



City of Chicago



SO2019-8475

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-G at 2227 N Clybourn Ave - App No. 20242T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-G in the area bounded by:

a line 275.00 feet northwest of West Webster Avenue, as measured along the northeast line of North Clybourn Avenue and perpendicular thereto; the public alley next northeast and parallel to North Clybourn Avenue; a line 250.00 feet northwest of West Webster Avenue, as measured along the northeast line of North Clybourn Avenue and perpendicular thereto; and North Clybourn Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 2227 North Clybourn Avenue

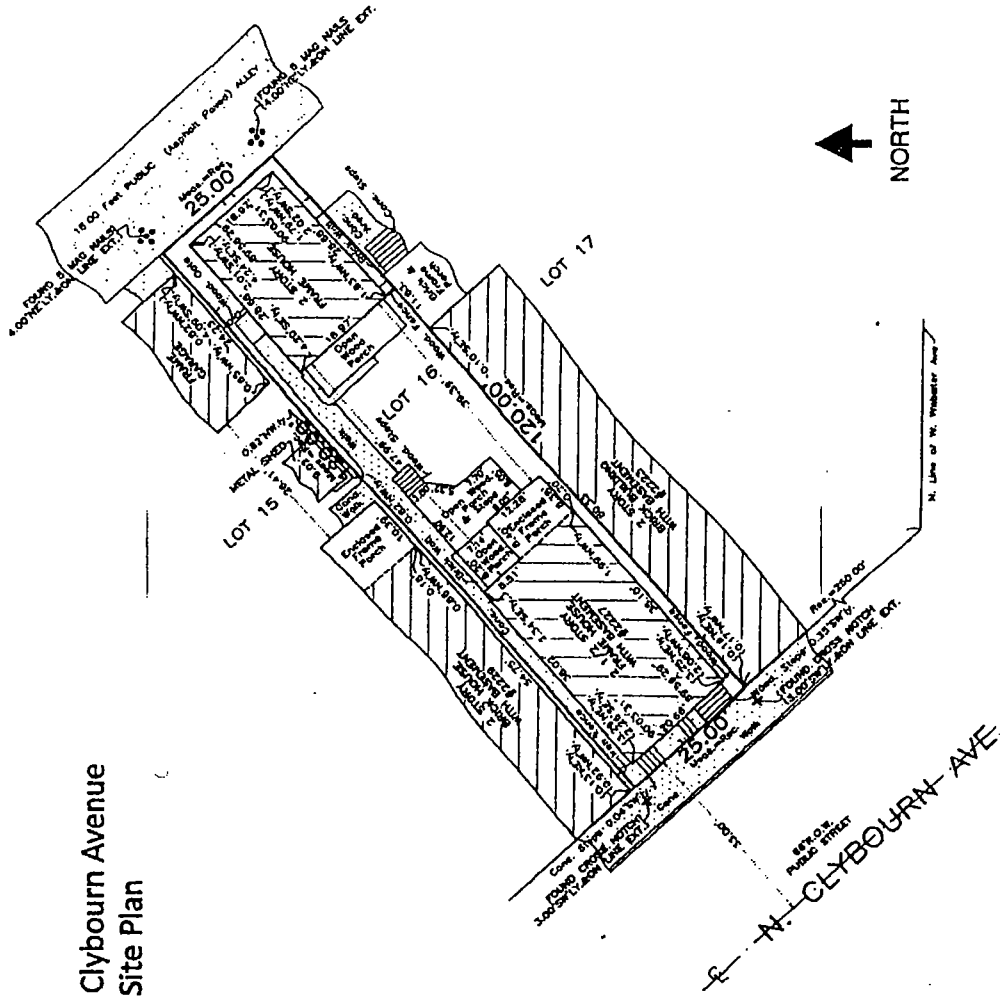
SUBSTITUTE NARRATIVE AND PLANS
2227 North Clybourn Avenue
TYPE I REGULATIONS

Narrative: The subject property is improved with two separate two-story buildings, one building containing three residential dwelling units and one building containing one residential dwelling unit for a total of four residential dwelling units, and no parking. The Applicant proposes to rezone the property to a B2-3 Neighborhood Mixed-Use District to bring the existing structures and uses into conformity with zoning. There will be no parking or additions or other changes to the existing buildings. There will be no change to the existing height (approximately 30.00 feet). The following uses otherwise authorized in the B2-3 District shall not be permitted on the subject property: shared housing units and vacation rentals.

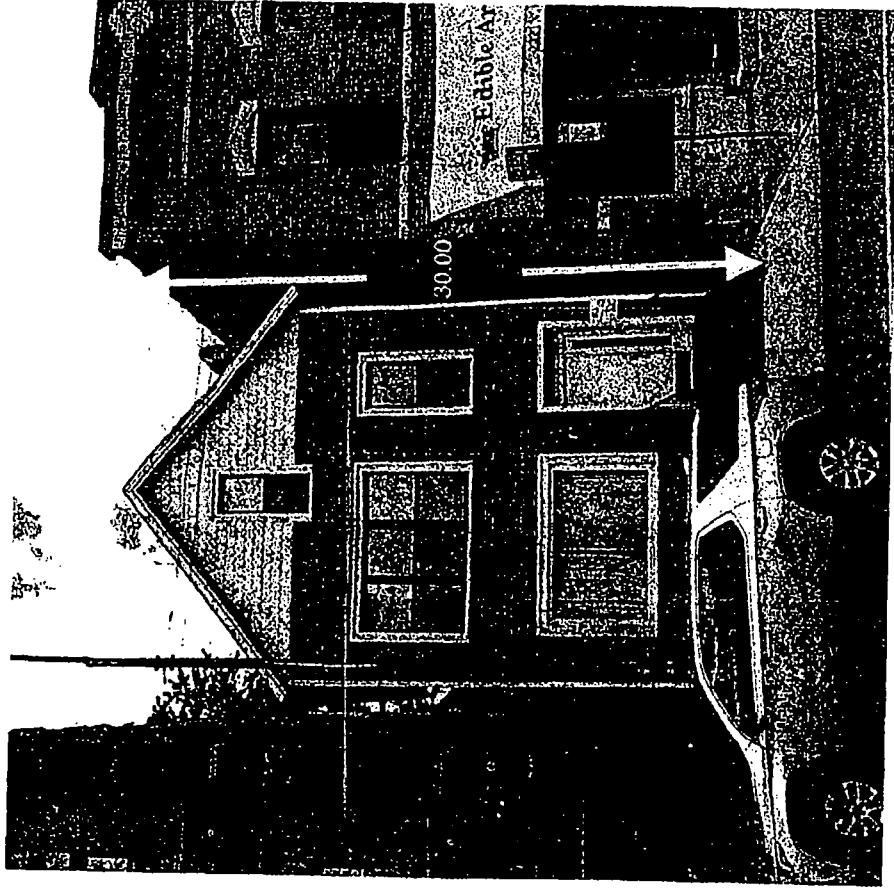
Lot Area:	3,000 square feet
FAR:	1.09
Floor Area:	3,285 square feet
Residential Dwelling Units:	4
MLA:	750.00 square feet
Height:	30.00 feet (existing)
Automobile Parking:	None
Setbacks (all existing):	
Front (North Clybourn):	3.25 feet
North Side:	2.26 feet
South Side:	2.08 feet
Rear (alley):	2.01 feet

A site plan and photographs of the existing exterior are attached.

2227 N. Clybourn Avenue
Existing Site Plan



2227 N. Clybourn Avenue
Front of Front Building



2227 N. Clybourn Avenue
Rear of Rear Building

