



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Details (With Text)

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**File #:** O2016-7299  
**Type:** Ordinance  
**File created:** 10/5/2016  
**Status:** Passed  
**In control:** City Council  
**Final action:** 12/14/2016  
**Title:** Zoning Reclassification Map No. 9-G at 3226-3228 N Clark St - App No. 18976T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-G  
**Attachments:** 1. O2016-7299 (V1).pdf, 2. O2016-7299.pdf

Date	Ver.	Action By	Action	Result
12/14/2016	1	City Council	Passed	Pass
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
10/5/2016	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  
Street 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 and 2536 square feet of commercial space on the first floor. The height of the building will be 74 feet 4 <sup>1</sup>/<sub>4</sub> inches, with 3 outdoor parking spaces and 3 indoor parking spaces with 12 bicycle parking spaces. 100 % of the required ARO units will be provided on-site, seeking an FAR increase of 4.0. There will be a 10 feet x 25 feet x 14 feet loading berth.

## FINAL FOR PUBLICATION

FAR	4.0
Lot Area	7,500 square feet
Minimum Lot Area	312 square feet per unit
Building Area	28,573 square feet
No. of Units	24
Bldg Height	74 feet 4 % inches
Front Setback	0
Rear Setback at first floor	29 feet 2 inches
Rear Setback at 2 <sup>nd</sup> floor	38 feet 6 inches
North Side Setback	0
South .OOSide Setback	0

Parking	3 indoor spaces (one is handicapped space) and 3 outdoor spaces for a total of 6 parking spaces and 1 loading berth
Bicycle parking	18
Rear Open Space	None

16.0' PUBLIC ALLEY  
OVERALL BUILDING DIMENSION  
NORTH CLARK STREET (TWO WAY TRAFFIC)

SITE PLAN

1/16" = 1'-0"

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Jonathan SPLITT architects ltd

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