



# Office of the City Clerk

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## Legislation Details (With Text)

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**File #:** O2016-2657  
**Type:** Ordinance **Status:** Passed  
**File created:** 4/13/2016 **In control:** City Council  
**Final action:** 5/18/2016  
**Title:** Zoning Reclassification Map No. 9-G at 3226-3228 N Clark St - App No. 18745T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-G  
**Attachments:** 1. O2016-2657.pdf, 2. O2016-2657 (V1).pdf

Date	Ver.	Action By	Action	Result
5/18/2016		City Council	Passed	Pass
5/17/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/13/2016	1	City Council	Referred	

### 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

The public alley next southwest of and parallel to North Clark Street, a line perpendicular to North Clark Street 265 feet northwest of the intersection of North Clark Street and Belmont Avenue, North Clark Street, a line perpendicular to North Clark Street 215 feet northwest of the intersection of North Clark Street and Belmont Avenue

to those of a B3-3, Community Shopping District.

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

Common Address of Property: 3226-3228 N Clark Street

**NARRATIVE 3226-3228 N Clark Stree B3-  
3 tO B3-3 TOD**

In order to construct a 7 story Transit Oriented Development with a total of 24 residential dwelling units on floors 2 through 7, 1249 square feet of commercial space in the basement, 2592 square feet of commercial space on the first floor. The height of the building will be 73 feet - 2 inches, with 4 outdoor parking spaces and 3 indoor parking spaces with 12 bicycle parking spaces. 100 % of the required ARO units will be provided on-site. There will be a 10 feet x 25 feet x 14 feet loading dock.

	B3-3
FAR	4.0
Lot Area	7,500 square feet
Building Area	28,836 square feet
No. of Units	24
Bldg Height	73 feet - 2 inches
Front Setback	Zero
Rear Setback at first floor	29 feet - 0 inches
Rear Setback at 2 <sup>nd</sup> floor	38 feet-4 inches
West Side Setback	Zero
East Side Setback	Zero

Parking	2 indoor and one handicapped space and 3 outdoor spaces and one handicapped space
Bicycle parking	12
Rear Open Space	None

16.0' PUBLIC ALLEY 0 0'

OVERALL BUILDING DIMENSION  
NORTH CLARK STREET (TWO WAY TRAFFIC)

SITE PLAN

1/16" = 1'-0"

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