



City of Chicago



SO2016-3893

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/18/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2465 N Clybourn Ave - App No. 18772T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18772T1
INTRO DATE
05-18-16

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.7-H in the area bounded by

a line 425 feet southeast of and parallel to West Terra Cotta Place; the
alley next northeast of and parallel to North Clybourn Avenue; a line
450 feet southeast of and parallel to West Terra Cotta Place; and North
Clybourn Avenue,

to those of a RM4.5 Residential Multi-Unit 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: 2465 North Clybourn Avenue.

MAP #
ORAW
CITE #

SUBSTITUTE
NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
2465 N CLYBOURN AVENUE

The Applicant wishes to change the zoning for 2465 N Clybourn Avenue from M1-2 to RM-4.5. The Applicant intends to build a 3-story 3-unit building with basement and a 3-car detached garage with no commercial space.

LOT AREA: 3,750 SQUARE FEET

FLOOR AREA RATIO 1.5

BUILDING AREA: 5,610 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A 3-CAR DETACHED GARAGE

FRONT SETBACK: 8 FEET 0 INCHES

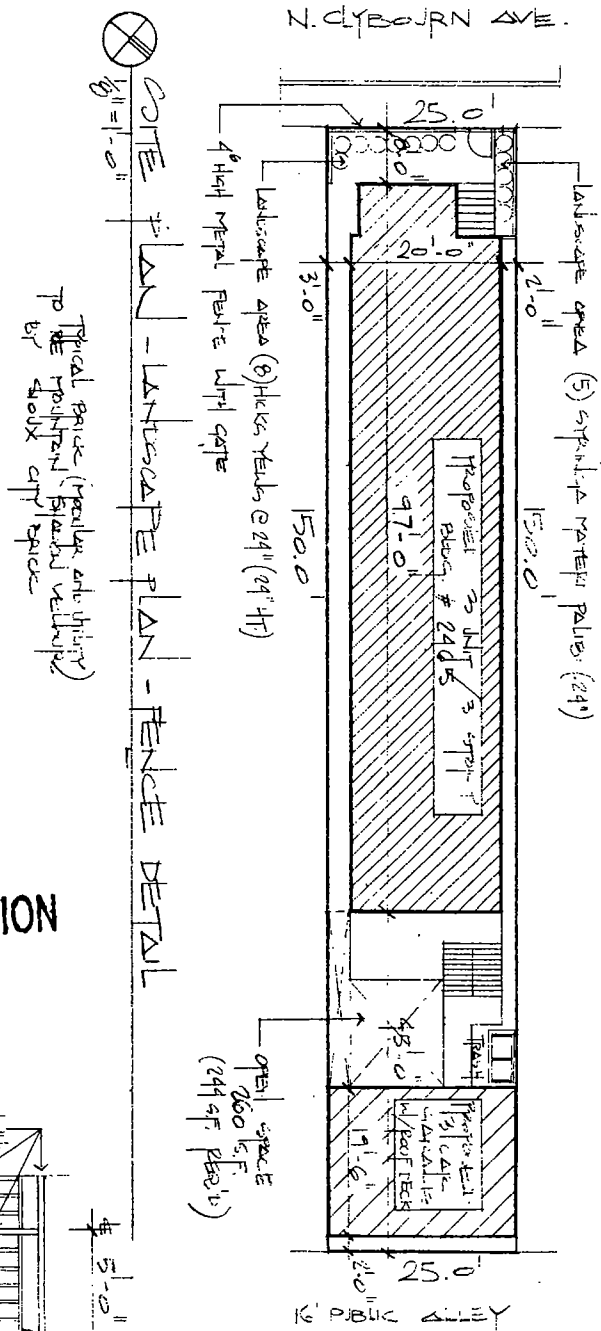
REAR SETBACK: 21 FEET 6 INCHES

SIDE SETBACK: 2 FEET (NW) AND 3 FEET (SE) = 5 FEET TOTAL

REAR YARD OPEN SPACE: 244 SQUARE FEET

BUILDING HEIGHT: 38 FEET 0 INCHES

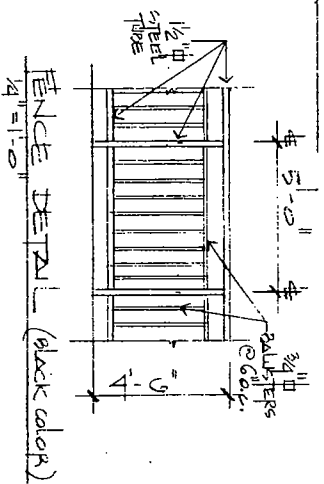
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NOTE PLAN - LANDSCAPE PLAN - FENCE DETAIL
 1/4" = 1'-0"

Typical brace (regular one thing)
 to the position (should verify)
 by show off space

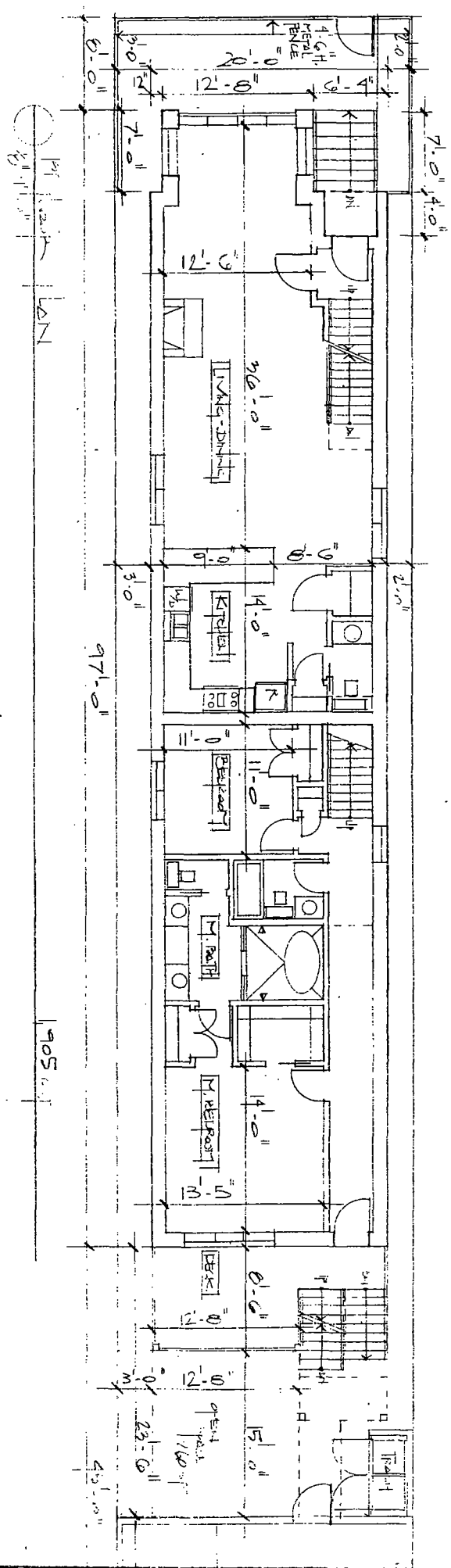
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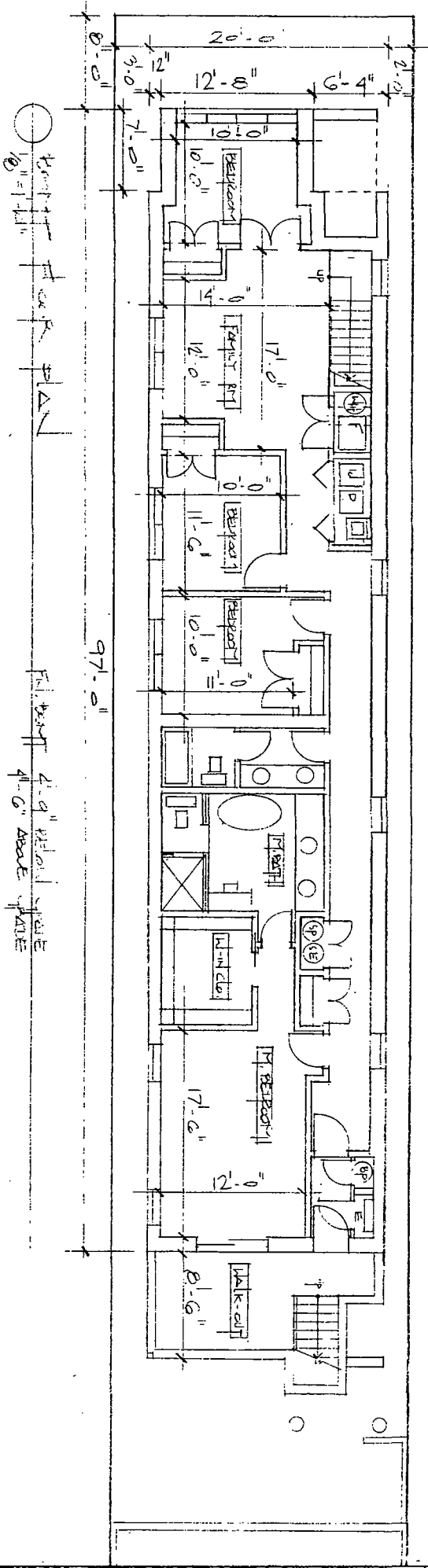


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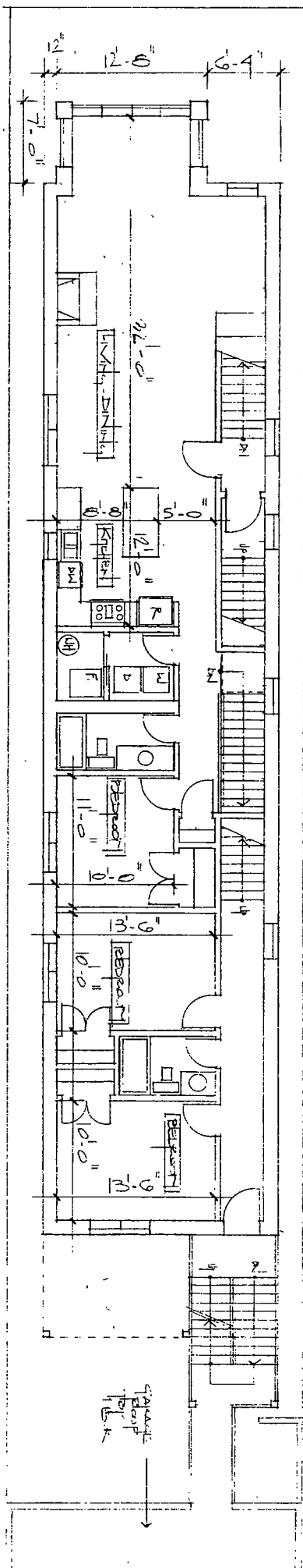
Hand-drawn floor plan

Full height 4'-9" window space
4'-6" above stairs

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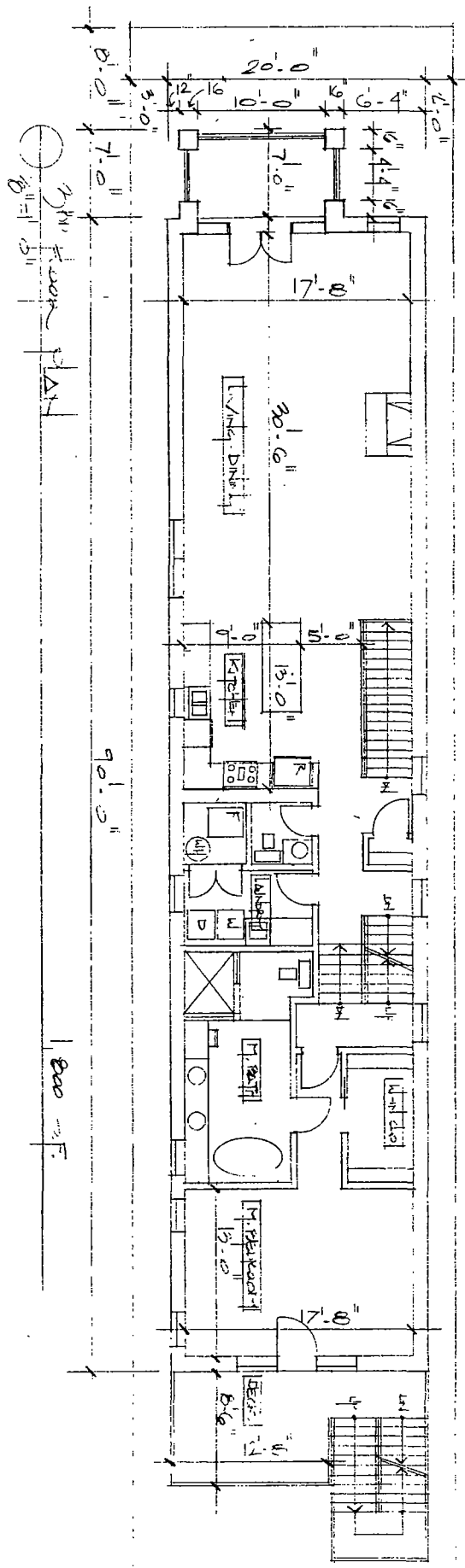
2nd Floor Plan
 180 W. WASHINGTON

1905 SF

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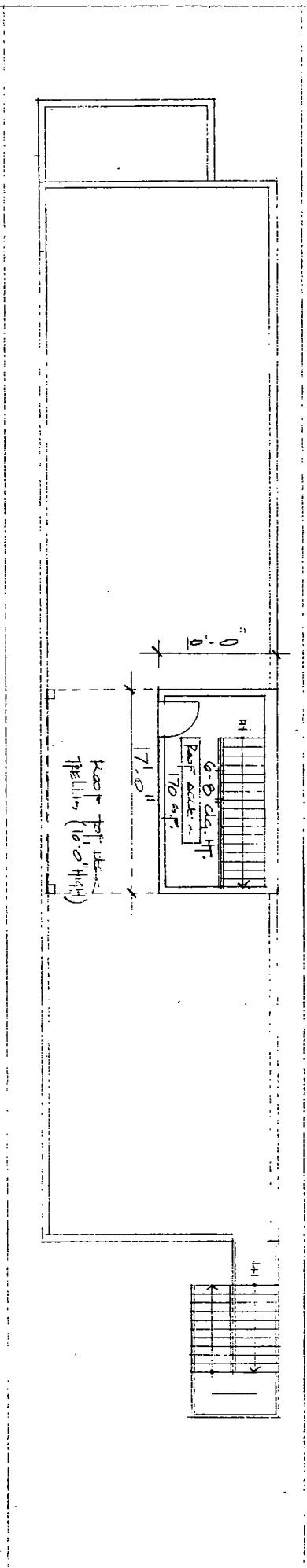
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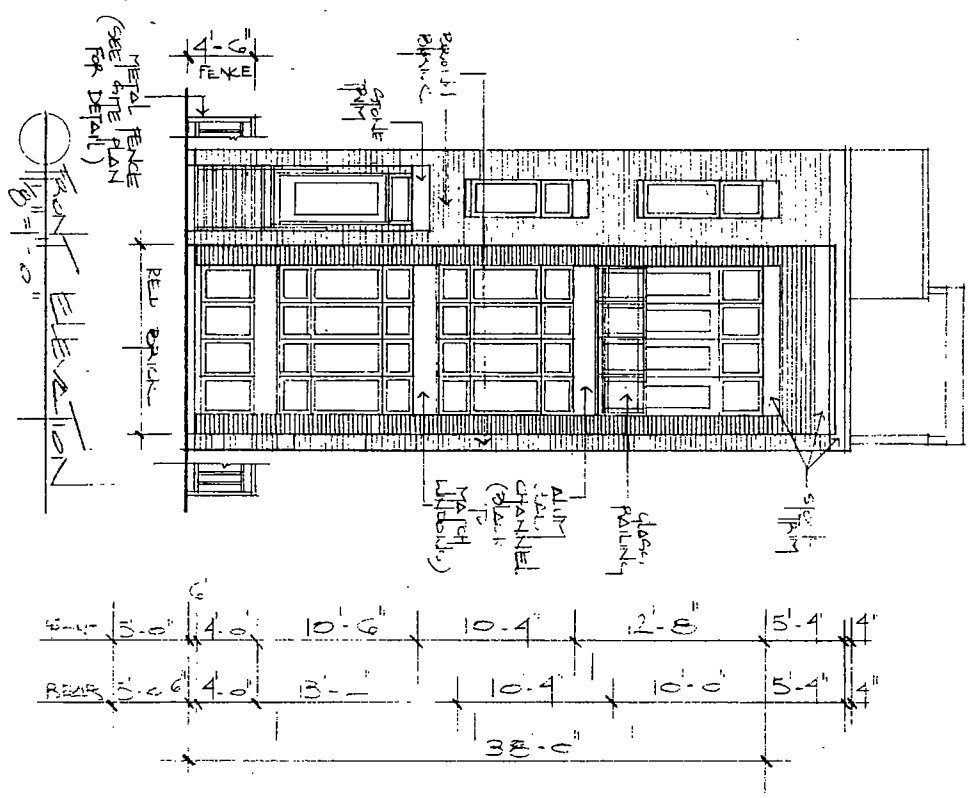
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Roof Plan
1/8" = 1'-0"

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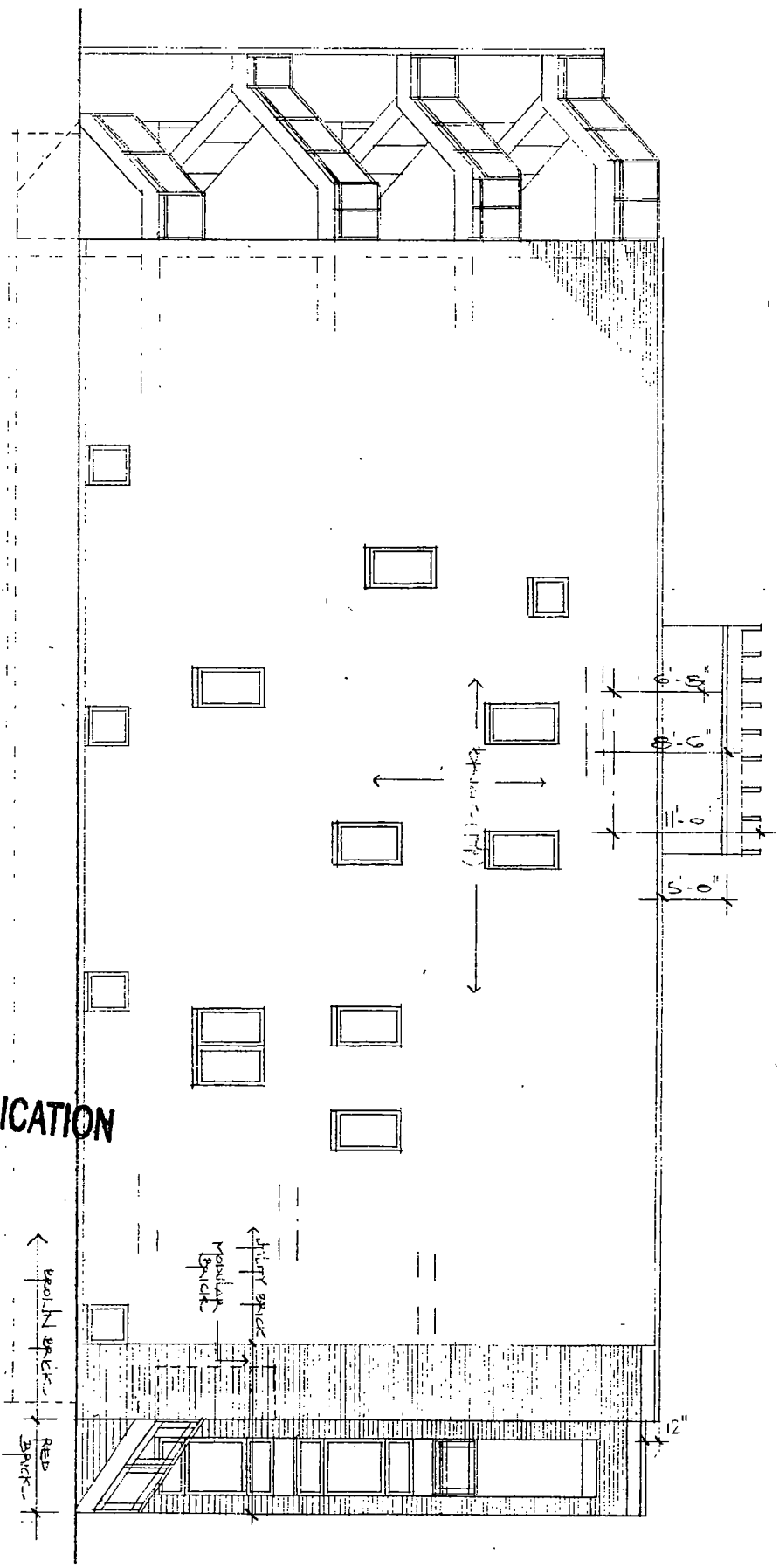


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NORTH-EAST ELEVATION



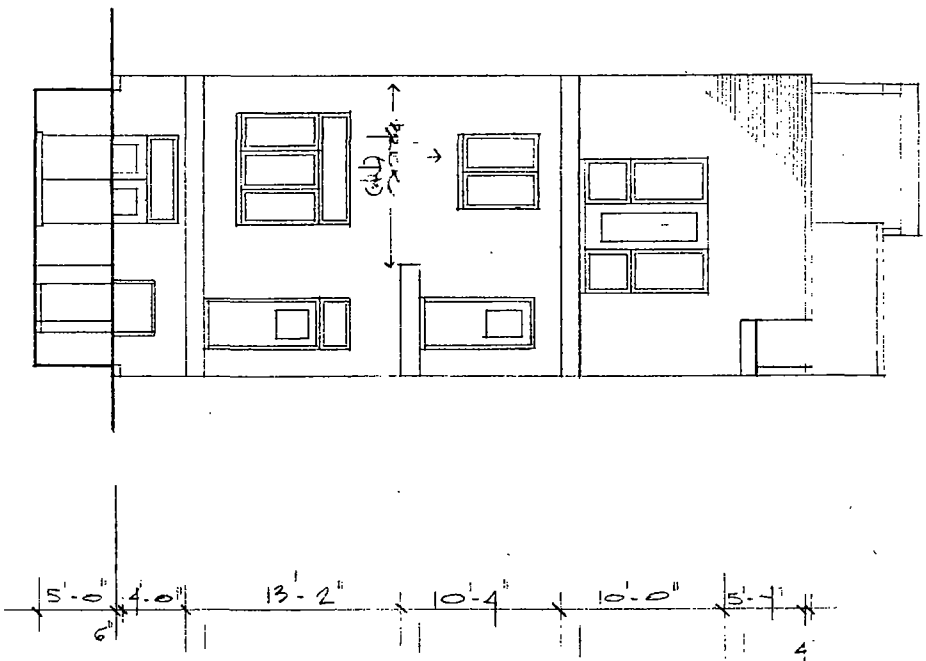
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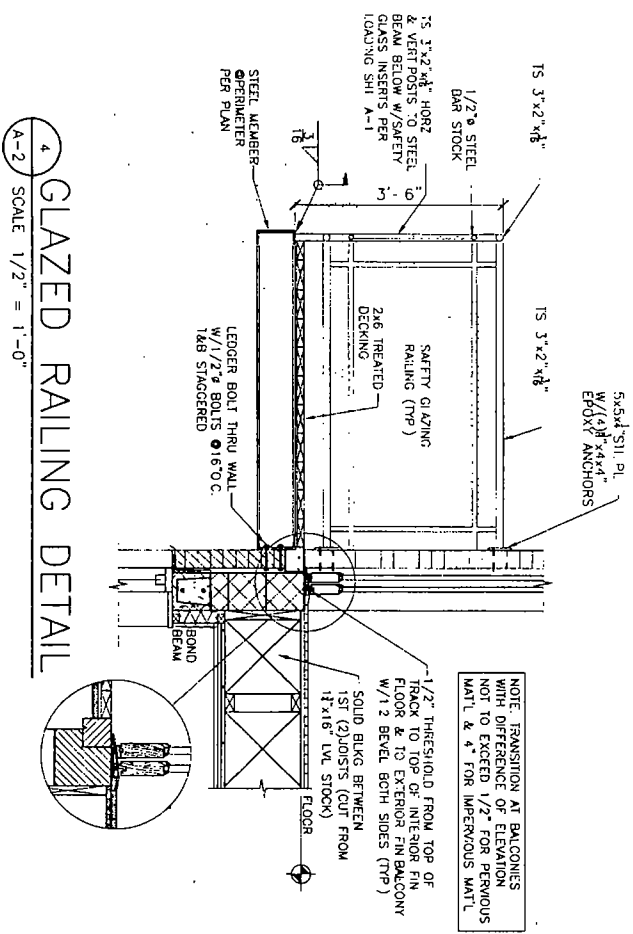
0' 11" 1.0"
ELEVATION

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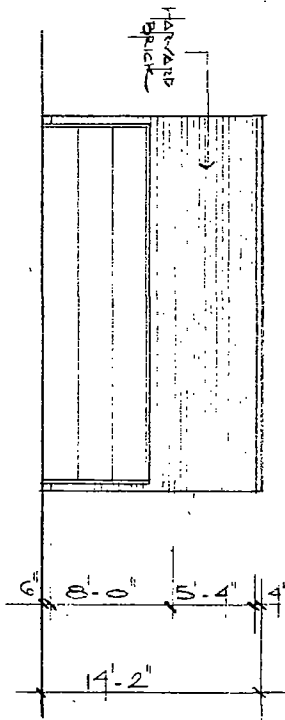
4 GLAZED RAILING DETAIL
 SCALE 1/2" = 1'-0"

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○ GARAGE DOOR ELEVATION
1/8" = 1'-0"

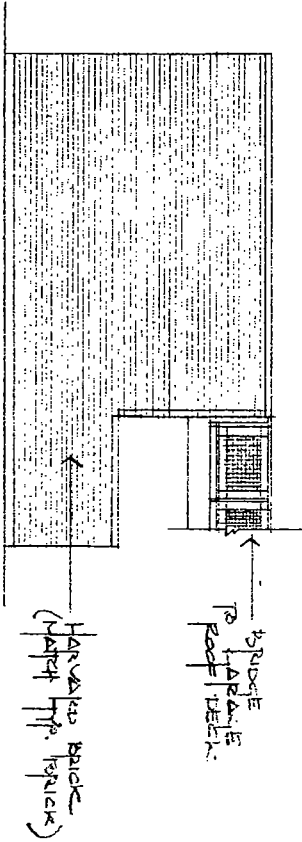
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○ NORTH WEST GARAGE ELEVATION
1/8" = 1'-0"

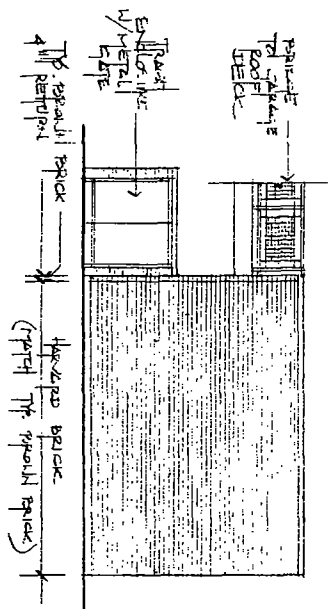
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○ SOUTH EAST GARAGE ELEVATION

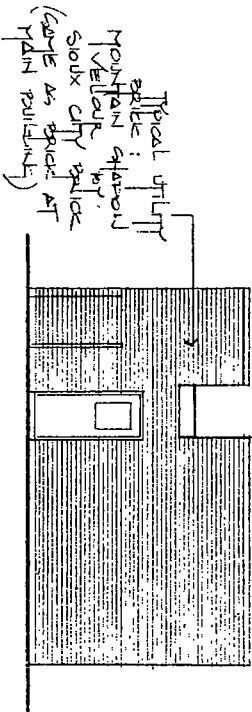
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○ SOUTH WEST GARAGE ELEVATION
1/8" = 1'-0"

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