

Address: 2616-2618 North Clark Street, Chicago, Illinois EASTM 67547491.2

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NARRATIVE ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT APPLICATION

**Applicant: 2616 N Clark, LLC Property Location: 2616-2618 North
Clark Street Proposed Zoning: B3-5 Community Shopping District
Lot Area: 4,850.22**

2616 North Clark, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property-located at 2616 -2618 North Clark Street from the BI-2 Neighborhood Shopping District to the B3-5 Community Shopping District in order to authorize the establishment and operation of a boutique hotel containing a maximum of 20 hotel rooms within an existing 5-story commercial mixed-use building and rear detached coach house.

The site is bounded by commercial properties on the north, Clark Street on the east, a 20' public alley to the south, and residential properties to the west. The subject property contains 4,850.22 square feet of site area and is currently improved with an existing 5-story mixed-use commercial building and a two-story detached coach house at the rear of the property. The Applicant proposes to establish a boutique hotel within the ■ existing building and coach house. The overall project FAR will be 3.38.

The Applicant will seek approval of a Special Use from the Zoning Board of Appeals to authorize the establishment and operation of a hotel use in the B3-5 District.

The proposed use requires 0 off-street parking spaces. No parking spaces will be provided on site.

NARRATIVE ZONING ANALYSIS

- a) Floor Area and Floor Area Ratio:
 - i. Lot area: 4,850.22 square feet
 - iii. Total building area: 16,310 square feet
 - iv. FAR: 3.38
- b) Density (Lot Area Per Dwelling Unit): N/A - no dwelling units
- c) Number of Off-street Parking Spaces: 0 vehicular parking spaces
- d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback (north): 0 feet
 - iii. Side setback (south): 0 feet
 - iv. Rear setback: 0 feet
- e) Building height: 57 feet
- e) (0 Off-street Loading: 0 spaces

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