



# City of Chicago



O2021-2449

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/25/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-G at 2231 N Clybourn Ave - App No. 20750T1
<b>Committee(s) Assignment:</b>	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 325 feet northwest of the intersection of North Clybourn Avenue and West Webster Avenue, as measured at the northeast right-of-way line of West Webster Avenue and perpendicular thereto; the alley next northeast of and parallel to North Clybourn Avenue; a line 300 feet northwest of the intersection of North Clybourn Avenue and West Webster Avenue, as measured at the northeast right-of-way line of West Webster Avenue and perpendicular thereto; and North Clybourn Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 2231 North Clybourn Avenue

# Final for Publication

## 17-13-0303-C (1) Narrative Zoning Analysis

2231 North Clybourn Avenue, Chicago, IL

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

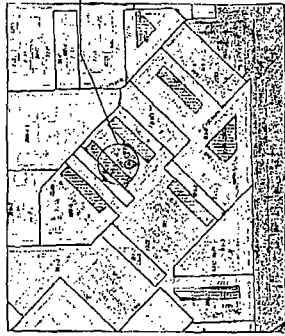
Lot Area: 3,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change to bring the existing three-story building into compliance under the current Zoning Code and thereby to permit the conversion of the existing grade-level retail unit onsite into one (1) additional dwelling unit, for a total of two (2) dwelling units at the subject property. No changes are proposed to the existing building's height, footprint, or setbacks. Onsite garage parking for two (2) vehicles will continue to be provided at the rear of the lot.

- (A) The Project's Floor Area Ratio: 3,637.08 square feet (1.212 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 1,000 sq. ft. / D.U.  
(3 total units proposed)
- (C) The amount of off-street parking: 2 vehicular parking spaces
- (D) Setbacks:
  - a. Front Setback: 11 feet-10.75 inches
  - b. Rear Setback: 49 feet-6 inches
  - c. Side Setbacks:
    - North: 1 feet-7.75 inches
    - South: 2 feet-0.5 inches
- (E) Building Height: 32 feet-0 inches

# Final for Publication

CHICAGO ILLINOIS  
 2231 N. CLYBOURN AVENUE

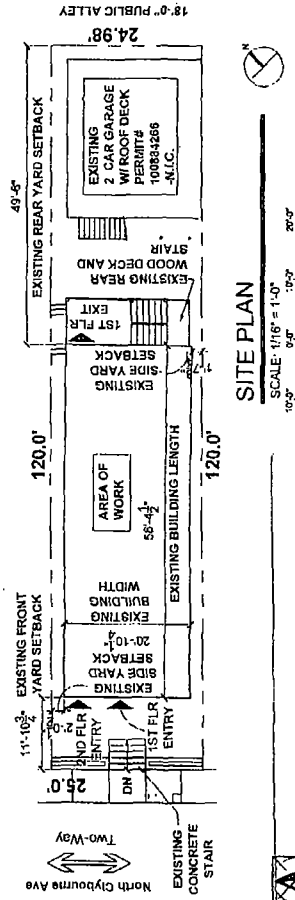


AREA OF WORK

2231 N CLYBOURN AVENUE  
 REQUEST ZONING CHANGE FROM M1-2  
 (EXISTING) TO B2-2 (PROPOSED)  
 CONVERT EXISTING GROUND FLOOR RETAIL  
 SPACE INTO DWELLING UNIT AS PER PLANS.  
 (2) DWELLING UNITS TOTAL

## ZONING MAP

SCALE: NTS



## SITE PLAN

SCALE: 1/16" = 1'-0"  
 10' 0" 20' 0" 30' 0"

P1

12.08.20



Y I O S ARCHITECTS AND CONSULTANTS LTD.

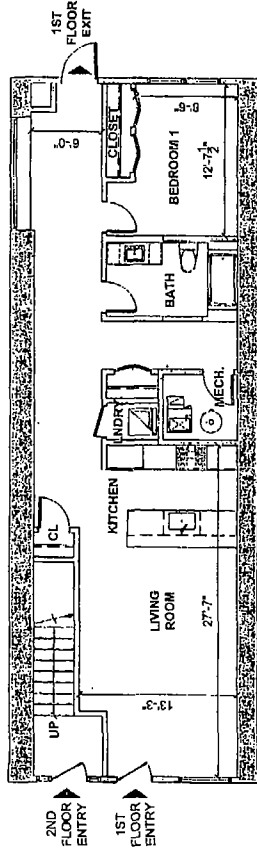
1115 WEST 15<sup>TH</sup> STREET  
 CHICAGO, ILLINOIS 60614  
 TEL: 312.224.1212  
 FAX: 312.224.1214

# Final for Publication

2231 N. CLYBOURN AVENUE

CHICAGO

ILLINOIS



X I O S ARCHITECTS AND CONSULTANTS LTD.  
142 N. WELLS  
CHICAGO, ILLINOIS 60610  
PH. 312.116.1333  
FAX. 312.116.1338

## NEW FIRST FLOOR PLAN



SCALE: 1/8" = 1'-0"  
0' 6" 12" 18" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120"

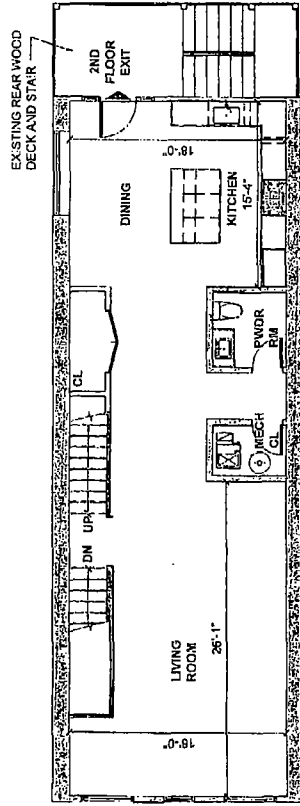
P2

12-08-20

2231 N. CLYBOURN AVENUE

CHICAGO

ILLINOIS



NEW SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"  
0'-0" 5'-0" 10'-0"



X J O S ARCHITECTS AND CONSULTANTS LTD

1000 N. LAKE ST. SUITE 1000  
CHICAGO, ILLINOIS 60610

P3

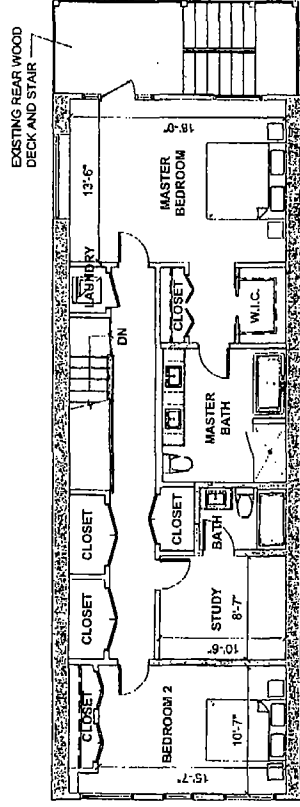
12-08-20

# Final for Publication

2231 N. CLYBOURN AVENUE

CHICAGO

ILLINOIS



## NEW THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"  
5'-0" 0'-0" 10'-0"



X I O S ARCHITECTS AND CONSULTANTS LTD  
1118 S. WELLS  
CHICAGO, ILLINOIS 60606  
TEL: 312.424.1332  
FAX: 312.424.1334

P4

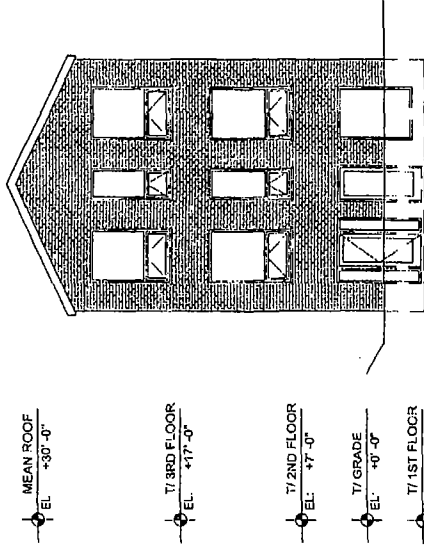
12.08.20

# Final for Publication

2231 N. CLYBOURN AVENUE

ILLINOIS

CHICAGO



(FOR REFERENCE ONLY)

WEST ELEVATION

SCALE: 1/8" = 1'-0"  
0'-0" 5'-0" 10'-0"



X I O S ARCHITECTS AND CONSULTANTS LTD.  
110 S. WALKER  
CHICAGO, ILLINOIS 60606

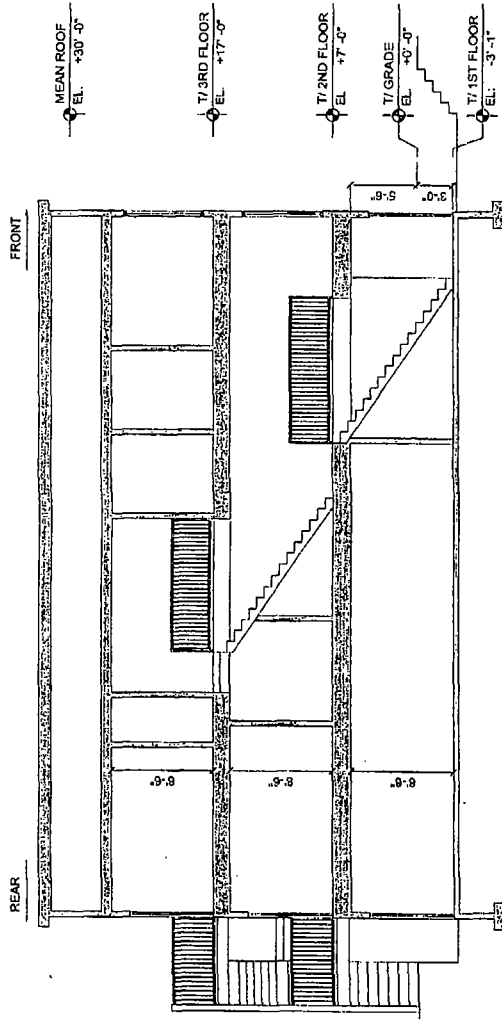
P5

12-08-20



# Final for Publication

CHICAGO  
2231 N. CLYBOURN AVENUE  
ILLINOIS



## BUILDING SECTION

SCALE: 1/8" = 1'-0"  
9'-0" 3'-0" 18'-0"



X I O S ARCHITECTS AND CONSULTANTS LTD.  
100 S. WELLS  
CHICAGO, ILLINOIS 60606  
TEL. 312.467.1111