



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

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APP. No. 19811-T1

SUBSTITUTE 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 be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by

West School Street; North Clark Street; a line 75.75 feet southeast of the intersection of West School Street and North Clark Street as measured at the southwesterly right-of-way line of North Clark street and perpendicular thereto; the alley next southwest of north Clark Street; the alley next south of and parallel to West School Street; and North Wilton Avenue,

to those of a B2-3 Neighborhood Mixed-Use District is hereby established in the area above described.

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

Common Address of Property: 3264-3270 North Clark Street/

901-915 West School Street

FINAL FCR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis - 901-915 W. School Street and 3264-3270 N. Clark Street, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:
21,477 square feet

Proposed Land Use: The Applicant is proposing to develop the surface parking lot located at 913 W. School St. with a new five-story residential building containing twenty-two (22) residential units (18 typical dwelling units and 4 efficiency units). The proposed building will measure 57 feet-5 inches in height and be masonry in construction. The proposed building will be supported by twelve (12) onsite parking spaces and sixteen (16) bicycle parking spaces. The Applicant is also proposing to convert one (1) retail unit located below the second floor of the existing mixed-use building at 3264-70 N. Clark St./901 W. School St. to a residential unit (30 residential units being increased to 31 residential units). The existing mixed-use building at 3264-70 N. Clark St./901 W. School St. will otherwise remain without change with respect to total floor area and building height. The subject property is located within 506 feet of the Belmont Ave. CTA Station and is therefore eligible as a Transit Oriented Development.

- A) The Project's Floor Area Ratio:
 - a. 913 W. School St.: 20,391 sq. ft. (approx. 3.269)
 - b. 3264-70 N. Clark St./901 W. School St.: 39,732 sq. ft. (approx. 2.607) (existing, no change)
- B) The Project's Density (Lot Area Per Dwelling Unit):
 - a. 913 W. School St.: 18 dwelling units and 4 efficiency units
 - b. 3264-70 N. Clark St./901 W. School St.: 31 dwelling units
- C) The amount of off-street parking:
 - a. 913 W. School St.: 12 parking spaces (TOD)
 - b. 3264-70 N. Clark St./901 W. School St.: none (TOD)
- D) Setbacks:
 - a. 913 W. School St.
 - i. Front Setback: zero
 - ii. East Side Setback: zero
 - iii. West Side Setback: zero
 - iv. Rear Setback: 2 feet at first floor; 30 feet at floors 2-5
 - b. 3264-70 N. Clark St./901 W. School St.
 - i. Front Setback: zero (existing, no change)
 - ii. East Side Setback: zero (existing, no change)

- iii. West Side Setback: zero (existing, no change)
 - iv. Rear Setback: 19.89 feet (existing, no change)
- E) Building Height:
- a. 913 W. School St.: 57 feet-5 inches
 - b. 3264-70 N. Clark St./901 W. School St.: 54 feet-5 inches (existing, no change)

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