



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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**File #:** O2016-2657, **Version:** 1

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### 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 Stree 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, 1249 square feet of commercial space in the basement, 2592 square feet of commercial space on the first floor. The height of the building will be 73 feet - 2 inches, with 4 outdoor parking spaces and 3 indoor parking spaces with 12 bicycle parking spaces. 100 % of the required ARO units will be provided on-site. There will be a 10 feet x 25 feet x 14 feet loading dock.

	B3-3
FAR	4.0
Lot Area	7,500 square feet
Building Area	28,836 square feet
No. of Units	24
Bldg Height	73 feet - 2 inches
Front Setback	Zero
Rear Setback at first floor	29 feet - 0 inches
Rear Setback at 2 <sup>nd</sup> floor	38 feet-4 inches
West Side Setback	Zero
East Side Setback	Zero
Parking	2 indoor and one handicapped space and 3 outdoor spaces and one handicapped space
Bicycle parking	12
Rear Open Space	None

16.0' PUBLIC ALLEY 0 0'

OVERALL BUILDING DIMENSION

NORTH CLARK STREET (TWO WAY TRAFFIC)

**SITE PLAN**

1/16" - F-0"

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Jonathan SPLITT Architects Ltd  
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Jonathan SPLITT Architects Ltd. 40C1 north ravenwood avenue  
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Chicago Illinois 60613-2576

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