



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2017-7048, **Version:** 1

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 CI-2 Neighborhood Commercial District and B3-2 Community

Shopping District symbols and indications as shown on Map No. 13-G in the area bounded by

A line 150.36 feet north of and parallel to West Ainslie Street; North Clark Street; West Ainslie Street; the public alley next west of and parallel to North Clark Street; the south line of the public alley north of and parallel to West Ainslie Street; the east line of the public alley west of and parallel to North Clark Street; the north line of the public alley next north of and parallel to West Ainslie Street; the east line of the vacated public alley next west of and parallel to North Clark Street

to those of a B3-3 Community Shopping District.

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

Common Address of Property:

SUBSTITUTE PROJECT NARRATIVE

TYPE 1 ZONING AMENDMENT 4906-

4918 NORTH CLARK STREET

B3-3 Community Shopping District

The applicant is requesting a zoning amendment from a CI-2 Neighborhood Commercial District and a B3-2 Community Shopping District to a B3-3 Community Shopping District to allow for the construction of a 4 story, 63 feet 10 inches tall (to the top of the elevator enclosure) mixed-use building. After rezoning, the property will consist of a 4 story residential building that will be 63 feet 10 inches in height and contain 54 dwelling units and 6,199 square feet of commercial space on the ground floor. 29 vehicle parking spaces and 27 bicycle parking spaces will be provided. The property is a transit served location located within 2,640 feet of the Ravenswood Metra station.*** (see note below)

Lot Area	18,401 square feet
Minimum Lot Area	340 square feet per dwelling unit (TOD)
Parking	29 vehicle spaces, 27 bicycle spaces
Rear Setback	0 feet
North Setback	3 feet
Front Setback	0 feet
South Setback	0 feet
FAR	3.0
Building Square Footage	55,201 square feet
Building Height	63 feet 10 inches (to the top of the elevator enclosure)

***The property's status as a transit served location is contingent upon the passage of Ordinance Number 2017-8606 amending the Chicago Zoning Ordinance to designate that segment of the North Clark Street right-of-way on Map NO. 13-G in the area bounded by the centerline of West Argyle Street on the north and the centerline of West Ainslie Street on the south as a Pedestrian Street. If Ordinance Number 2017-8606 is not passed, the property shall not be a transit served location and the applicant will have to obtain a new zoning amendment to construct anything on the property.

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