



Office of the City Clerk

City Hall
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Legislation Text

File #: O2020-5679, **Version:** 1

ORDINANCE

BEIT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the CI-2 Neighborhood Commercial District symbols and indications as shown on Map No. 11-G in the area bounded by

a line 236.74 feet northwest of the intersection of North Clark Street and West Sunnyside Avenue, as measured at the northeast right-of-way line of West Sunnyside Avenue and perpendicular thereto; the alley next northeast of North Clark Street; a line 104.45 feet north of and parallel to West Sunnyside Avenue; and North Clark Street,

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property:
17-13-0303-C (1) Narrative Zoning Analysis

Proposed Zoning: Lot Area:

Proposed Land Use:

4511-23 North Clark Street, Chicago, Illinois

133-3 Community Shopping District 16,858 square feet

The Applicant is seeking a zoning amendment in order to develop the subject property with a new

five-story mixed-use building containing approximately 3,409 sq. ft. of retail space at grade and fifty-six (56) residential units above. The existing one-story retail buildings will be razed. The proposed mixed-use building will measure 58 ft. in height. Onsite garage parking for twenty-eight (28) vehicles will be provided. The subject property is a transit served location because it is located on a designated Pedestrian Street within approximately 2,600 linear feet from the entrance to the CTA Red Line Station at Wilson Ave.

- A) The Project's Floor Area Ratio: 50,114 square feet (2.973 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 301.04 sq. ft./d.u *
- C) The amount of off-street parking: 28 vehicular parking spaces *
- D) Setbacks:
 - a. Front Setback: 0 feet (11 feet-8 inches on residential floors).
 - b. Rear Setback: 30 feet-0 inches
 - c. Side Setbacks:

North:	0	feet-0	inches	South:	0	foot-0
			inches			
- E) Building Height:
58 feet-0 inches

**Please note the Applicant is seeking zoning relief for the Minimum Lot Area (MLA) and for the number of parking spaces provided onsite, by way of the Transit-Oriented Development (TOD) Ordinance, as the subject property is a Transit-Served Location.*

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