

3504 NORTH CLARK STREET

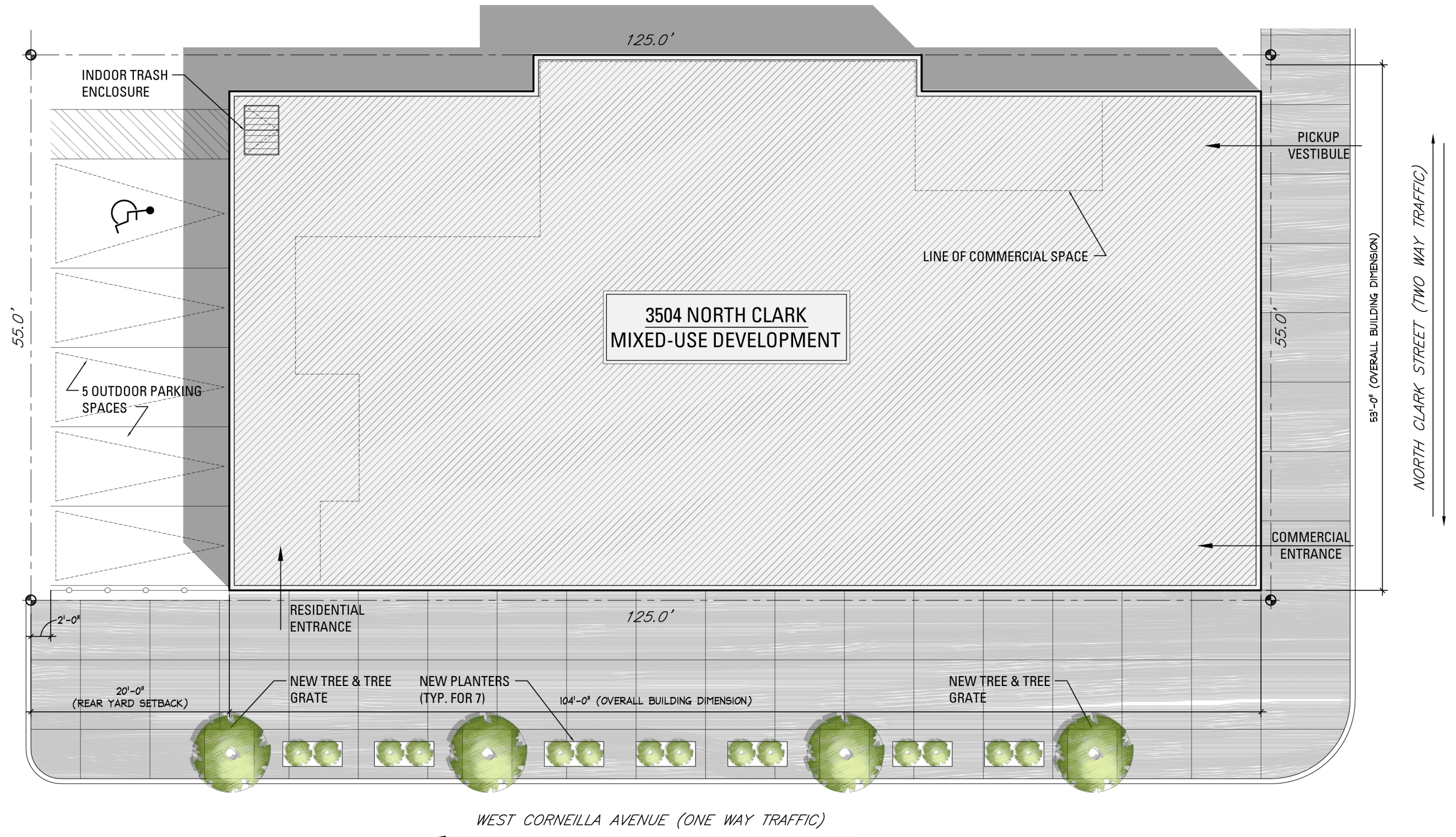
ZONING DATA

ADDRESS: 3504 NORTH CLARK STREET, CHICAGO, IL
LOT SIZE: 55.0' x 125.0'
LOT AREA: 6,875 SQ. FT.
DISTANCE TO L STOP: 810'

	CURRENT ZONING	PROPOSED ZONING	PROPOSED BUILDING
ZONING DISTRICT:	B3-2	B3-3 (TOD)*	B3-3 (TOD)*
F.A.R.:	2.2	3.5	3.5
MINIMUM LOT AREA	1,000 SF / UNIT	300 SQ. FT. / UNIT	- SQ. FT. / UNIT
MAXIMUM BUILDABLE AREA:	15,125 SQ. FT.	24,062.5 SQ. FT.	20,959 SQ. FT.
MAXIMUM NUMBER OF UNITS:	6 UNITS	22 (22.9) UNITS	18 UNITS
MAXIMUM BUILDING HEIGHT:	50'-0"	70'-0"	+/- 46'-2"
SETBACKS:			
FRONT YARD	0'-0"	0'-0"	1'-0"
REAR YARD	0'-0"	0'-0"	20'-0"
	30'-0" @ 2nd FLR & ABOVE	30'-0" @ 2nd FLR & ABOVE	20'-0" @ 2nd FLR & ABOVE
SIDE YARDS	0'-0"	0'-0"	1'-0" (BOTH)
MINIMUM PARKING:	1 PARKING SPACE / UNIT	50% REDUCTION (100% w/ ADMIN. ADJUST.)	5 PARKING SPACES
REAR YARD OPEN SPACE:	N/A	N/A	N/A
LOADING BERTH:	NOT REQUIRED	NOT REQUIRED	0
COMMERCIAL SPACE:	1,375 SQ. FT. MIN	1,800 SQ. FT. MIN	4,421 SQ. FT.

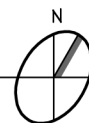
*(ASSUMING ARO UNITS
PROVIDED OFFSITE)

16'-0" PUBLIC ALLEY



SITE PLAN

3/32" = 1'-0"



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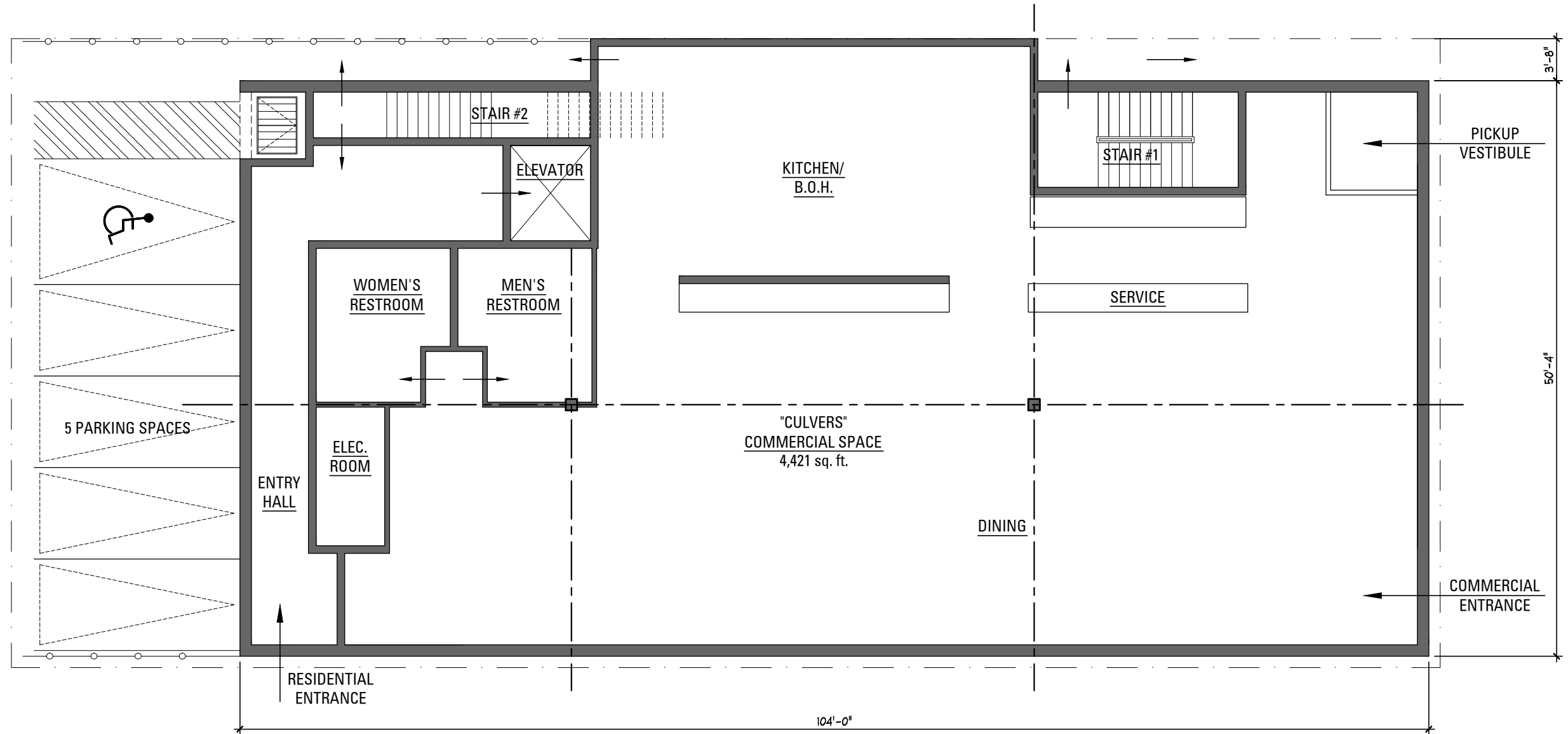
4001 north ravenswood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

proj.# 1750

proj. LIN BOATWRIGHT
MIXED USE DEVELOPMENT
3504 NORTH CLARK STREET
CHICAGO, IL

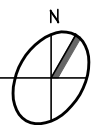
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1.1



FIRST FLOOR PLAN
5,378 sq. ft.

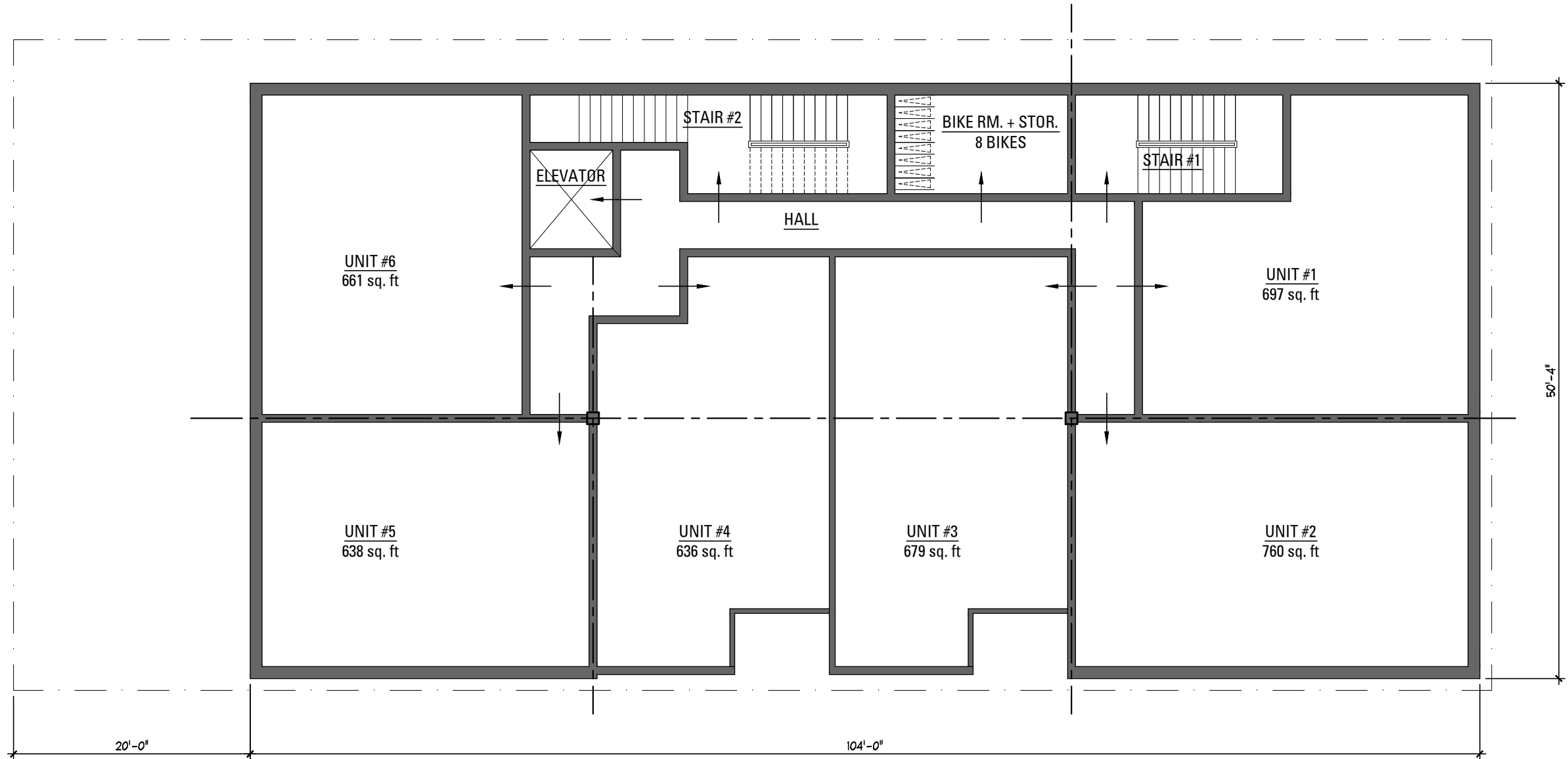
1/8" = 1'-0"



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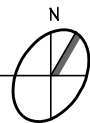
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TYPICAL FLOOR PLAN

1/8" = 1'-0"



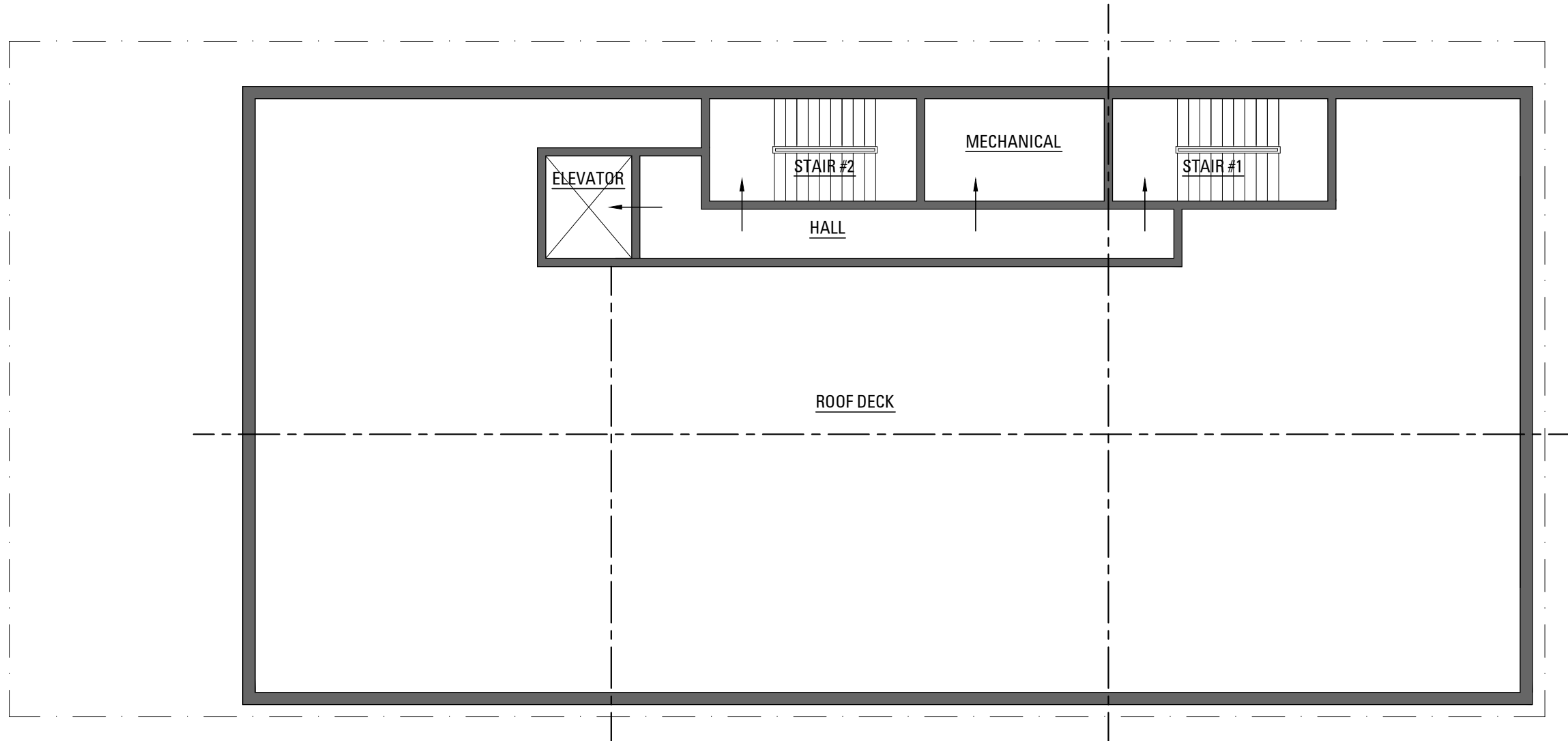
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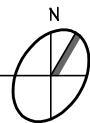
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ROOF PLAN

1/8" = 1'-0"



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SOUTHEAST (CORNELIA) ELEVATION



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NORTHEAST (CLARK) ELEVATION

1/8" = 1'-0"



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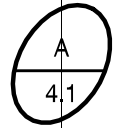
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