



SECTION 3. 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

3469-3475 North Clark Street, Chicago, Illinois

Proposed Zoning: B3-5 Neighborhood Mixed-Use District Lot Area: 7,391

square feet

Proposed Land Use: In and around September 2016 and - again, in December 2017, the Applicant obtained a Zoning Map Reclassification, pursuant to a Type I Application, in order to rehabilitate the existing four-story building, and to erect 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. Subsequent to final approval and ratification of the Zoning Map Reclassification Ordinances and based on the new commercial tenancy for the existing hotel building, the Applicant had to modify its plans, to provide for the location and establishment of a new outdoor grade-level patio, which will operate in conjunction with a new restaurant to be located within the newly rehabilitated hotel building. The new patio will be situated on the vacant two lots, adjacent to the existing four-story hotel building. In order to permit this proposal, the Applicant is seeking to amend the previously approved Type I Zoning Map Reclassification, in order to substitute the new set of architectural plans for the previously approved plans, which were approved and ratified with the previous Type 1 Zoning Map Reclassification. Once rehabilitated, the existing four-story building will contain a hotel lobby and a single retail/restaurant space - at grade level, and twenty-one (21) hotel rooms (units) -above (Floors 2 thru 4). There will be an outdoor deck, for guests of the hotel, located above the 4<sup>th</sup> Floor. No onsite parking is required or proposed, for the new development. The existing four-story building is masonry in construction and measures 66 feet-6 inches in height.

- A) . The Project's Floor Area Ratio: 15,239 square feet (2.1 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:  
66 feet-6 inches