



Office of the City Clerk

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Legislation Text

File #: O2018-3798, Version: 1

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 be amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by

a line 337 feet northwest of the intersection of North Clark Street and North Sheffield Avenue as measured at the easterly right-of-way line of North Clark Street and perpendicular thereto; the alley next northeast of North Clark Street; the south right-of-way line of the alley next south of and parallel to west Addison Street; a line from a point 68.10 feet west of North Sheffield Avenue and the south right-of-way line of the alley next south of and parallel to West Addison Street, to a point 275.81 feet northwest of the intersection of North Clark Street and North Sheffield Avenue and 73.26 feet west of North Sheffield Avenue; a line from the previously identified point to a point, 62.80 feet west of North Sheffield Avenue and 237 feet northwest of the intersection of North Clark Street and North Sheffield Avenue as measured at North Clark Street and perpendicular thereto; a line 237 feet northwest of the intersection of North Sheffield Avenue and North Clark Street as measured at the easterly right-of-way line of North Clark Street and perpendicular thereto; and North Clark Street

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

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3469-3475 North Clark Street

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis
3469-3475 North Clark Street, Chicago, Illinois

Proposed Zoning: B3-5 Neighborhood Mixed-Use District Lot Area: 7,391

square feet

Proposed Land Use: In and around September 2016 and - again, in December 2017, the Applicant obtained a Zoning Map Reclassification, pursuant to a Type I Application, in order to rehabilitate the existing four-story building, and to erect a new five-story addition - on the adjacent vacant lots, in order to locate and establish a new hotel, with retail tenancy, at the subject property. Subsequent to final approval and ratification of the Zoning Map Reclassification Ordinances and based on the new commercial tenancy for the existing hotel building, the Applicant had to modify its plans, to provide for the location and establishment of a new outdoor grade-level patio, which will operate in conjunction with a new restaurant to be located within the newly rehabilitated hotel building. The new patio will be situated on the vacant two lots, adjacent to the existing four-story hotel building. In order to permit this proposal, the Applicant is seeking to amend the previously approved Type I Zoning Map Reclassification, in order to substitute the new set of architectural plans for the previously approved plans, which were approved and ratified with the previous Type 1 Zoning Map Reclassification. Once rehabilitated, the existing four-story building will contain a hotel lobby and a single retail/restaurant space - at grade level, and twenty-one (21) hotel rooms (units) -above (Floors 2 thru 4). There will be an outdoor deck, for guests of the hotel, located above the 4th Floor. No onsite parking is required or proposed, for the new development. The existing four-story building is masonry in construction and measures 66 feet-6 inches in height.

- A) . The Project's Floor Area Ratio: 15,239 square feet (2.1 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): No residential units
- C) The amount of off-street parking: Zero (0)
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches
- E) Building Height:
66 feet-6 inches