



City of Chicago



SO2014-2323

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2460-2468 N Clybourn Ave - App No. 17986T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Application Number: 17986T1

SUBSTITUTE

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current M1-2 Light Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by:

a line 700 feet north of West Fullerton Avenue as measured along the southwesterly line of North Clybourn Avenue and perpendicular to North Clybourn Avenue; North Clybourn Avenue; a line 600 feet north of West Fullerton Avenue as measured along the southwesterly line of North Clybourn Avenue and perpendicular to North Clybourn Avenue; and the public alley next southwest of North Clybourn Avenue

to those of a C1-5 Neighborhood Commercial District which is hereby established in the area described above.

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

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NARRATIVE

2460 – 68 N. Clybourn Ave

TYPE I REGULATIONS

Narrative: The subject property contains approximately 15,000 sq. ft. of land and is currently improved with a one-story approximately 11,250 sq. ft. building. The Applicant proposes to construct a second floor on the existing building for a total of 22,500 sq. ft. of *Floor Area* to be used for day-care, personal service, retail and offices. Six parking spaces will be located on the property and no loading berth.

FAR: 1.5

FLOOR AREA: Approximately 22,500 sq. ft.

Residential Units: None

Height: 28 feet

Setbacks:

North Property Line: None

East Property Line: None

South Property Line: 25 feet (containing the parking area)

West Property Line: None

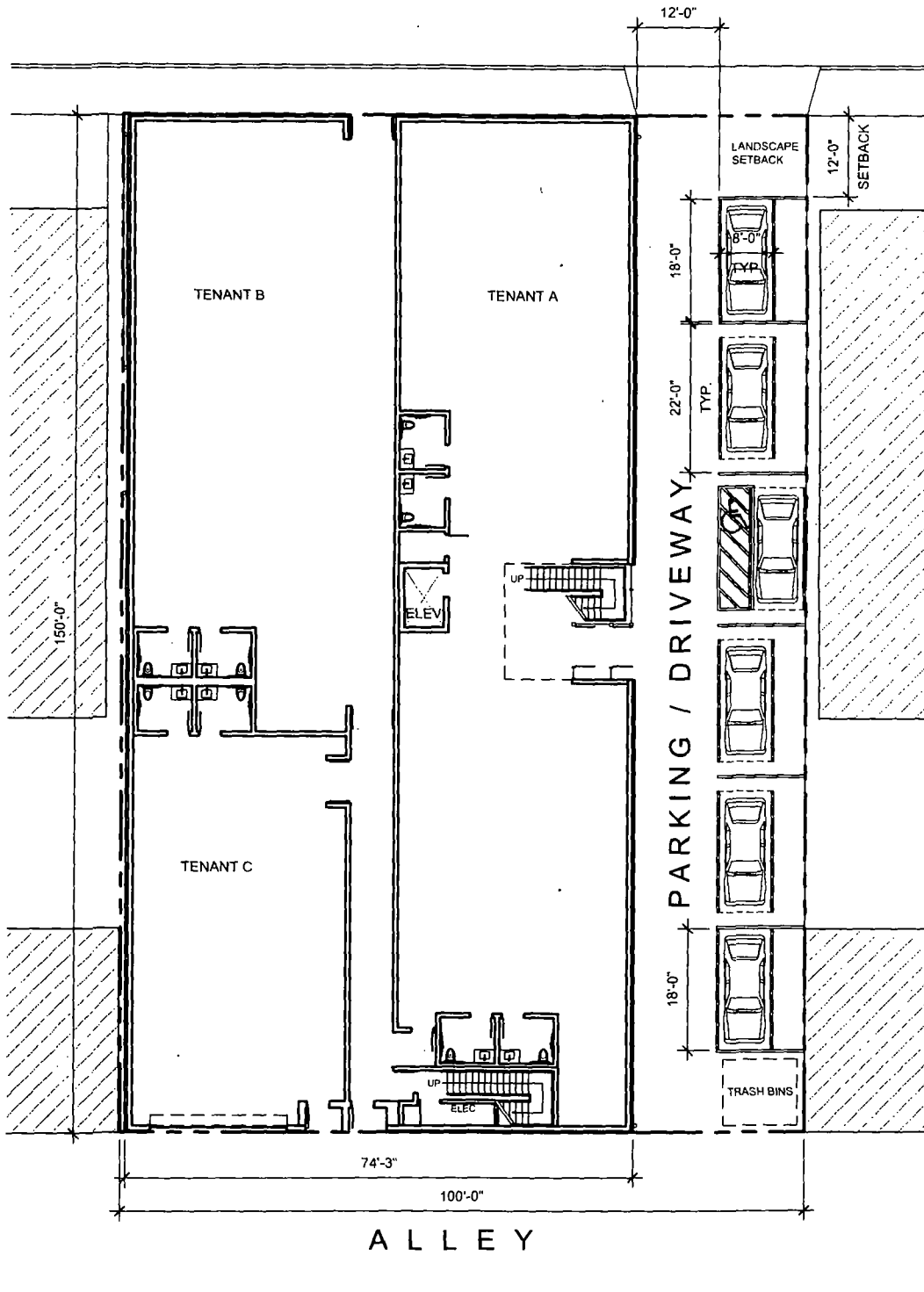
Parking Spaces: Six

Minimum Loading: None

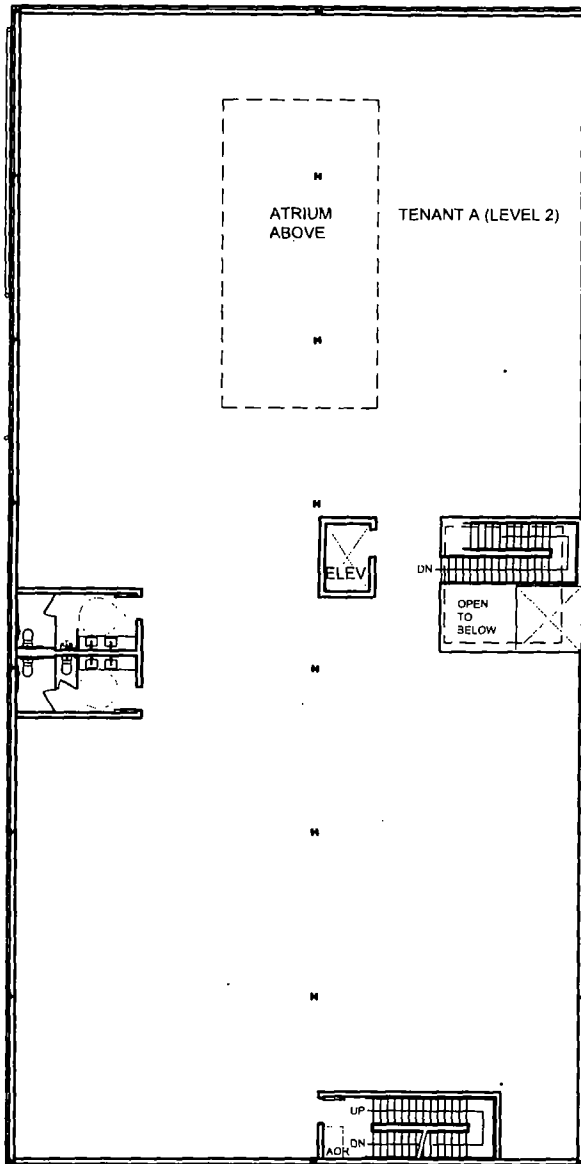
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NORTH CLYBOURN AVE.

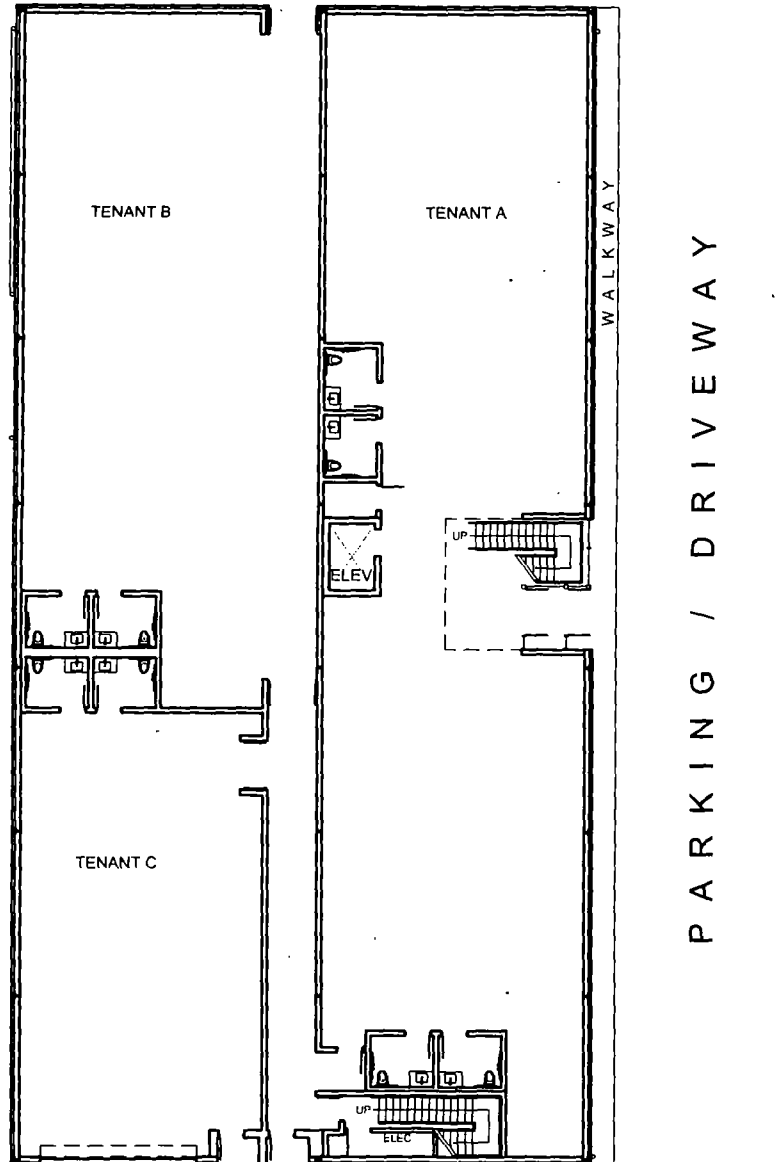
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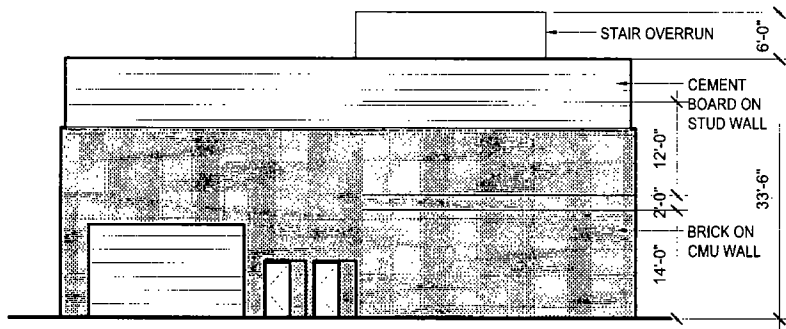


NORTH CLYBOURN AVE.

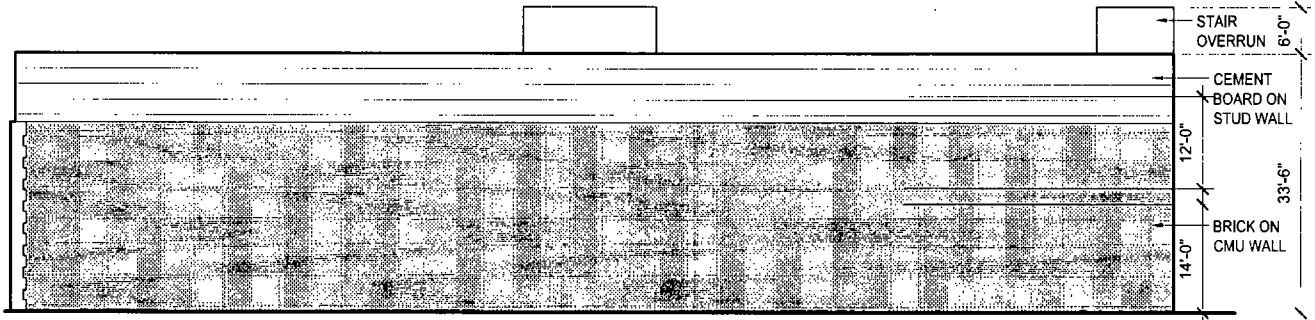


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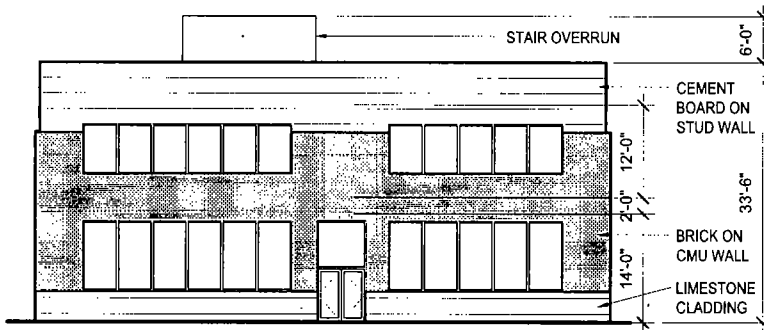




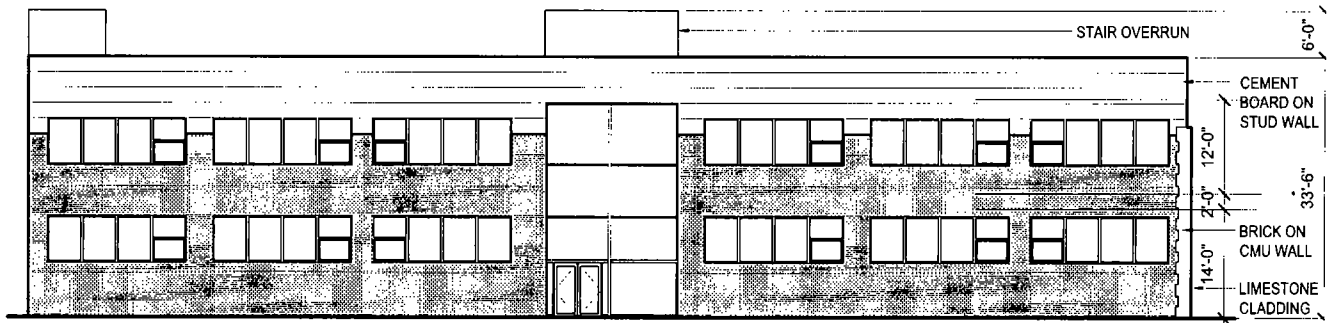
4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

James Moller

7. On what date did the owner acquire legal title to the subject property? _____

8. Has the present owner previously rezoned this property? If Yes, when?

No

9. Present Zoning District M1-2 Proposed Zoning District C1-5

10. Lot Size in square feet (or dimensions) approx. 15,000 sf

11. Current Use of the property One story 11,250 sf commercial building.

12. Reason for rezoning the property: Redevelopment of the existing building through the addition of a second floor and conversion of its use for day-care, personal service, retail and offices.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) Two story building containing a total of 22,500 sq. ft. to be used for day-care, personal service, retail and office with parking spaces and no loading berth.

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO _____ X _____

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August 18, 2014

Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

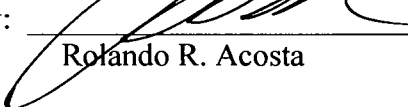
Chairman:

The undersigned, Rolando R. Acosta, being first duly sworn on oath, deposes and say the following:

That the undersigned certifies that he has complied with the requirements of the Chicago Zoning Ordinance, Title 17, Section 13-0107-A of the Municipal Code of Chicago, by serving written notice by USPS first class mail, to the owners of all property within 250 feet in each direction of the lot lines of the subject property, the boundaries of which are:

a line 700 feet north of West Fullerton Avenue as measured along the southwesterly line of North Clybourn Avenue and perpendicular to North Clybourn Avenue; North Clybourn Avenue; a line 600 feet north of West Fullerton Avenue as measured along the southwesterly line of North Clybourn Avenue and perpendicular to North Clybourn Avenue; and the public alley next southwest of North Clybourn Avenue

exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet, and that the notice contained the address and description of the property which is the subject of the application under the Chicago Zoning Ordinance; a statement of the intended use of said property; the name and address of the applicant; and a statement that the applicant intends to file said application on approximately August 18, 2014; that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under the cited section of the Municipal Code of the City of Chicago; that the applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet, recognizing the above limits, is a complete list containing the names and last know addresses of the owners of the property required to be served and that the applicant has furnished in addition a list of the persons so served.

By: 
Rolando R. Acosta

Subscribed and sworn to before me this August 18, 2014.


Notary Public



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OFF: MELINDA LAWRENCE
Notary Public - State of Illinois
My Commission Expires Sep 8, 2017

August 15, 2014

Dear Sir or Madam:

Please take notice that under the Chicago Zoning Ordinance an application (the "Application") to change the M1-2 Light Manufacturing /Business Park District classification to those of a C1-5 Neighborhood Commercial District for the area which is bounded by:

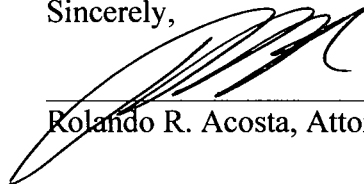
a line 700 feet north of West Fullerton Avenue as measured along the southwesterly line of North Clybourn Avenue and perpendicular to North Clybourn Avenue; North Clybourn Avenue; a line 600 feet north of West Fullerton Avenue as measured along the southwesterly line of North Clybourn Avenue and perpendicular to North Clybourn Avenue; and the public alley next southwest of North Clybourn Avenue

(hereafter the "Property") will be filed on or about March 26, 2014 with the Department of Planning and Development, City of Chicago by Clybourn Ventures, LLC, 550 West Fullerton Parkway, Chicago, IL 60614 (hereinafter the "Applicant"). The addresses of the Property are 2460 – 68 N. Clybourn Ave, Chicago, IL. The Applicant is the owner of the Property.

The Property currently is improved with a one-story approximately 11,250 sq. ft. commercial building. The Application, if approved, will allow redevelopment of the Property through the addition of a second floor on the existing building, increasing the building's height to 28 feet and its area to a total of 22,500 sq. ft. The building as enlarged will be used for day-care, personal service, retail and offices. Seven parking spaces will be provided on the Property. No loading berth exists or will be located on the Property.

This notice is required by the Chicago Zoning Ordinance, Title 17, Section 17-13-0107-A of the Municipal Code of Chicago. It is being sent to you because you appear as a taxpayer of record within 250 feet of the Property. The Application will not rezone your property. Any questions regarding this notice may be direct to the undersigned at 312-636-6937.

Sincerely,



Rolando R. Acosta, Attorney for the Applicant

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