



Office of the City Clerk

City Hall
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Legislation Text

File #: O2019-6824, Version: 1

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 B1-2 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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NARRATIVE ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT APPLICATION

**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 B1-2 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 ■ 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

a) Floor Area and Floor Area Ratio:

- | | | |
|------|----------------------|----------------------|
| i. | Lot area: | 4,850.22 square feet |
| iii. | Total building area: | 16,310 square feet |
| iv. | FAR: 3.38 | |

b) Density (Lot Area Per Dwelling Unit): N/A - no dwelling units

c) Number of Off-street Parking Spaces: 0 vehicular parking spaces

- d) Setbacks:
- i. Front setback: 0 feet
 - ii. Side setback (north): 0 feet
 - iii. Side setback (south): 0 feet

 - iv. Rear setback: 0 feet
- e) Building height: 57 feet
- e) (0 Off-street Loading: 0 spaces

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