



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2021-2115
Type: Ordinance
File created: 5/26/2021
Status: Passed
In control: City Council
Final action: 6/25/2021
Title: Zoning Reclassification Map No. 11-G at 4533-4535 N Clark St - App No. 20735T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G
Attachments: 1. O2021-2115 (V1).pdf, 2. O2021-2115.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Passed	Pass
6/22/2021	1	Committee on Zoning, Landmarks and Building Standards		
5/26/2021	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 CI-2 Neighborhood Commercial District symbols and indications as shown on Map No. 11-G in the area bounded by

A line 228.18 feet south of and parallel to West Wilson Avenue; a line 60.00 feet east of and parallel to North Clark Street; a line 223.18 feet south of and parallel to West Wilson Avenue; the alley next east and parallel to North Clark Street; a line 291.18 south of and parallel to West Wilson Avenue; a line 60.00 feet east of and parallel to North Clark Street; a line 286.18 feet south of and parallel to West Wilson Avenue; and North Clark Street;

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 4533-4535 North Clark Street

PROJECT NARRATIVE AND PLANS TYPE 1

ZONING AMENDMENT 4533-4535 N Clark Street

The Applicant seeks to rezone from CI-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

The Applicant seeks a zoning map amendment to adaptively reuse a 3-story existing commercial building into a mixed-use building. The Applicant will renovate the existing building to add 24 dwelling units on the first through third floors seeking an MLA reduction for the transit-served locations, with approximately 3,364 square feet of ground floor commercial space along Clark Street. The existing building is lot line to lot line with now available parking. The existing structure is to remain. The property is a transit served location and no parking will be provided for the mixed-use building. The building height will be 41'4" to the roof and 49'6" to the top of the rooftop stairwell.

Lot Area	7,560 SF
Density MLA (Lot area per unit)	315 sq. ft. (24 DU's) *
Off Street Parking	Zero (none existing none provided) **
Rear Setback	2 feet 6 inches (existing)
Side Setback	0 feet 0 inches (existing)
Side Setback	0 feet (existing)
Front Setback	0 feet 0 inches(existing)
Building SF	20,652 SF
FAR	2.71
Building Height	25 feet 6 inches (existing)

*As per section 17-3-0402-B MLA Reduction for Transit Served Location.

**The applicant will seek 100% parking reduction as per section 17-10-0102-B and 17-13-0905-F Parking Reductions for Transit-Served Locations.

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Existing Second Floor Plan 3/32'=r-0" 04.14.2021

ALLEY 58'-9"

68.00' PL

N. CLARK ST.

1WOWAYIRAFFIC

1st Floor: 4 Units (re
2nd Floor: 11 units
3rd Floor: 9 Units
Total: 24 Units

Proposed First Floor Plan MT-I'-O' 04.14.2021

58-9"

1st Floor: 4 Units (rear)

2nd Floor: 11 units
3rd Floor: 9 Units
Total: 24 Units

04.14.2021

Proposed Second Floor Plan
3/32"=1'-0"

m & FOR PUBUQATIQH

1st Floor: 4 Units (rear)
2nd Floor: 11 units
3rd Floor: 9 Units
Total: 24 Units

4533 N. Clark St.
Chicago, IL 60640

Proposed Thud Floor Plan
3/32"=1'-0" 04.14.2021

'ON

NEW INNER-VI COURT UGHTWELL TO BELOW

-NEW INNER COURT UGHTWELL TO BELOW

-60" WOOD SCREENING FENCE

RCOF.DECK' . 2,060 SF

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lvIAVN KENNEDY Chicago, IL 60640 4533 N. Clark St. 3/32M'-0- 04.14.2021 1^_J Proposed Roof Plan Q\

RNAL FOR PUBLICATION

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IE
T/ ROOF ^

T/ THIRD FLOOR

V SECOND FLOORS 414--10"

Existing Front Elevation
Proposed Front Elevation

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,,v,,!r,,:,, "!!?. Chicago, IL 60640 i/6W 04.14.2021

FINAL, FOR PUBLICATION
Existing Rear Elevation

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V UPPER PARAPET BEYOND tti
t*Q
T; STAIR PARAPET *K STAIRWELL TO ROOF ^W^T

"« 4533 N. Clark St. Existing and Proposed Rear/Alley Elevations f \

Chicago, IL 60640 1/8"=1'-0" 04.14.2021 \^_J

FiNAL FOR PUBLICATION

- NEW ROOF TO HATCH EXISTING FRONT ROOF
- STRUCTURE TO BE REMOVED (DASHED)
t44' - 8'
T / PARAPET ^
WING) »4(M*

T/UPPER PARAPET t48'-2"

Of ROOF (ZONING) JTRQOFWw4T4™

NEW POSTS/ BEAMS
STRUCTURE TO BE REMOVED (DASHED)
||| RESIDENTIAL UNITS|

r-0-^r

- EXISTING FLOOR JOISTS TO REMAIN
retail; 4 residential units
\.0 .

T/SECOMD FLOOR

FIRST FLOOR/GRADE

IWANNIChicago. IL 60640'W.V-V . 04.14.2021 ^^

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V UPPER PARAPET *48'-2" T/ LOWER PARAPET mh\
V SIDE/REAR PEAK PARAPET JK

Existing North Elevation

V STAIR PARAPET
+40--6V UPPER PARAPET Ws
T/LOWER PARAPET, 144'-f
41'-4-
T/THIRD FLOOR

UGHTWELL PARAPET 60" WOOO SCREENING FENCE STAIRWELL TO ROOF DECK

If SIDE/REAR PARAPET a T/ROOF .

Proposed North Elevation
*South Elevation is mirror ol North Elevation
04.14.2021

Existing and Proposed North Elevations
1/16"=V0"