

4872 N. Clark Zoning Request Information Packet



COMPOSITE EAST ELEVATION OF ALL
THREE PROPERTIES



4860, 4866 & 4872 N. CLARK
CHICAGO, IL 60613





A. 15-UNIT “CONDO-READY” BOUTIQUE HOTEL

Our plan is to build a new 15-unit mixed-use building, but operate it initially as a boutique hotel. The building will be designed to have the flexibility to be converted to a condominium building in the future. We have received preliminary approval from our lender for a construction loan under these conditions.

We request a zoning change from C2-2 to B2-3 with a Special Use to operate the building as a Hotel. We currently operate 5 of the 10 residential units in the 4866 N Clark building as licensed vacation rentals. We would also like to request a Special Use for 4866 N Clark to operate these existing units as Hotel. The revised building scheme will be designed within the parameters of the original building plans, which was approved and permitted a few years ago. The building will be built using the original foundation and will be the same height as the adjacent building. The new building will be designed as a 15-unit building, rather than a 10-unit building, with a mix of two and one bedroom units and will include parking for fifteen cars.

The new building will allow us to expand our current operation to provide more short-term housing capacity in the neighborhood. In addition, we plan to utilize at least 2000 square feet of ground floor retail space to support the hotel operation.

B. NEED FOR ADDITIONAL VACATION RENTALS

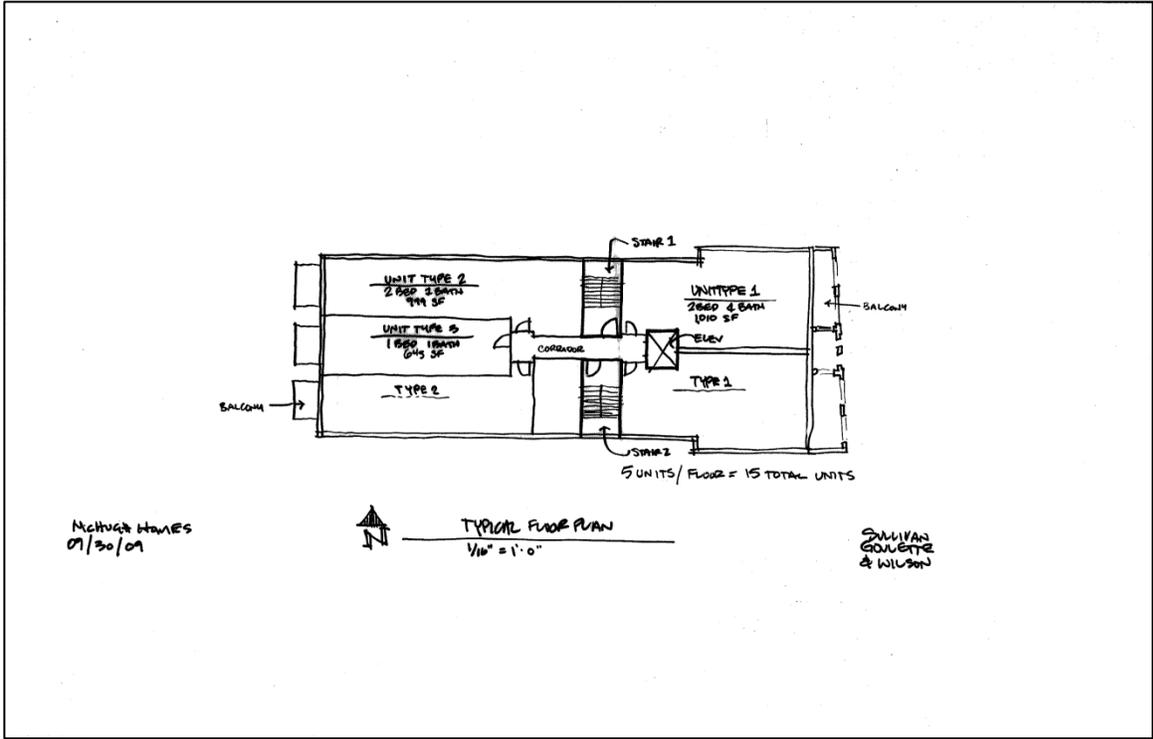
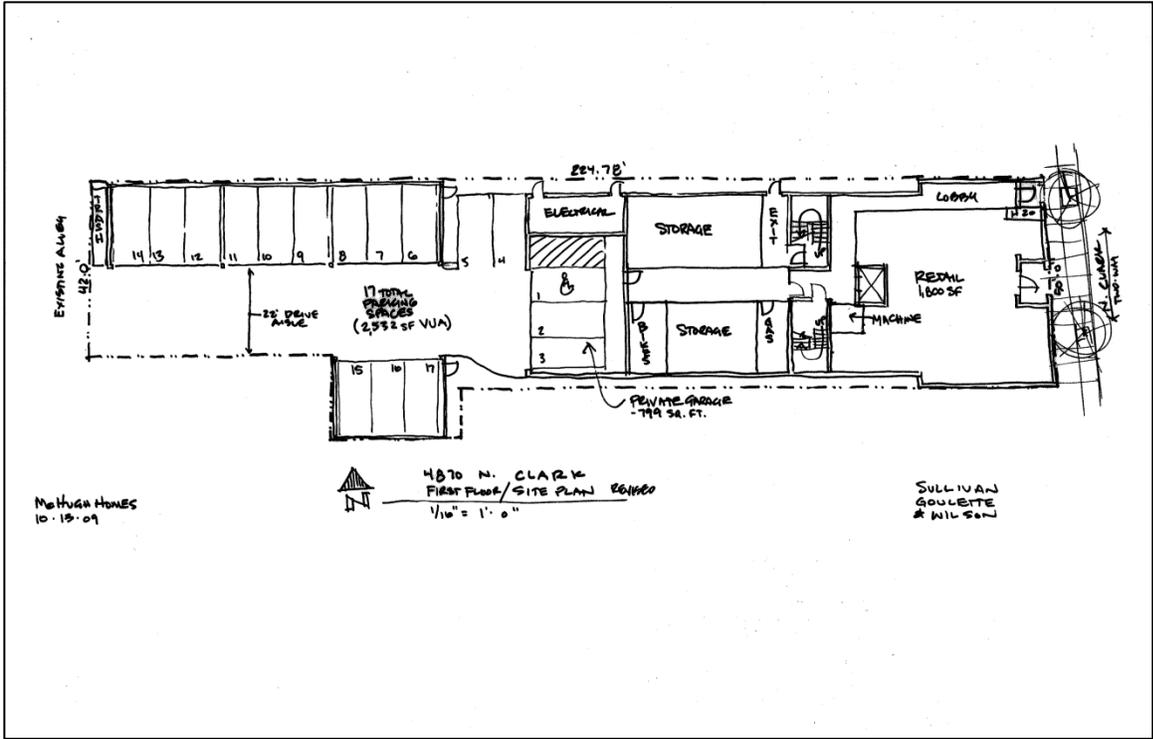
Currently, Andersonville has a deficient supply of accommodation for people who want to explore the neighborhood and the greater City of Chicago. As indicated in the below map (see following page), Andersonville Guesthouse is the only vacation rental in Andersonville and it is only one of four accommodations between Andersonville and Edgewater. There are no mid to high end hotels, only lesser quality hotels and motels.

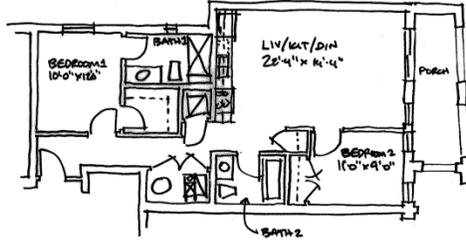
As our occupancy rates continue to increase and demand rises, we find ourselves at times unable to accommodate all potential Guests, especially during the summer months. For example, we came close to selling out in June and August 2011 and sold out completely in July 2011. We are already filling up the summer months of 2012, particularly graduation weekends and holidays.

Ultimately, additional accommodation for Guests will likely result in the following for Andersonville and the surrounding communities:

- More affordable short-term housing options
- Increased traffic and spending
- New source of tourism
- Increased tax revenue
- Filling a vacant lot
- Contributing to the overall growth and development of the community

C. FLOOR PLANS



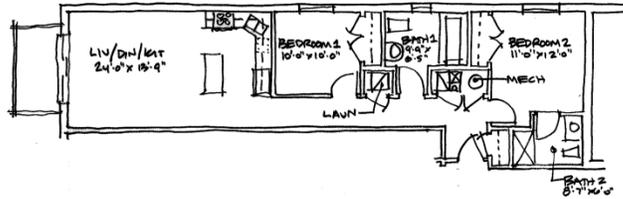


Mc HUGH
HOMES
10.13.09



UNIT TYPE 1 - REVISED
4870 N. CLARK
1/8" = 1' - 0"
2 BED - 2 BATH 1,001 SF

SULLIVAN
GOLDBERTE
& WILSON

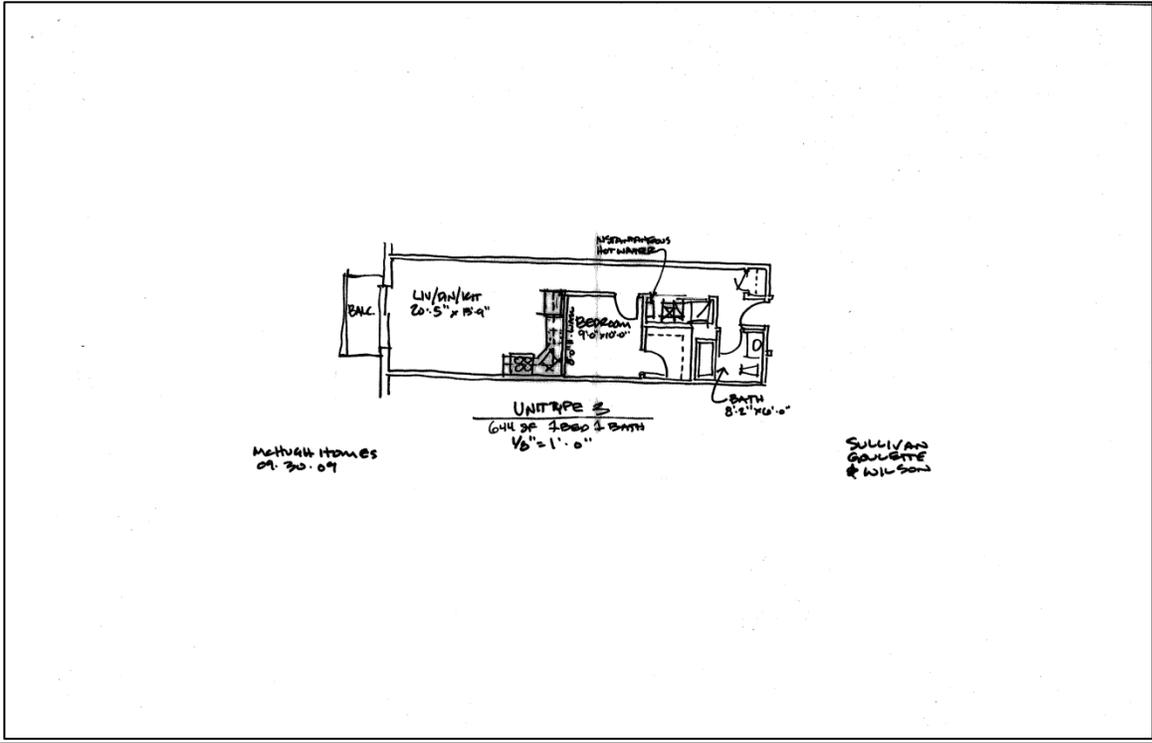


McHUGH
HOMES
10/14/09



4870 N. CLARK
UNIT TYPE 2 REVISED
1/8" = 1' - 0"

SULLIVAN
GOLDBERTE
& WILSON



D. ZONING DATA

ZONING DATA

Project Address	4870 N. Clark St.
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Last Updated	10/14/2009
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BULK	Existing Zoning	Proposed Zoning	Proposed Scheme
Zoning District Classification	C2-2	B2-3	B2-3
Use Group	Mixed Use	Mixed Use	Mixed Use
Lot Area [SF]	10,076.8	10,076.8	10,076.8
Minimum Lot Area/Dwelling Unit [SF]	1,000.0	400.0	731.8
# Dwelling Units	10.0	27.0	15.0
Floor Area Ratio [F.A.R.]	2.2	3.0	1.7
Maximum Area [SF] allowed by F.A.R.	24,149.0	32,930.4	18,785.0
Minimum Req'd Business Area [SF]	2,195.4	NA	1,903.0

PARKING/LOADING

Off Street Parking Spaces	Residential	One per unit	One Per unit	1 / 7
	Commercial	None for first 4,000 sf	None for first 10,000 sf	NA
Accessible Parking Spaces	Residential	1.0	1	1.0
	Commercial	NA	NA	NA
Off Street Loading	Residential	None up to 25,000 sf	None up to 25,000 sf	NA
	Commercial	None up to 25,000 sf	None up to 25,000 sf	NA
Bicycle Parking	Residential	50% of provided parking	50% of provided parking	10.0
	Commercial	50% of provided parking	50% of provided parking	NA

YARDS/HEIGHT

Setbacks [ft]	Front	0.0	0.0	0.0
	Side	0.0	0.0	0.0
	Rear	30' at residential floors	30' @ residential floors	104'
Open Space [SF]		NR	NR	NA
Building Height [ft]		50'	65'	49'

LANDSCAPING

Parkway Trees		1 per 25' of street frontage	1 per 25' of street frontage	2.0
Vehicular Use Area		Provide landscape over 3,000 sf	Provide landscape over 3,000 sf	NA
Trash Area Screening		Required	Required	Provided

BUILDING DATA						
Project Address		4870 N. Clark St.				
Last Updated		10/14/2009				
		FLOOR HEIGHT [ft]	RESIDENTIAL UNITS	F.A.R. [SF]	SALEABLE AREA [SF]	GROSS AREA [SF]
First Floor						
	Retail 1			976.0	976.0	976.0
	Retail 2			927.0	927.0	927.0
	Residential Use			1,053.0	0.0	1,053.0
	Residential Parking			0.0	0.0	2,446.0
	Building Use			116.0	0.0	116.0
	Total	14.67	0	3,074.0	1,903.0	5,528.0
Second Floor						
	Residential		4,644	4,644.0	4,644.0	4,644.0
	Avg. Unit Size [SF]		928.8			
	Building Use			593.0	0.0	593.0
	Total	11.33	5	5,237.0	4,644.0	5,237.0
Third Floor						
	Residential		4,644	4,644.0	4,644.0	4,644.0
	Avg. Unit Size [SF]		928.8			
	Building Use			593.0	0.0	593.0
	Total	11.33	5	5,237.0	4,644.0	5,237.0
Fourth Floor						
	Residential		4,644	4,644.0	4,644.0	4,644.0
	Avg. Unit Size [SF]		928.8			
	Building Use			593.0	0.0	593.0
	Total	11.67	5	5,237.0	4,644.0	5,237.0
	Scheme Totals	49.00	15	16,785.0	15,935.0	21,231.0

Units	Program	Net Sq. Ft.	Units/ Floor	Total Net Sq. Ft./ Floor
Type One	2 Bed, 2 Bath	1,001	2.0	2,002.0
Type Two	2 Bed, 2 Bath	999.0	2.0	1,998.0
Type Three	1 Bed, 1 Bath	644	1.0	644.0
Total			5.0	4,644.0

NOTES:

Total saleable area includes the retail space.