

17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment
3837-3841 North Clark Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 8,071.3 square feet

Proposed Land Use: The Applicant is seeking a *Type 1 Zoning Map Amendment*, with *Administrative Adjustment* relief – pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the expansion of the existing five-story nine-unit *residential* building, at the subject site. The programming for the new improvements calls for the erection of a new four-story lateral addition off the south side of the existing five-story building, which such proposed addition will feature six (6) new *dwelling units*, for a total of fifteen (15) *dwelling units* (nine *existing* units + six *new/additional* units). The subject property is located within 2,640 feet of the entrance to the *Addison CTA Station* and the Applicant is proposing to *add* only six (6) *dwelling units*, as such – and pursuant to the current Zoning Ordinance [§17-3-0308(4)], the design includes surface parking for three (3) vehicles (attributed to the new improvements), which is in addition to the nine interior parking spaces that currently service the nine existing dwelling units. The new proposed improvements will be masonry in construction, and measure 46 feet-0 inches in height, with the existing five-story (masonry) building measuring 55 feet-4 inches in height.

- (A) The Project's Floor Area Ratio: 23,300 square feet square feet (2.9 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 15 total dwelling units (9 existing units + 6 proposed/additional units) (538.1 square feet per dwelling unit)
- (C) The amount of off-street parking: 12 total vehicular spaces (9 existing parking spaces + 3 proposed/additional parking spaces)
- (D) Setbacks: a. Front Setback: 0 foot-0 inches
b. *Rear Setback: 19 feet-0 inches

*Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, the Applicant is seeking an *Administrative Adjustment* to reduce the minimum *rear setback* – for floors containing dwelling units, from 30 feet to 19 feet. [Section 17-3-0405-A and Section 17-13-1003-I.] The proposed *rear setback* follows the existing *rear setback* of the building that is being expanded, and also matches the predominant *rear yard depths* of the other existing buildings that comprise the subject block.

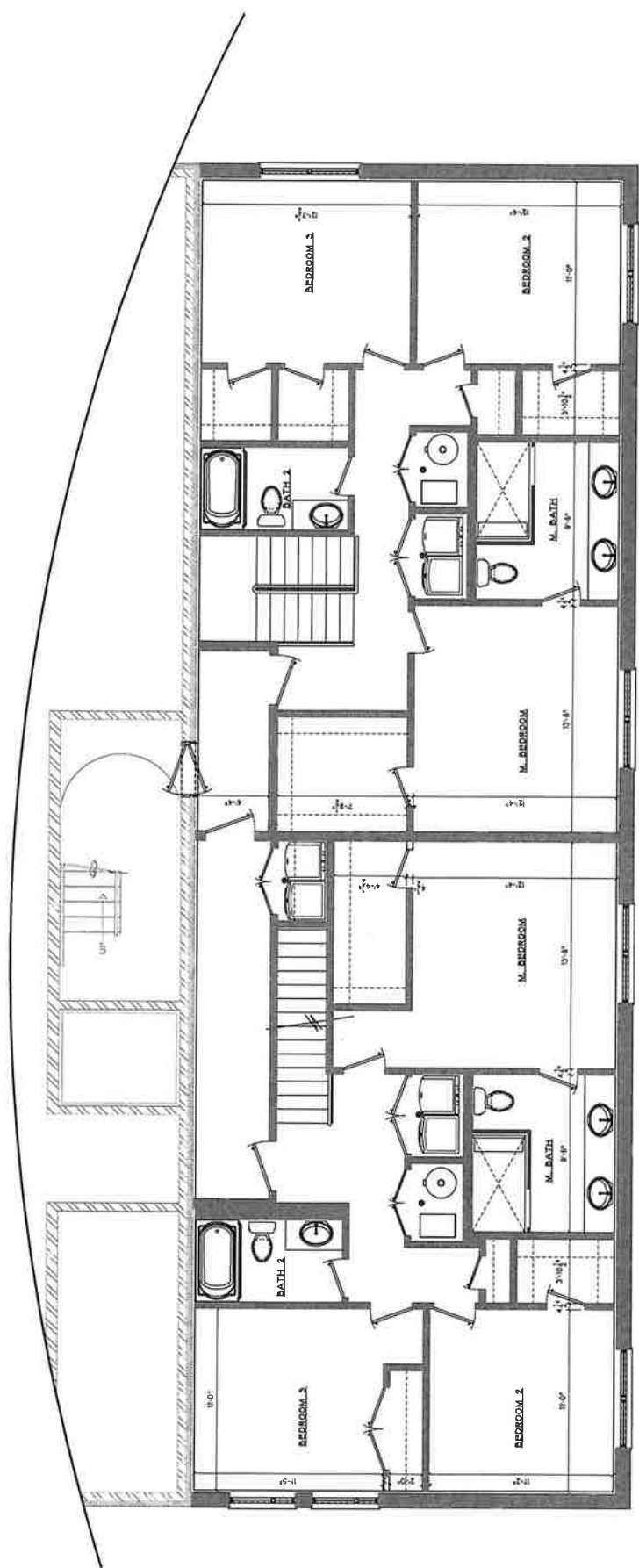
- c. Side Setbacks:
 - North: 0 feet-6 inches (existing)
 - South: 3 feet-6 inches (proposed)

(E) Building Height: 55 feet-4 inches (existing five-story building); 46 feet-0 inches (proposed four-story addition)

CLARK ADDITION
 3837-41 N. CLARK ST.

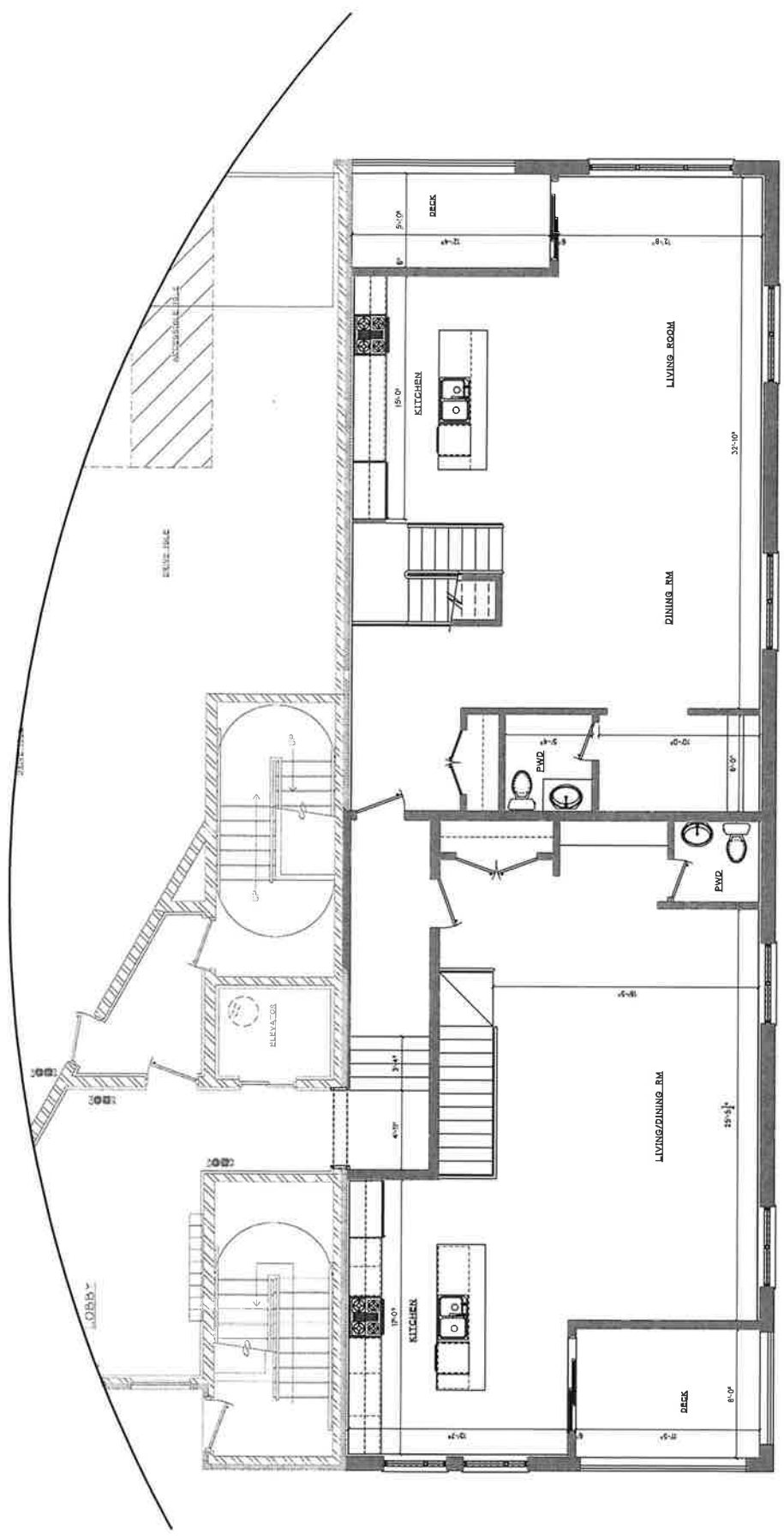
ZONING SET BACK INFORMATION			ZONING INFORMATION		
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL	ZONING REQUEST:	400 SQ. FT. / UNIT
FRONT YARD SETBACK REQUIREMENT:	NO FRONT SETBACK	0'-0"	0'-0"	B2-3	NUMBER OF UNITS ADDITIONAL UNITS: 6
SIDE YARD SETBACK REQUIREMENT:	NO SIDE SETBACK	0'-0"	0'-0"	SEE PLAN	NUMBER OF UNITS EXISTING UNITS: 9
REAR YARD SETBACK REQUIREMENT:	30'-0" TO RES.	30'-0"	3'-6"	8,071.3 SQ. FT.	X 3.0 MAXIMUM BUILD ABLE SQUARE FOOTAGE= 24,213
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF FLAT ROOF	50'-0"	19'-0" (RELIEF)		ACTUAL SQUARE FOOTAGE PER PLANS: 23,300
REAR YARD OPEN SPACE REQUIREMENT					
OPEN SPACE	CODE DESCRIPTION	REQUIRED	ACTUAL		
OPEN SPACE REQUIREMENT:	NONE REQUIRED	NONE	NONE		

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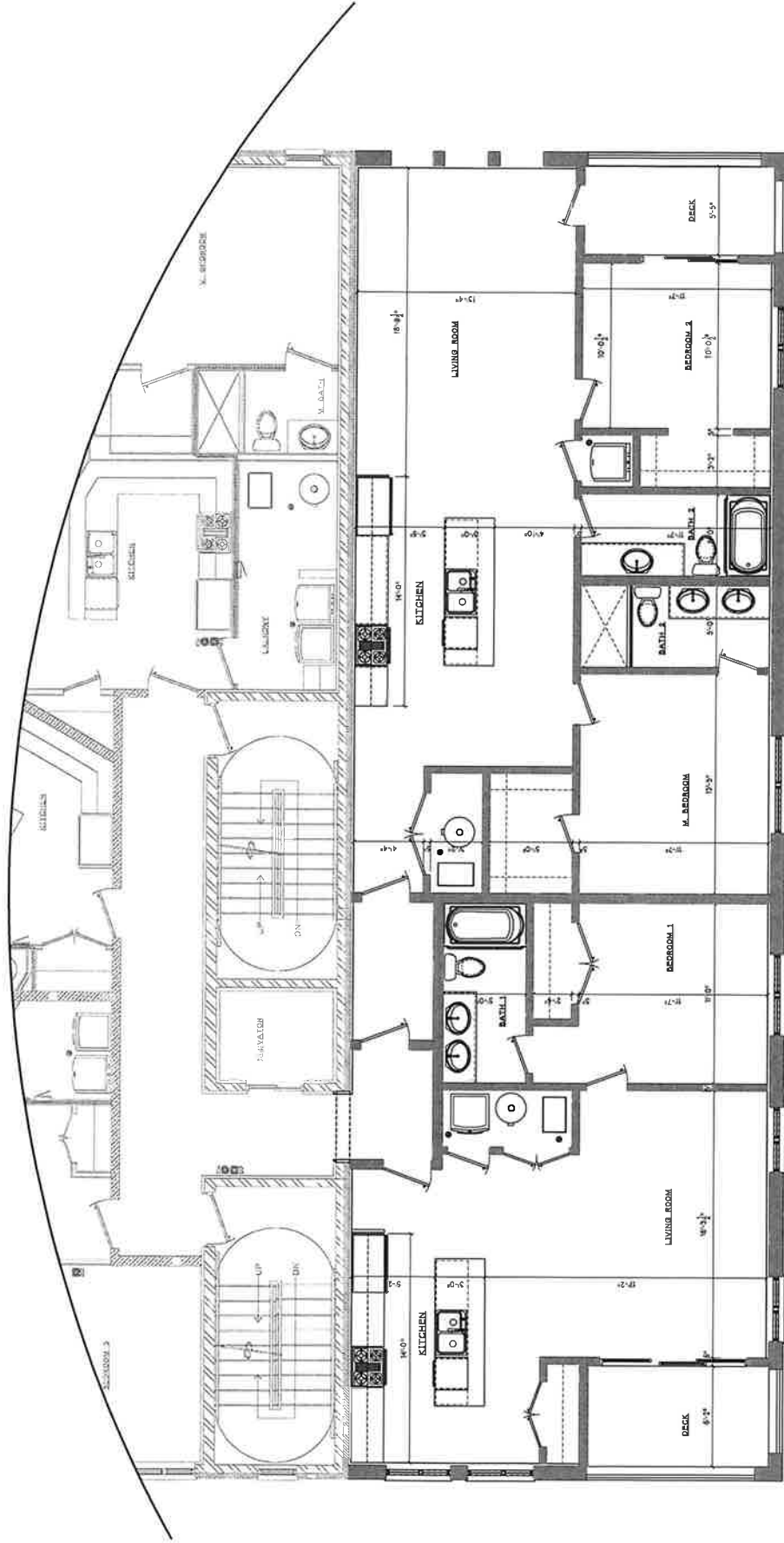
BASEMENT FLOOR PLAN
2-UNITS, BEDROOM LEVEL OF DUPLEXES
3 BED/2.5 BATH

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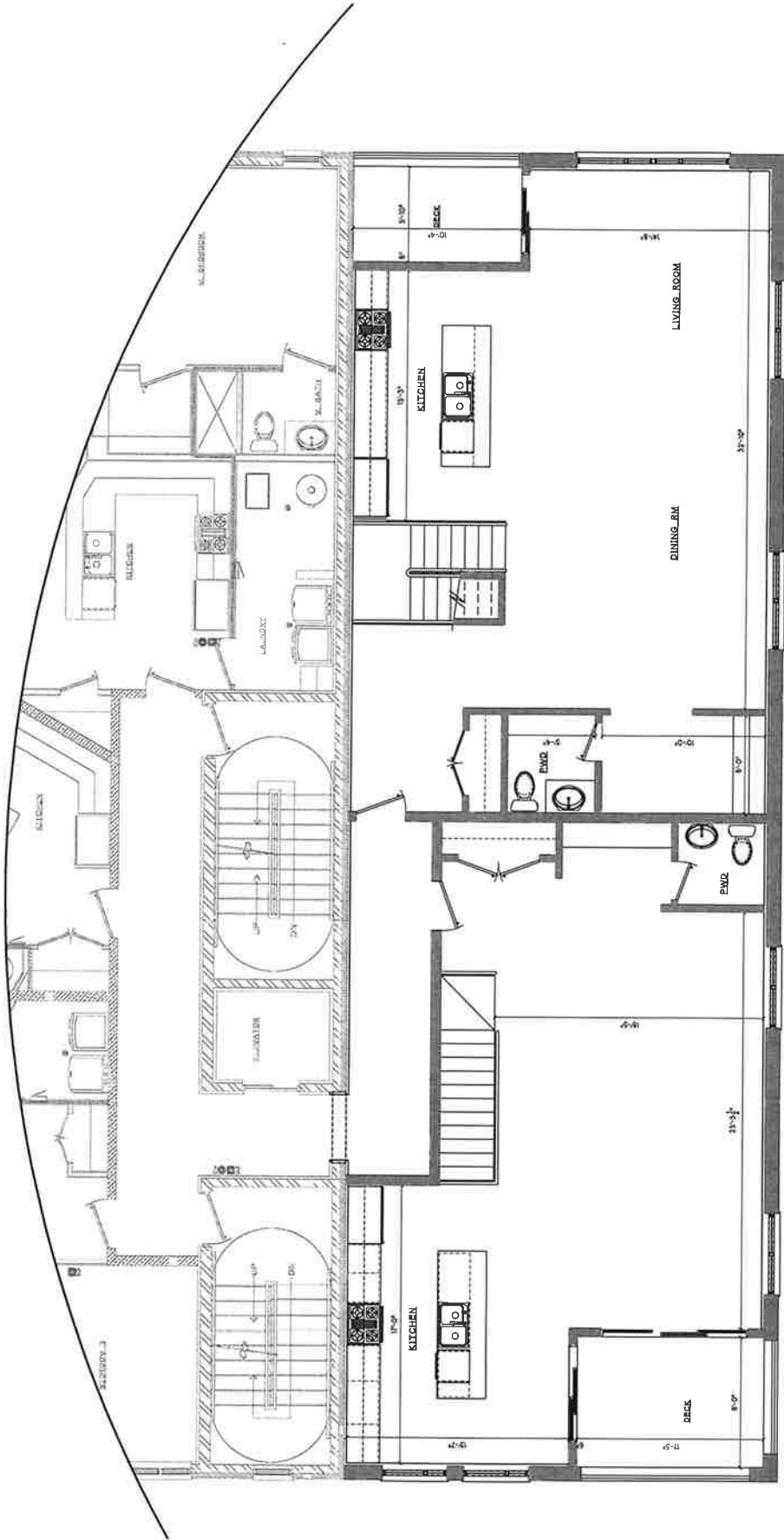
FIRST FLOOR-
 2-UNITS, LIVING RM LEVEL OF DUPLEXES

CLARK ADDITION
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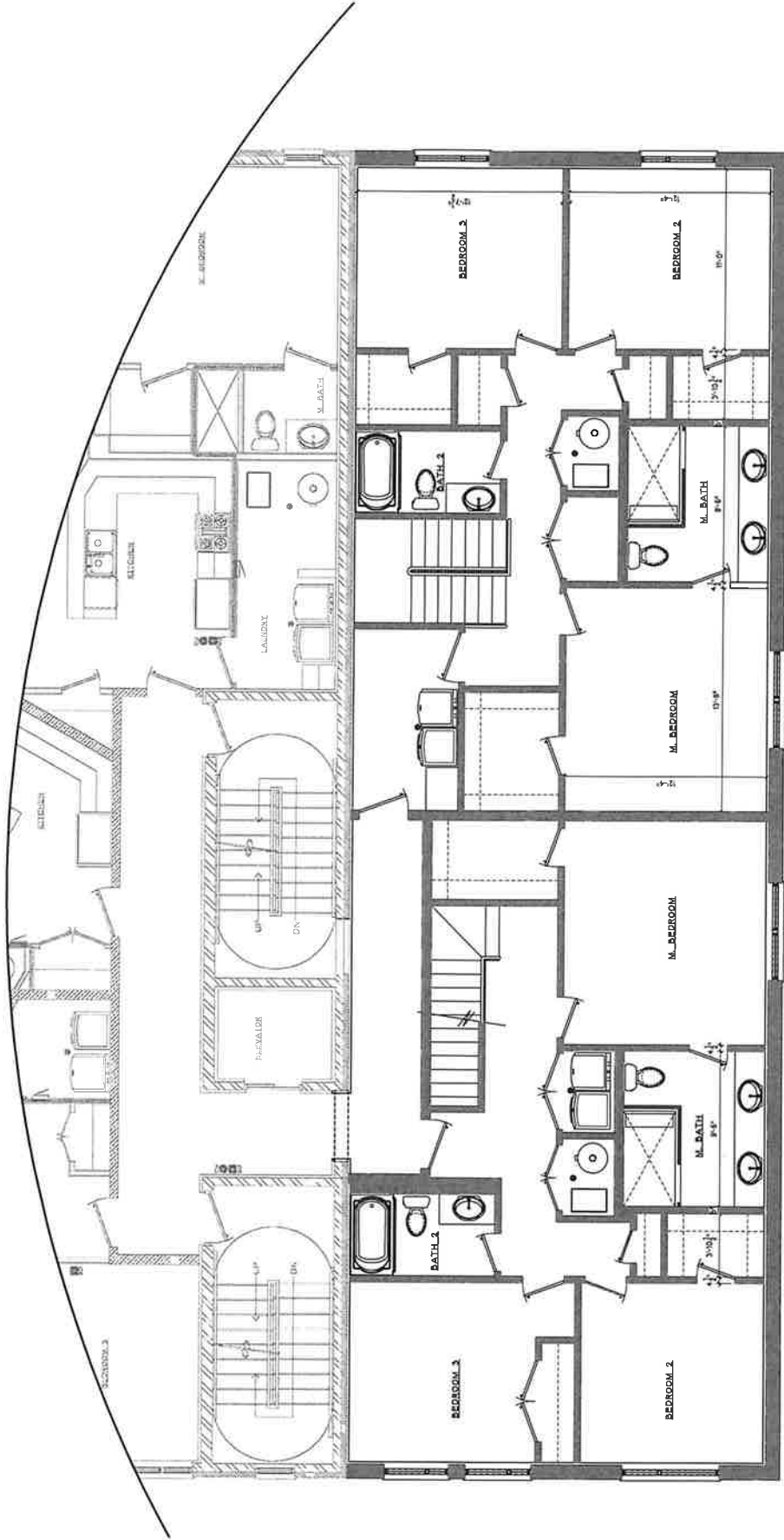
SECOND FLOOR -
 1 BED/BATH UNIT
 2 BED/BATH UNIT

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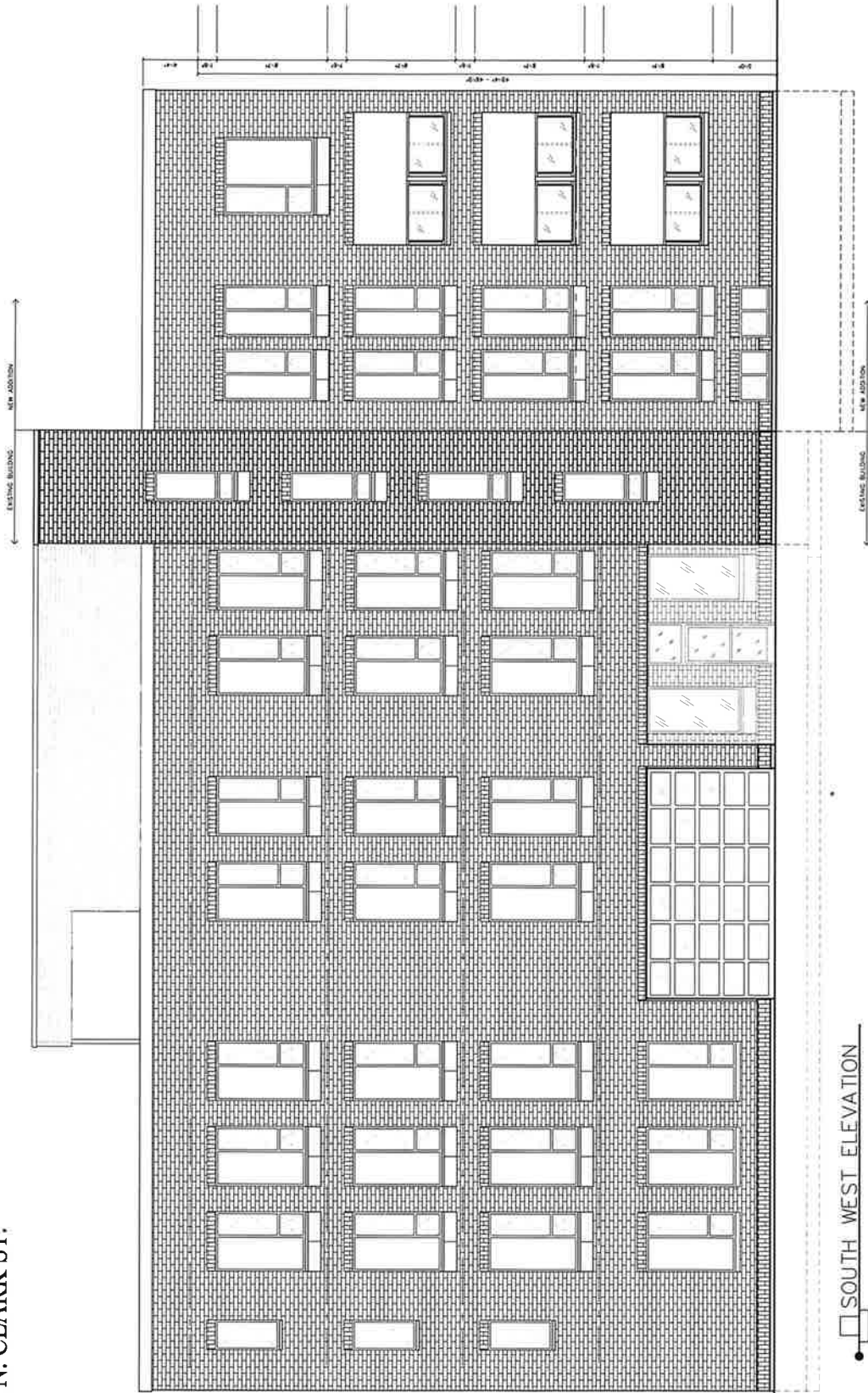
THIRD FLOOR-
2-UNITS, LIVING RM LEVEL OF DUPLEXES

CLARK ADDITION
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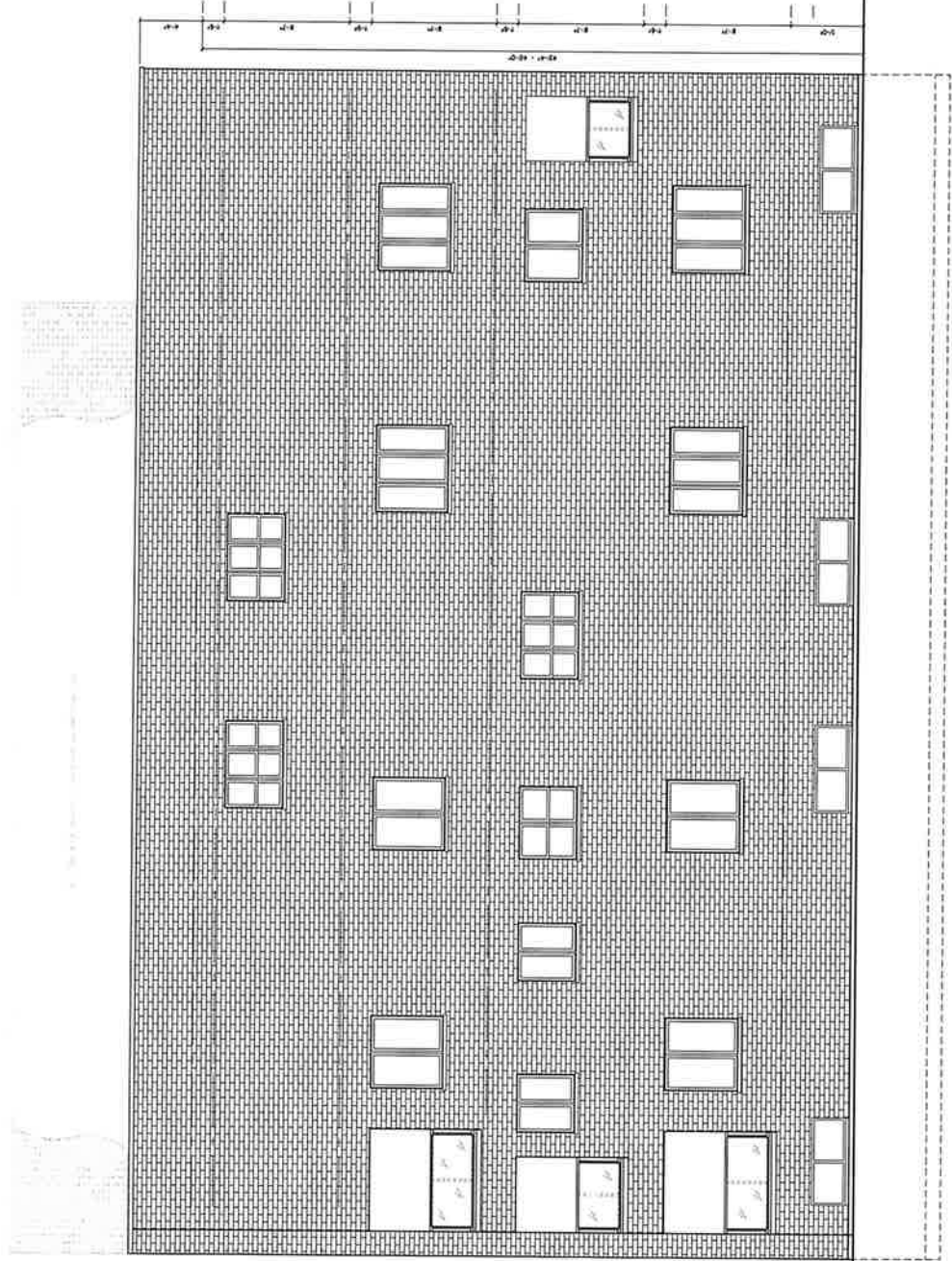
FOURTH FLOOR -
2-UNITS, BEDROOM LEVEL OF DUPLEXES
3 BED/2.5 BATH

CLARK ADDITION
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● SOUTH WEST ELEVATION

CLARK ADDITION
3837-41 N. CLARK ST.



□ SOUTH EAST ELEVATION

CLARK ADDITION
3837-41 N. CLARK ST.

