

Legislation Details (With Text)

File #:	O20	19-6824			
Туре:	Ord	nance St	tatus:	Passed	
File created:	9/18	/2019 In	n control:	City Council	
		Fi	inal action:	10/16/2019	
Title:	Zoning Reclassification Map No. 7-F at 2616-2618 N Clark St - App No. 20132T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 7-F				
Attachments:	1. O2019-6824.pdf (V1), 2. O2019-6824.pdf				
Date	Ver.	Action By	Actio	on	Result
10/16/2019	1	City Council	Pas	sed	Pass
9/18/2019	1	City Council	Refe	erred	

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Bl-2 Neighborhood Shopping District symbols and indications as shown on Map 7-F in the area bounded by:

a line 44 feet north of the north line of the alley next north of West Wrightwood Avenue as measured along the west line of North Clark Street and perpendicular thereto; North Clark Street; the alley next north of and parallel to West Wrightwood Avenue; the westerly terminus line of the last said alley; the southerly line of the last said alley if extended 25 feet southwesterly where no alley exists; and a line 175 feet west of North Clark Street as measured along the north line of West Wrightwood Avenue and perpendicular thereto

to those of B3-5 Community Shopping District.

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

Address: 2616-2618 North Clark Street, Chicago, Illinois EASTM 67547491.2

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<u>NARRATIVE ZONING ANALYSIS TYPE 1 ZONING MAP</u> <u>AMENDMENT APPLICATION</u>

Applicant: 2616 N Clark, LLC Property Location: 2616-2618 North Clark Street Proposed Zoning: B3-5 Community Shopping District Lot Area: 4,850.22

2616 North Clark, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property-located at 2616 -2618 North Clark Street from the Bl-2 Neighborhood Shopping District to the B3-5 Community Shopping District in order to authorize the establishment and operation of a boutique hotel containing a maximum of 20 hotel rooms within an existing 5-story commercial mixed-use building and rear detached coach house.

The site is bounded by commercial properties on the north, Clark Street on the east, a 20' public alley to the south, and residential properties to the west. The subject property contains 4,850.22 square feet of site area and is currently improved with an existing 5-story mixed-use commercial building and a two-story detached coach house at the rear of the property. The Applicant proposes to establish a boutique hotel within the \blacksquare existing building and coach house. The overall project FAR will be 3.38.

The Applicant will seek approval of a Special Use from the Zoning Board of Appeals to authorize the establishment and operation of a hotel use in the B3-5 District.

The proposed use requires 0 off-street parking spaces. No parking spaces will be provided on site.

NARRATIVE ZONING ANALYSIS

Floor Area and Floor Area Ratio: a)

i.	Lot area:	4,850.22 square feet				
iii.	Total building area:	16,310 square feet				
iv.	FAR: 3.38					
Density (Lot	t Area Per Dwelling Unit):	N/A - no dwelling units				
Number of Off-street Parking Spaces: 0 vehicular parking spaces						
Setbacks:						
i.	Front setback: 0 feet					
ii.	Side setback (north): 0 feet					
iii.	Side setback (south): 0 feet					
iv.	Rear setback: 0 feet					
Building height: 57 feet						

- e)
- Off-street Loading: e) (0 0 spaces

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EASTM 67547491.1

b)

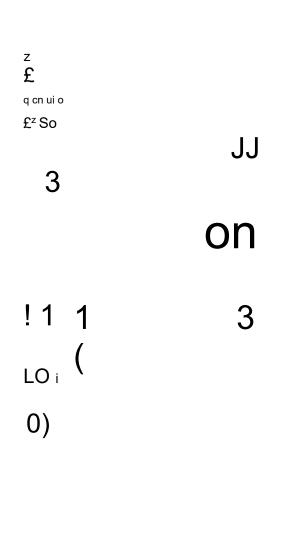
c)

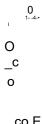
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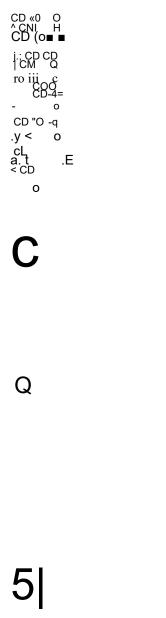
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