



# City of Chicago



O2017-7030

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/11/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-G at 2300 N Clybourn Ave - App No. 19389T1
<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 C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 5-G in the area bounded by

North Clybourn Avenue; a line 230.34 feet southeast of the intersection of North Clybourn Avenue and North Ashland Avenue (as measured along the southwest right-of-way line of North Clybourn Avenue and perpendicular thereto); a line 100.10 feet southwest of and parallel to North Clybourn Avenue; North Ashland Avenue; and a line 55.34 feet southeast of the intersection of North Clybourn Avenue and North Ashland Avenue (as measured along the southwest right-of-way line of North Clybourn and perpendicular thereto),

to those of a C1-3 Neighborhood Commercial 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: 2300 North Clybourn Avenue

FINAL FOR PUBLICATION

**17-13-0303-C (1) Narrative Zoning Analysis**  
2300 North Clybourn Avenue, Chicago, Illinois

Proposed Zoning: C1-3 Neighborhood Commercial District

Lot Area: 17,378.83 square feet

Proposed Land Use: The Applicant is seeking to amend the previously approved Type 1 Zoning Map Reclassification, in order to redevelop the subject property with a new two-story mixed-use (commercial/office) building, pursuant to a new set of architectural plans. The new proposed building will contain commercial/retail space - at grade level, and office space – on the 2<sup>nd</sup> Floor. There will be onsite surface parking for seventeen (17) vehicles, located at the front (Clybourn Avenue) and along the west side of the building. The new proposed building will be masonry, glass and steel in construction and will measure 29 feet-9 inches in height.

- (a) The Project's Floor Area Ratio:  
15,208 square feet (1.1 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit):  
*No dwelling units proposed*
- (c) The amount of off-street parking:  
17 vehicular parking spaces
- (d) Setbacks:
  - a. Front Setback: 40 feet-4 3/8 inches
  - b. Rear Setback:  
3 feet-0 inches
  - c. Side Setbacks:  
West: 41 feet-0 inches  
East: 0 feet-0 inches
- (e) Building Height:  
29 feet-9 inches

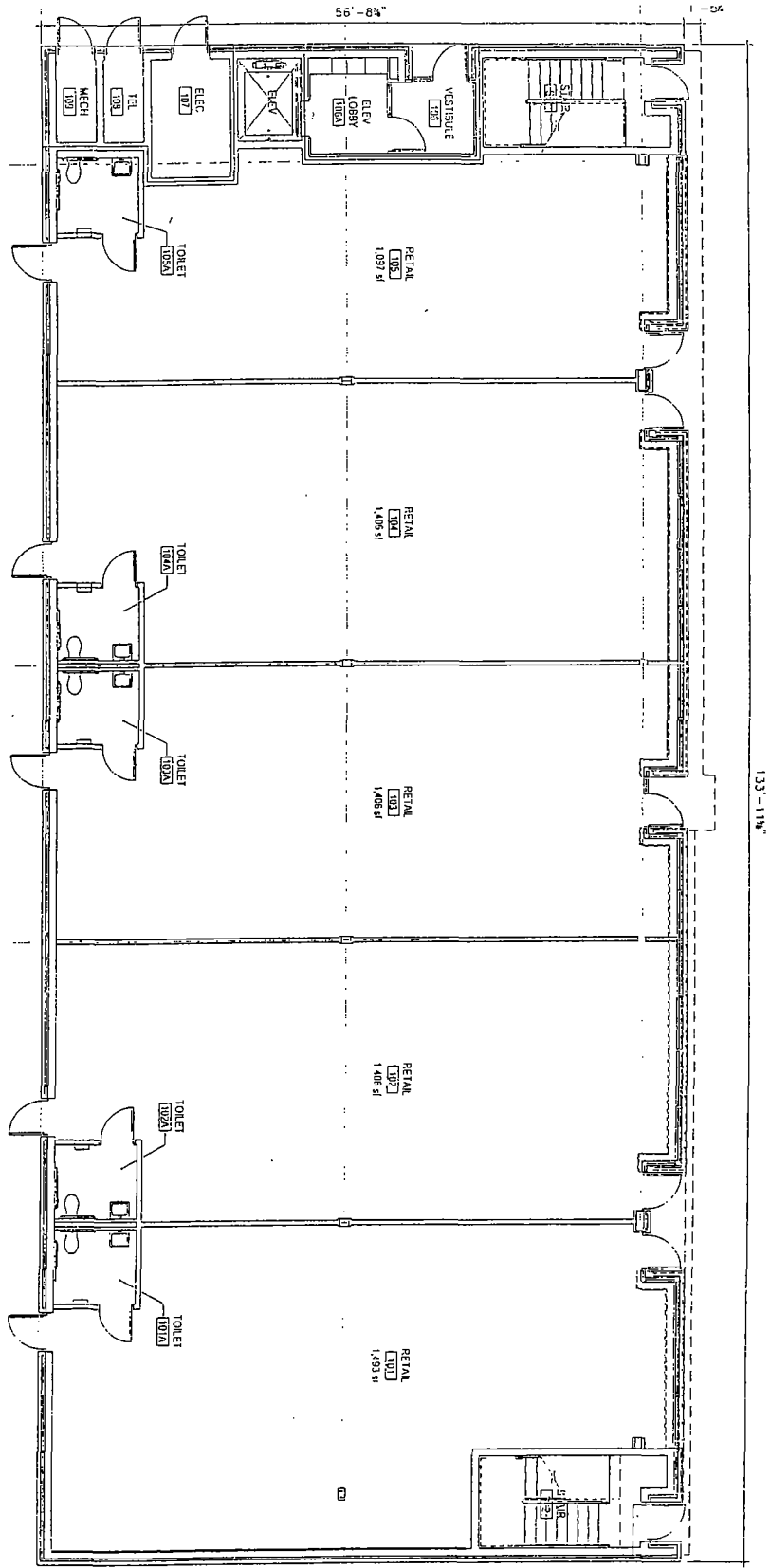
FINAL FOR PUBLICATION

2300 North Clybourn  
 Chicago, Illinois 60614

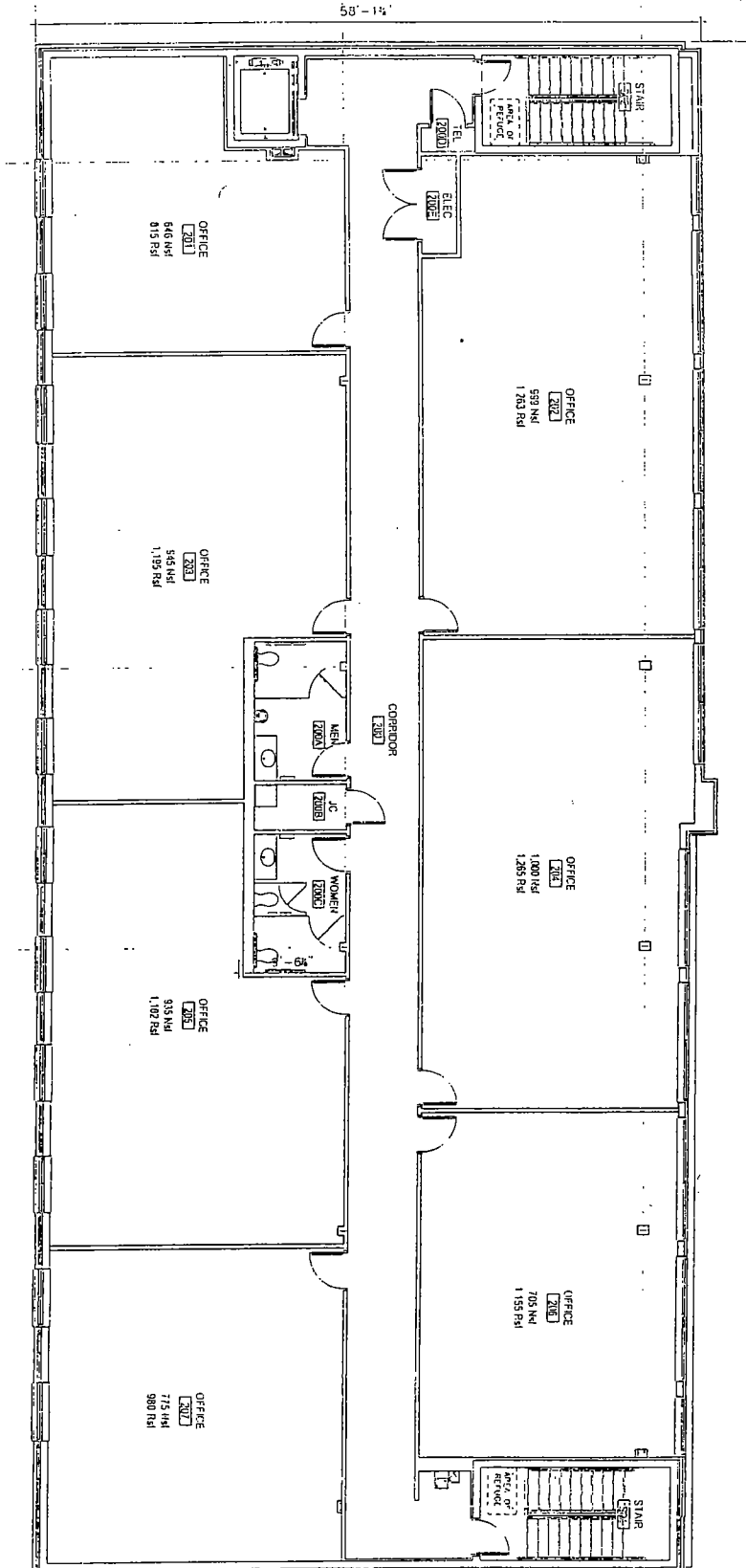
GROUND FLOOR - COMMERCIAL

AMSTADTER  
 One North LaSalle Street, Suite 1415  
 Chicago, Illinois 60602

2025-01-20  
 2:15 PM



NOT FOR PUBLICATION



2300 North Clybourn  
Chicago, Illinois 60614

SECOND FLOOR OFFICE

AMSTADTER  
One North LaSalle Street, Suite 1514  
Chicago, Illinois 60602

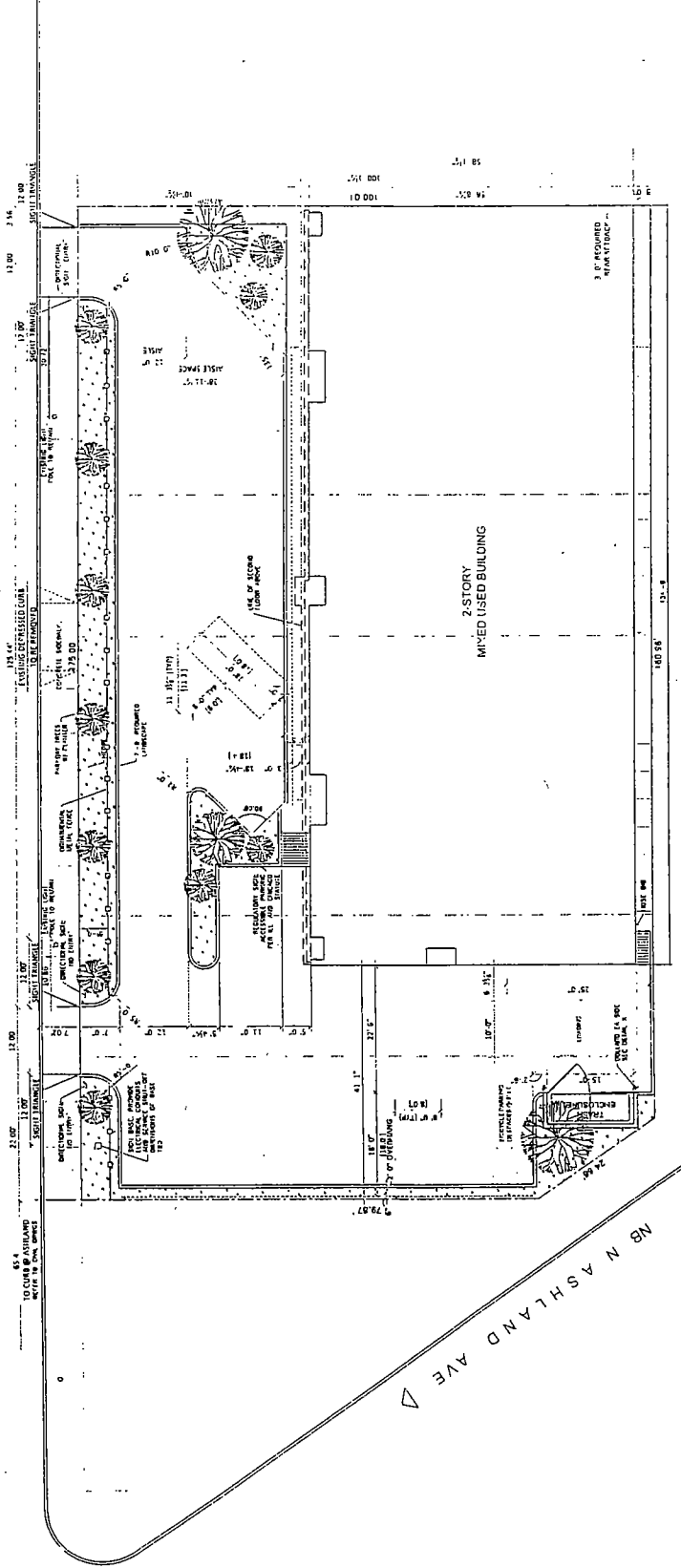
2-312-412-2200  
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PLAN FOR PUBLICATION



N CLYBOURN AVE

"EB" N CLYBOURN AVE



SITE PLAN R1 OCTOBER 5 2017



AMSTADTER  
100 West Lake Street, Suite 1701  
Chicago, Illinois 60602

2300 North Clybourn  
Chicago, Illinois 60614

11.2.4.15 New  
2.12.101.001

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2.12.101.001