



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2020-4564  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/9/2020 **In control:** City Council  
**Final action:** 11/17/2021  
**Title:** Zoning Reclassification Map No. 17-H at 6542-6558 N Clark St/1637-1649 W Albion Ave - App No. 20493T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 17-H  
**Attachments:** 1. O2020-4564.pdf, 2. SO2020-4564.pdf

Date	Ver.	Action By	Action	Result
11/17/2021		City Council	Passed as Substitute	Pass
11/16/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

#20493-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, is hereby amended by changing all of the current B3-2 Community Shopping District symbols and indications as shown on Map No. 17-11 in the area bounded by:

West Albion Avenue; North Clark Street; a line 117.44 feet south of West Albion Avenue as measured along the southwesterly line of North Clark Street; the public alley next west of and parallel to North Clark Street

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

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

Property Address: 6550-58 North Clark Street/1637-49 West Albion Avenue

### SUBSTITUTE NARRATIVE AND PLANS 6550 - 58 North Clark Street/1637-49 West Albion Avenue TYPE I REGULATIONS

Narrative: The Property is improved with a one-story, vacant taxi cab parking and repair facility. The Applicant proposes to rezone the property from a from a B3-2 Community Shopping District to a B3-5 Community Shopping District to demolish the building and construct a new, four-story, residential storage warehouse with approximately 2,880 square

feet of ground floor commercial space. There will be nineteen parking spaces and one loading berths. The proposed height of the new building is 55 feet 3 Vi inches.

Lot Area: 14,296 square feet

3.473

49,650 square feet

Residential Dwelling Units:

MLA:

55 feel, 3 Vz inches

Automobile Parking:

Loading Berth:

Setbacks:

Front (North Clark Street):

North Side: South Side: Rear (alley):

0.00 feet 0.00 feet 0.00 feet 0.00 feet

An updated survey and a set of substitute plans is attached.

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**MNM CLARK, LLC**

6542-58 N. CLARK STREET 1637-49 W. ALBION AVENUE CHICAGO, IL 60626

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PAVLECIC TRUDEAU • ARCHITECTS LLC

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**MNM CLARK, LLC**

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**MNM CLARK, LLC**

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