



Office of the City Clerk

City Hall
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Room 107
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Legislation Text

File #: O2019-8476, Version: 1

HW*L FC/J 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 current 83-2 Community Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:

A line 55.0 feet northwest of and parallel to West Cornelia Avenue; North Clark Street; West Cornelia Avenue; and the alley next southwest of and parallel to North Clark Street.

To those of a B3-3 Community Shopping District.

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

Common Address: 3500-3502 North Clark Street

PROJECT NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT 3500-3502 NORTH CLARK STREET

The Applicant requests a zoning change for the property located at 3500-3502 North Clark Street from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to construct a four (4) story, forty-six (46) foot, nine (9) inch tall transit-oriented, residential building with 4,455 square feet of commercial space on the ground floor. The proposed building will have eighteen (18) dwelling units located on the second through the fourth floors, five (5) parking spaces located on the ground floor and eighteen (18) bicycle parking spaces located on the upper floors. The proposed building is approximately 770 feet from the nearest CTA station and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area from 400 square feet per unit to a minimum of 300 square feet per unit, and a parking reduction by up to fifty (50) percent from the required eighteen (18) parking spaces. The Applicant proposes a further of greater than fifty (50) percent by way of this Type-1 rezoning application.

Lot Area	6,875 square feet
Floor Area Ratio	3.21
Building Area (for FAR calculation only)	22,095 square feet
Density (Lot Area per Dwelling Unit)	381.9 square feet per unit*

Number of Dwelling Units	18
Commercial Space	4,455 square feet
Off-Street Parking	5 parking spaces**
Bicycle Parking	18 spaces
Setbacks:	
Front:	0.33 feet
Side (north)	0.67 feet
Side (south)	0.33 feet
Rear	20.0 feet (applicant to seek relief for rear yard reduction per plans)***
Building Height	46.75 feet (to underside of top floor ceiling)

* Reduction from the required 400 square feet per unit per Section 17-3-0402-B. ** Reduction per 17-10-0102-B.

*** Applicant to seek relief by administrative adjustment for the reduction of the rear yard setback.

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