## ZONING SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>CURRENT ZONE</th>
<th>PROPOSED ZONE</th>
<th>TRANSIT BONUS</th>
<th>4537 CLARK St</th>
</tr>
</thead>
<tbody>
<tr>
<td>CURRENT ZONE</td>
<td>C1-2</td>
<td>B3-3</td>
<td>B3-3</td>
<td>B3-3</td>
</tr>
<tr>
<td>FAR</td>
<td>1.2</td>
<td>3.0</td>
<td>3.5</td>
<td>3.4</td>
</tr>
<tr>
<td>Lot Area</td>
<td>15,333</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAX Square Ft</td>
<td>18,399</td>
<td>45,999</td>
<td>53,665</td>
<td>52,334</td>
</tr>
<tr>
<td>Lot Area / Dwelling</td>
<td>1,000</td>
<td>400</td>
<td>300</td>
<td>638</td>
</tr>
<tr>
<td>Max # Dwelling Units</td>
<td>15</td>
<td>38</td>
<td>51</td>
<td>24</td>
</tr>
<tr>
<td>FRONT SETBACK REQ</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SIDE SETBACK REQ</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 and 3'</td>
</tr>
<tr>
<td>REAR SETBACK REQ</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 and 3'</td>
</tr>
<tr>
<td>REAR SETBACK REQ to Residential Use</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Off Street PARKING</td>
<td>1:1</td>
<td>1:1</td>
<td>50 % Reduced 1.2</td>
<td>1:1 (24 Spots)</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>50</td>
<td>65</td>
<td>75</td>
<td>68</td>
</tr>
</tbody>
</table>

GROUND FLR RETAIL = 3,999 SQ FT complies with Zoning Requirement of 20% of Lot Area

Property is within a Retail Pedestrian Zone and Qualifies as a Transit Served Location

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### SITE DIMENSIONS

- **125’ FRONTAGE on CLARK ST**
- **120' LOT DEPTH**

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PROPOSED ZONE

**24 RESIDENCES**

- Six Units x 4 Flrs
- 1:1 Parking
- (3) Bedroom
- (2) Bath

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**4537 North CLARK St**

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**LOCATION**

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**LONGFORD**

**STONEBERG + GROSS ARCHITECTS**
STONEBERG + GROSS ARCHITECTS

PROPOSED NEW BUILDING
24 RESIDENCES

4537 North CLARK St

3,999 Retail
2,447 1st Flr FAR Res
7,457 Garage

GROUND FLR PLAN
1:100

GROUND: 0' SITE DIM

30'-0" (1 Story)
90'-0" (BLDG LENGTH FLRS 2-5)

Res.
Res.
Res.

Elect. Rm
RES LOBBY
RES LobbY

Res.

Res.

Res.

GARAGE

GARAGE

RETAIN 3,999 sf

Res.

Res.

Res.

Res.

Res.

Res.

Res.

Res.

Res.

Res.

Res.

Res.

Res.

Res.

Res.

Recessed Entry to Residential

Recessed Entry to Retail Space

3,999 Retail

2,447 1st Flr FAR Res

7,457 Garage

Ground Flr Retail
Six Units x 4 Flrs
1:1 Parking
(3) Bedroom
(2) Bath
PROPOSED NEW BUILDING
24 RESIDENCES

Ground Flr Retail
Six Units x 4 Flrs
1:1 Parking
(3) Bedroom
(2) Bath

4537 North CLARK St

SECOND FLR PLAN
Units 1 thru 6 4-21-17
PROPOSED NEW BUILDING
24 RESIDENCES

Ground Flr Retail
Six Units x 4 Flrs
1:1 Parking
(3) Bedroom
(2) Bath

4537 North CLARK St

THIRD FLR PLAN
Units 7 thru 12 4-21-17

10,564.0 FAR gross
9,752.5 dwelling unit gross
781.5 core gross
PROPOSED NEW BUILDING
24 RESIDENCES

Ground Flr Retail
Six Units x 4 Flrs
1:1 Parking
(3) Bedroom
(2) Bath

4537 North CLARK St

FOURTH FLR PLAN
Units 13 thru 18

10,564.0 FAR gross
9,752.5 dwelling unit gross
781.5 core gross
STONEBERG + GROSS
ARCHITECTS

PROPOSED NEW BUILDING
24 RESIDENCES

Ground Flr Retail
Six Units x 4 Flrs
1:1 Parking
(3) Bedroom
(2) Bath

4537 North CLARK St

FIFTH FLR PLAN
Units 19 thru 24

10,564.0 FAR gross
9,792.5 dwelling unit gross
781.5 core gross
PROPOSED NEW BUILDING
24 RESIDENCES

Ground Flr Retail
Six Units x 4 Flrs
1:1 Parking
(3) Bedroom
(2) Bath

4537 North CLARK St

Units 19 thru 24