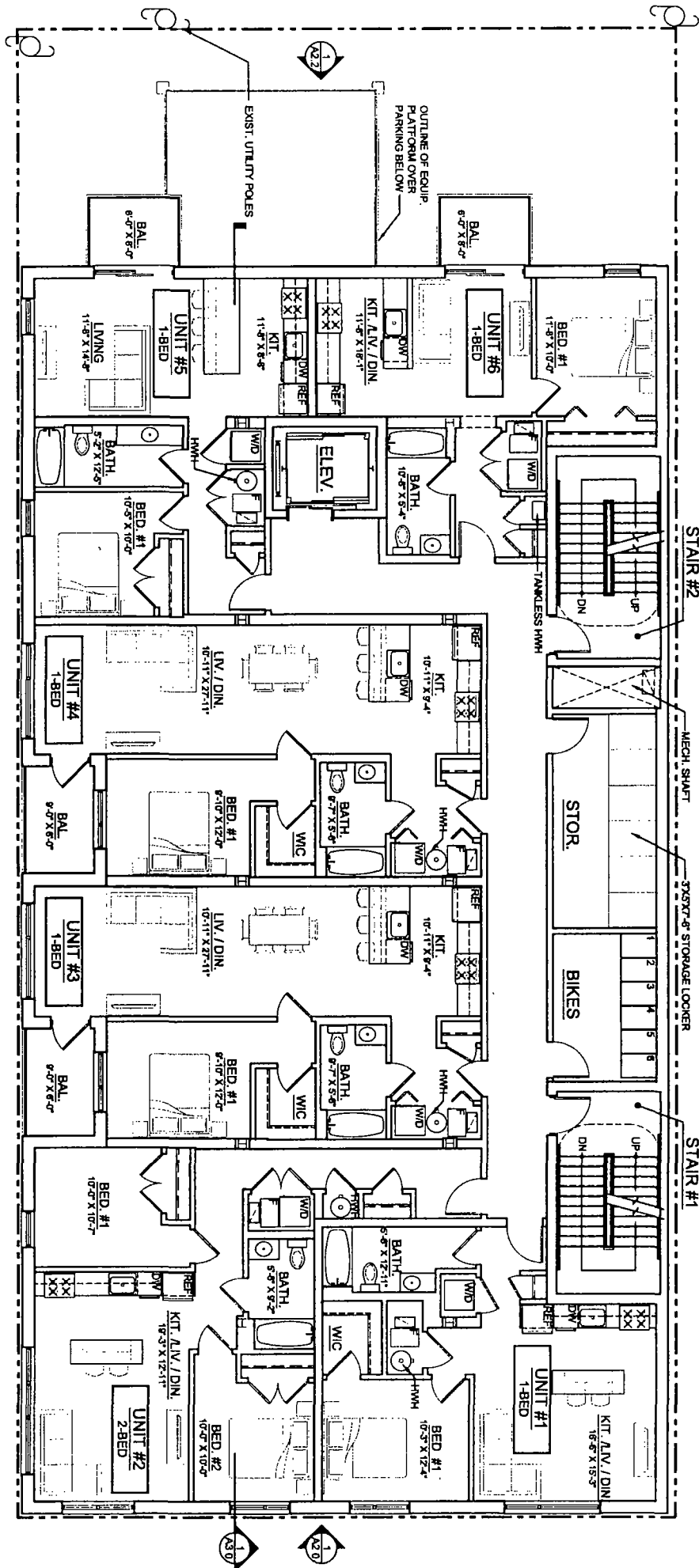
**1 1ST FLR PLAN**

SCALE: 1/8" = 1'-0"



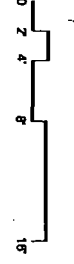
**3500 N CLARK**  
3500-04 N. CLARK ST. & 1030-40 W. CORNELIA AVE.  
CHICAGO, ILLINOIS 60657

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# 1 2ND-4TH FLR PLAN

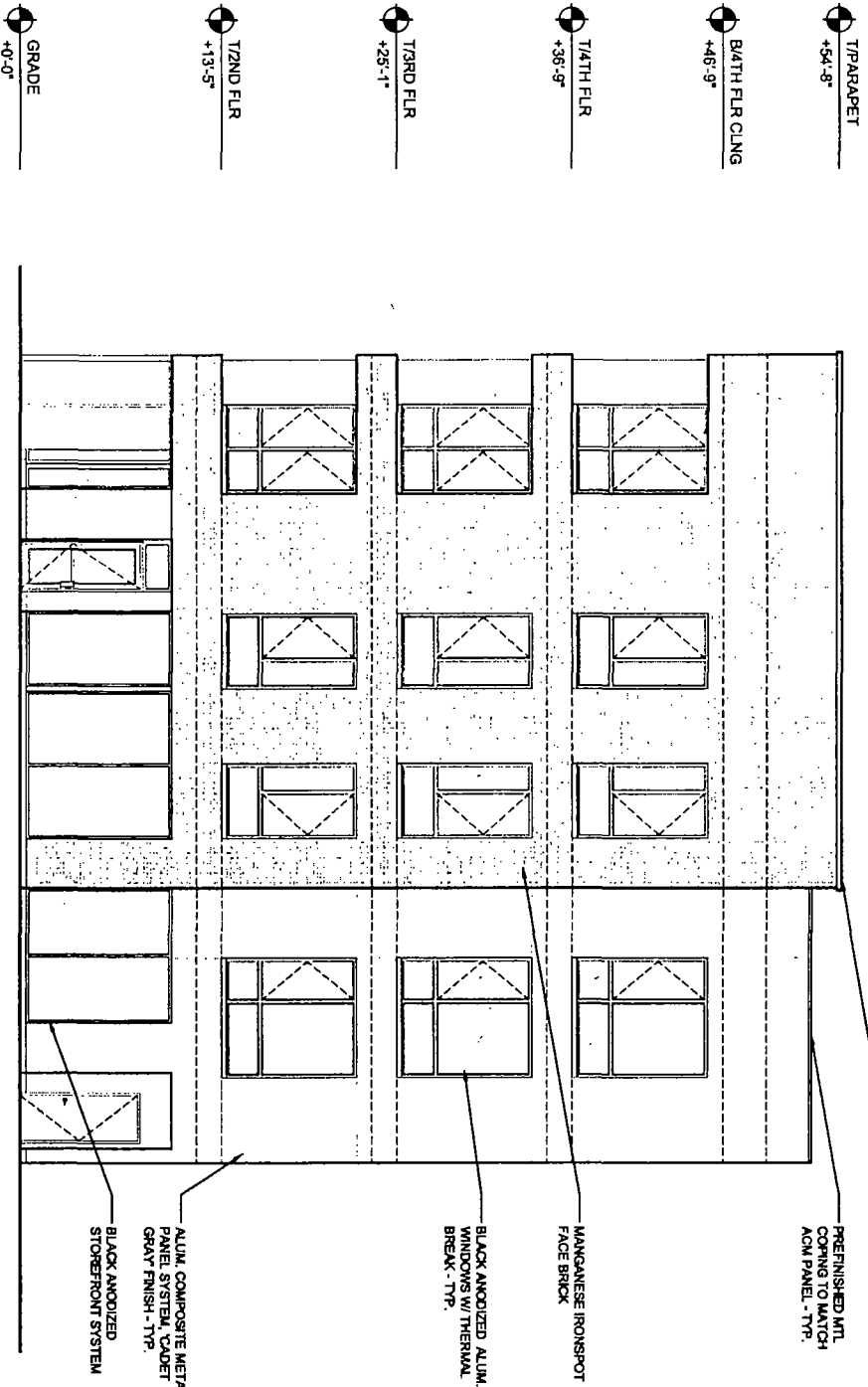
SCALE: 1/8" = 1'-0"



3500 N CLARK  
3500-N. CLARK ST. & 1030-40 W. CORNELIA AVE.  
CHICAGO, ILLINOIS 60657

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A1.1



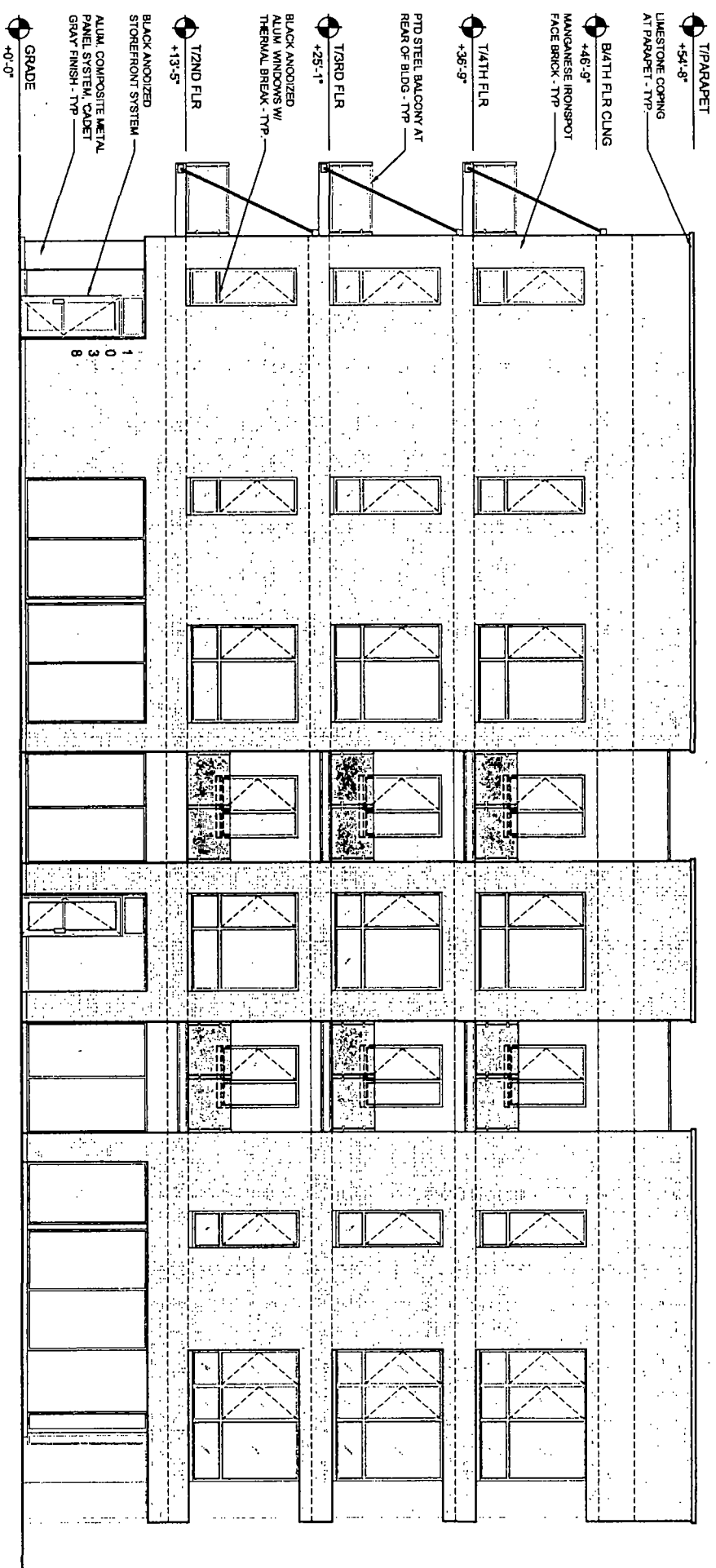


# 1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

**3500 N CLARK**  
3500-N. N. CLARK ST. & 1030-40 W. CORNELIA AVE.  
CHICAGO, ILLINOIS 60657

ARCHITECTS + PLANNERS  
**SPACE**  
VERSION  
**A2.0**



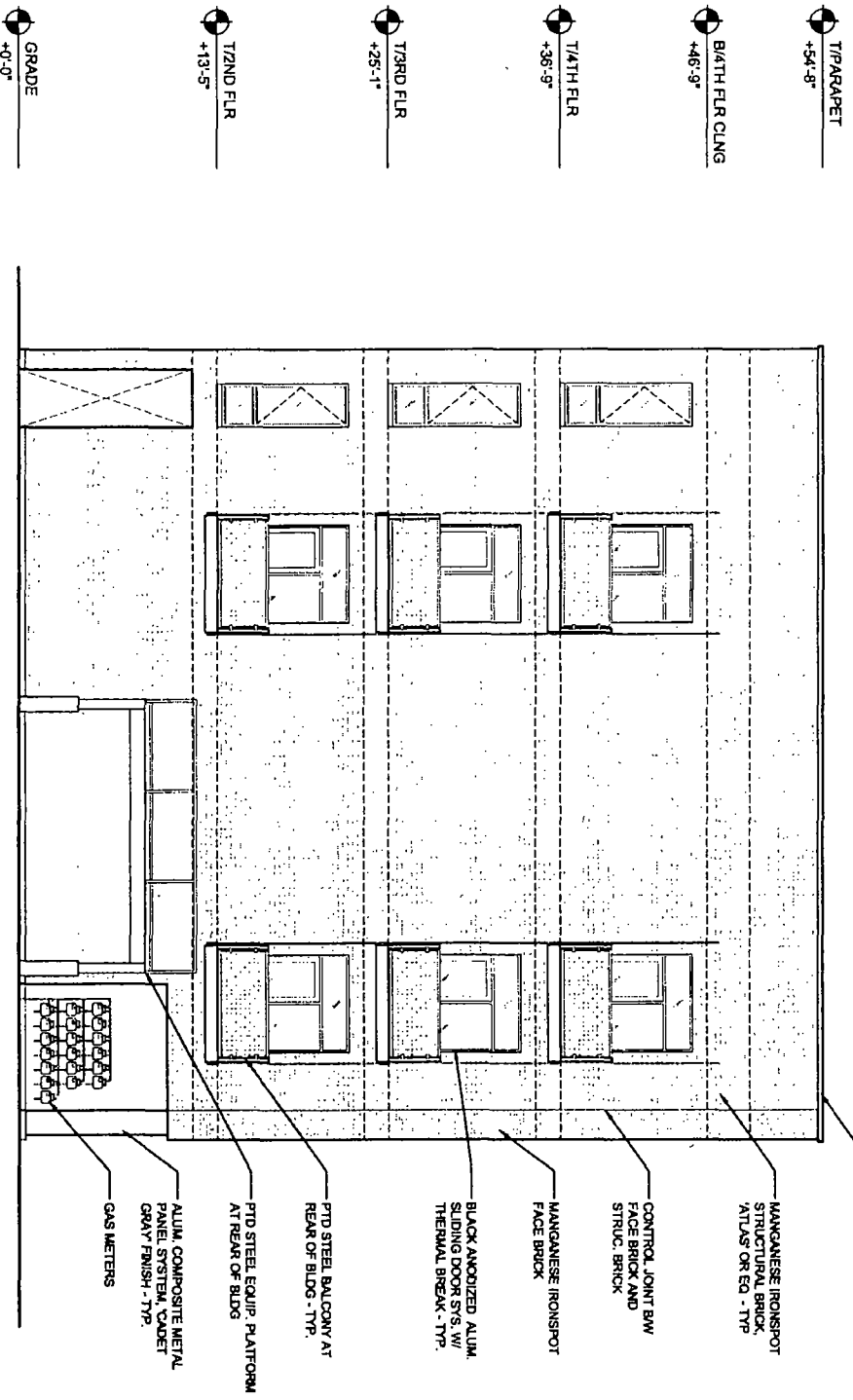
**1 SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**3500 N CLARK**  
 3500-N CLARK ST. & 1030-40 W. CORNELIA AVE.  
 CHICAGO, ILLINOIS 60657

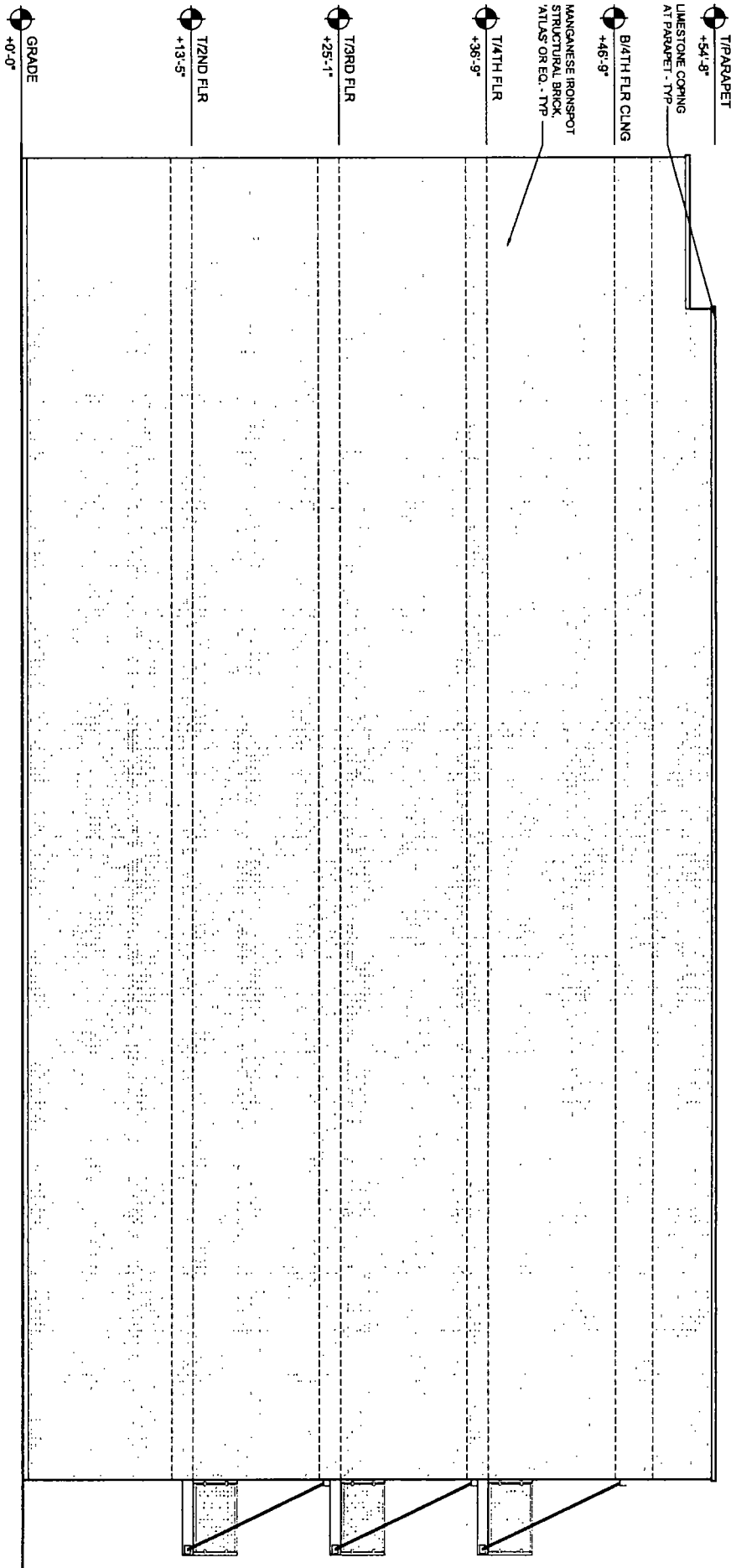
**SPACE** ARCHITECTS & PLANNERS  
 VERSION **A2.1**



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**3500 N CLARK**  
3500-N. N. CLARK ST. & 1020-40 W. CORNELIA AVE.  
CHICAGO, ILLINOIS 60657

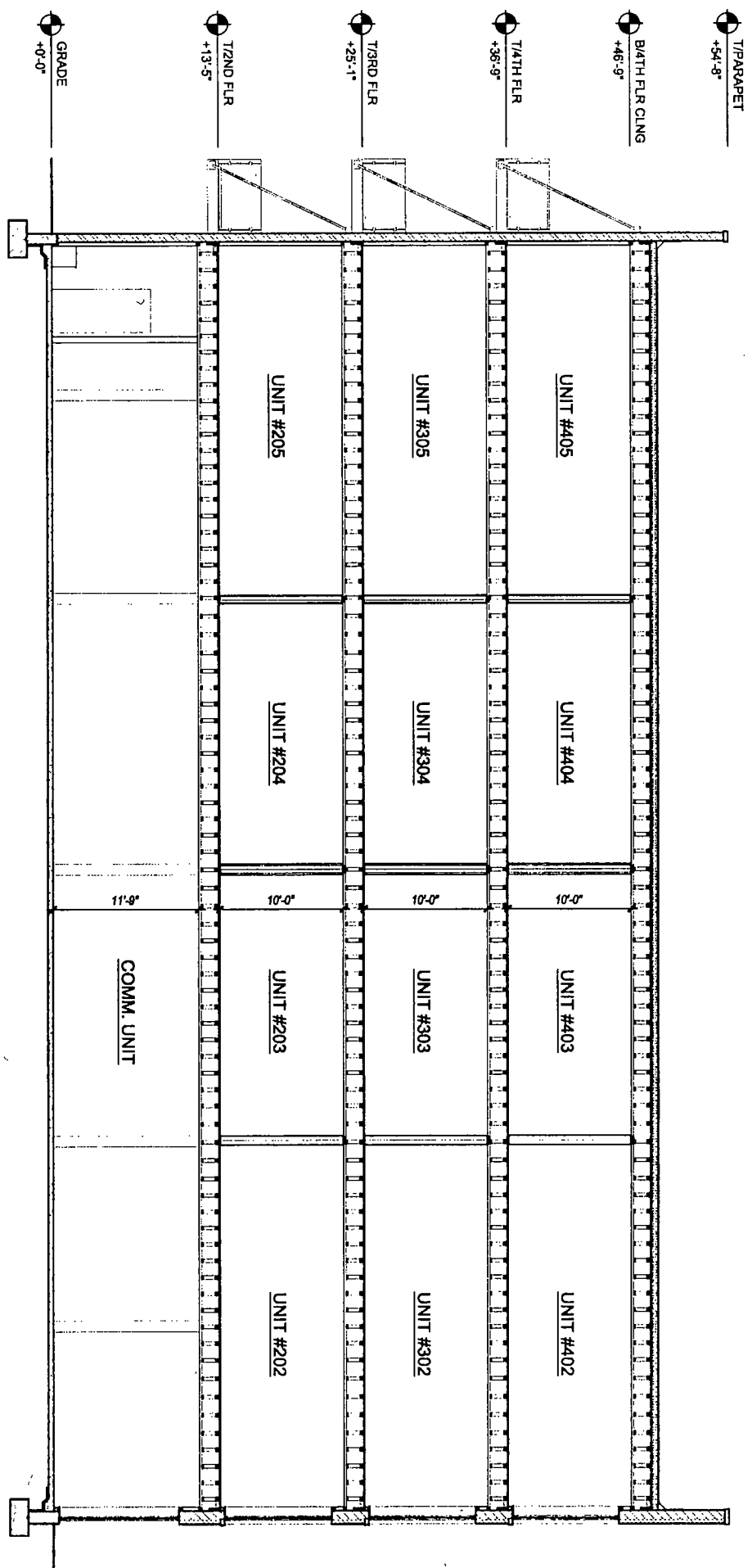
ARCHITECT: **SPACE**  
VERSION: **A2.2**



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**3500 N CLARK**  
3500-04 N. CLARK ST. & 1030-40 W. CORNELIA AVE.  
CHICAGO, ILLINOIS 60657

SPACE ARCHITECTS + PLANNERS  
VERSION **A2.3**



# 1 BLDG SECTION

SCALE: 1/8" = 1'-0"

**3500 N CLARK**  
3500-04 N. CLARK ST. & 1030-40 W. CORNELIA AVE.  
CHICAGO, ILLINOIS 60657

VERSION  
**A3.0**  
SPACE  
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