

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.

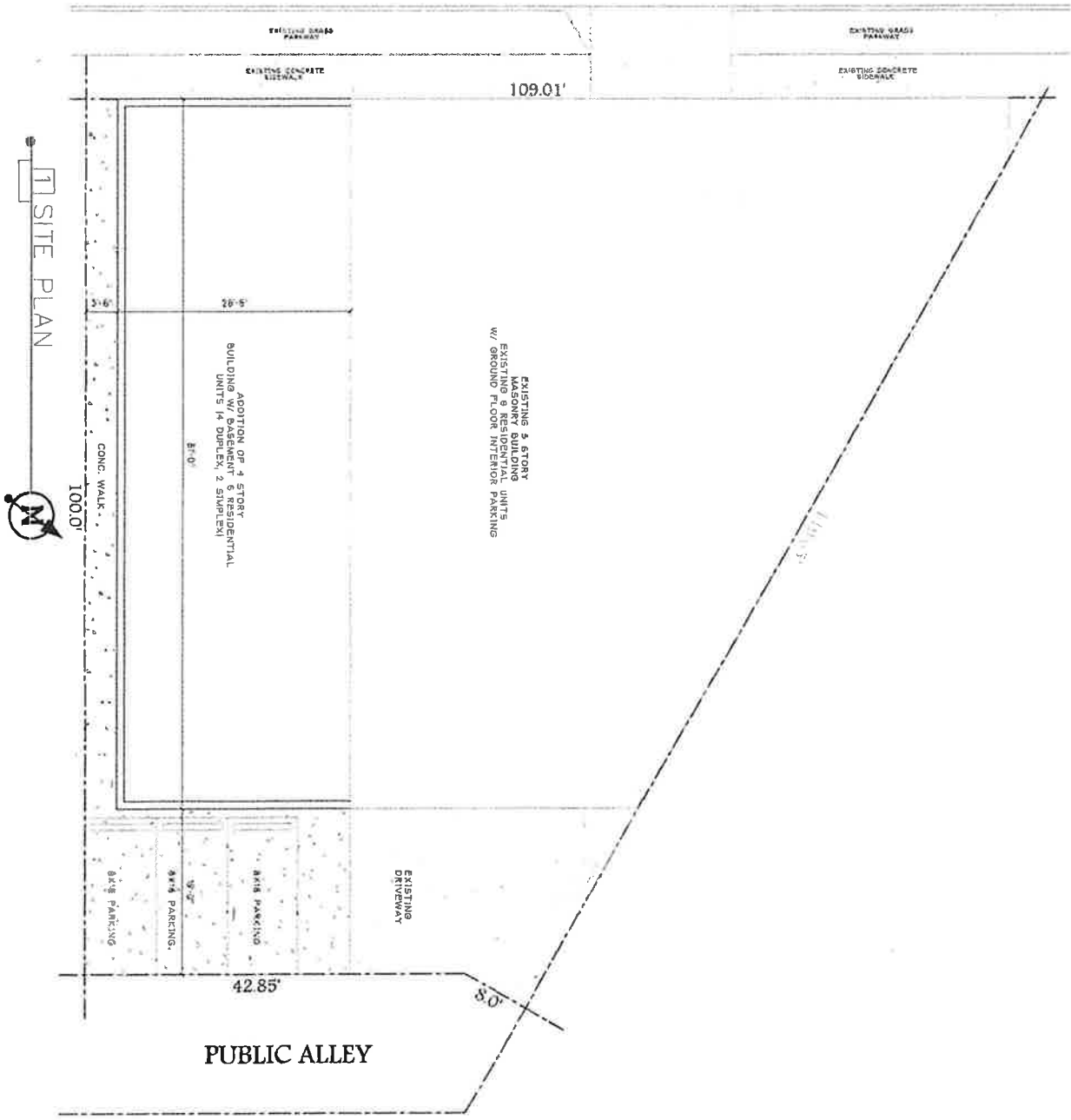
- (A) The Project's Floor Area Ratio: 23,300 square feet square feet (2.9 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 15 total dwelling units (9 existing units + 6 proposed/additional units) (538.1 square feet per dwelling unit)
- (C) The amount of off-street parking: 12 total vehicular 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)

NORTH CLARK STREET
TWO DIRECTION TRAFFIC



1 SITE PLAN



100.0'

PUBLIC ALLEY

8.0'

42.85'

109.01'

52.0'

42.0'

ADDITION OF 4 STORY
BUILDING W/ BASEMENT & RESIDENTIAL
UNITS (4 DUPLEX, 2 SINGLE)

EXISTING 5 STORY
MASONRY BUILDING
EXISTING 8 RESIDENTIAL UNITS
W/ GROUND FLOOR INTERIOR PARKING

EXISTING
DRIVEWAY

8x8 PARKING

8x8 PARKING

8x8 PARKING

CONC. WALK

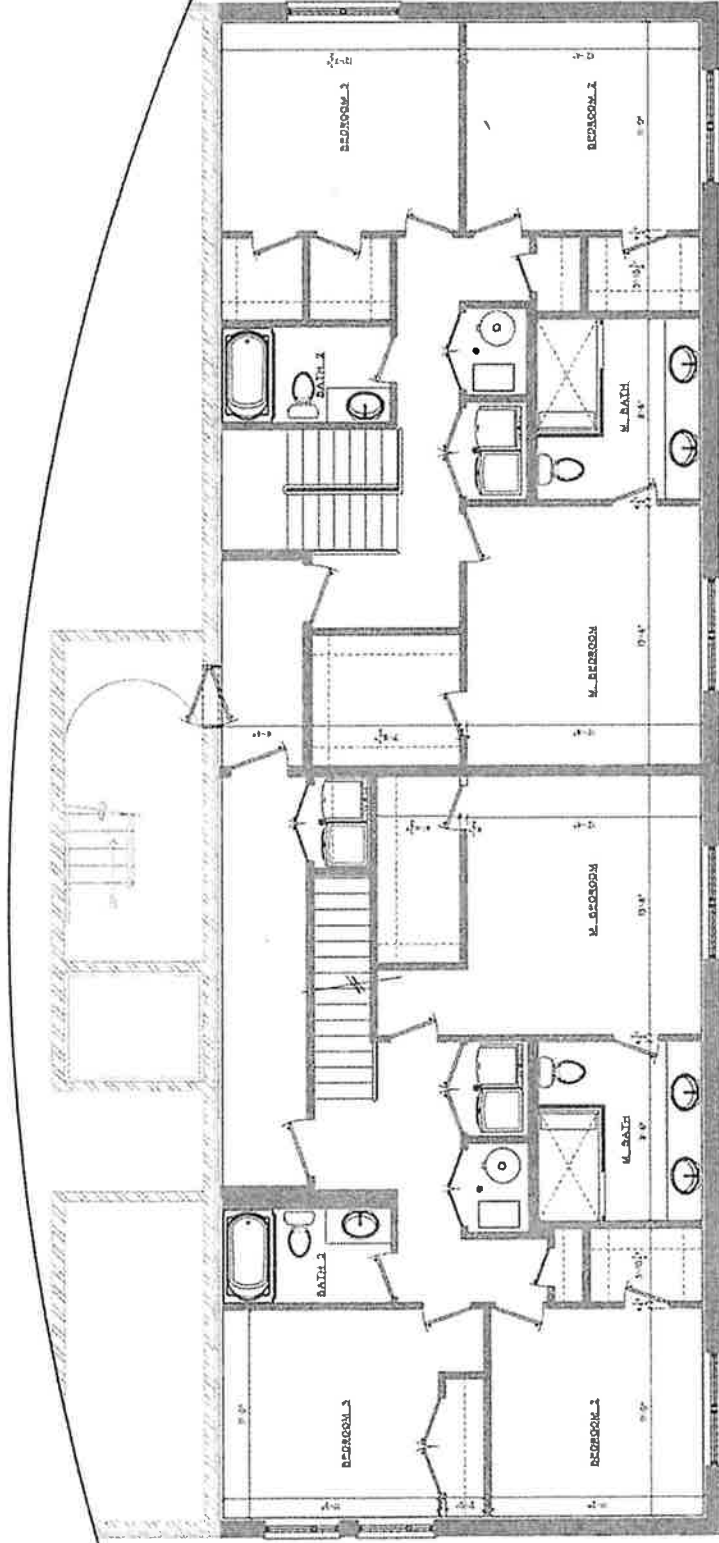
EXISTING CONCRETE
BIOWALK

EXISTING CONCRETE
BIOWALK

EXISTING GRASS
PARKWAY

EXISTING GRASS
PARKWAY

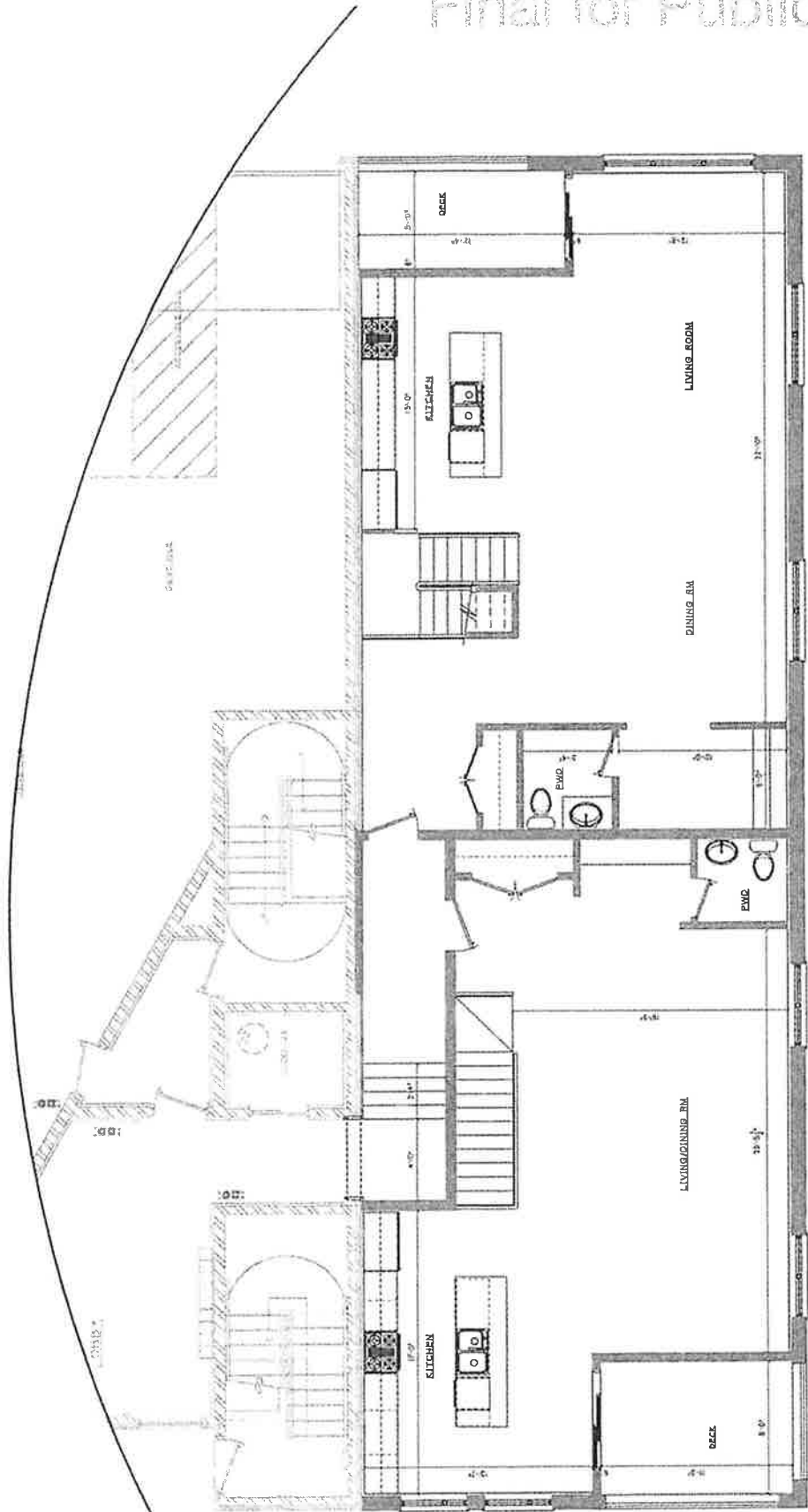
CLARK ADDITION
3837-41 N. CLARK ST.



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

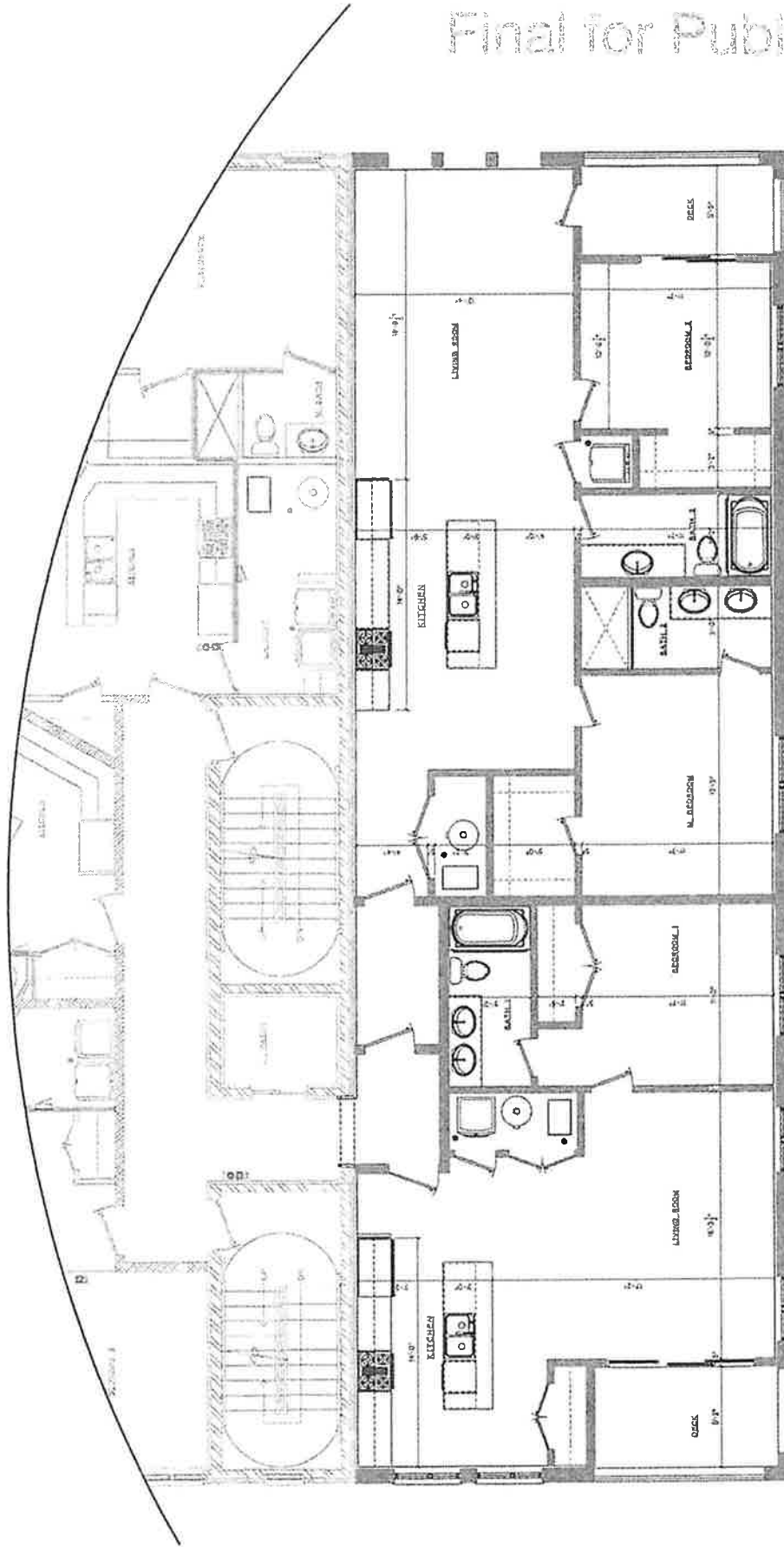
Final for Publication

CLARK ADDITION
3837-41 N. CLARK ST.



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

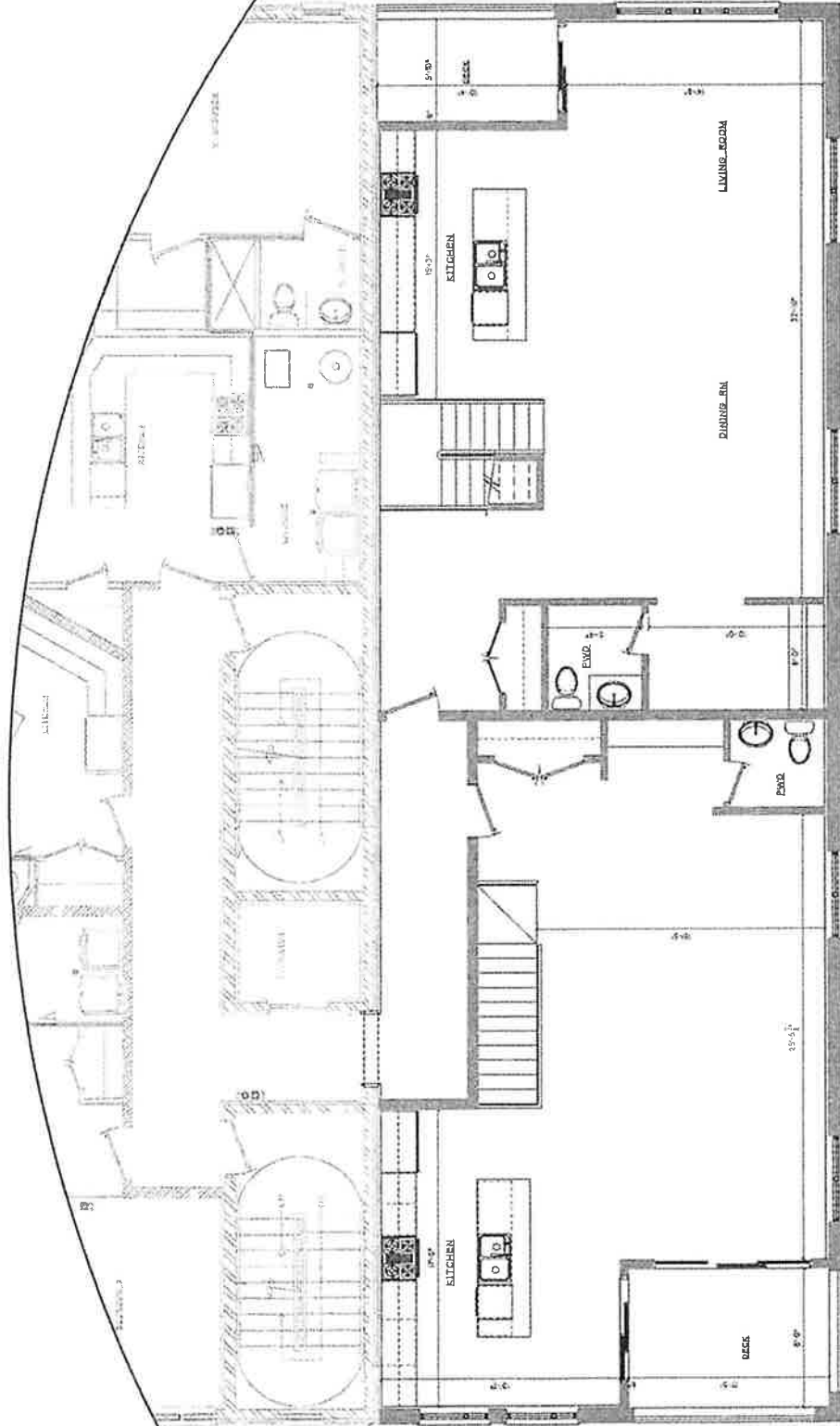
CLARK ADDITION
3837-41 N. CLARK ST.



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

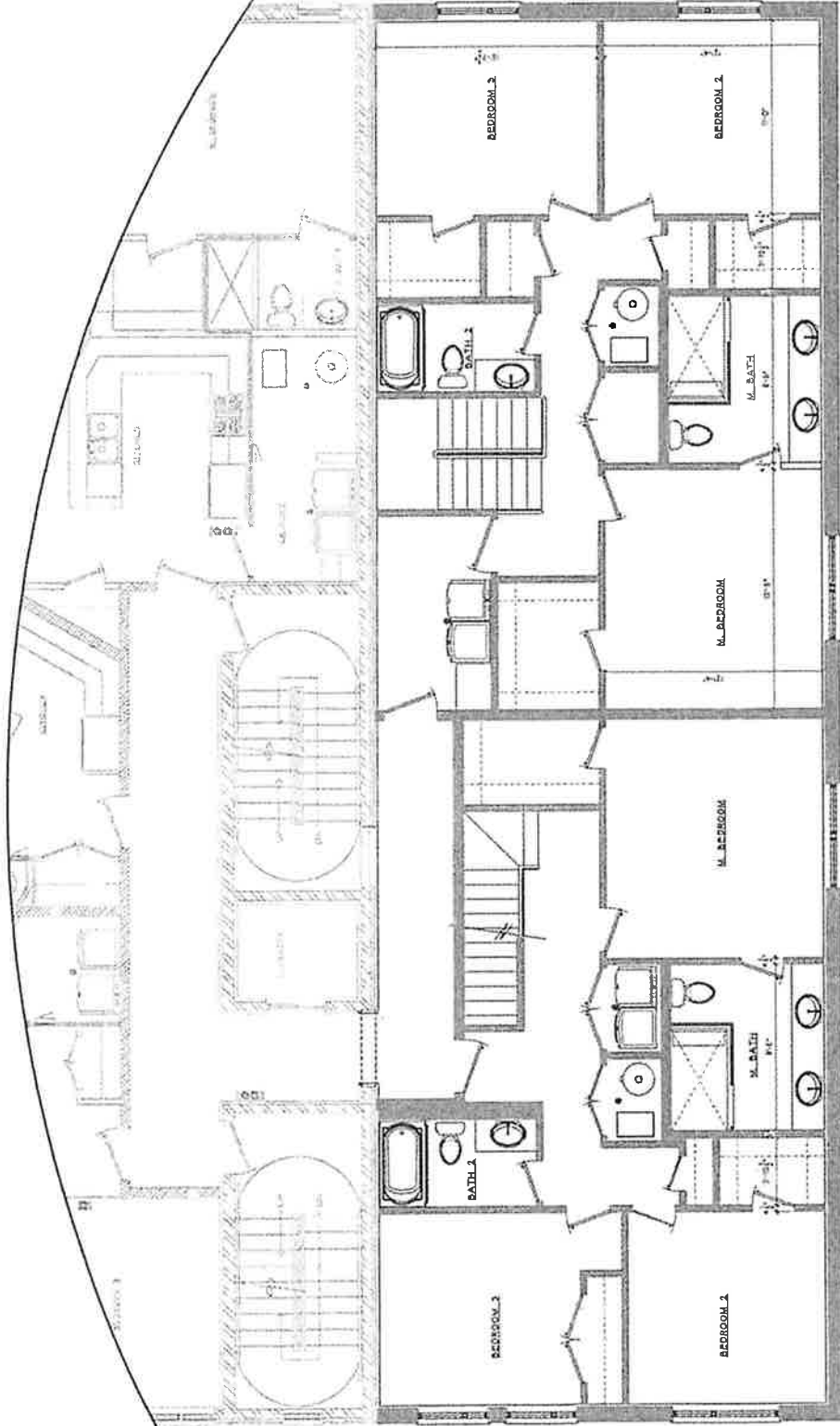
CLARK ADDITION
3837-41 N. CLARK ST.



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

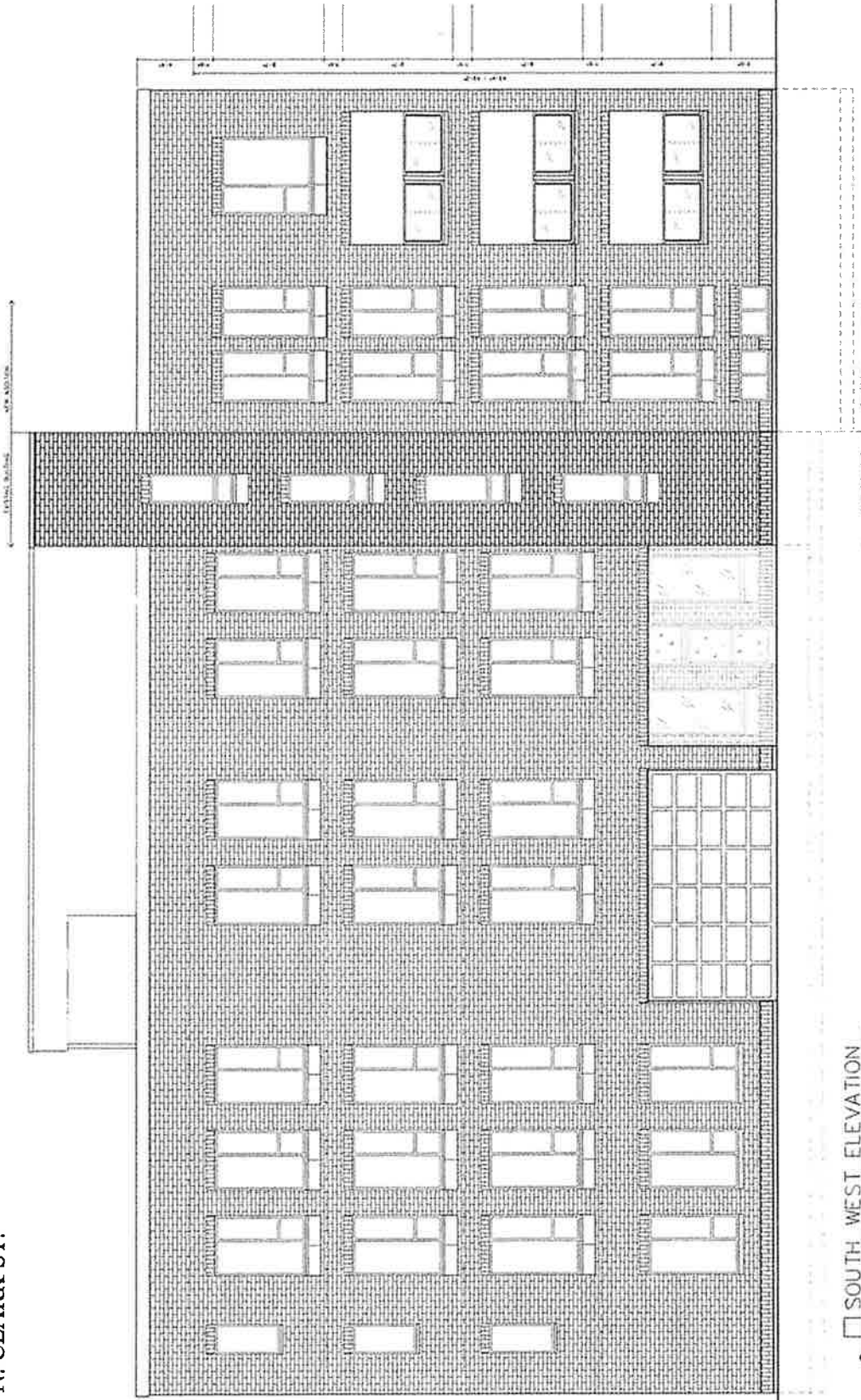
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CLARK ADDITION
3837-41 N. CLARK ST.



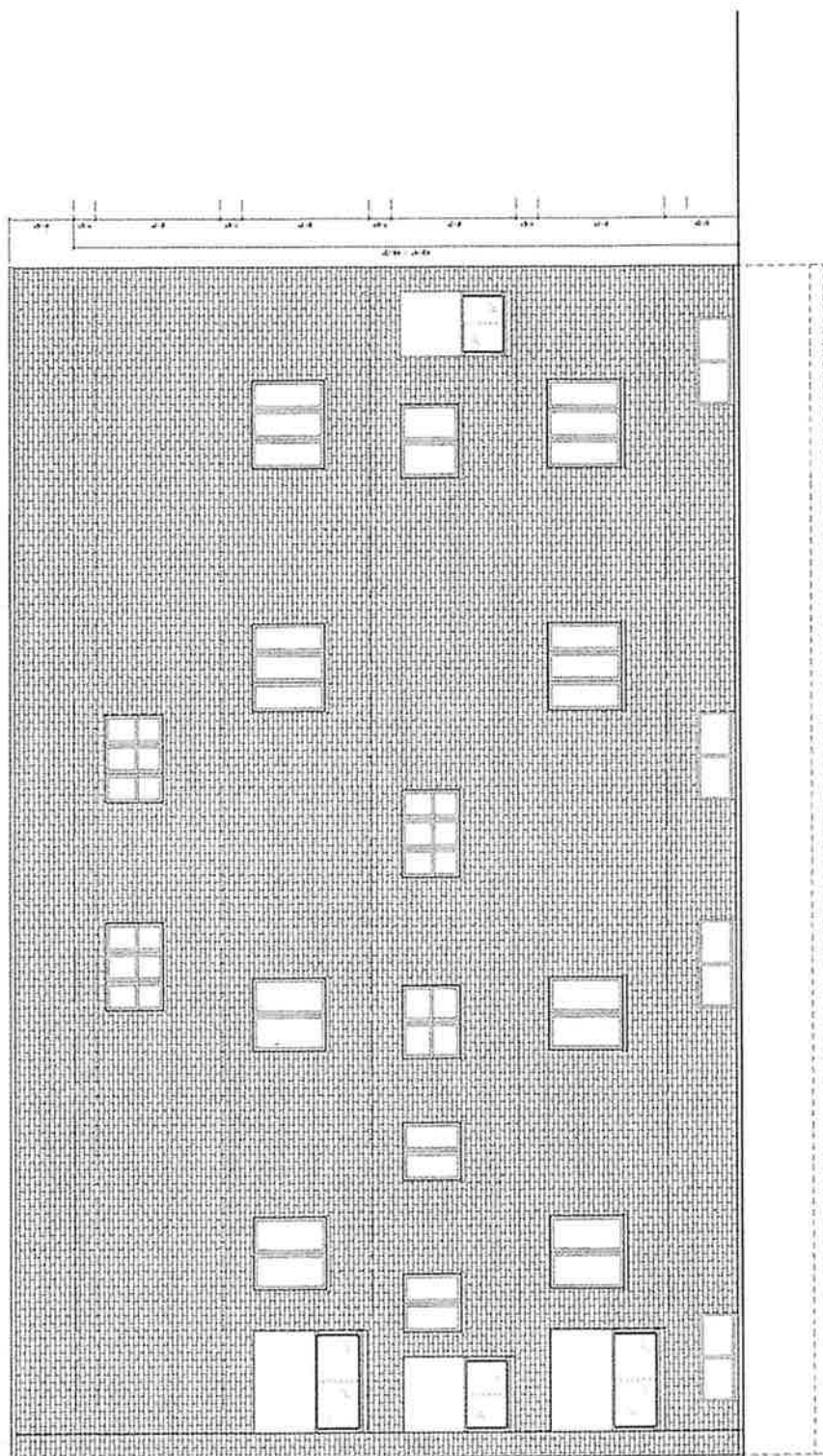
FOURTH FLOOR-
2-UNITS, BEDROOM LEVEL OF DUPLEXES
3 BED/2.5 BATH

CLARK ADDITION
3837-41 N. CLARK ST.



□ SOUTH WEST ELEVATION

CLARK ADDITION
3837-41 N. CLARK ST.



□ SOUTH EAST ELEVATION

CLARK ADDITION
3837-41 N. CLARK ST.

