



City of Chicago



SO2020-4802

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/7/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 9-G at 3250 N Clark St -
App No. 20521T1

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 B3-3 Community Shopping District symbols and indications as shown on Map No. 9-G in an area bound by

A line 200.75 feet south of West School Street and perpendicular to North Clark Street; the public alley next west of and parallel to North Clark Street; a line 225.75 south of West School Street and perpendicular to North Clark Street; And North Clark Street

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 3250 North Clark Street

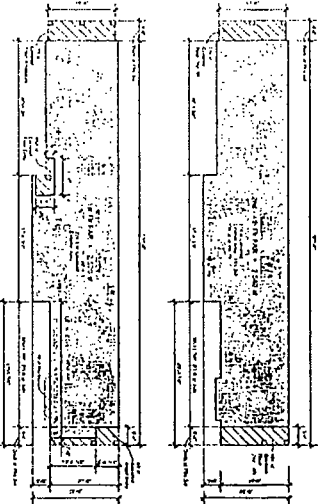
Type-1 ZONING MAP AMENDMENT: SUBSTITUTE NARRATIVE & PLANS

3250 North Clark Street – B3-2 to B2-3

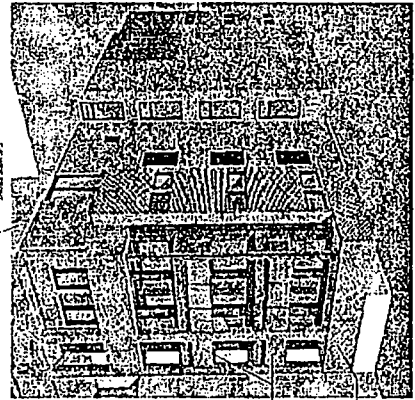
The applicant wishes to rezone the property in order to build a proposed new 4-story, 8 dwelling unit residential building including 2 parking stalls at the rear of the property. The applicant requests treatment as a T.O.D. to allow for reduction in parking from 8 parking stalls to 2 parking stalls.

FAR	2.7
Building Area	10,140 Square Feet
Density (MLA)	468.75 Square Feet
Lot Area	3,750 Square Feet
Building Height	42 Feet 7½ Inches
Front Setback	0 Feet 0 Inches
Rear Setback	30 Feet 0 Inches
North Side Setback	0 Feet 0 Inches
South Side Setback	0 Feet 0 Inches
Parking	2 Parking Stalls

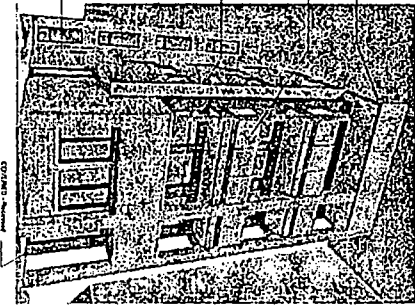
BUILDING DATA	
OCCUPANCY CLASS	Residential Group B-2
CONSTRUCTION TYPE	Type III (3-Story)
PERMITTED DATE	10/17/2017
PERMIT NO.	17-000000000
APPLICANT	Chicago Development LLC
DESIGNER	Stoneberg + Gross Architects
DATE OF SUBMITTAL	10/17/2017
DATE OF REVISION	10/17/2017
DATE OF APPROVAL	10/17/2017
DATE OF EXPIRATION	10/17/2017



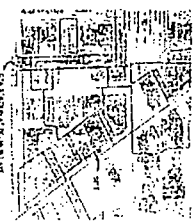
FAR SOURCE FOOT DIAGRAMS
 FAR SOURCE FOOT DIAGRAMS
 FAR SOURCE FOOT DIAGRAMS
 FAR SOURCE FOOT DIAGRAMS



Perspective 1



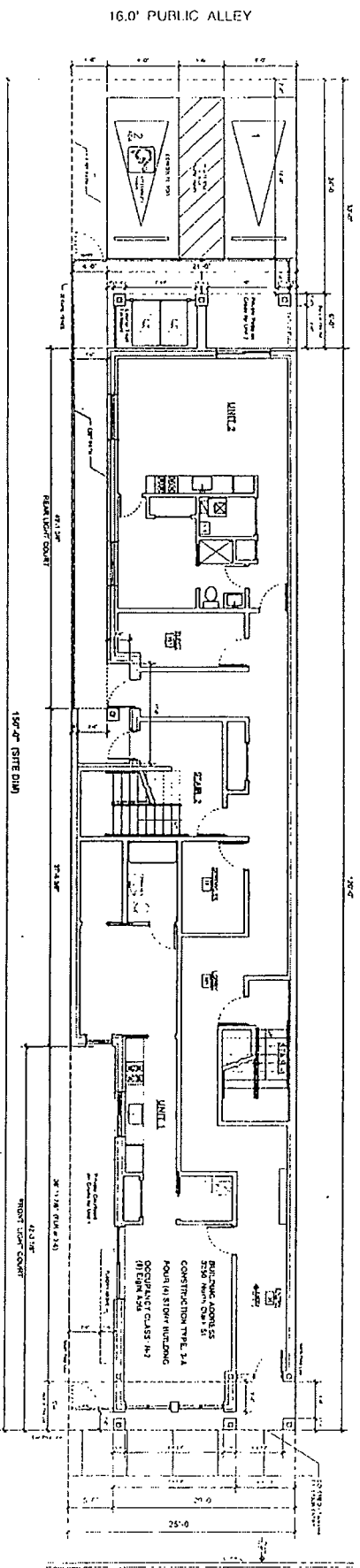
Perspective 2



LOCATION MAP OF THE SITE

BUILDING DATA	
CONSTRUCTION TYPE	3-Story Residential
PERMITTED DATE	10/17/2017
PERMIT NO.	17-000000000
APPLICANT	Chicago Development LLC
DESIGNER	Stoneberg + Gross Architects
DATE OF SUBMITTAL	10/17/2017
DATE OF REVISION	10/17/2017
DATE OF APPROVAL	10/17/2017
DATE OF EXPIRATION	10/17/2017

PROJECT DESCRIPTION:
 NEW 141 STORIES HIGH IN RESIDENTIAL DWELLING UNIT BUILDING



1 SITE PLAN

MEANS AID / OR METHODS OF WORK

3250 North Clark St
 Eight (8) Residential Dwelling Unit Bldg
 Chicago, Illinois

STONEBERG + GROSS ARCHITECTS
 2120 NORTH LAVERGNE AVENUE
 CHICAGO, ILLINOIS 60614

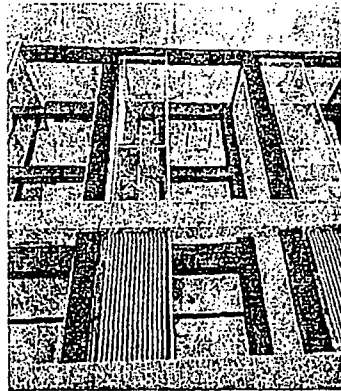
US Census 11-9999

RECORD	DATE	BY	DESCRIPTION
1	10/17/2017
2	10/17/2017



Site Sign

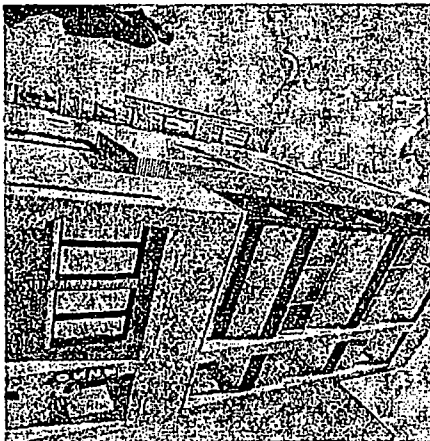
SP.1



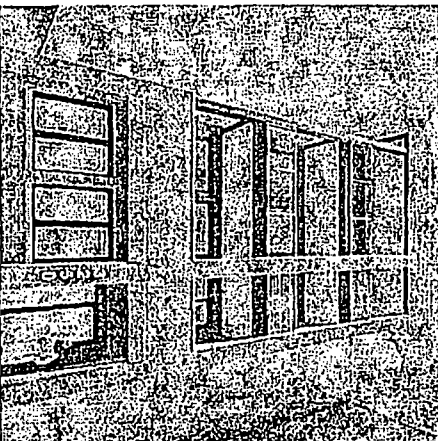
Balcony Detail



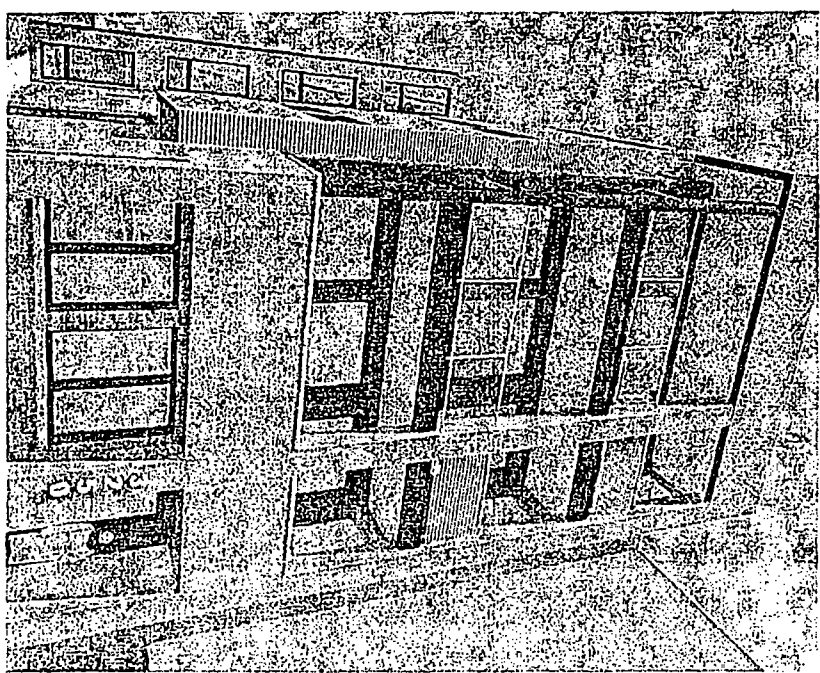
Balcony Detail



Front Elevation with Screen Unit Court

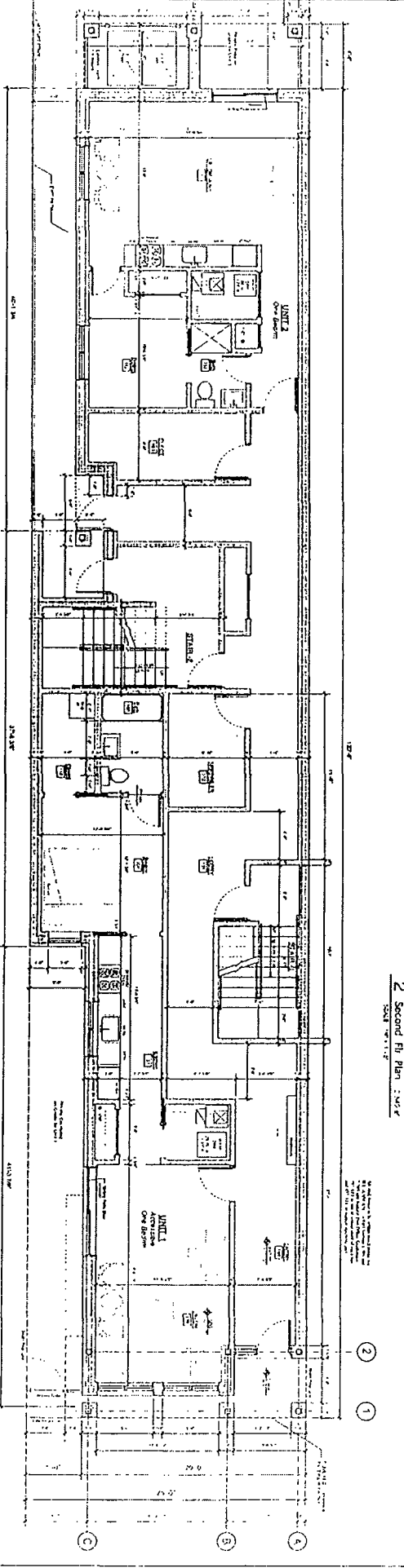
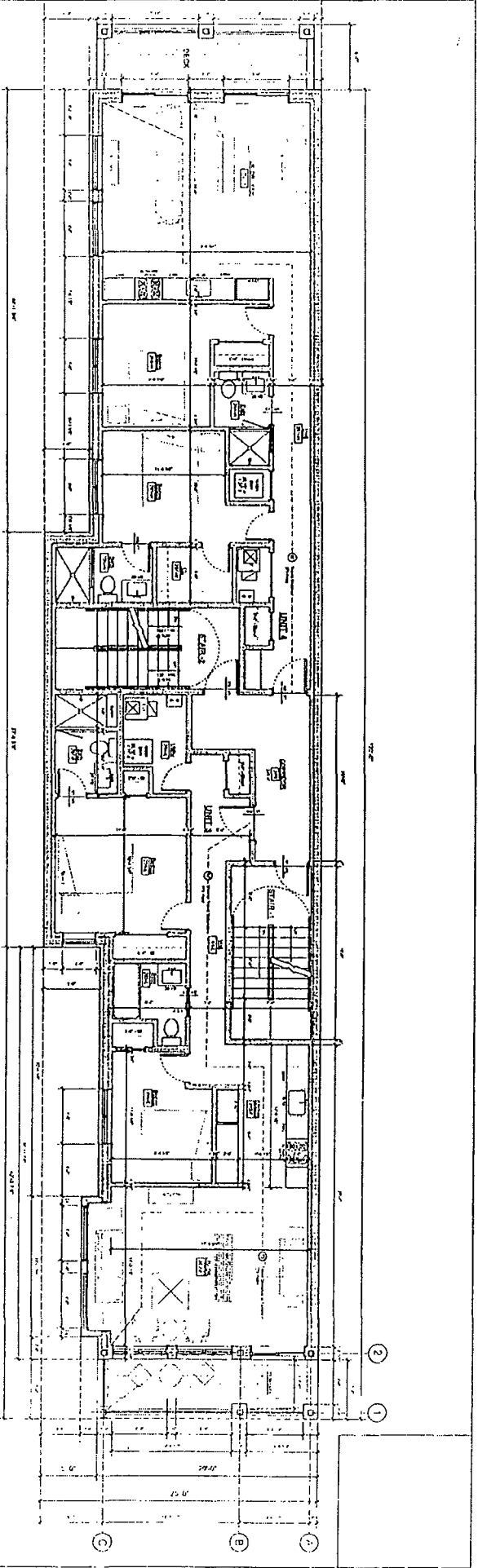


Front Elevation



Front Elevation

<p>3250 NORTH CLARK ST DOOR (B) Residential Parking Unit Bldg. Chicago, Illinois</p>		<p>STONEBERG + GROSS ARCHITECTS 1109 NORTH LAVERGNE AVENUE CHICAGO, ILLINOIS 60641 PH: 773-231-1178 stoneberggross@spg.com</p>		<p>RECORDS PERMITTED BY THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT 120 N. LAVERGNE AVENUE, CHICAGO, IL 60641 (773) 231-1178</p>		<p>DATE: 20-2-19</p>		<p>PERSPECTIVE DRAWING</p>		<p>SP.2</p>	
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APPROXIMATE FLOOR AREA: 2,150 S.F. (A.S. ± 10.1%)
 PROPOSED FLOOR AREA: 151.7%
 TOTAL: 2,550 S.F. (A.S. ± 11.9%)
 TOTAL: 2,550 S.F. (A.S. ± 11.9%)

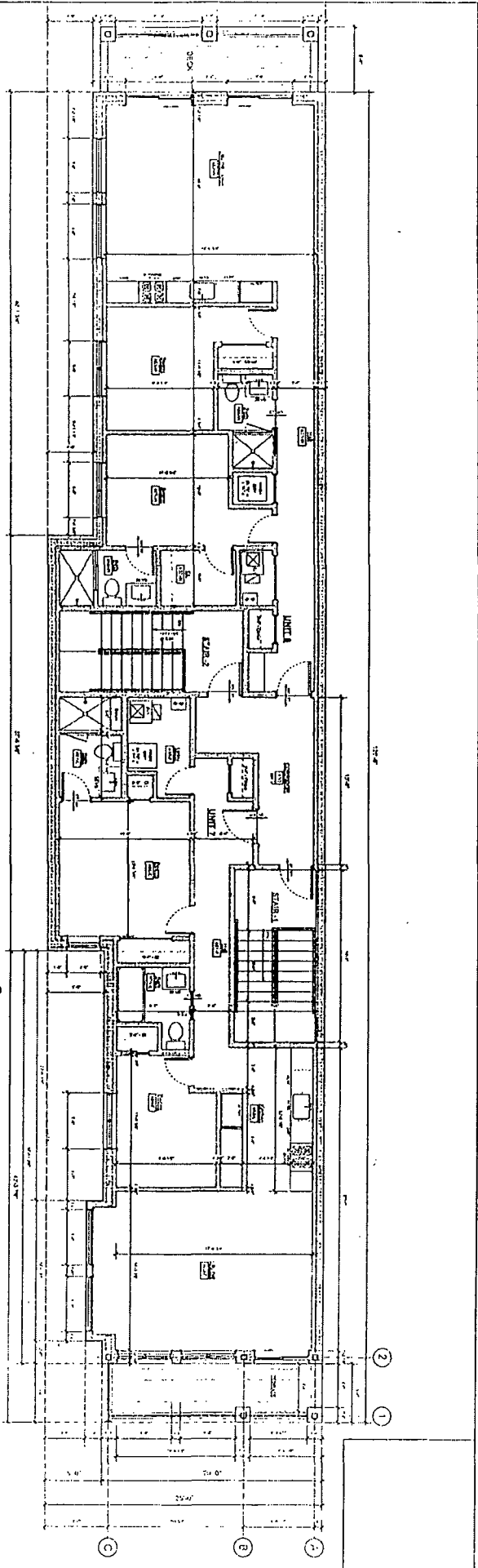
3250 NORTH CLARK ST
 Eight (8) Residential Dwelling Unit Bldg.
 CHICAGO, ILLINOIS

STONEBERG + GROSS ARCHITECTS
 3110 NORTH LAKEWOOD AVE.
 CHICAGO, ILLINOIS 60657
 PH: 773-424-1878 | stoneberggross.com

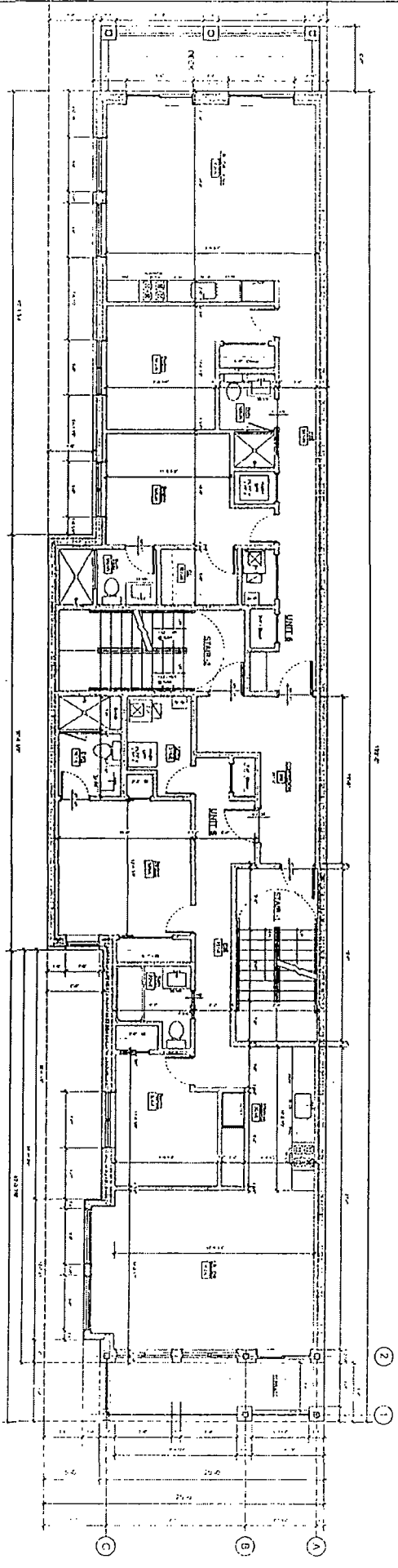
DATE: 10/20/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 20-29

1st FLOOR PLAN
 2nd FLOOR PLAN

A1.1



2 Fourth Flr Plan



1 Third Flr Plan

3250 North Clark St
Egtr (B) Residential Dwelling Unit Bldg
CHICAGO, Illinois

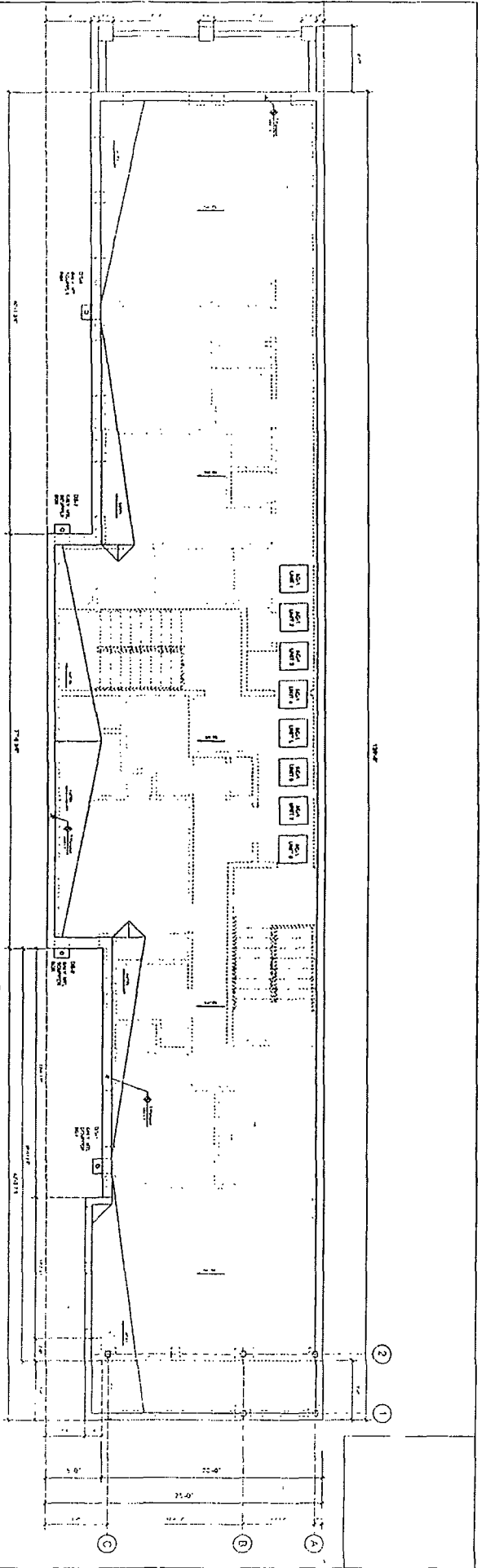
STONEBERG + GROSS ARCHITECTS
3330 NORTH LAURELWOOD AVE
CHICAGO, ILLINOIS 60647
PH 312.421.1133 FAX 312.421.1134

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/07	ISSUED FOR PERMITS
2	02/23	ISSUED FOR PERMITS

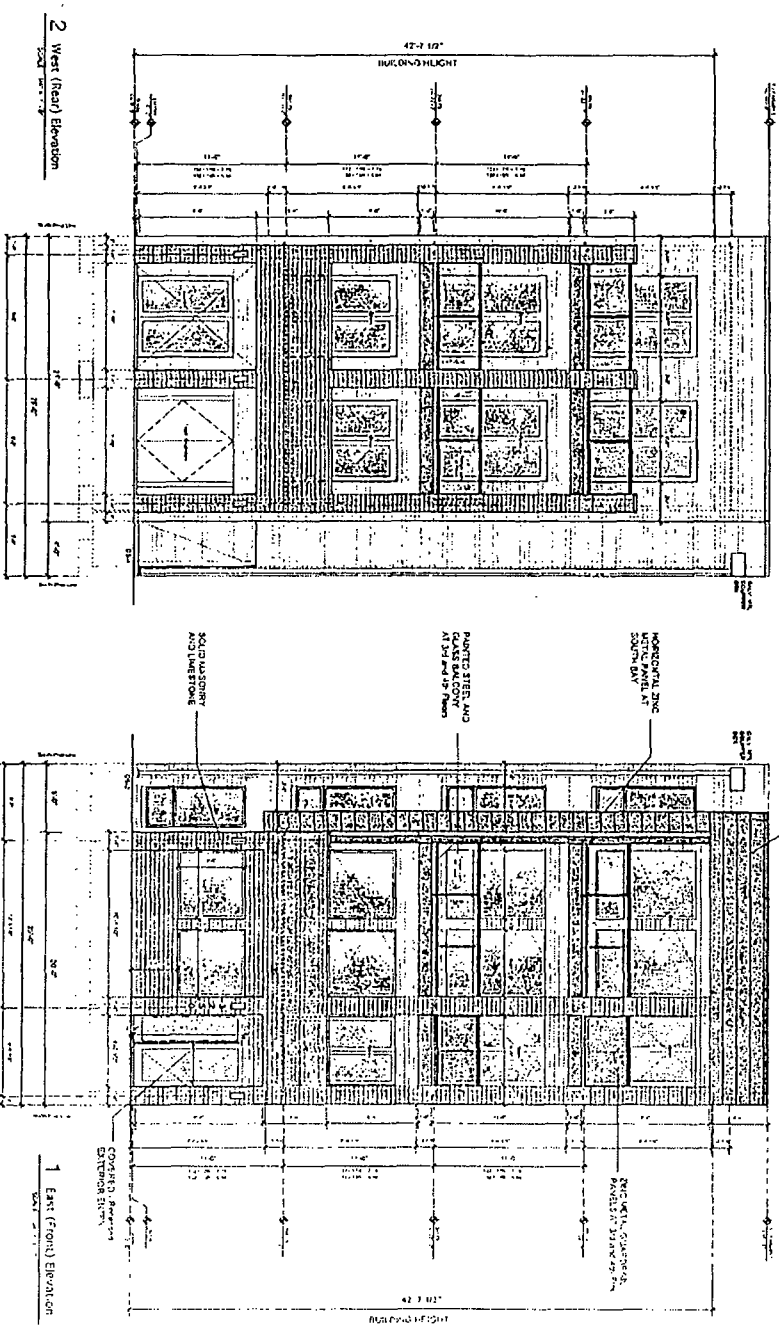
3rd Flr Plan
4th Flr Plan

A1.2



2 Roof Plan
Scale: 1/8" = 1'-0"

<p>3250 North CLARK ST Dept. (8) Residential Dwelling Unit Bldg CHICAGO, Illinois</p>		<p>STONEBERG + GROSS ARCHITECTS 3130 NORTH HARVARD ST. CHICAGO, ILLINOIS 60618 PH. 773-281-1828 stoneberggrossarchitect.com</p>		<p>RECORDED INDEXED 20-39</p>		<p>20-39</p>		<p>Roof Plan</p>		<p>A1.3</p>	
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3250 NORTH CLARK ST
 Right (R) Residential Dwelling Unit Bldg.
 CHICAGO, IL 60657

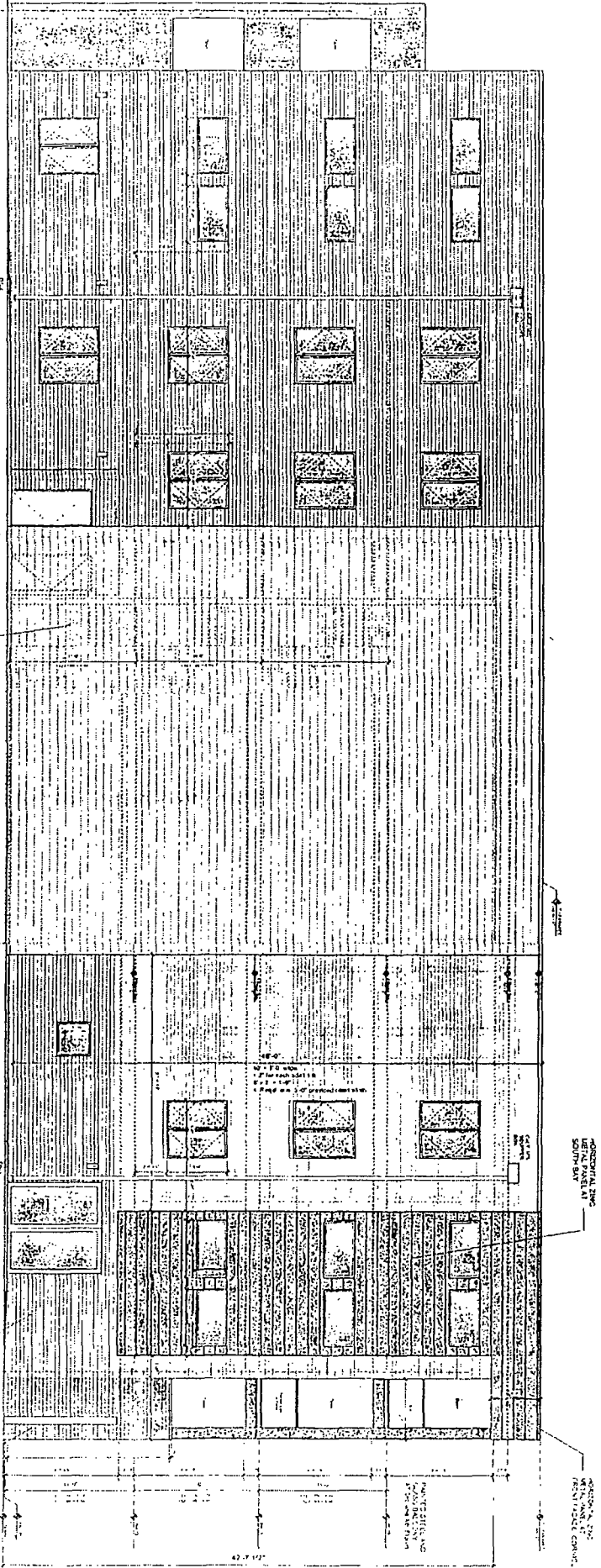
STONEBERG + GROSS ARCHITECTS
 330 NORTH RANDOLPH AVE.
 CHICAGO, ILLINOIS 60657
 PH: 773-481-0711 stoneberggross.com

REVISION	DATE	BY	APP'D	DESCRIPTION
1	12/12/23	STG	STG	ISSUE FOR PERMITS
2	12/12/23	STG	STG	REVISED PER PERMITS

DATE: 12/12/23
 DRAWN BY: STG
 CHECKED BY: STG
 SCALE: AS SHOWN

EXHIBIT 97
 CITY OF CHICAGO
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 2023

SHEET NUMBER
A2.1



SECTION 1: 1'-0" x 1'-0" SCALE
SECTION 2: 1'-0" x 1'-0" SCALE

1 South (Side) Elevation

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3250 North Clark St
Eight (8) Residential Dwelling Units, 800 sq. ft.
Chicago, Illinois

STONBERG + GROSS ARCHITECTS
3310 NORTH LAURELWOOD AVE.
CHICAGO, ILLINOIS 60647
PH: 773.241.1878 | WWW.STONBERG+GROSS.COM

DATE: 01/15/2019
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	01/15/2019	JL
2	ISSUED FOR PERMIT	01/15/2019	JL
3	ISSUED FOR PERMIT	01/15/2019	JL
4	ISSUED FOR PERMIT	01/15/2019	JL
5	ISSUED FOR PERMIT	01/15/2019	JL
6	ISSUED FOR PERMIT	01/15/2019	JL
7	ISSUED FOR PERMIT	01/15/2019	JL
8	ISSUED FOR PERMIT	01/15/2019	JL
9	ISSUED FOR PERMIT	01/15/2019	JL
10	ISSUED FOR PERMIT	01/15/2019	JL



Elevation
A.2.2