

**SUBSTITUTE NARRATIVE AND PLANS**  
**TYPE 1 ZONING MAP AMENDMENT**

Applicant: Lion Clark LLC  
Property Location: 3262-64 North Clark Street, Chicago, IL  
Proposed Zoning: B2-3 Neighborhood Mixed-Use District  
Lot Area: 3,750 square feet

Lion Clark LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3262-64 North Clark Street from the B3-3 Community Shopping District to the B2-3 Neighborhood Mixed-Use District in order to construct a four-story multi-family residential building with approximately 956 square feet of ground floor commercial space. The structure is proposed to measure 47'-8" in height and will contain seven residential dwelling units, including an accessible residential unit on the ground floor.

The site is bounded by a mixed-used commercial and residential building to the north; Clark Street to the east; a mixed-use commercial and residential building to the south; and a 16'-wide public alley to the west. The subject property contains 3,750 square feet of net site area and is currently improved with a three-story mixed-use building. The existing improvements will be demolished. The overall project FAR will be 3.0. Additionally, a transit-served location parking reduction will be requested.

The subject property is a transit-served location due to its proximity within 1,320 feet from the Clark Street/22 Route bus line corridor and within 2,640 feet from the Belmont CTA rail station entrance. The proposed development will include 2 off-street vehicular parking spaces and 7 bicycle parking spaces. A transit-served location parking reduction will be requested.

**Transit-Served Location Criteria**

New construction in the B2-3 Neighborhood Mixed-Use District and located in a transit-served location must comply with the Specific Criteria for Transit-Served Locations set forth in Section 17-3-0308:

1. *The project must comply with the applicable standards of Section 17-10-0102-B;*

The project complies with the applicable standards of Section 17-10-0102-B. One bicycle parking space is provided per dwelling unit. The subject property is located immediately on the Clark Street/22 Route bus line corridor and within less than 600 feet of the Belmont CTA Station entrance.

2. *The project must comply with the standards and regulations set forth in Section 17-3-0504 pertaining to pedestrian streets and pedestrian retail streets;*

As depicted on the accompanying Type 1 plans, the proposed development meets the design standards set forth in Section 17-3-0504, including with respect to building location, transparency, location of doors and entrances, and parking location.

3. *The project must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;*

The Belmont CTA station is designated a "Major Activity Center" station type. This station typology is intended to be developed at a significant density that supports and provides services for the region and

surrounding neighborhoods. Development is encouraged to include a balance of residential and retail or other uses. The proposed development will add gentle residential density and provide a new ground floor commercial space at the site. The project will therefore comply with and support the goals set forth in the Transit Friendly Development Guide for the applicable station typology.

4. *Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number;*

The proposed development is a residential building that will not have a number of parking spaces in excess of 50% of the applicable minimum automobile parking requirement. Based on seven proposed dwelling units, no more than 4 parking spaces may be provided. Two parking spaces are proposed.

5. *Must comply with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.*

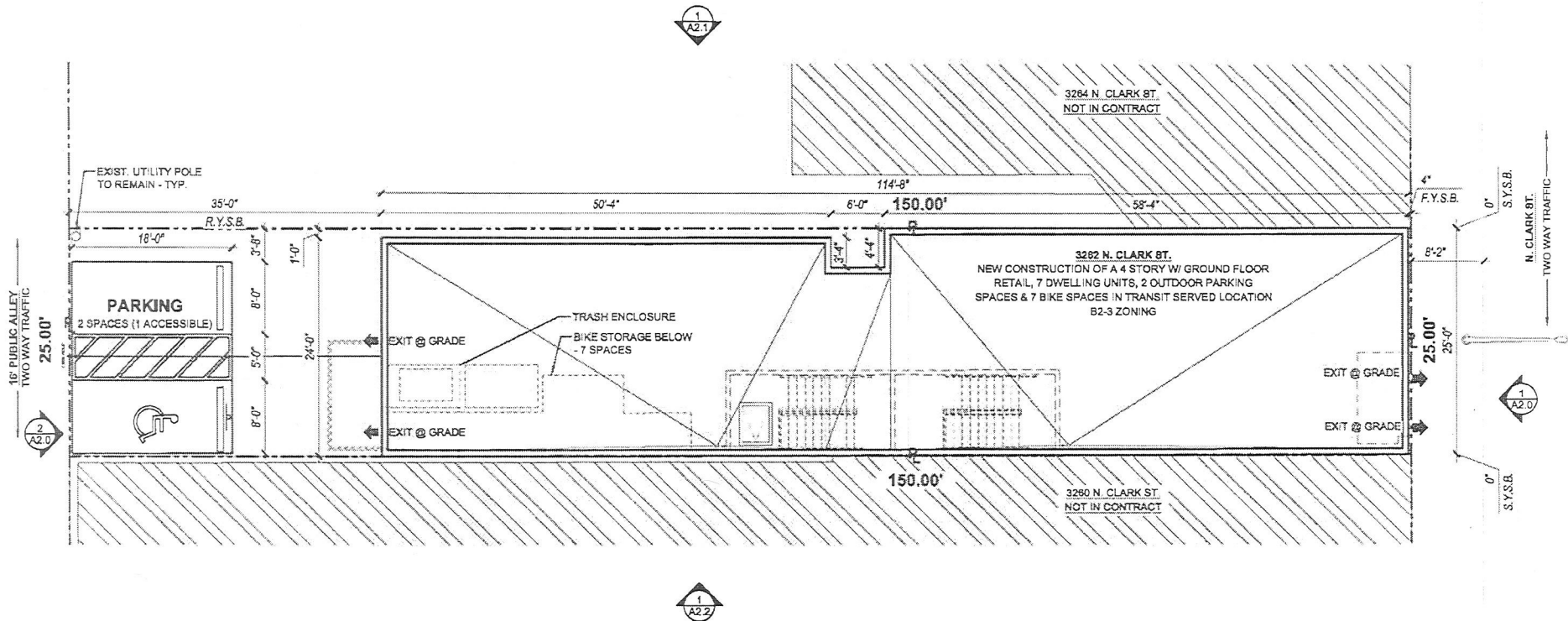
The project will comply with the Travel Demand Study and Management Plan rules in effect at the time of filing of this application.

**Bulk Regulations and Data**

- |   |   |
|---|---|
| (a) Floor Area and Floor Area Ratio:      |   |
| i. Lot Area:                              | 3,750 square feet   |
| ii. Maximum FAR:                          | 3.0   |
| (b) Density (Lot Area Per Dwelling Unit): | 535 square feet (7 dwelling units)  |
| (c) Amount of off-street parking:         | 2 vehicular spaces (transit-served location parking reduction will be requested)* |
| (d) Setbacks:                             |   |
| i. Front setback:                         | 0 feet 4 inches   |
| ii. Side setback:                         | 0 feet  |
| iii. Side setback:                        | 0 feet  |
| iv. Rear setback:                         | 35 feet   |
| (e) Building height:                      | 48 feet   |
| (f) Off-street Loading:                   | 0 spaces  |

\*A transit-served location parking reduction is requested. The project will comply with all mandatory criteria for new construction in transit-served locations set forth in Sec. 17-3-0308.

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## 1 SITE PLAN

SCALE: 3/32" = 1'-0"

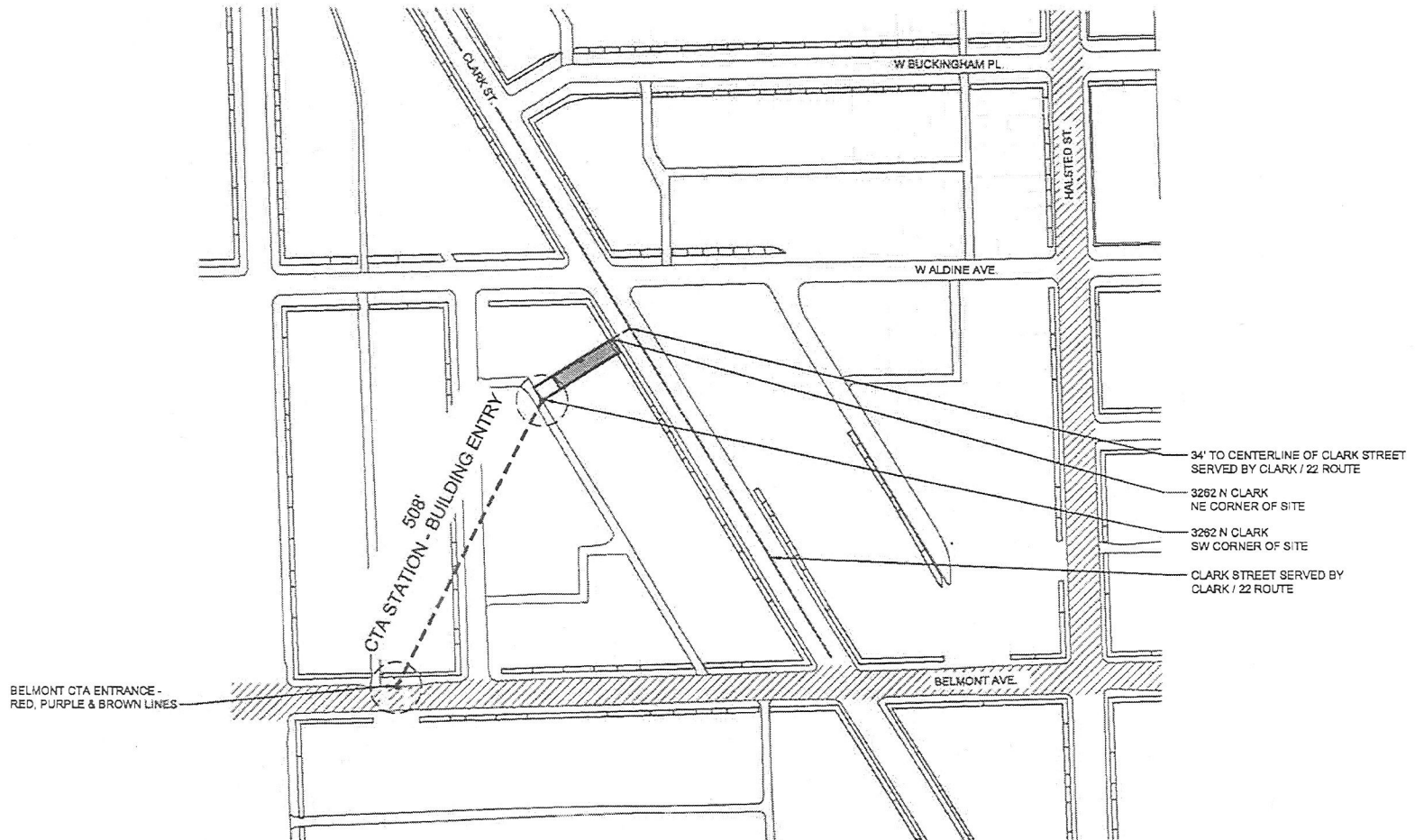


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1 TSL MAP  
SCALE: 1:3000

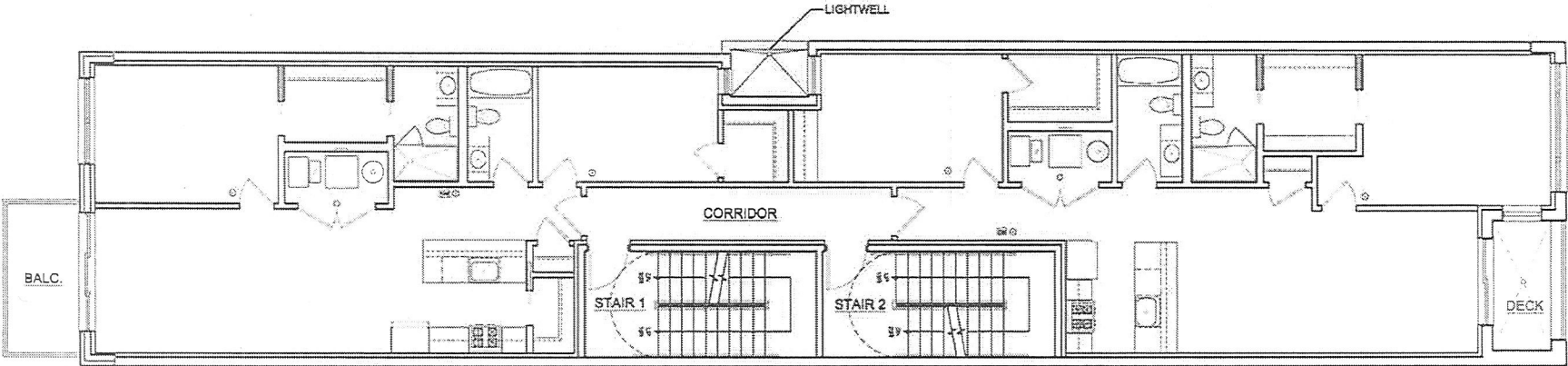


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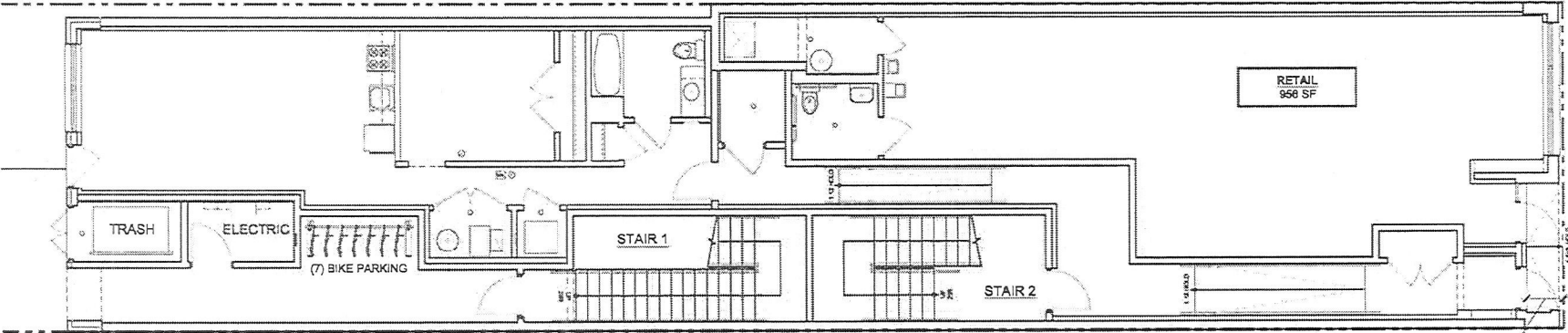
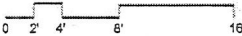
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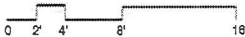
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**2 TYPICAL FLOOR PLAN (2ND - 4TH)**  
SCALE: 1/8" = 1'-0"



**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



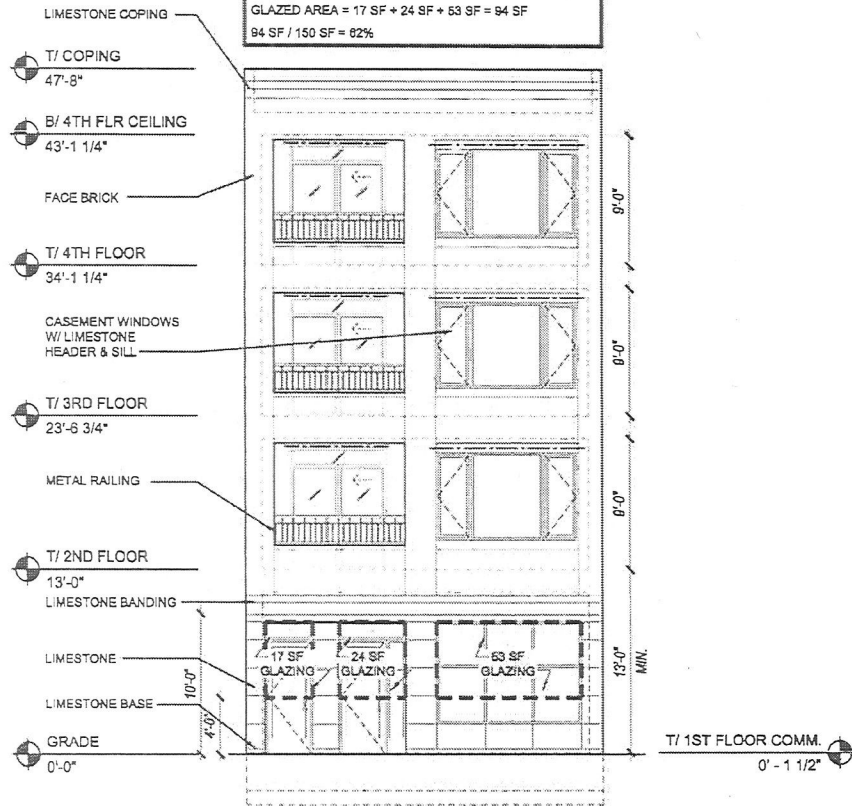
2'-10"  
FROM PL

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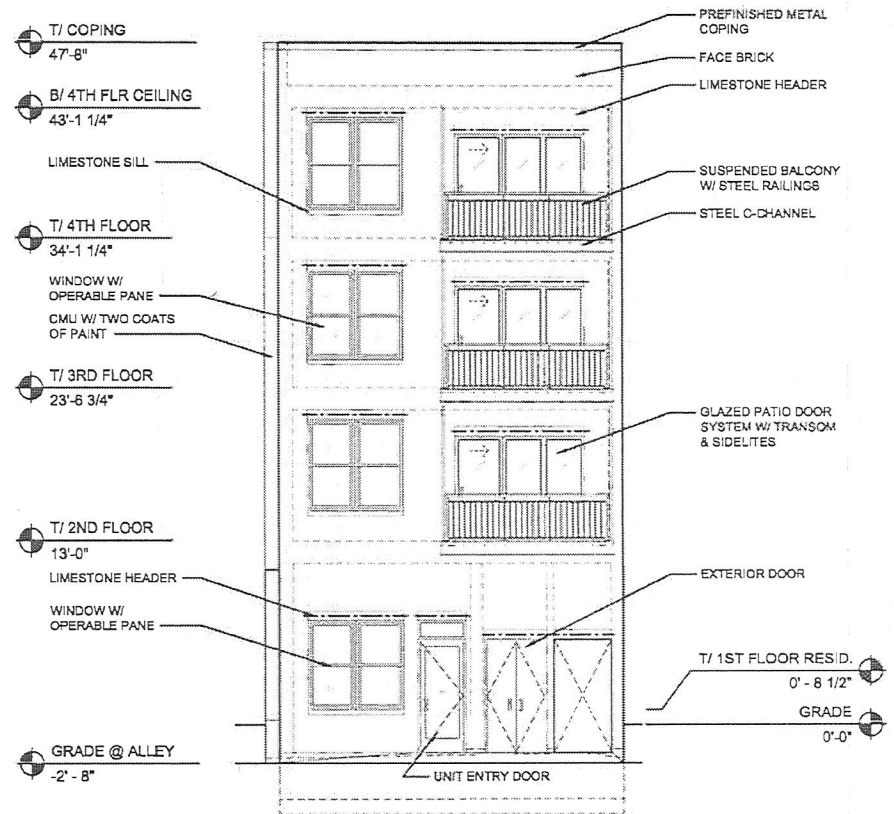
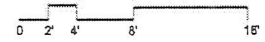
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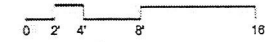
**PEDESTRIAN STREET TRANSPARENCY CALCULATION:**  
 GLAZED AREA BETWEEN 4'-0" & 10'-0"  
 ABOVE GRADE = MIN. 60%  
 TOTAL AREA = 150 SF  
 GLAZED AREA = 17 SF + 24 SF + 63 SF = 94 SF  
 94 SF / 150 SF = 62%



**1 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



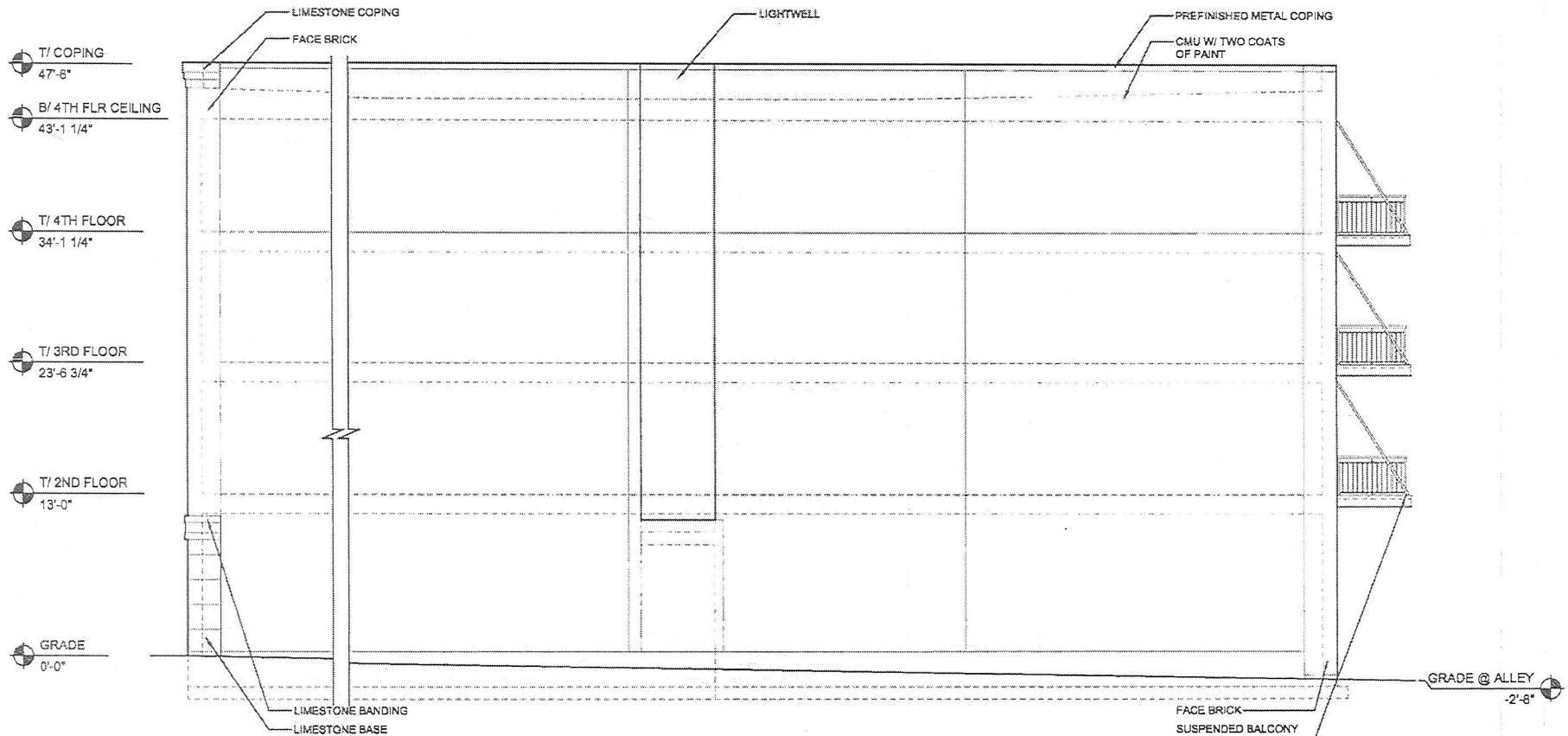
**2 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



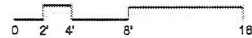
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**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



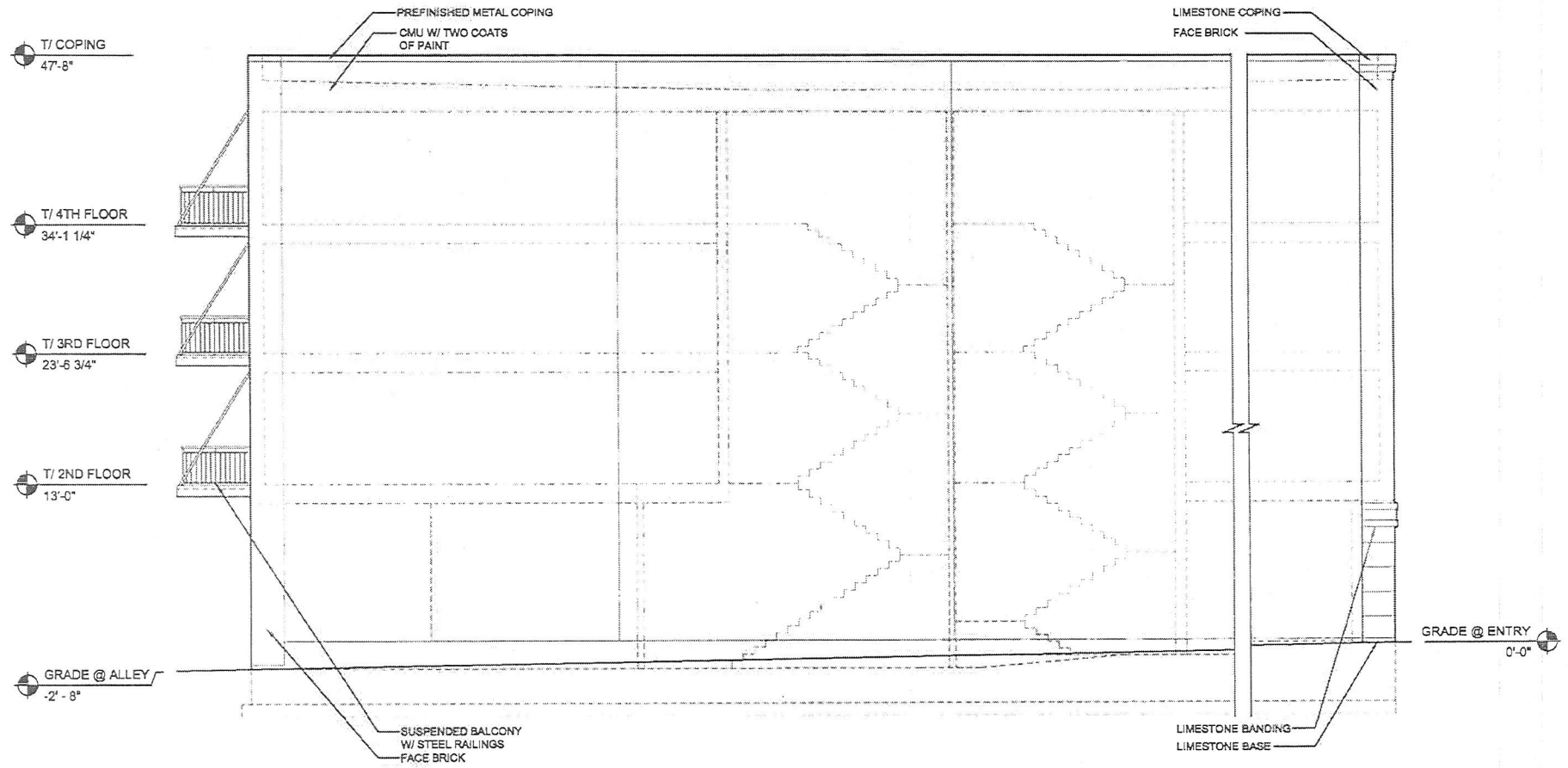
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**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

