

TYPE 1 ZONING MAP AMENDMENT APPLICATION

Project Narrative and Plans

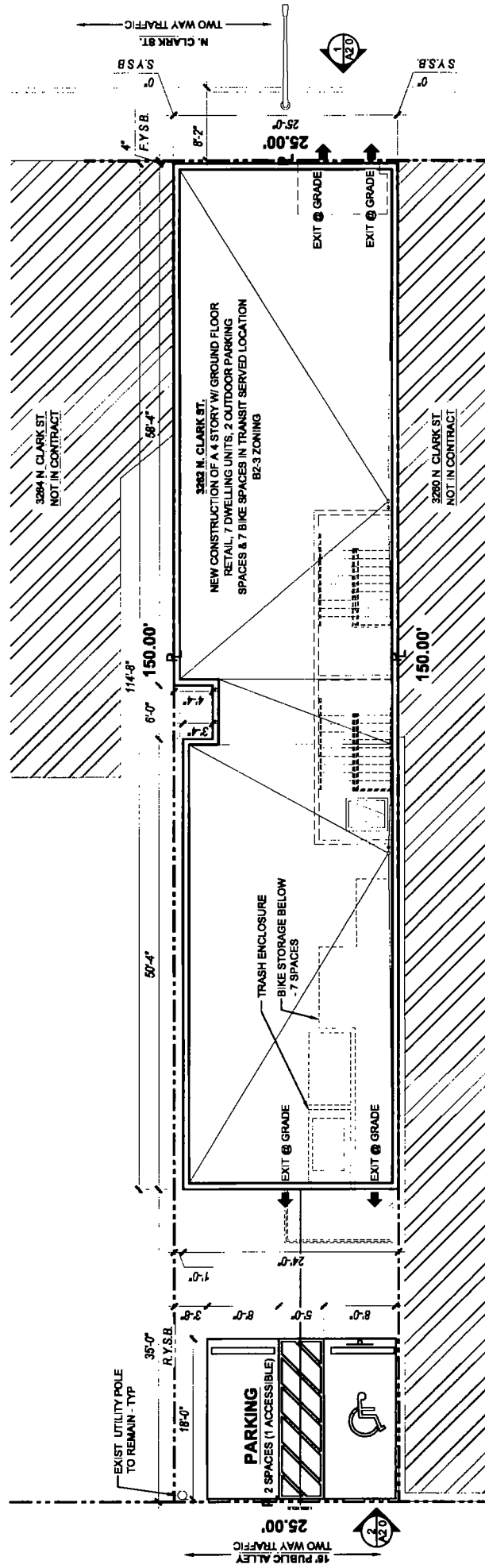
Applicant: LSCD of Lincoln Park, LLC
Property Location: 3262-64 North Clark Street, Chicago, IL
Proposed Zoning: B2-3 Neighborhood Mixed-Use District
Lot Area: 3,750 square feet

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 property is a transit-served location due to its proximity within 1,320 feet from the Clark Street/22 Route bus line. A transit-served location parking reduction will be requested. The project will contain two off-street vehicular parking spaces and seven bicycle parking spaces.

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 proposed development will included 2 off-street vehicular parking spaces and 7 bicycle parking spaces.

- (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 will be requested.



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



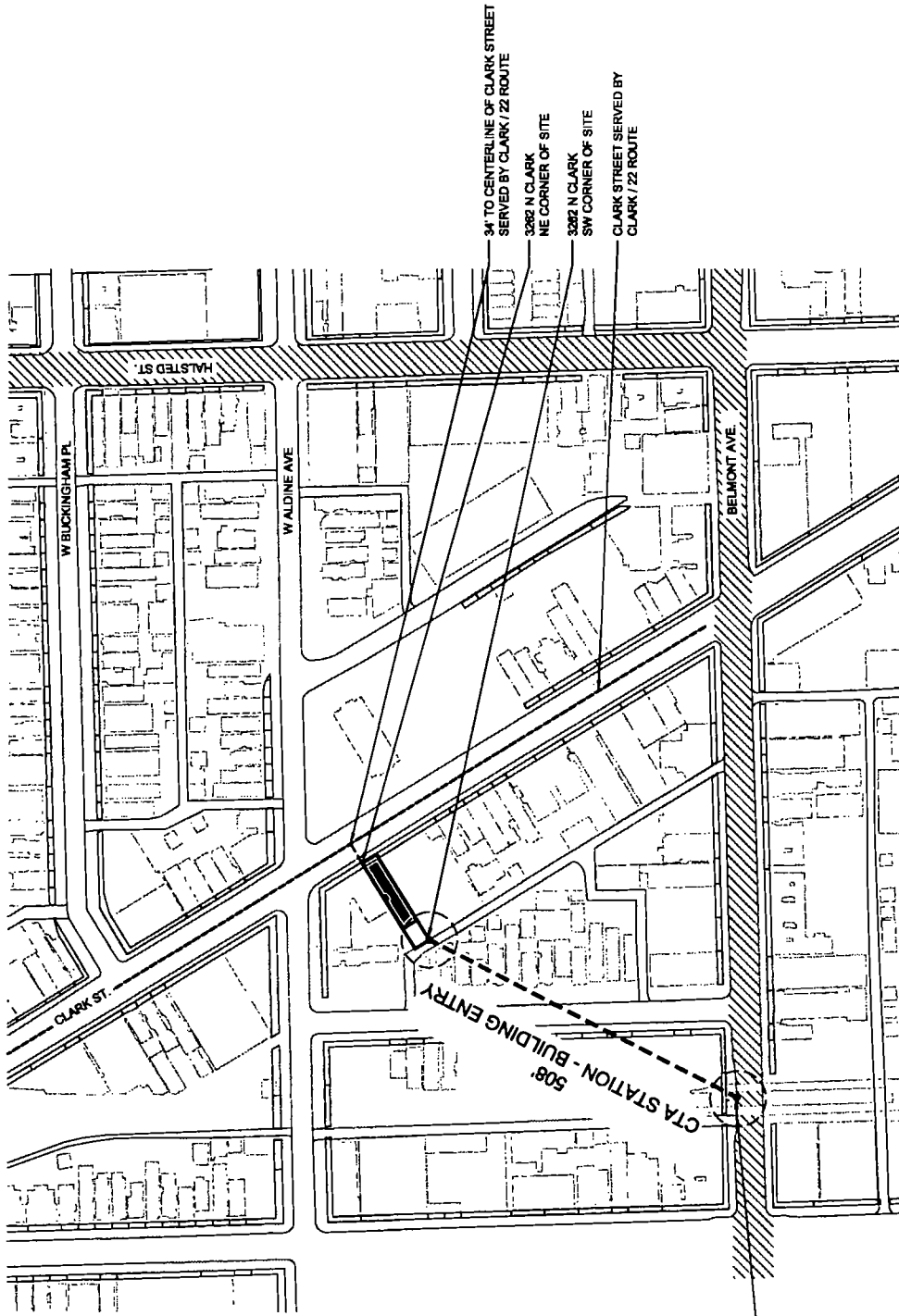
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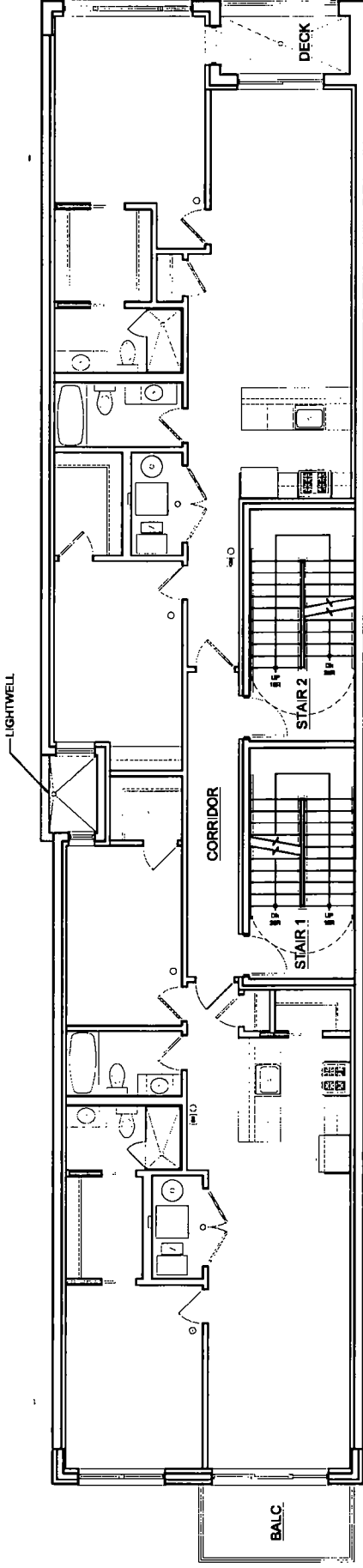
1 TSL MAP
SCALE: 1:3000

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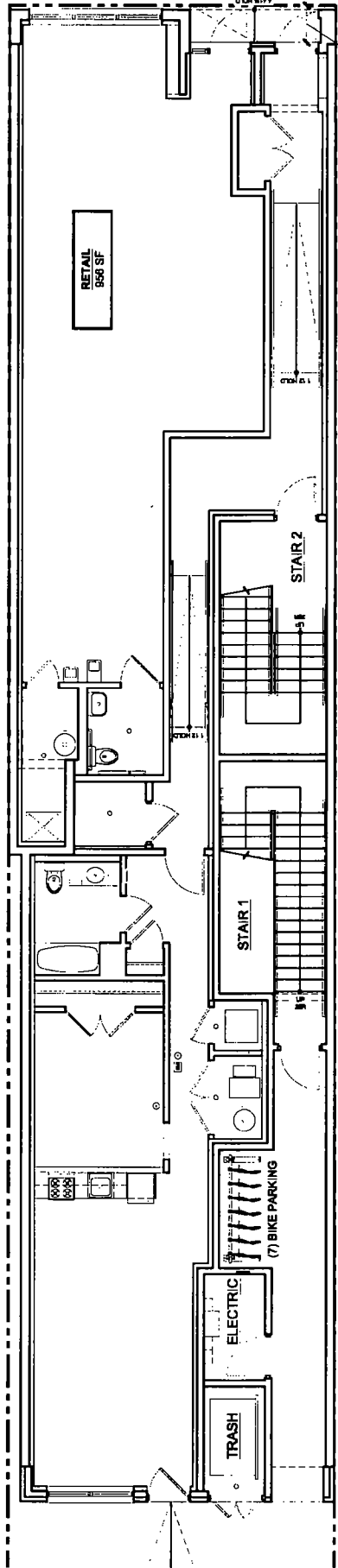
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2 TYPICAL FLOOR PLAN (2ND -4TH)
SCALE: 1/8" = 1'-0"



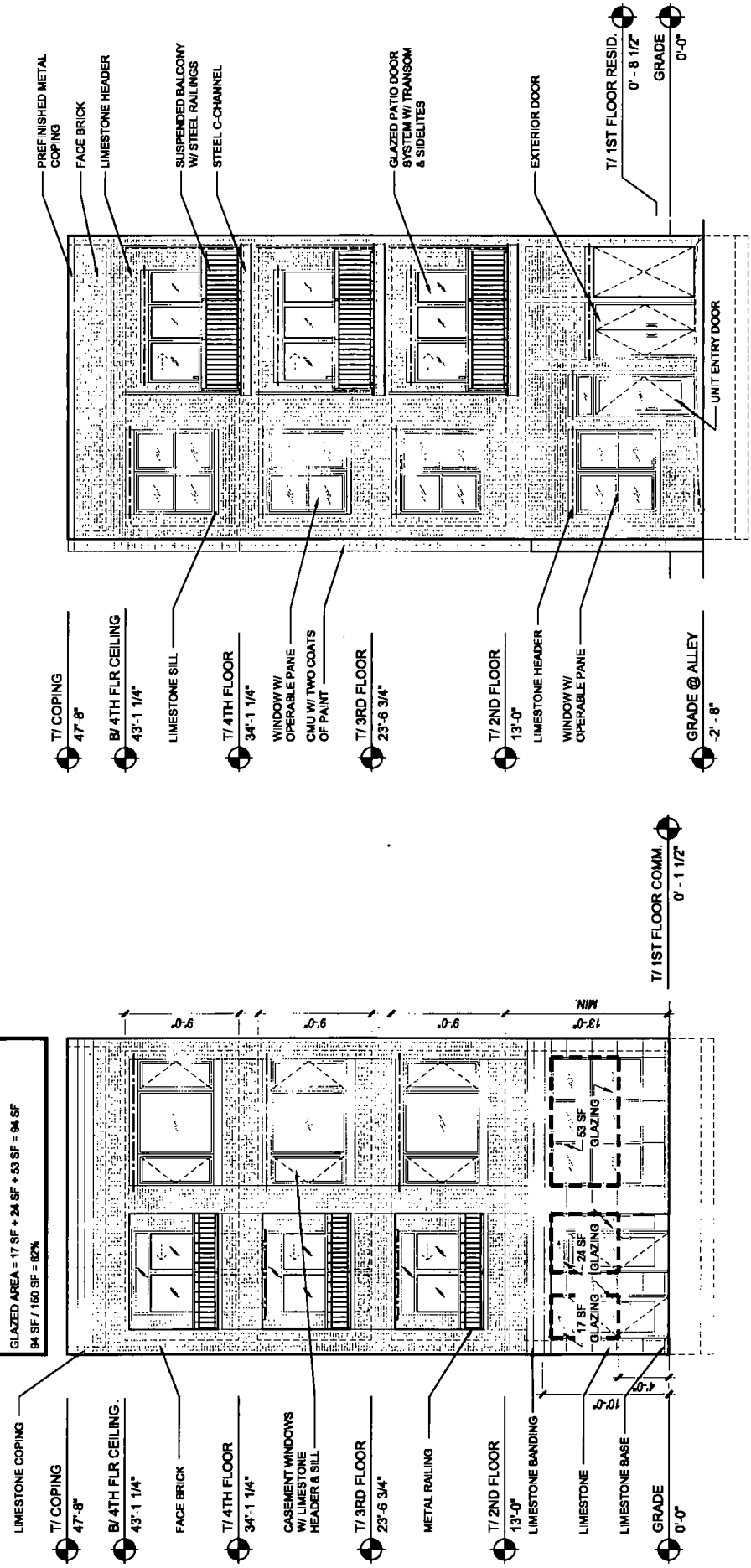
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PEDESTRIAN STREET TRANSPARENCY CALCULATION:
 GLAZED AREA BETWEEN 4'-0" & 10'-0"
 ABOVE GRADE = MIN 80%
 TOTAL AREA = 150 SF
 GLAZED AREA = 17 SF + 24 SF + 53 SF = 94 SF
 94 SF / 150 SF = 62%



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

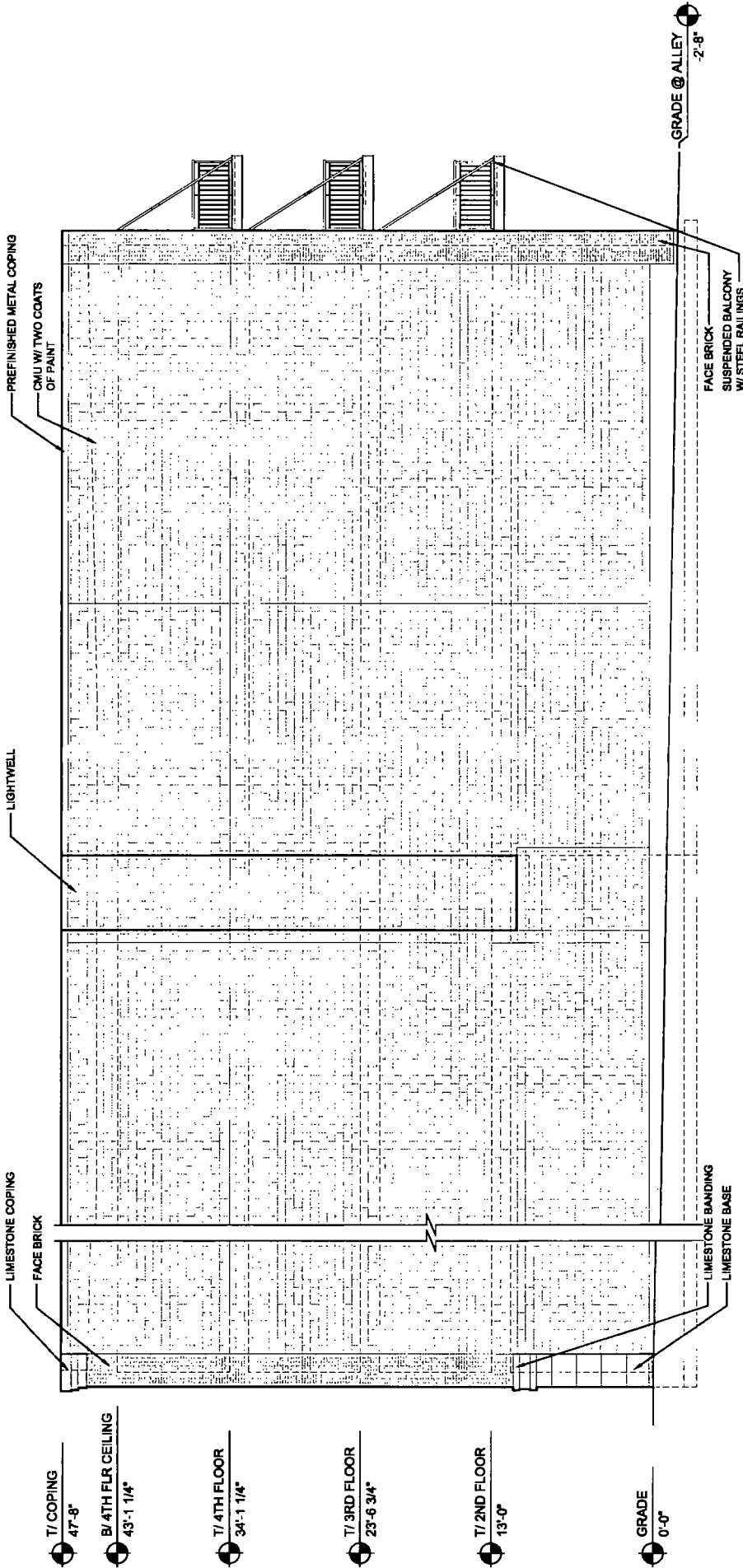
2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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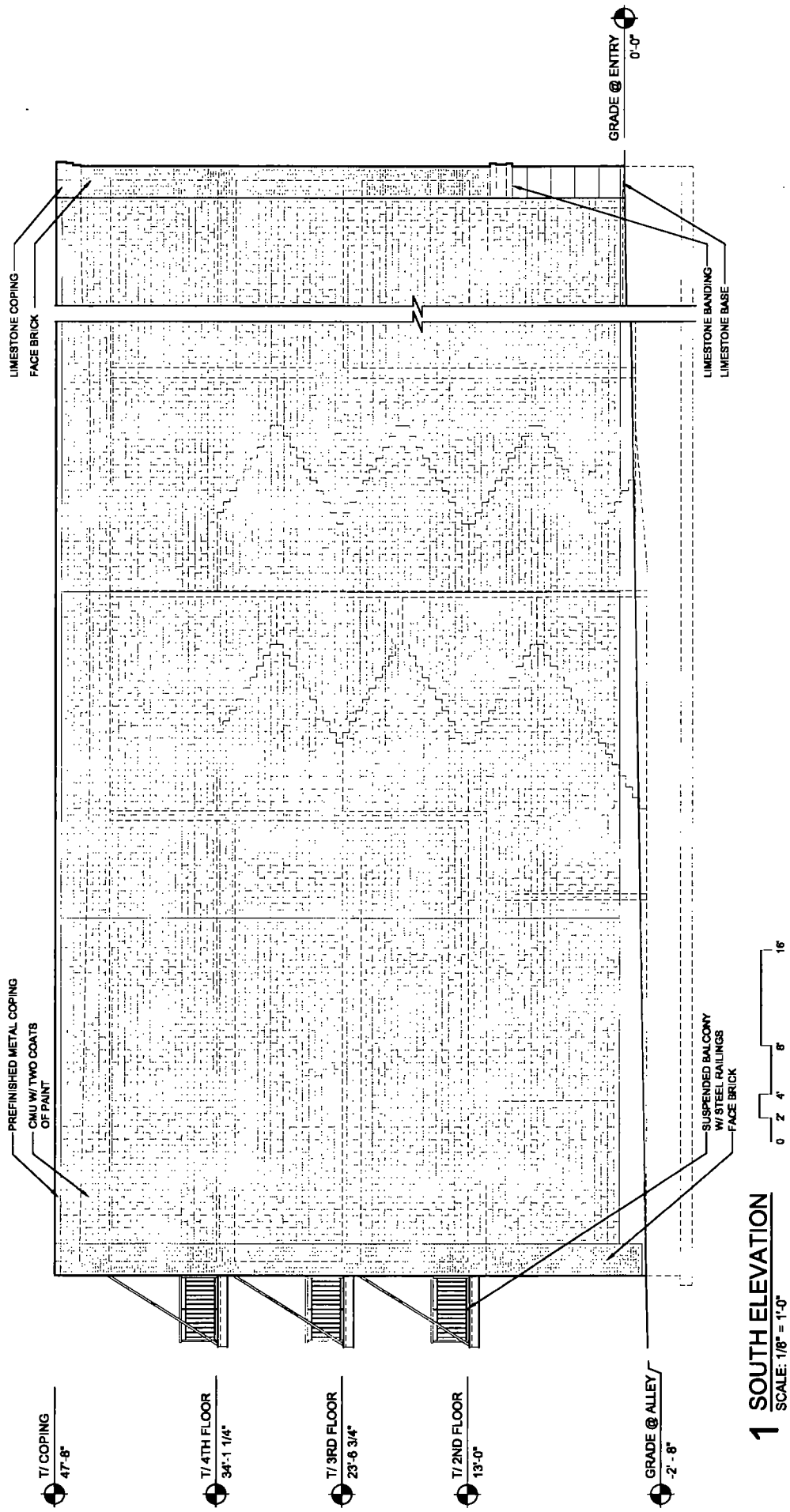
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- T/ COPING 47'-8"
- B/ 4TH FLR CEILING 43'-1 1/4"
- T/ 4TH FLOOR 34'-1 1/4"
- T/ 3RD FLOOR 23'-6 3/4"
- T/ 2ND FLOOR 13'-0"
- GRADE 0'-0"

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





7/ COPING
47'-8"

7/ 4TH FLOOR
34'-1 1/4"

7/ 3RD FLOOR
23'-6 3/4"

7/ 2ND FLOOR
13'-0"

GRADE @ ALLEY
-2'-8"

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

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