



City of Chicago



O2017-8410

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/21/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2447 N Clybourn Ave - App No. 19454T1
Committee(s) Assignment:	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 be 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 325 feet northwesterly of and parallel to North Marshfield Avenue (as measured at the at the easterly right-of-way line of North Clybourn Avenue); the alley next northeasterly of and parallel to North Clybourn Avenue; a line 300 feet northwesterly of and parallel to North Marshfield Avenue (as measured at the easterly right-of-way line of North Clybourn Avenue),

to those of a RM4.5 Residential Multi-Unit District and a corresponding use 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: 2447 North Clybourn Avenue

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NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
2447 N CLYBOURN AVE.

The Applicant intends to change the zoning from the existing M1-2 to RM-4.5 to construct new 3 story 3 dwelling units masonry building with basement and new 3 car masonry garage with roof deck. No commercial space.

ZONING: RM 4.5

LOT AREA: 3750 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 700 square feet

FLOOR AREA RATIO: 1.7

BUILDING AREA: 5720.4 square feet

OFF-STREET PARKING: 3 garage spaces

FRONT SETBACK: 8 feet 4 inches

REAR SETBACK: 42 feet 8 inches

SIDE SETBACK: 3 feet 0 inches on North and 2 foot 0 inches on South = TOTAL 5 feet 0 inches

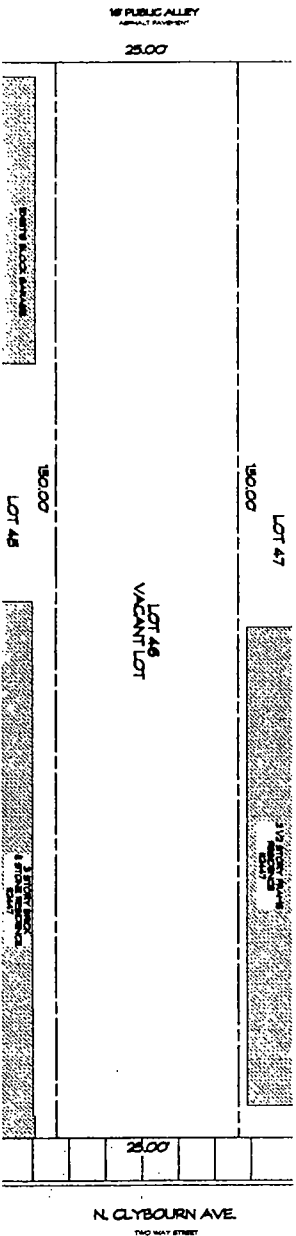
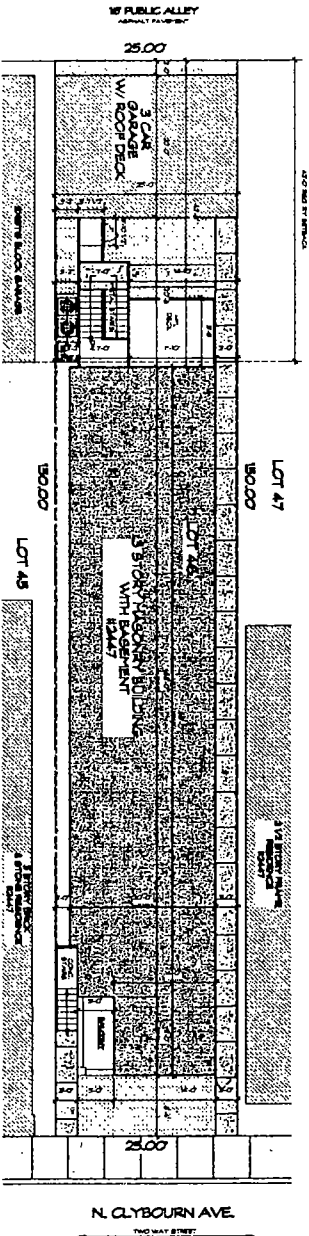
BUILDING HEIGHT: 37 feet 11 inches

Building material will be primarily face brick with some areas of siding. Note the entire building will not be face brick all around. Face brick on the front with a 2 feet 0 inches returns on either sides and jumbo brick remaining building.

Set of plans are attached.

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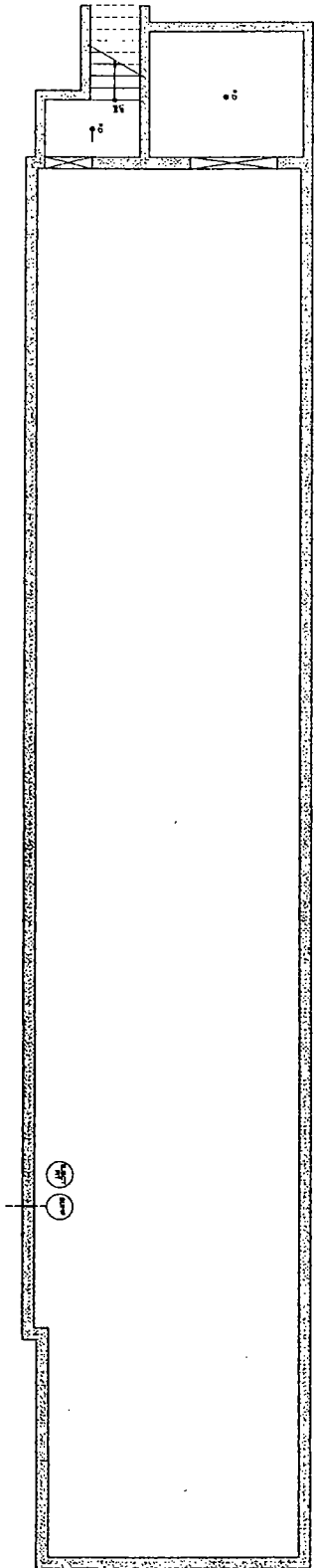
NEW 3 STORY 3 D.U. MASONRY BUILDING W/ BASEMENT & NEW 3 CAR MASONRY GARAGE W/ ROOF DECK



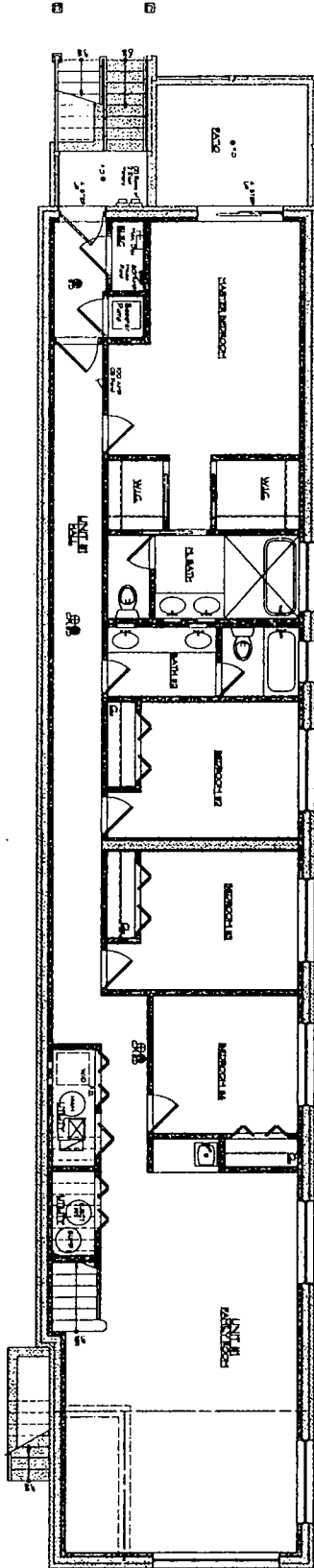
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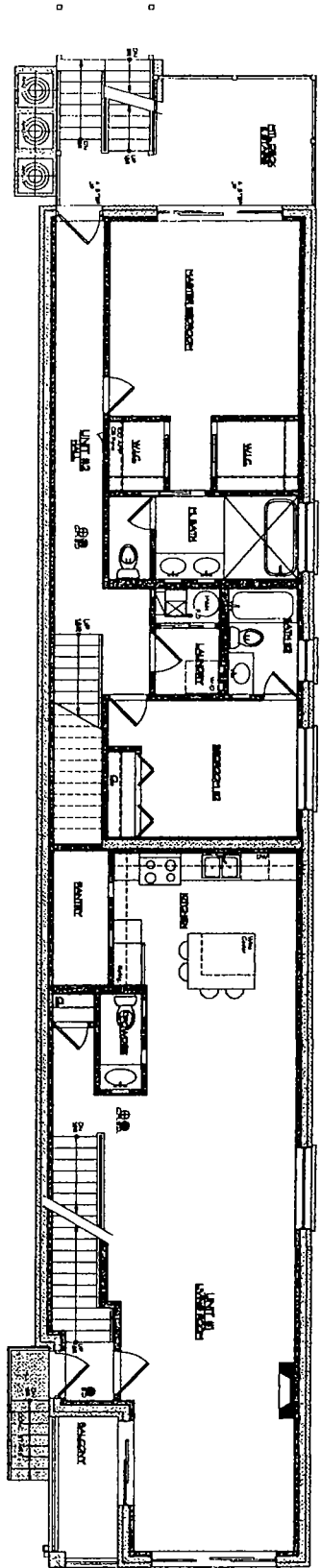
FOUNDATION PLAN



BASEMENT PLAN

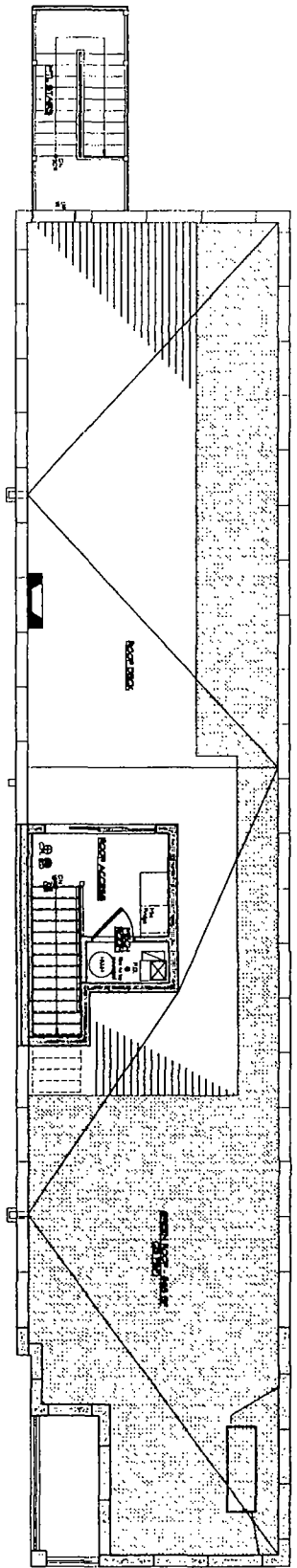


1ST FLOOR PLAN

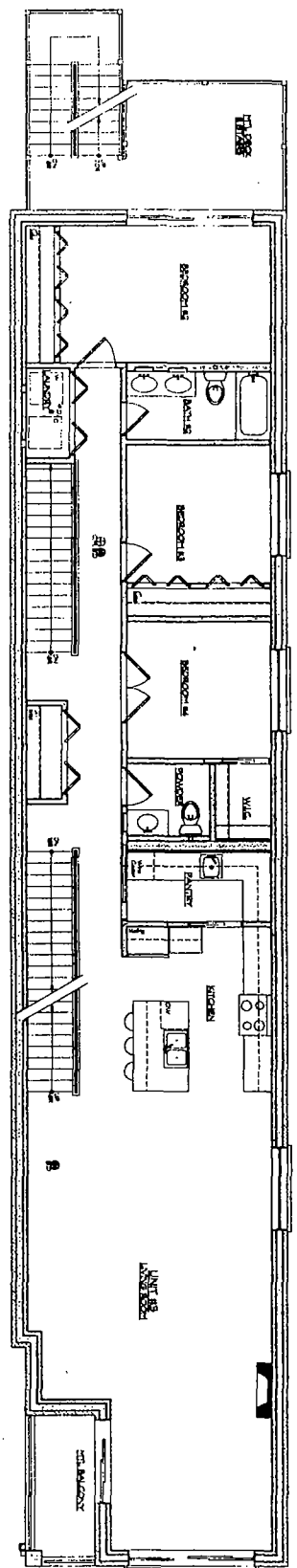


A-2

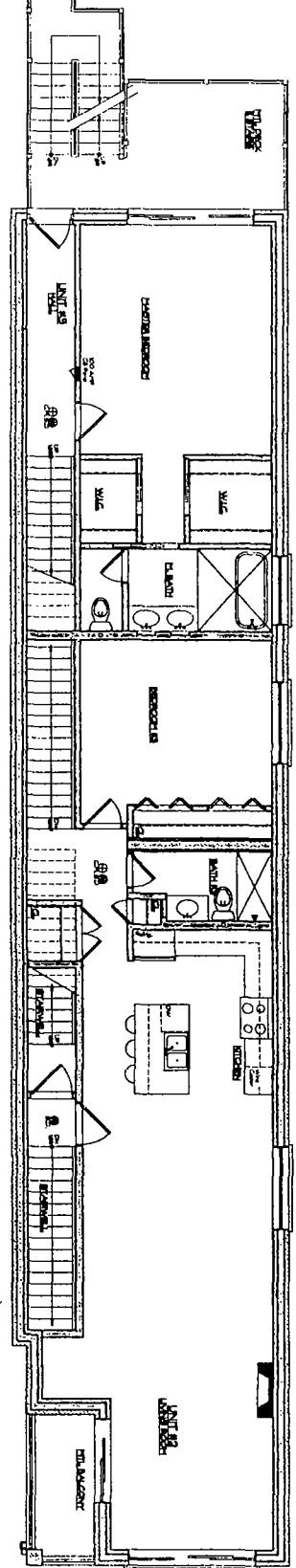
<p>PROJECT: NEW 3 STORY 3 D.U. MASONRY BUILDING W/ BASEMENT & NEW 3 CAR MASONRY GARAGE W/ ROOF DECK 2447 N. CLYBORN AVE CHICAGO, IL 60614</p>	<p>OWNER: GREAT HOMES CHICAGO, INC. 3101 KOLMAR AVE SKOKIE, IL 60076</p>	<p>DESIGN REVIEW: 10/13/2011</p>	<p>PROCESS PRINTING: 10/13/2011</p>	<p>LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60645-6308 EMAIL: LASZLO@LASZLOARCH.COM FAX: 773-336-2226 TEL: 773-336-2225</p>
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ROOF PLAN
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

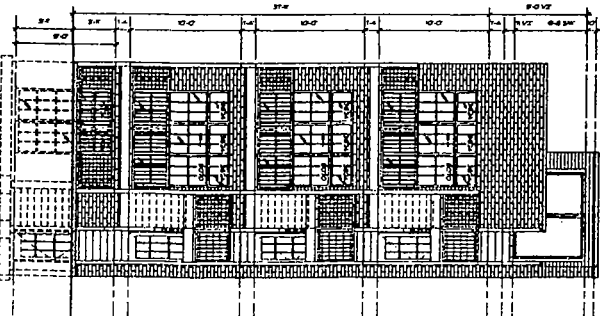
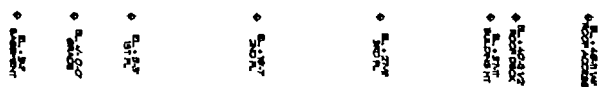
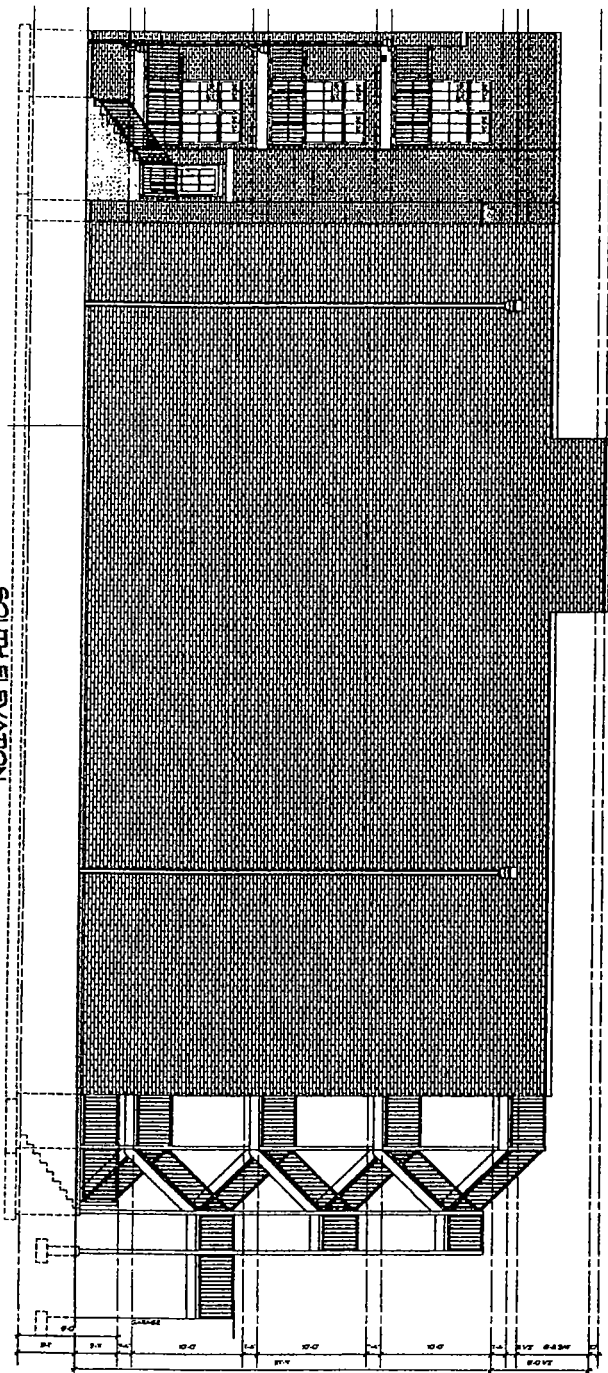
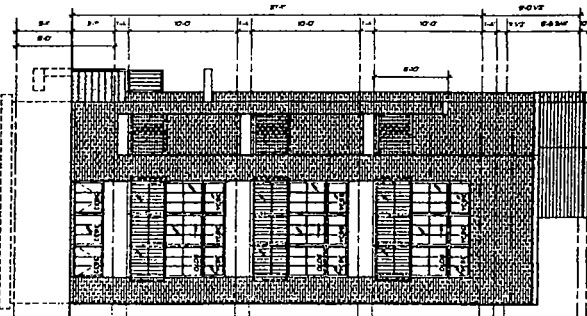
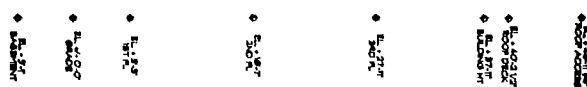
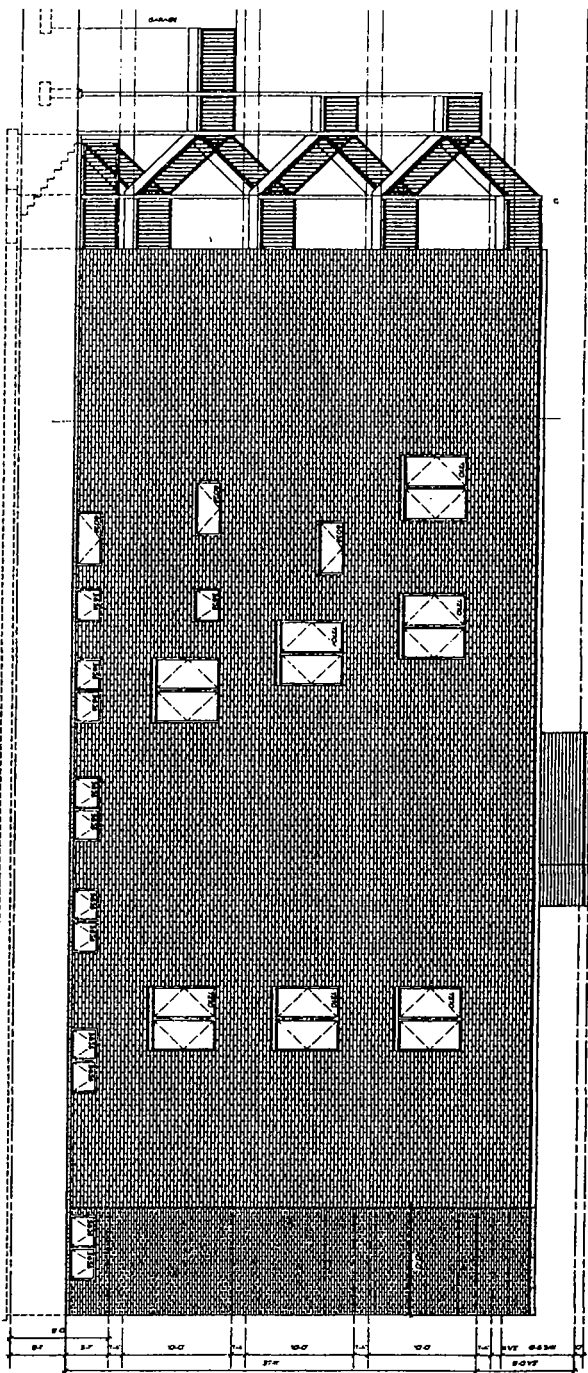


2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

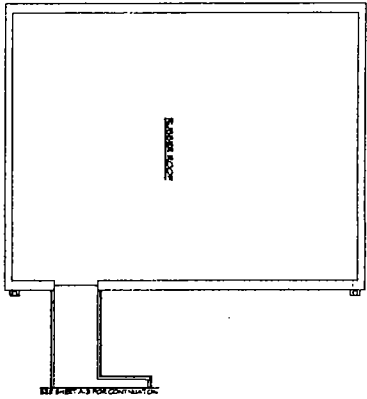
FINAL FOR PUBLICATION



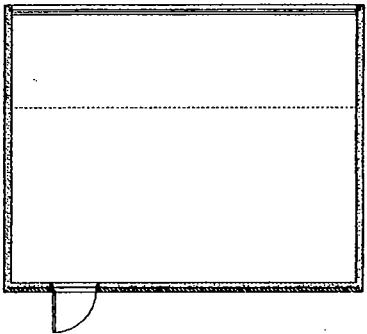
A-3	PROJECT: GREAT HOMES CHICAGO, INC. 8101 KOLMAR AVE SKOKIE, IL 60076	OWNER: NEW 3 STORY 3 D.U. MASONRY BUILDING W/ BASEMENT & NEW 3 CAR MASONRY GARAGE W/ ROOF DECK 2447 N CLYBORN AVE CHICAGO, IL 60634	PROJECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60645-6338 E-MAIL: LASZLO@LASZLO-ARCH.COM FAX: 773-358-2226 TEL: 773-336-2225	PROGRESS REVIEW:	
				DESIGNER	DATE
				ARCHITECT	DATE
				ENGINEER	DATE
				CONTRACTOR	DATE



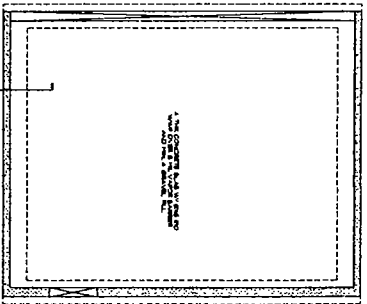
FINAL PUBLICATION



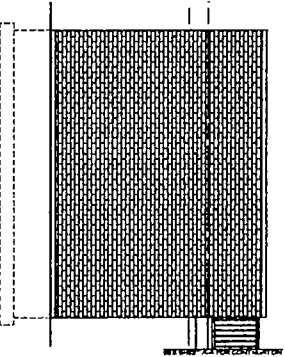
ROOF PLAN
SCALE 1/8" = 1'-0"



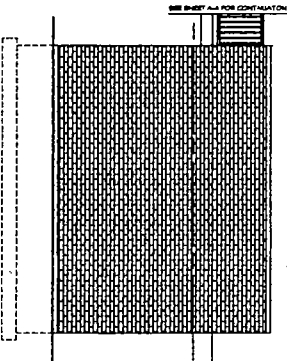
GARAGE PLAN
SCALE 1/8" = 1'-0"



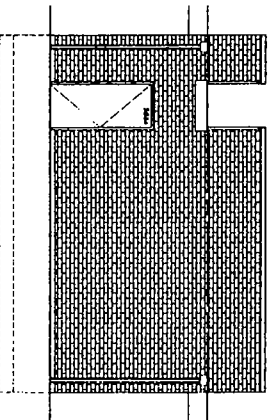
FOUNDATION PLAN
SCALE 1/8" = 1'-0"



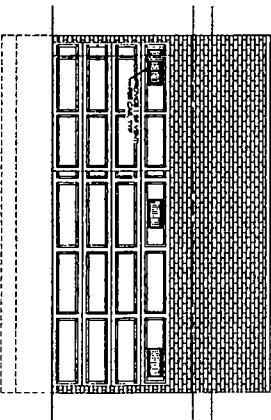
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



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A-8	PROJECT: GREAT HOMES CHICAGO, INC. 901 KOLMAR AVE SMOKE, L 60076	OWNER: GREAT HOMES CHICAGO, INC. 901 KOLMAR AVE SMOKE, L 60076	PROJECT: NEW 3 STORY 3 D.U. MASONRY BUILDING W/ BASEMENT & NEW 3 CAR MASONRY GARAGE W/ ROOF DECK 2447 N CLYBORN AVE CHICAGO, L 60614	NO	DESIGN REVIEW CALCULATION	LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, L 60645-3538 EMAIL: LASZLO@LASZLOCHICAGO.COM FAX: 773-336-2226 TEL: 773-336-2225
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