



City of Chicago



SO2019-5590

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/24/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 76-B at 1960-1980 N
Clybourn Ave - App No. 20115T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-3, Light Industry District symbols as shown on Map No. 76-B for the property located in the area generally bounded by:

A line 110 feet northwest of and parallel to North Clifton Avenue; North Clybourn Avenue; Clifton Avenue; a line 46.85 feet southwest of and parallel to North Clybourn Avenue; a line 10.39 feet extended southwest and parallel to North Clifton Avenue; a line 7.69 feet extended northwest and parallel to Clybourn Avenue; a line 0.92 feet extended northeast and parallel to North Clifton Avenue; a line 55.69 feet extended northwest and parallel to North Clybourn Avenue,

to the designation of C1-3, Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage.

Address: 1960 North Clybourn Avenue

1960 North Clybourn Avenue– Type 1 Development Narrative

The Owner and Developer is applying for a Type 1 Zoning Change (as required in the Industrial Corridor) for the property located at 1960 North Clybourn Avenue. The zoning change proposed is from the existing M2-3 Zoning District to the corresponding Commercial Zoning District, C1-3. The Zoning District change will allow for Use(s) previously permitted in the Planned Manufacturing District (*PMD 1, Sub-Area B*) prior to the 2017 rezoning by the City of Chicago to a Manufacturing District. More specifically, General Retail Sales will again be a Permitted Use without restrictions. This Zoning District change will also allow for Residential Use(s) above the ground floor.

As proposed, the Owner/Developer has reconfigured the street level for retail tenants and intends to construct up to six (6) residential apartments on the existing second floor and in a partial third floor addition. The third floor addition will be set back from the North Clybourn Avenue façade approximately fifteen (15) feet. It will be differentiated from the existing two story brick building in material, color and design detail. The setback provides for private outdoor spaces associated with each apartment unit. The addition will be minimally visible from the Clybourn Avenue ROW. The required parking for the residential apartments will be located on the parking lot of the adjacent premises at 1970 North Clybourn.

Originally constructed in 1912, 1960 North Clybourn Avenue is identified in the North Branch Framework plan as one of approximately sixty "*Character Buildings*" within the 760 acre, three sub-area plan boundary. Its location on the Clybourn Avenue corridor is specifically identified in the adopted Framework plan as a location or area for Mixed Use Development. The building renovation and addition is aligned with Framework plan Design Guidelines and Goals for the North Sub-area to include Retail and Residential uses which are not permitted in the current Manufacturing District. More specifically the plan encourages the incorporation of "*Character Buildings*" in developments through adaptive re-use and sensitive design efforts. The modest addition and repositioning of the ground level are directly aligned with the Framework plans stated criteria and goals. To facilitate an active ground floor tenancy, the Owner has lowered the original elevated first floor to grade, abandoning the occupied basement, renovated the ground level space with new electrical services, plumbing, heating and air conditioning systems, and installed new storefront display windows on the street facing facades. The majority of the street level retail should be occupied and activated this year. With this Zoning District change the third floor addition and second floor renovation work should start in 2020.

Final for Publication

1960 North Clybourn - Zoning Analysis

September 12, 2019

	Existing Zoning District	Proposed Zoning District	Proposed Project
	M2-3	C1-3	C1-3
Net Site Area	5726.9 square feet	5726.9 square feet	5726.9 square feet
Use(s)	Vacant Ground Floor, Office / Business on second floor	As Allowed in C1 Zoning District	As Allowed in C1 Zoning District
Residential Units	Not Allowed	15 units	6 Units
Residential Area	None	No Limit (other than controlled by bulk regulations)	9,352 sf
Minimum Lot Area / Unit	None	400 sf / unit & 300 sf / eff units (20% max eff units)	954 sf / unit
Retail Square Feet	20% GFA for goods assembled on site	No Limit (other than controlled by bulk regulations)	4,900 sf
Office Square Feet	9,000 sf or accessory to Allowed Use	No Limit (other than controlled by bulk regulations)	5,780 sf (current tenancy, proposed project will replace with residential)
Landmark Elements	None - North Branch Framework Plan "Character Building"	None - North Branch Framework Plan "Character Building"	None - North Branch Framework Plan "Character Building"
Accessory Parking	Varies - as Required by Use	Varies - as Required by Use	Retail - 0 for the first 10,000 sf than 2.5 per 1000 sf = 2 spaces. Residential - 1 sp per unit = 6 spaces.
Non-Accessory Parking	Special Use Required	Permitted	None
Bicycle Parking	10% of required parking spaces.	10% of required Retail Parking. None for Residential (less than 8 units)	10% of required Retail Parking. None for Residential (less than 8 units)
Loading Berths	None - Commercial Use(s) & less than 25,000 sf	None - Retail & less than 10,000 sf, Residential Use less than 25,000 sf & Other Commercial Use(s) less than 25,000 sf.	Building is existing, No Loading Berth is required or provided.
Maximum Base FAR	3.0	3.0	2.5 - proposed development generated FAR
NOF Bonus FAR	N/A	N/A	N/A
Front Setback	None	Not Required	Zero feet
Side Setback(s)	None	Not Required	Zero feet
Rear Setback	None	30 feet for residential addition	Varies - 0 feet to 8 feet, Requires ZBA Variation/approval
Height	None	70 feet	38.5 feet
Open Space	None	Not Required	Not Required
Sustainable Features			Adaptive re-use of an existing building
Total Project Cost			TBD
Construction Jobs			35
Permanent Jobs			5

1960 North Clibourn - Most Recent and Proposed Use(s)

Parking Analysis Zoning District Change to C1-3

September 12, 2019

Most Recent / Previous Use(s) and Data

Net Site Area	Floor Most Recent Use(s)	Date of Construction	Floor Area	FAR	Required Parking Calculation (17-10-0101-C(2)) Calculated per proposed C1-3 standards	Parking Required	Parking Provided
5,727 sf	Bsmnt Restaurant	1912	5,339 sf		10,239 sf (exemption is taken on Office) @ 2.5 sp per 1000 sf =	26 spaces	0 spaces
	1st Flr. Restaurant	4,900 sf			(Parking Group 17-10-0207-M)		
	2nd Flr Office (includes entry stairway)	5,780 sf			5,780 sf (less 10,000 sf exemption) @ 2 sp per 1000 sf =	0 spaces	0 spaces
					(Parking Group 17-10-0207-I)		
Total			16,019 sf	2.80		26 spaces	0 spaces

NOTE:

1960 North Clibourn had 'english basements' with > 50% of basement height above grade prior to 2018 construction that lowered the first floor to street level

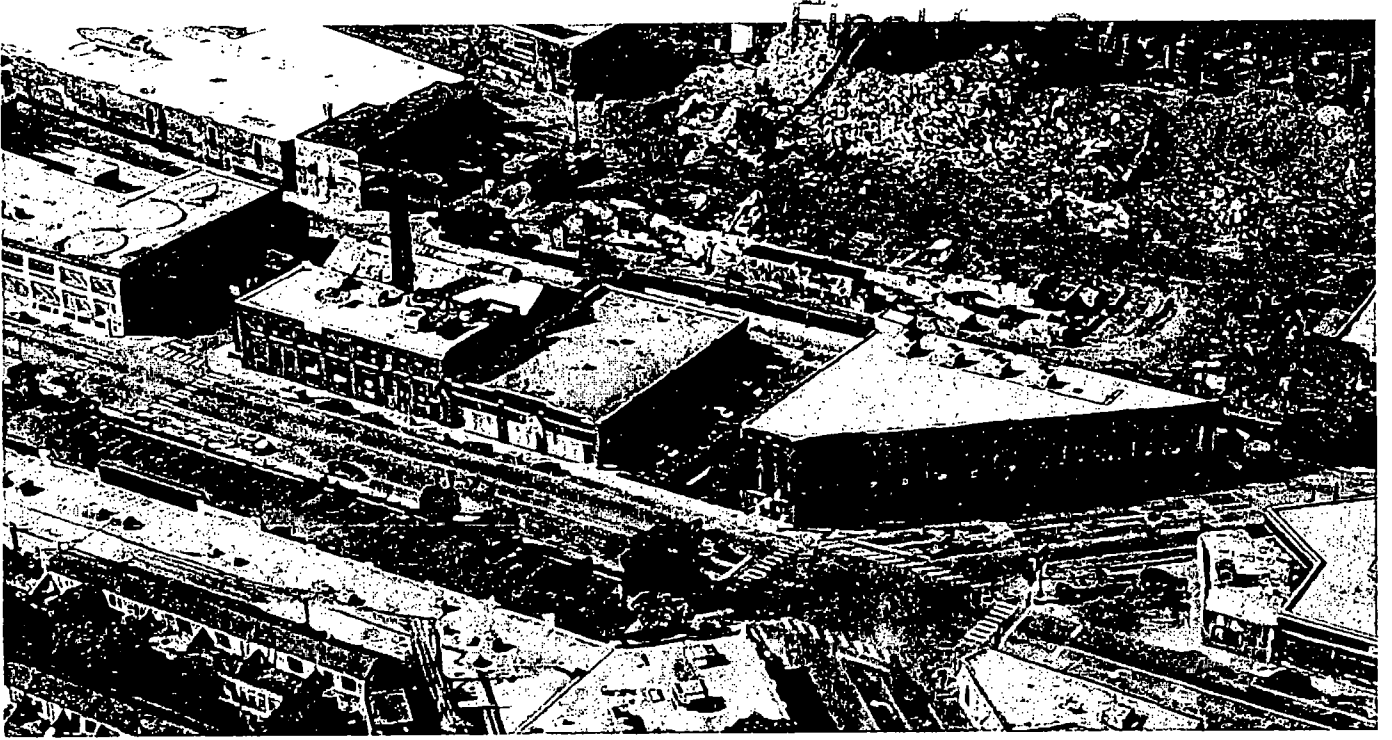
Proposed Use(s) and Data

Net Site Area	Floor Use(s)	Date of Renovation	Floor Area	FAR	Required Parking Calculation (17-10-0101-C(2)) Calculated per proposed C1-3 standards	Parking Required	Parking Provided
5,727 sf	Bsmnt. N/A (now crawl space)	2018	0 sf		4900 sf (less 10,000 sf exemption) @ 2.5 sp per 1000 sf =	0	0 spaces
	1st Flr. Retail	4,900 sf			(Parking Group 17-10-0207-M)		
	2nd Flr. Residential (includes entry stairway)	5,780 sf			6 Residential Units @ 1 space per unit	6	6 spaces
	3rd Flr. Residential (partial)	3,570 sf			(Parking Group 17-10-0207-C)		(provided off site)
Total			14,250 sf	2.49		6 spaces	6 spaces

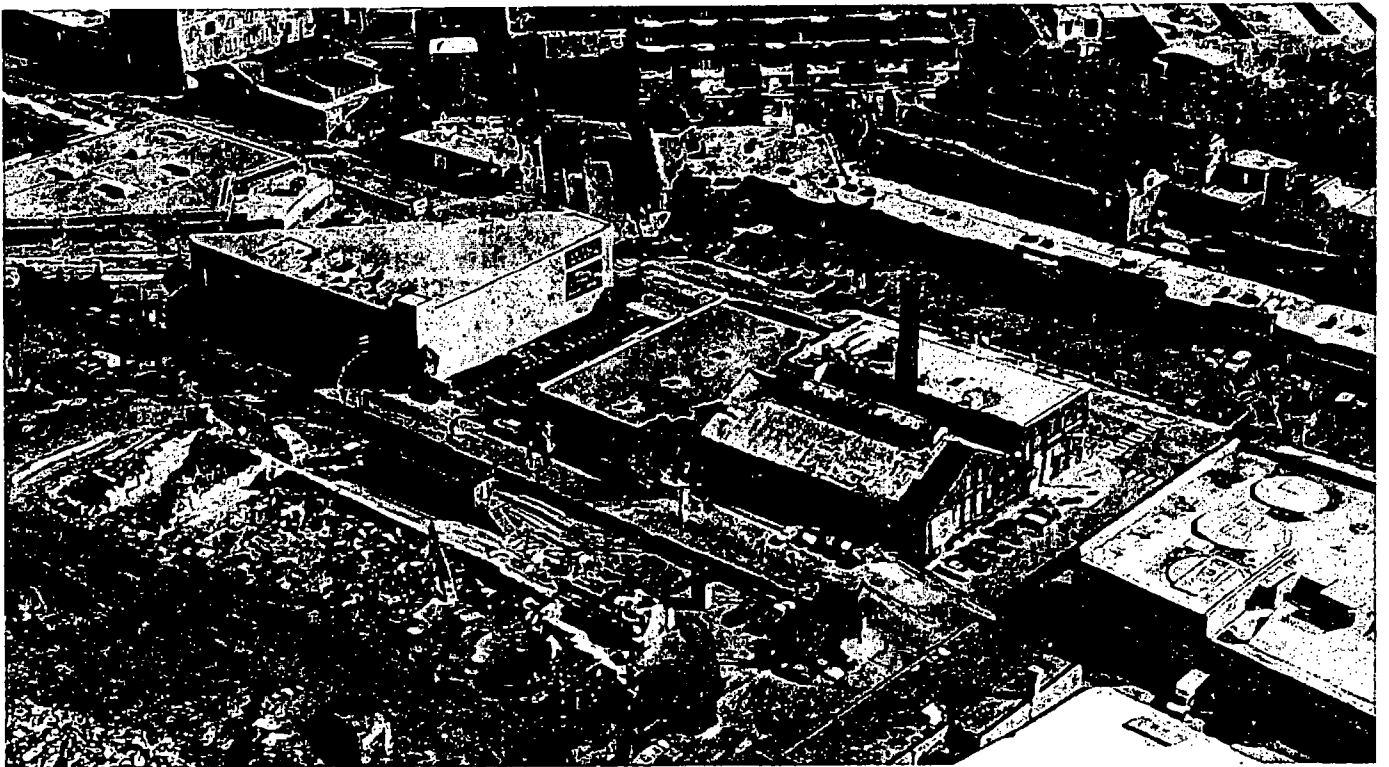
NOTES:

1 - The most recent Non-Residential Use(s) would require a total of 26 parking spaces under the C1-3 Zoning District proposed. There is a significant reduction in Commercial Use intensit and the associated parking requirement is now zero (0) spaces. Per CZO section 17-10-1010-C(1) there is no parking deficit. Additionally the building is more than 50 years old which would allow for the additional 25% parking credit if it was needed, which it is not. As such, no parking is required for the proposed Commercial space(s)

2 - The added Residential units will require parking at 1 space per Unit. There is no on-site parking. Parking will be provided on the adjacent parcel which is under common ownership and has a parking surplus Per CZO section 17-10-0603-A(2) this requires a Special Use and review /approval by the ZBA



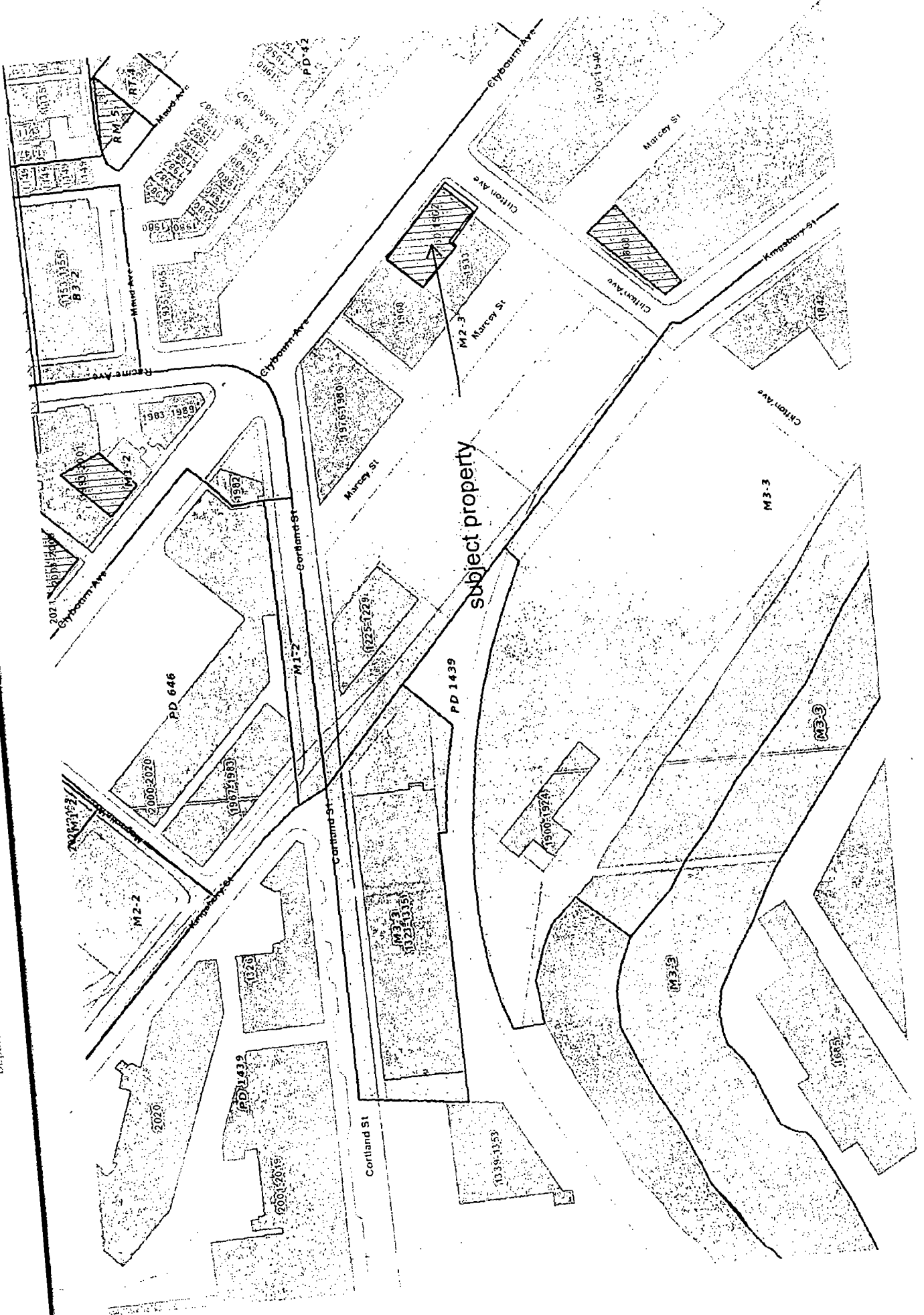
AERIAL VIEW FROM NORTHEAST

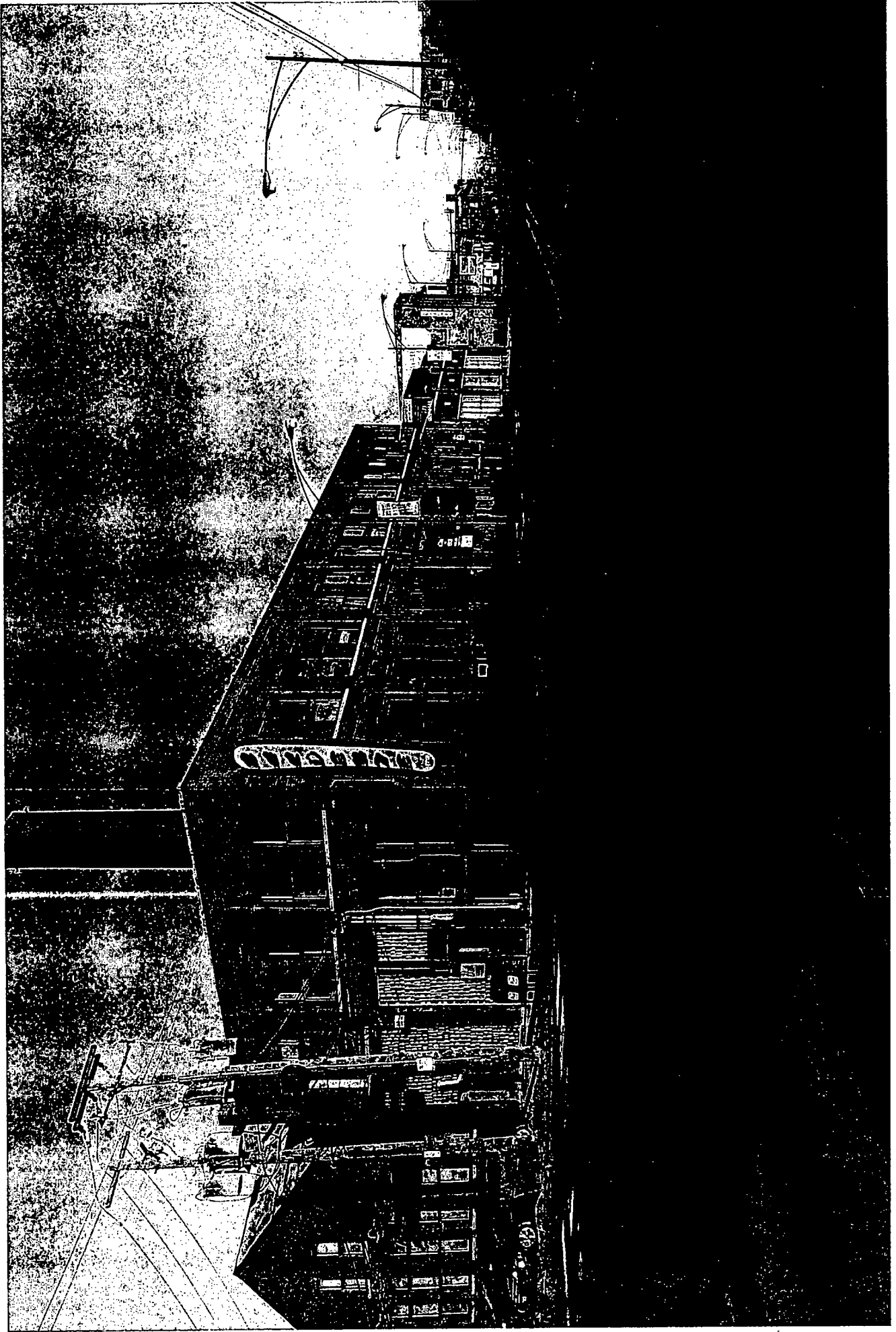


AERIAL VIEW FROM SOUTHWEST

Final for Publication

Zoning and Land Use Map
Department of Planning and Development





Final for Publication

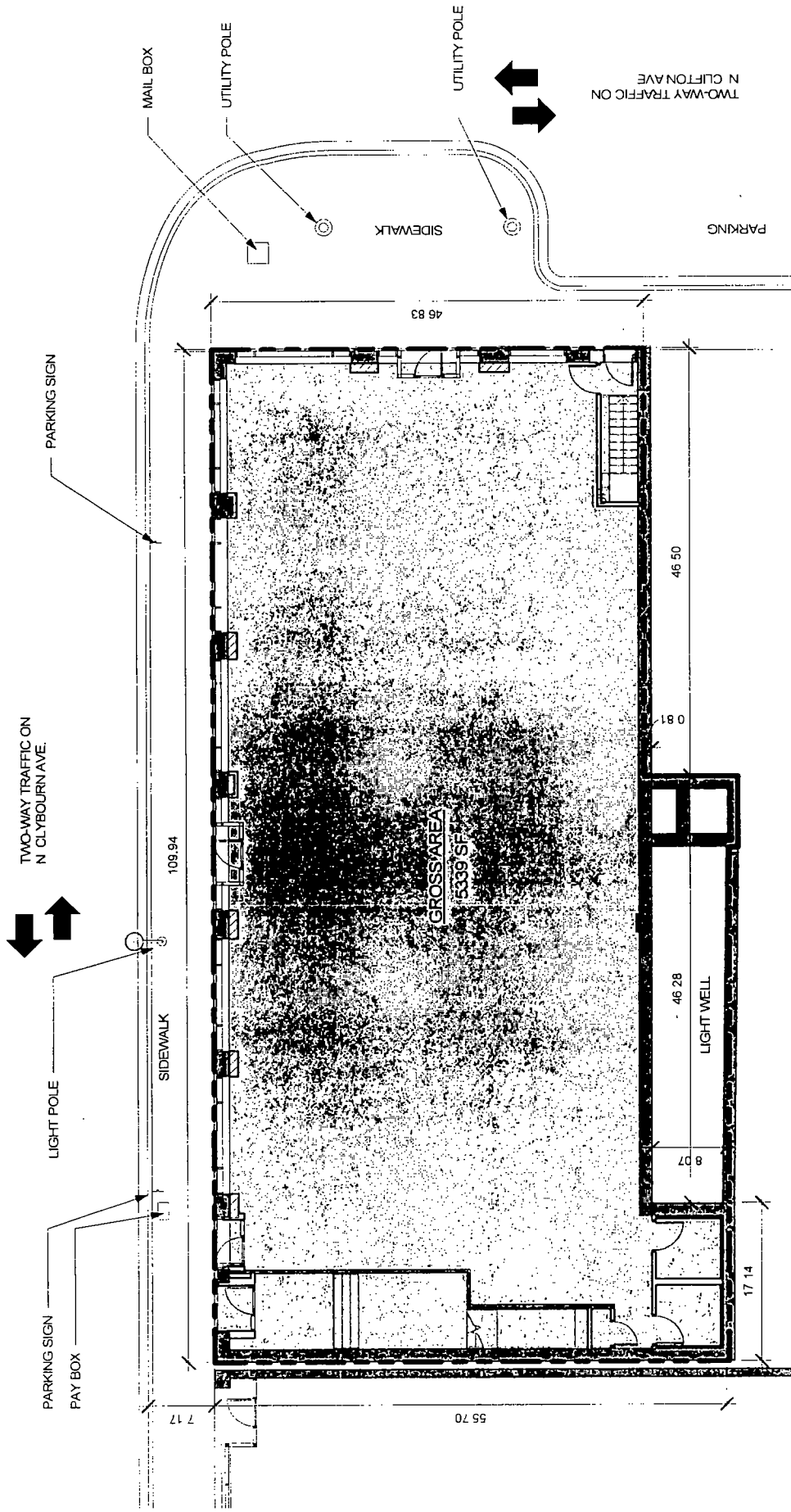


1960 N. Clybourn - Existing Building Image



1960 N. Clybourn - Proposed Building Image (partial 3rd floor addition)

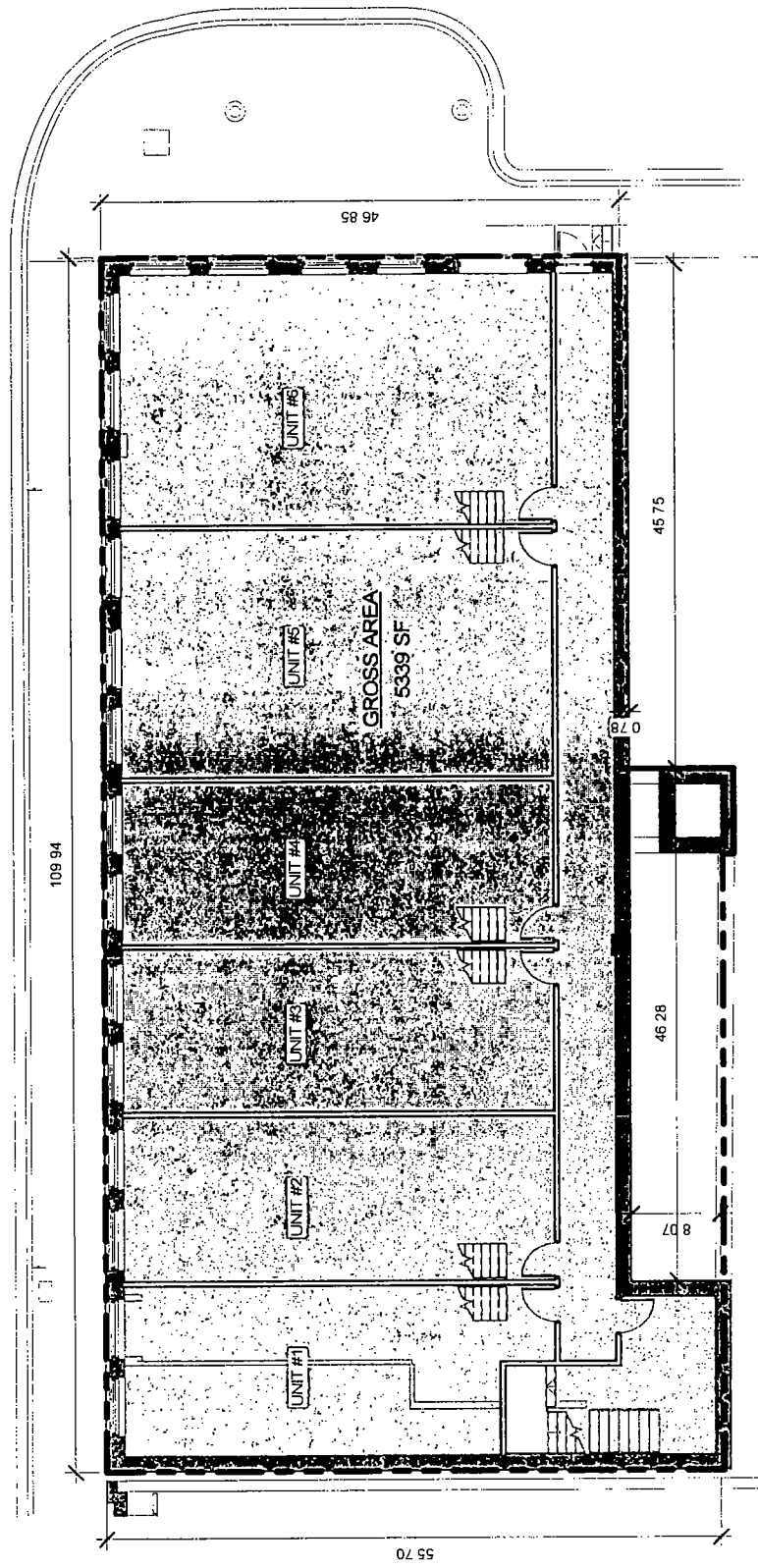
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1 F.A.R. GROUND FLOOR
 15 3/32" = 1'-0"

DATE 9/11/19

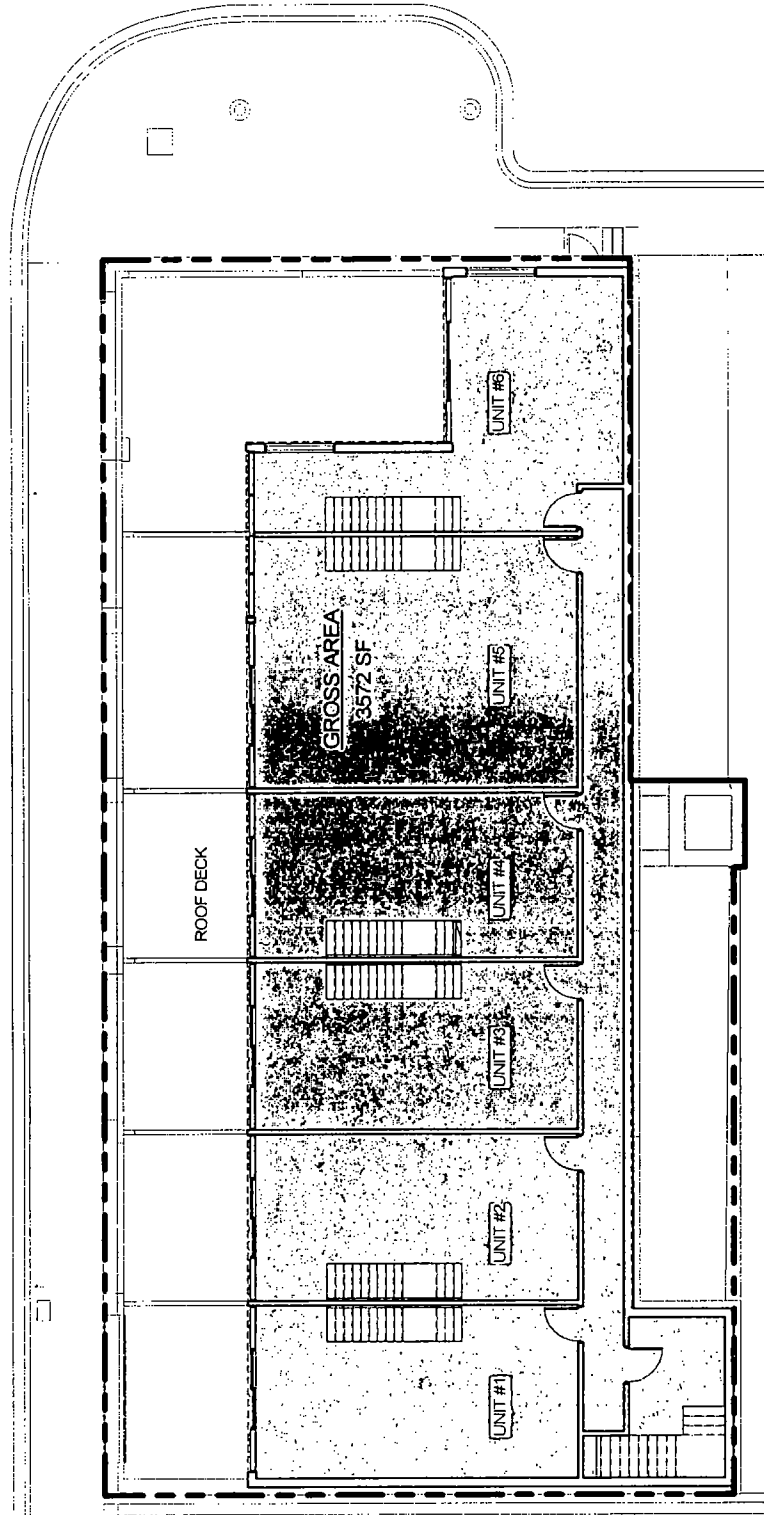
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1 F.A.R. 2ND FLOOR
16 3/32" = 1'-0"

DATE 9/11/19

Final for Publication

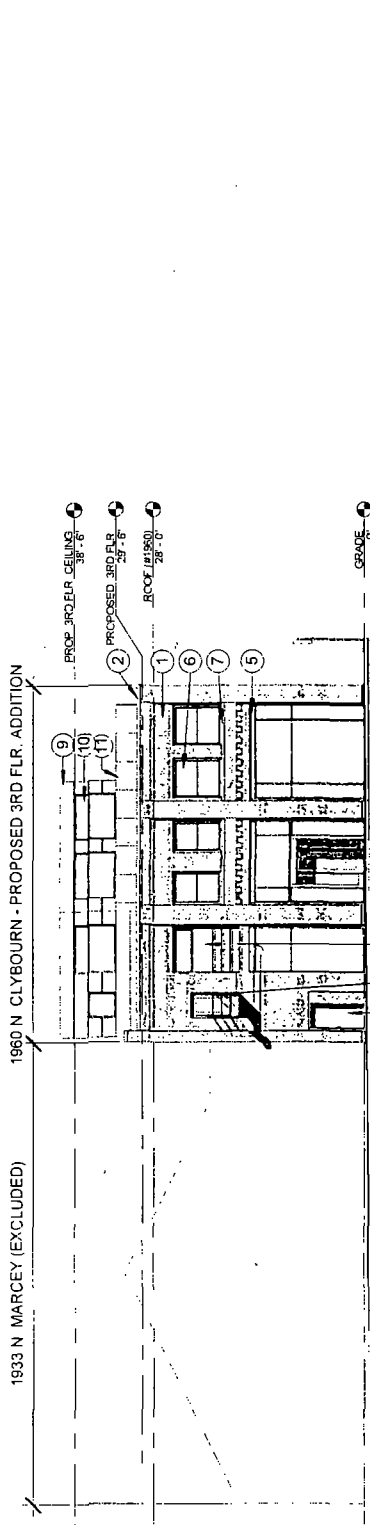


1 F.A.R. PROPOSED 3RD FLOOR
17 3/32" = 1'-0"

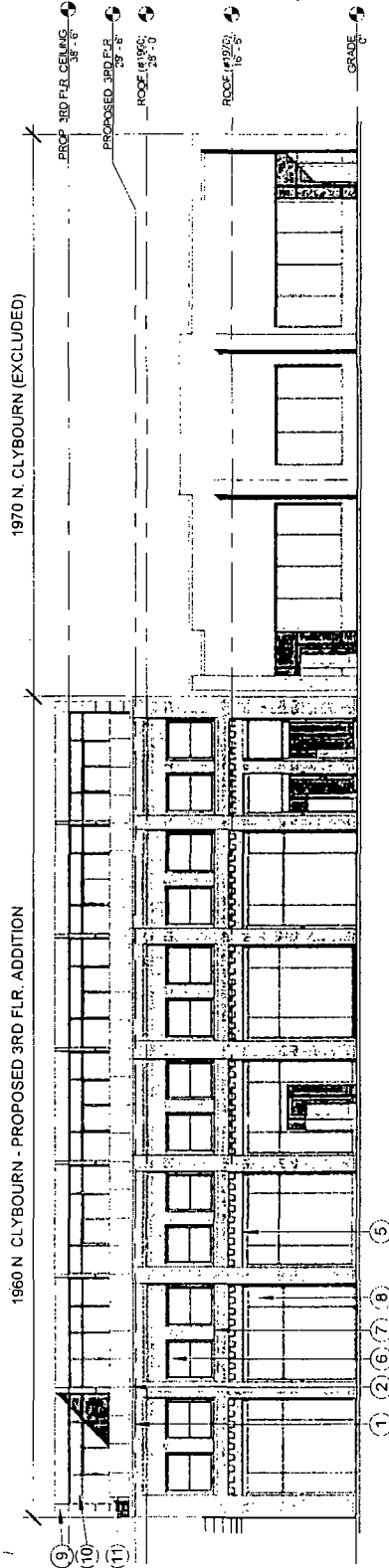
ZONING FAR (FLOOR AREA RATIO) SCHEDULE			
Level	Area	# of Floors	Total Area
GRADE	5339 SF	1	5339 SF
2ND FLR.	5339 SF	1	5339 SF
PROPOSED 3RD FLR.	3572 SF	1	3572 SF
			14250 SF

14250 SF BUILDING AREA / 5727 SF LOT AREA = 2.48 F.A.R.
DATE 9/11/19

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1 N. CLIFTON AVENUE
1/16" = 1'-0"



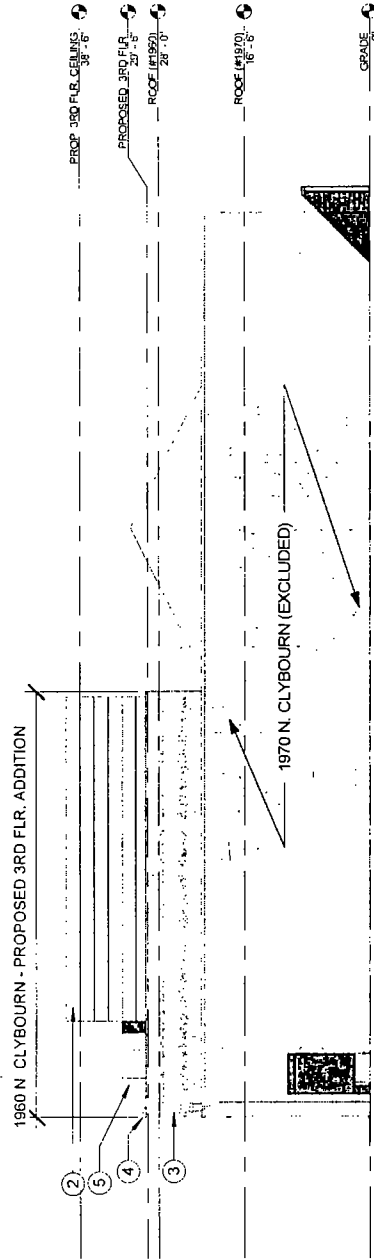
2 N. CLYBOURN AVENUE
1/16" = 1'-0"

KEYNOTE:

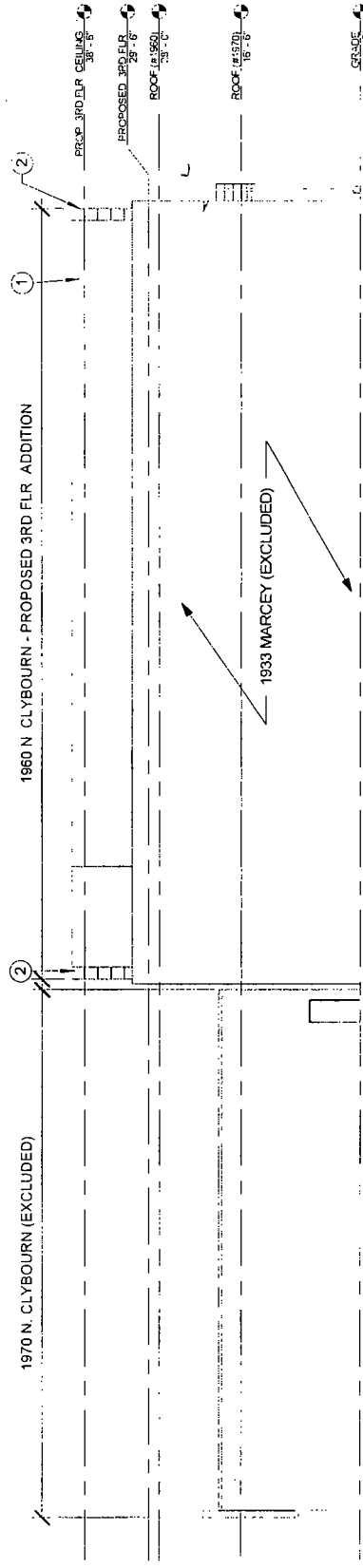
1	EXISTING BRICK MASONRY WALL TO REMAIN
2	EXISTING LIVE STONE COPING TO REMAIN TO REMAIN
3	EXISTING PAINTED POLYMER CONCRETE TO REMAIN
4	EXISTING PAINTED STEEL JOIST TO REMAIN
5	EXISTING ANODIZED ALUMINUM DOUBLE HUNG WINDOWS TO REMAIN
6	EXISTING LIVE STONE SILL TO REMAIN
7	EXISTING ANODIZED ALUMINUM STOREFRONT GLAZING TO REMAIN
8	PROPOSED ANODIZED ALUMINUM STOREFRONT GLAZING TO REMAIN
9	PROPOSED ANODIZED ALUMINUM STOREFRONT GLAZING TO REMAIN
10	PROPOSED ANODIZED ALUMINUM STOREFRONT GLAZING TO REMAIN
11	PROPOSED GLASS GUARDRAIL

DATE 9/20/19

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1 1970 CLYBOURN PARKING LOT
41 1/16" = 1'-0"



2 N. MARCEY STREET (1970)
41 1/16" = 1'-0"

KEYNOTES	
1	PROPOSED METAL SIDING
2	PROPOSED ALUMINUM COMPOSITE MATERIAL
3	EXISTING BRICK MASSORY WALL TO REMAIN
4	EXISTING LIMESTONE COPING TO REMAIN
5	PROPOSED CLASS GUARDRAIL

DATE 9/11/19