

Office of the City Clerk

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

Legislation Details (With Text)

File #: 02016-7299

Type: Ordinance Status: Passed

File created: 10/5/2016 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 ¹A 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 29 feet 2 inches

floor

Rear Setback at 2nd 38 feet 6 inches

floor

North Side Setback 0 South .OOSide 0

Setback

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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 TRAEEIC)

SITE PLAN

l/lfc' = l'-0*

j S a Jonathan SPLITT architects ltd

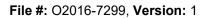
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