



# City of Chicago



O2018-8019

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/31/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-G at 2029 N Clybourn Ave - App No. 19832T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

19832-T1  
INTRO DATE  
OCT 31, 2018

**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 M1-2 Limited Manufacturing District symbols and indications as shown on Map No. 5-G in an area bound by

North Lakewood Avenue; the alley next north and parallel to North Clybourn Avenue; North Magnolia Avenue; North Clybourn Avenue.

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2029 North Clybourn Avenue.

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 M1-2 Limited Manufacturing District symbols and indications as shown on Map No. 5-G in an area bound by

North Lakewood Avenue; the alley next north and parallel to North Clybourn Avenue; North Magnolia Avenue; North Clybourn Avenue.

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

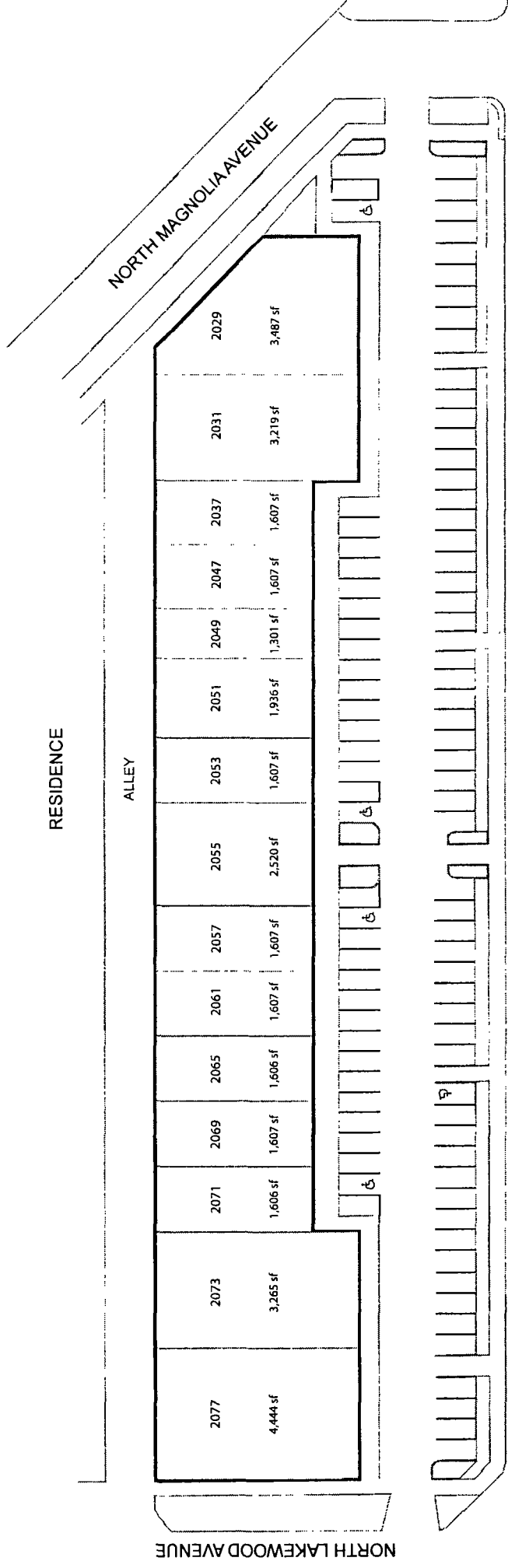
Common Address of Property: 2029 North Clybourn Avenue.

**NARRATIVE & PLANS – 2029 NORTH CLYBOURN AVENUE**

**M1-2 to C1-2**

The applicant owns a retail strip center at the above address and has no plans to change its use. The above property was within the boundaries of a recently rescinded Planned Manufacturing District (PMD). This property is now incongruously zoned M1-2, Limited Manufacturing District, making most of the existing uses non-conforming. As the PMD has been disbanded, the applicant seeks a zoning change to C1-2, Neighborhood Commercial District, in order to conform with the Chicago Zoning Ordinance as the property is currently and intended to be used.

FAR	.505
Lot Area	65,400 Square Feet
Building Area	33,000 Square Feet
Building Height	15 Feet
Front Setback	50 Feet
Rear Setback	0 Feet
West side Setback	0 Feet
East side Setback	36 Feet
Parking	88 Parking Spaces

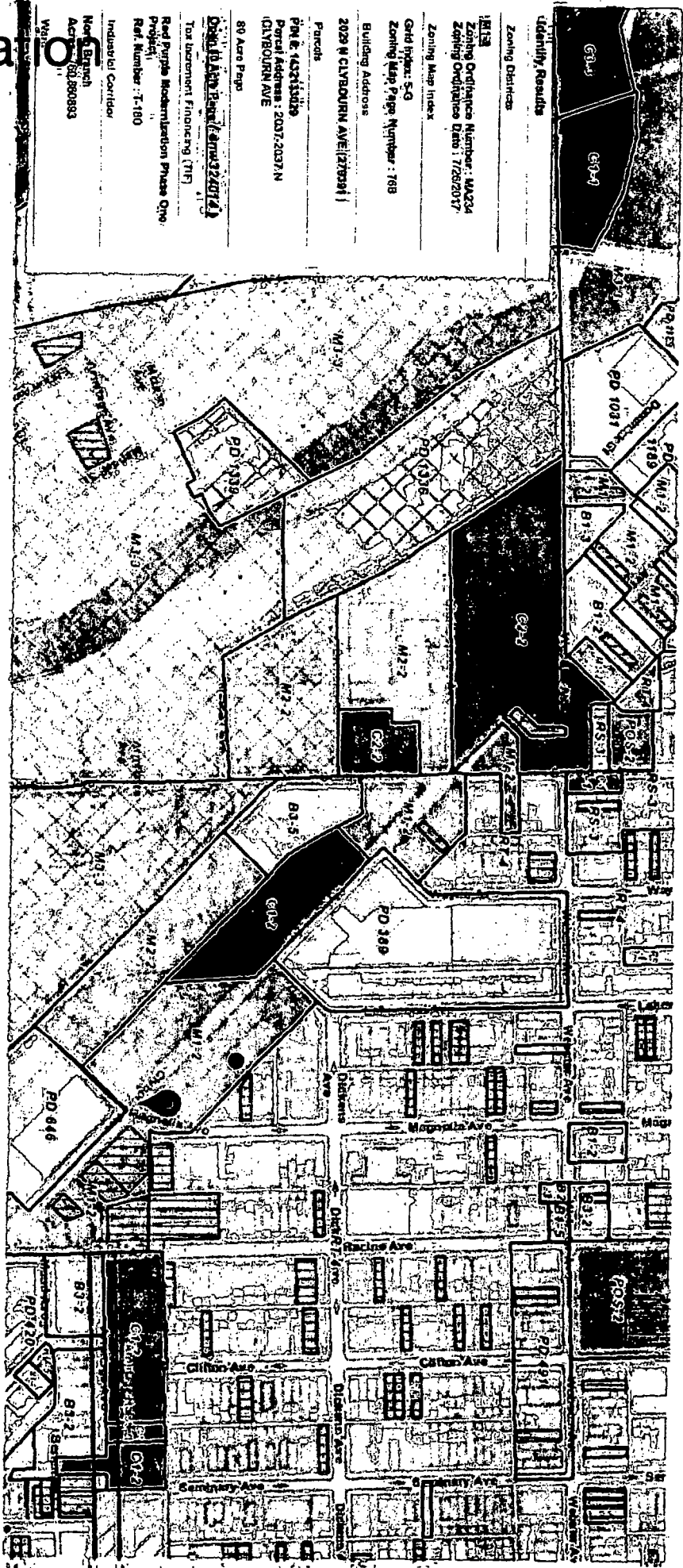


NORTH CLYBOURN AVENUE

**CLYBOURN CENTER  
2037 NORTH CLYBOURN AVENUE**

 **SCALE**  
(10 FEET)

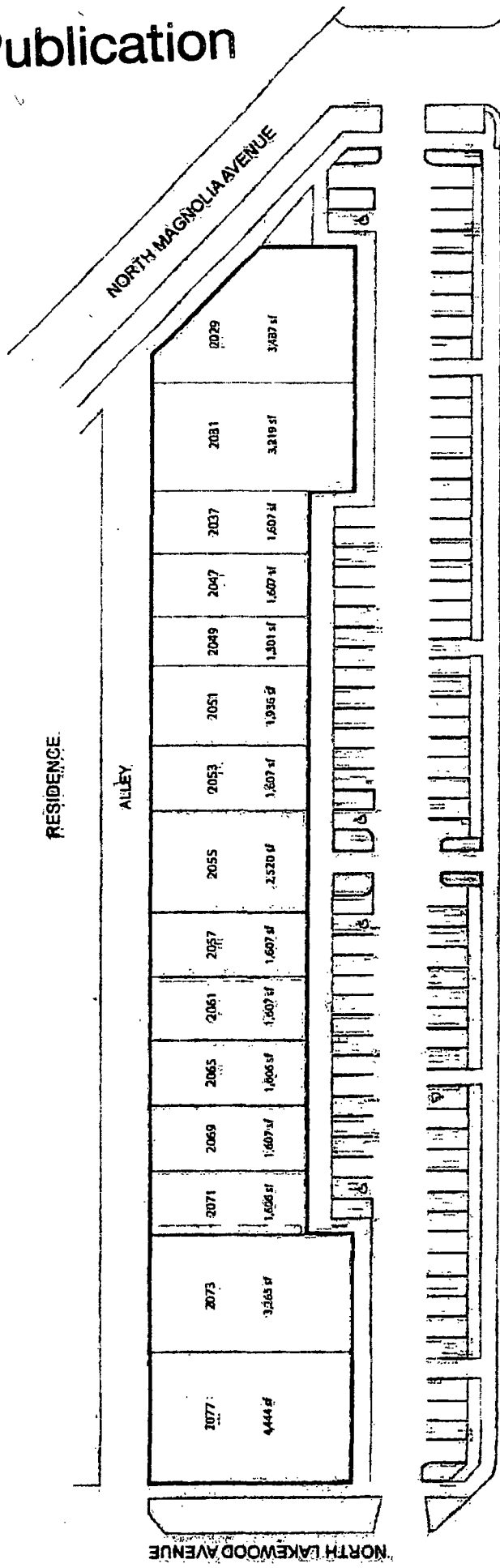
NORTH LAKEWOOD AVENUE



Final for Publication

**Identity Results**  
Zoning District: G1-13  
Zoning Ordinance Number: MA24  
Zoning Ordinance Date: 7/26/2017  
Zoning Map Index  
Grid Index: S-Q  
Zoning Map Page Number: 168  
Building Address  
2029 N CLYBOURN AVE (277591)  
Parcels  
PIN #: 143713428  
Parcel Address: 2037-2037 N  
CLYBOURN AVE  
80 Area Page  
Detailed Aerial Photo (2012/07/14)  
Tax Assessment Financing (TIF)  
Red Purple Modernization Phase One  
Project  
Ref Number: T-180  
Industrial Corridor  
North Branch  
Act No: 01800883  
Version: 1

Final for Publication



RESIDENCE

NORTH MAGNOLIA AVENUE

ALLEY

NORTH LAKEWOOD AVENUE

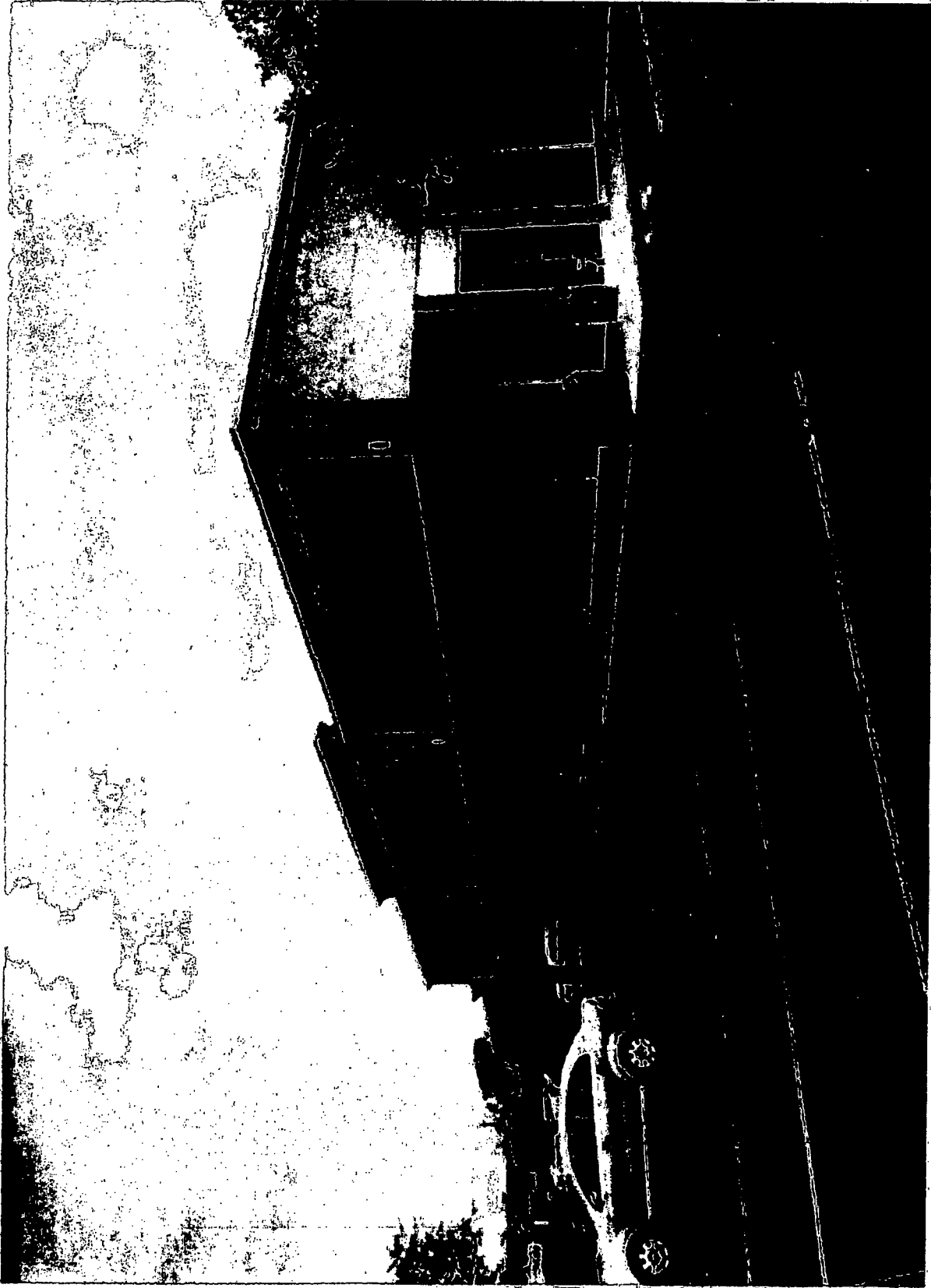
NORTH CLYBOURN AVENUE

CLYBOURN CENTER  
2037 NORTH CLYBOURN AVENUE

SCALE  
(10 FEET)

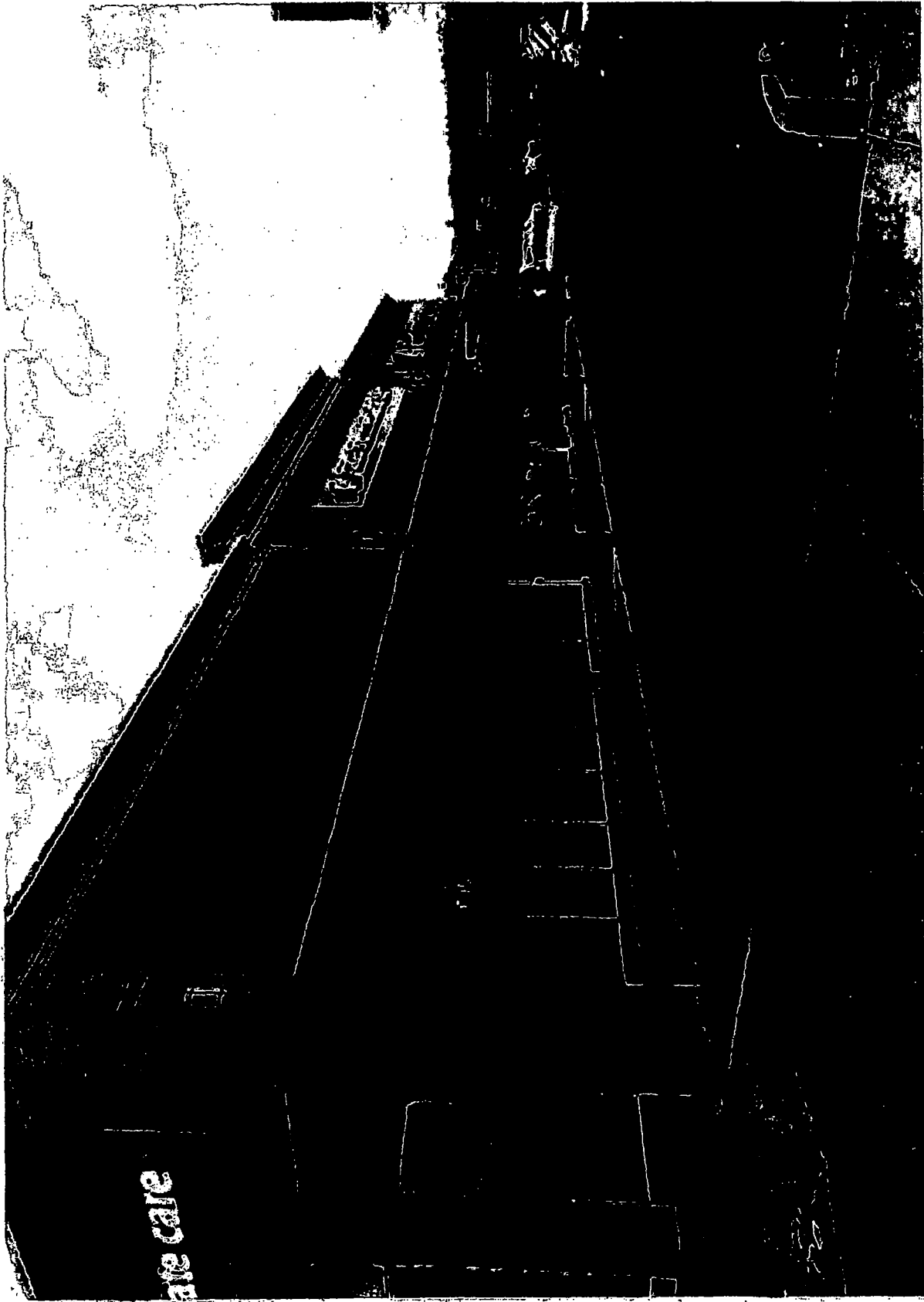


#1





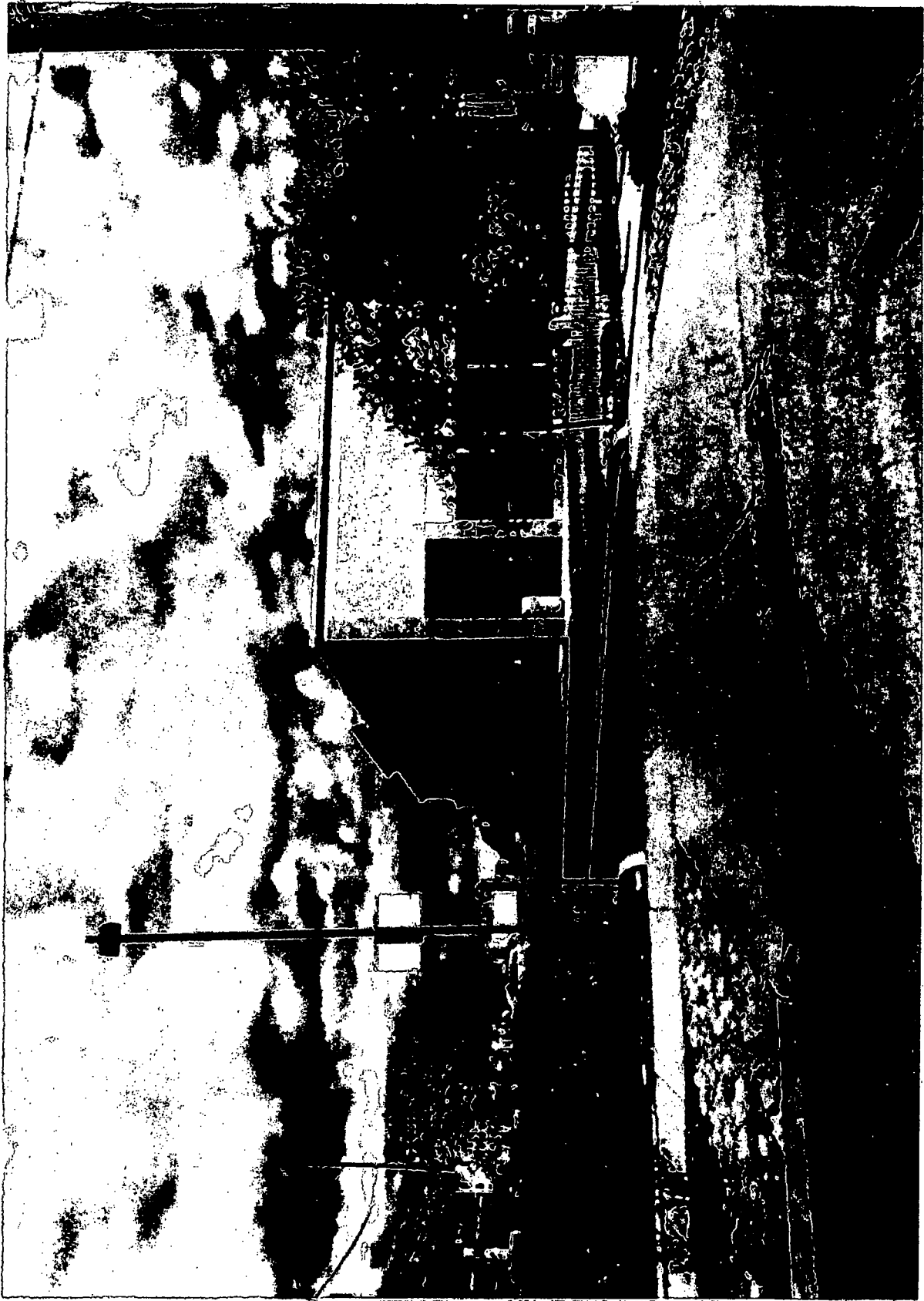
#3



#4



#6



#7

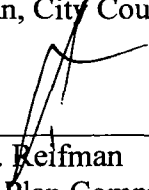




DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David L. Reifman  
Chicago Plan Commission

Date: January 24, 2019

Re: ICMA: 2029 N. Clybourn Avenue

---

On January 24, 2019, the Chicago Plan Commission recommended approval of the proposed Map Amendment for a property located within the North Branch Industrial Corridor submitted by Clybourn Center, LLC. A copy of the proposed map amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-0756.

Cc: Master File

TO: Clerk

19832