



City of Chicago



SO2019-2681

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/10/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-G at 1600-1640 N Clybourn Ave, 1700-1712 N Clybourn Ave, 922-926 W Concord Pl and 842-920 W North Ave - App No. 20006T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

#20006-T1
INTRO DATE
APRIL 10, 2019

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/Business Park District and B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 5G in the area bounded by North Clybourn Avenue, West North Avenue, a north-south line 726.09 ft. west of North Clybourn Avenue as measured from the intersection of the north line of West North Avenue and the east line of North Clybourn Avenue, a line 73.93 feet north of and parallel to West North Avenue, a line 167.92 feet east of and parallel to North Sheffield Avenue, the east-west alley next north of and parallel to West North Avenue and the easterly extension of said line, a line 356.91 feet east of and parallel to North Sheffield Avenue, West Concord Place, a line 322.87 feet east of and parallel to North Sheffield Avenue, the alley next southwest of and parallel to North Clybourn Avenue, a line 148.01 feet northwest of the intersection of the west line of North Clybourn Avenue and the north line of West Concord Place perpendicular to North Clybourn Avenue to those of a C2-2 Motor Vehicle-Related Commercial District.

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

Common Address of Property: 1600-40 North Clybourn Ave., 1700-12 N. Clybourn Ave., 922-26 West Concord Place and 842-920 West North Ave.

ATTACHMENT A

Supplemental Submission Type 1 Rezoning

This application for a zoning map amendment qualifies as a Type 1 rezoning for the following reasons:

- 1) The floor area ratio is more than two times higher than the property's existing zoning. The current floor area ratio is .483 in the current M1-2 zoning district which allows a maximum FAR of 1.2. The proposed zoning district is C2-2 which allows a maximum FAR of 2.2.
- 2) The current M1-2 zoning district does not impose a height limitation and the proposed C2-2 zoning district does impose a height limitation.
- 3) The current M1-2 zoning district does not permit residential or household living uses and the proposed C2-2 zoning district does allow residential or household living uses.
 - a) Proposed land use: The applicant proposes an interior renovation of an existing approximately 9,457 s.f. one story building which currently contains a single retail use in the building located at 900 W. North Ave. (aka 1626-40 North Clybourn). The applicant proposes to subdivide the existing space in the building into three uses. The building previously housed a retail children's furniture store. The proposal is to subdivide the building into three uses, a 4,195 s.f. retail space, a 2700 s.f. restaurant and a 2,200 s.f. restaurant. No changes are proposed to the other two buildings at this location (see property addresses below).
 - b) Project's floor area ratio: .483
The site area of the three buildings totals 65,105 s.f. The site area is 134,342. Therefore, the FAR is .483.
 - c) Project's density: NA
The project does not contain dwelling units.
 - d) Amount of off-street parking: 176 spaces
 - e) Setbacks:
 1. North Ave.: 0 ft.
 2. Clybourn Ave: 0 ft.
 3. Concord Pl.: 0 ft.
 - f) Building Heights:
 1. 850 W. North Ave.: 60 ft.
 2. 908 W. North Ave.: 24 ft.
 3. 900 W. North Ave. (aka 1626-32 W. North Ave.): 24 ft.

Applicant: North and Clybourn, LLC

Property addresses: 1600-40 North Clybourn Ave., 1700-12 North Clybourn Ave., 922-26 West Concord Place, and 842-920 West North Avenue (aka 900 W North Ave/1600 N Clybourn)

ATTACHMENT B

Supplemental Procedures for Rezoning of Designated Industrial Corridors

The applicant proposes to rezone property located in the North Branch Industrial Corridor from an M1-2 Limited Manufacturing/Business Park District to C2-2 Motor Vehicle – Related Commercial District. Therefore, pursuant to the 2004 amendment to the Chicago Zoning Ordinance this zoning map amendment application is subject to hearings before the Chicago Plan Commission. As background, retail uses were established at the three-building campus in 1996 pursuant to a special use resolution of the Zoning Board of Appeals which granted approval for retail uses in Planned Manufacturing District No. 1, Buffer Zone. Subsequently, on 7/26/2017 the Chicago City Council abolished PMD No. 1 in its entirety and rezoned the subject property to M1-2. No industrial or manufacturing uses have occurred at the subject for over 23 years and since well before 1996. The immediate prior uses of the subject site were a hardware store, a lumber yard and a hot dog stand.

Factors to be considered:

1. Would the proposed rezoning adversely affect the continued industrial viability of the industrial corridor? **No. As stated above, the proposed rezoning will result in the zoning map reflecting the retail type uses which have been in place at this location for over 23 years. Further, there are no industrial uses in close proximity to the subject site.**

17-13-0403 Review and Decision-Making Criteria. In reviewing and making decisions on proposed zoning map amendments within *industrial corridors*, review bodies and decision-making bodies must consider the criteria established in Sec. 17-13-0308 as well as whether the proposed rezoning would adversely affect the continued industrial viability of the *industrial corridor*. With respect to industrial viability, review bodies and decision-making bodies must consider the following factors:

17-13-0403-A the size of the district; **The size of the district is irrelevant as the existing retail use has been in place for 23 years.**

17-13-0403-B the number of existing firms and employees that would be affected; **No industrial jobs will be affected as there are none at the subject site.**

17-13-0403-C recent and planned public and private investments within the district; **The applicant is unaware of any recent or planned public or private industrial investment within this area of the district.**

17-13-0403-D the potential of the district to support additional industrial uses and increased manufacturing employment; **The potential of the district to support additional industrial uses or increased manufacturing employment is exceedingly low as there are no industrial or manufacturing uses in the vicinity of the site.**

17-13-0403-E the proportion of land in the district currently devoted to industrial uses; **No portion of the subject site is currently devoted to industrial uses.**

17-13-0403-F the proportion of land in the district currently devoted to non-manufacturing uses; **All of the land in this part of the district is currently devoted to non-manufacturing uses.**

17-13-0403-G the area's importance to the city as an industrial district. **This area of the city is unimportant as an industrial district as there is no industrial activity at or near the subject site.**

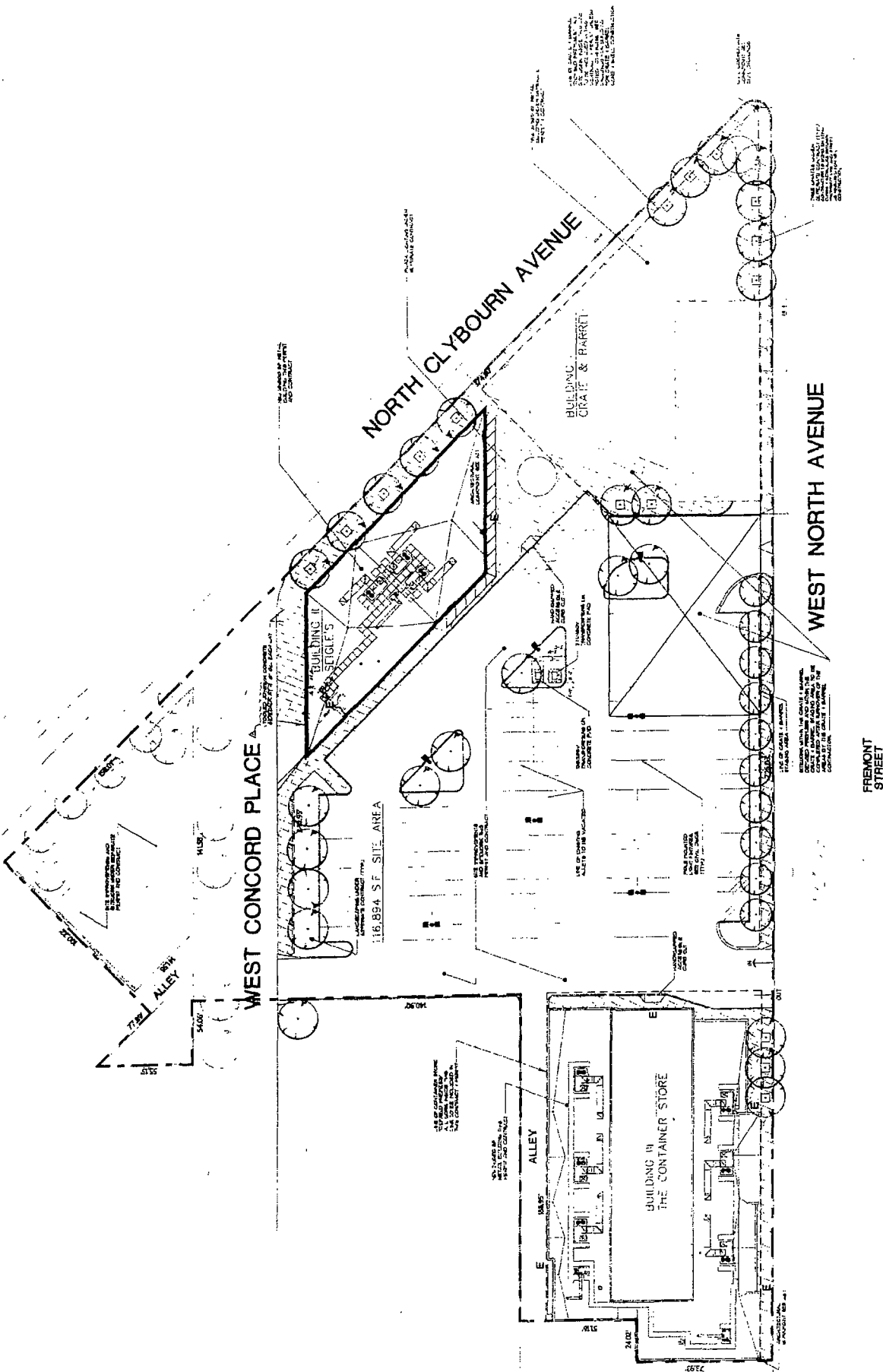
17-13-0308-A whether the proposed rezoning is consistent with any plans for the area that have been adopted by the Plan Commission or approved by the City Council: **The proposed project is wholly consistent with the North Branch Framework Plan, adopted by the Chicago Plan Commission in May, 2017 to promote economic activity. The subject site was removed from Planned Manufacturing District No. 1. The land use of the subject site is retail and has been so without interruption since 1997.**

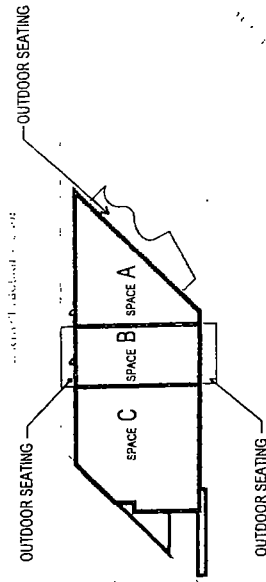
Applicant: North and Clybourn, LLC

Property addresses:

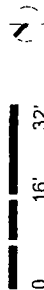
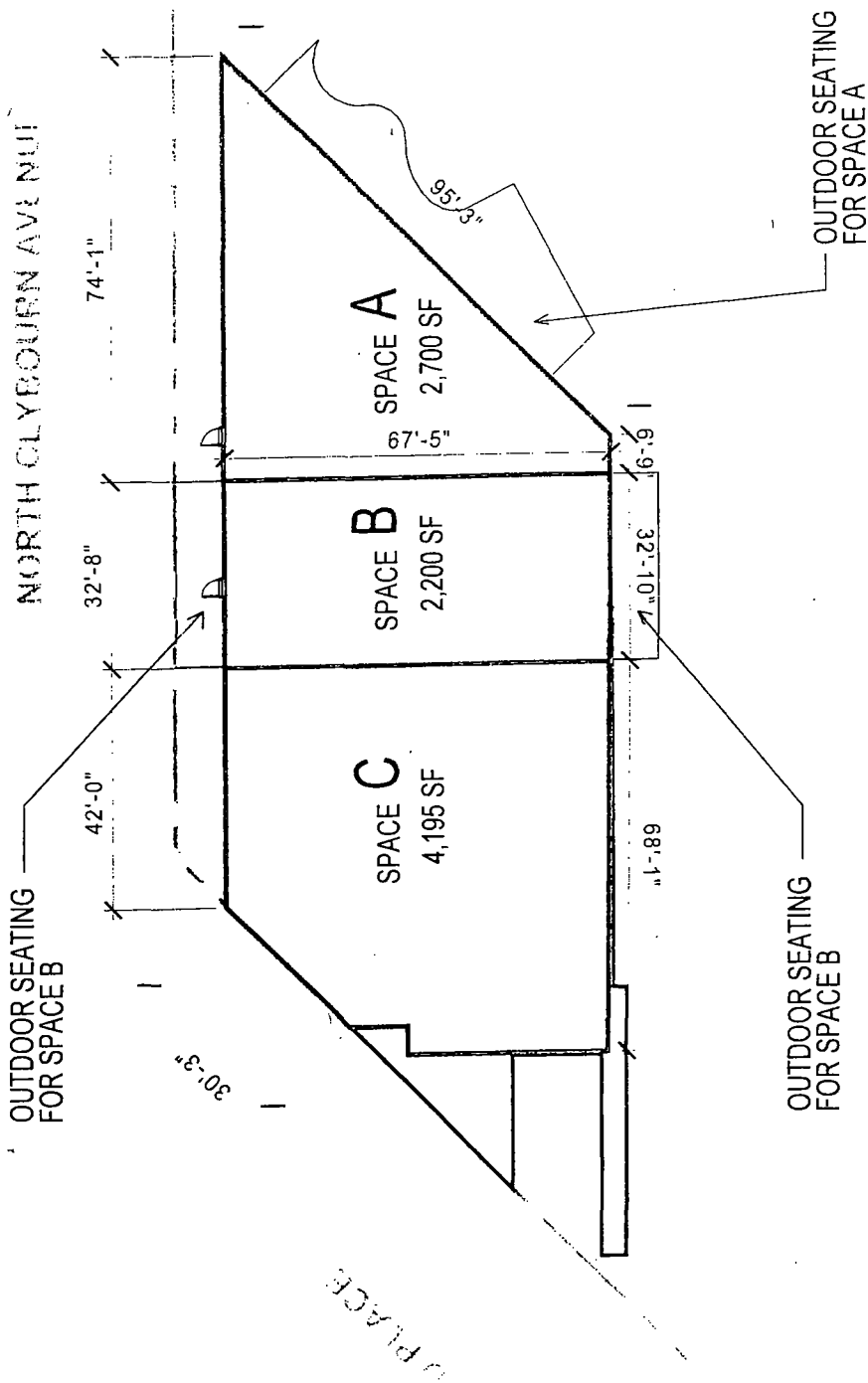
1600-40 North Clybourn Ave., 1700-12 North Clybourn Ave., 922-26 West Concord Place, and 842-920 West North Avenue (aka 900 W North Ave/1600 N Clybourn)

SITE PLAN

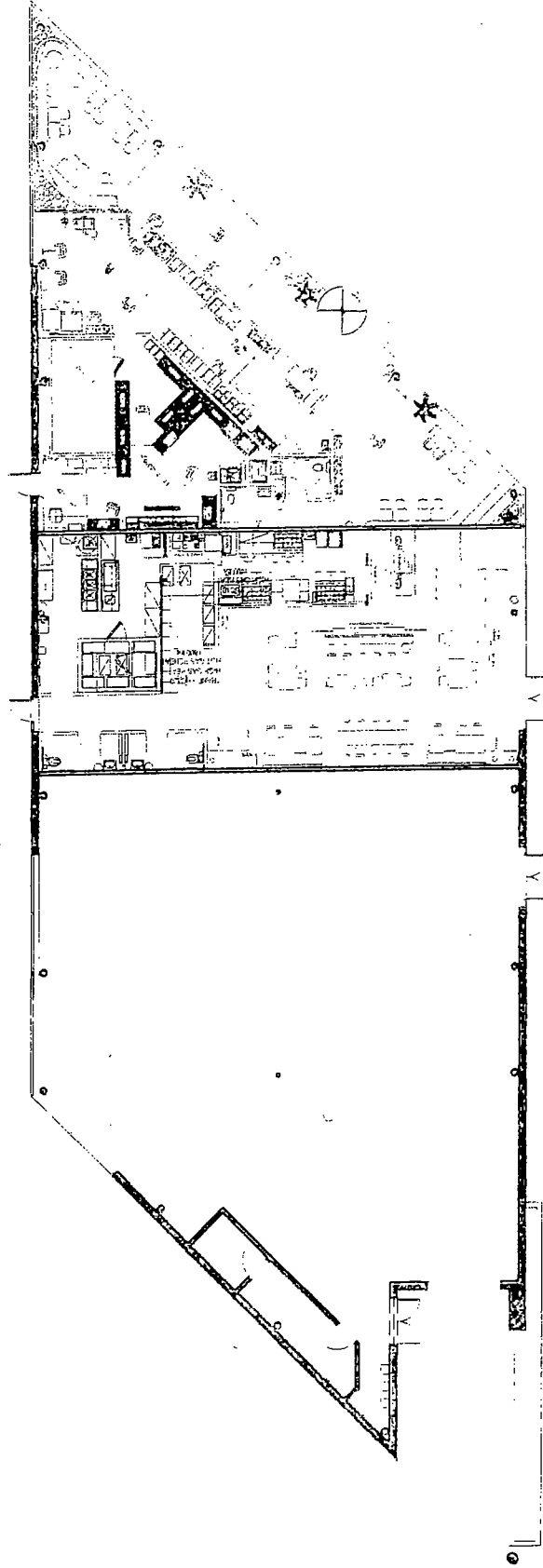




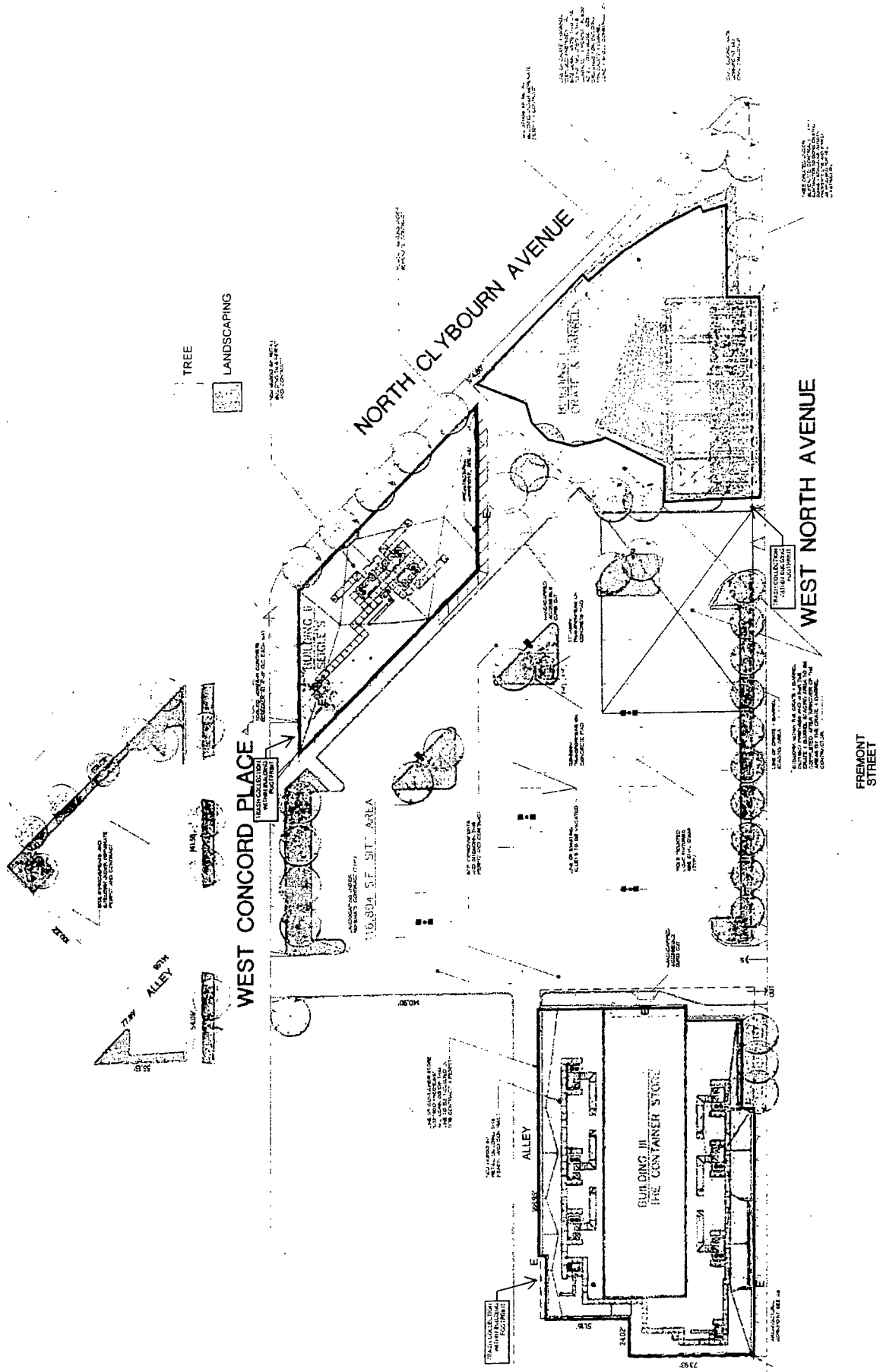
0 32' 64'



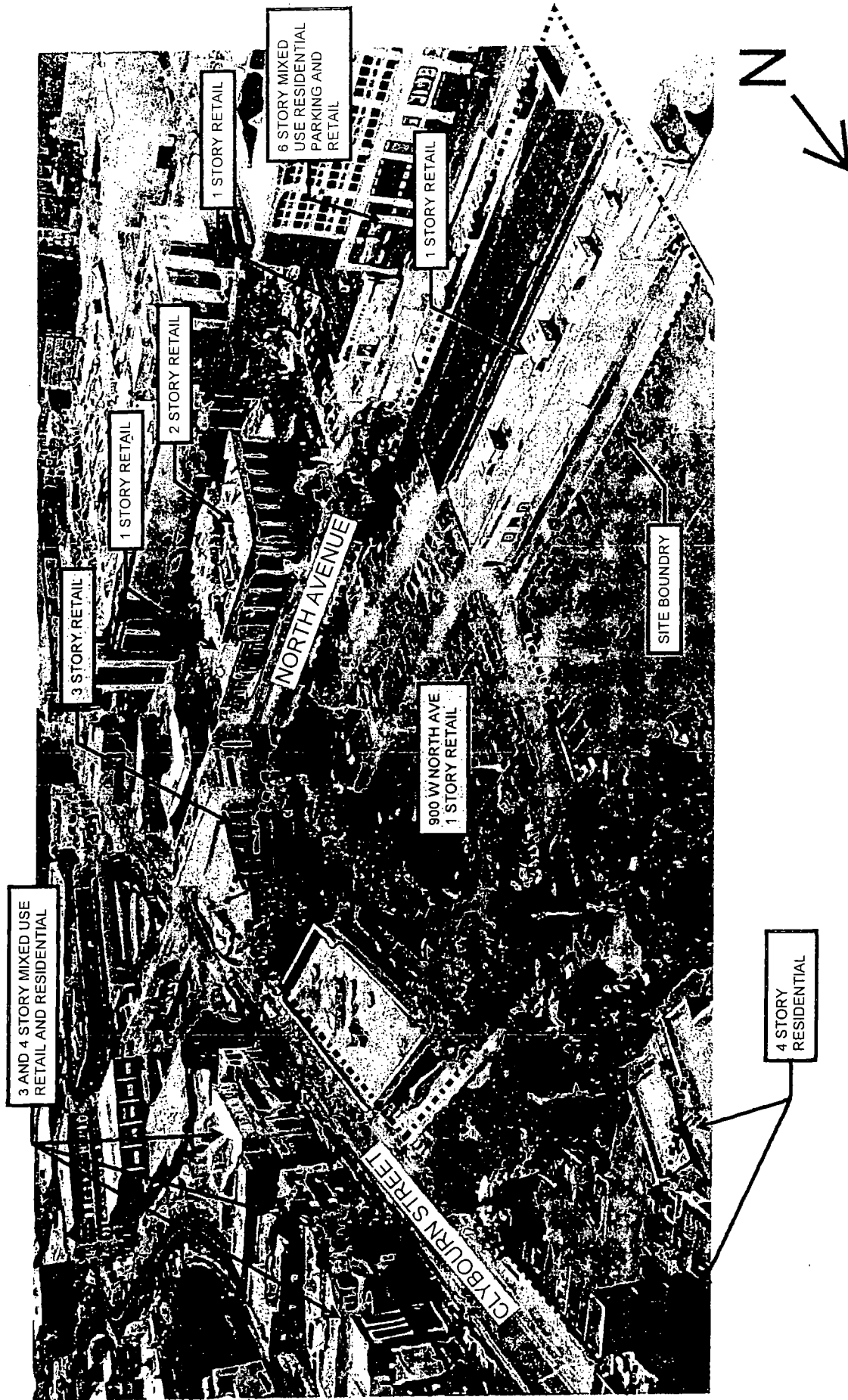
FLOOR PLAN WITH PROPOSED TENANT LAYOUTS



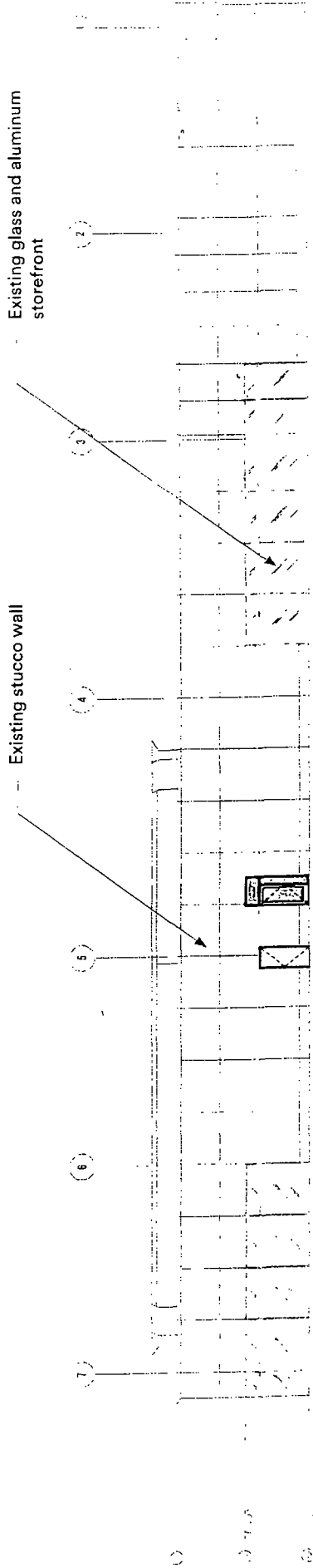
LANDSCAPE PLAN



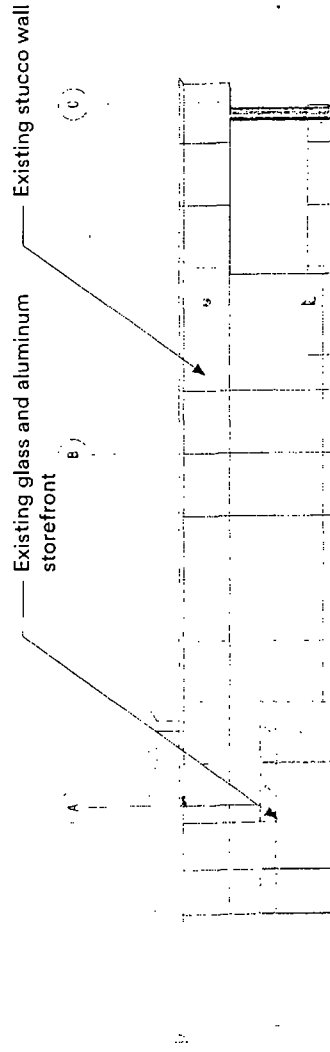
SITE DENSITY ANALYSIS



BUILDING ELEVATIONS



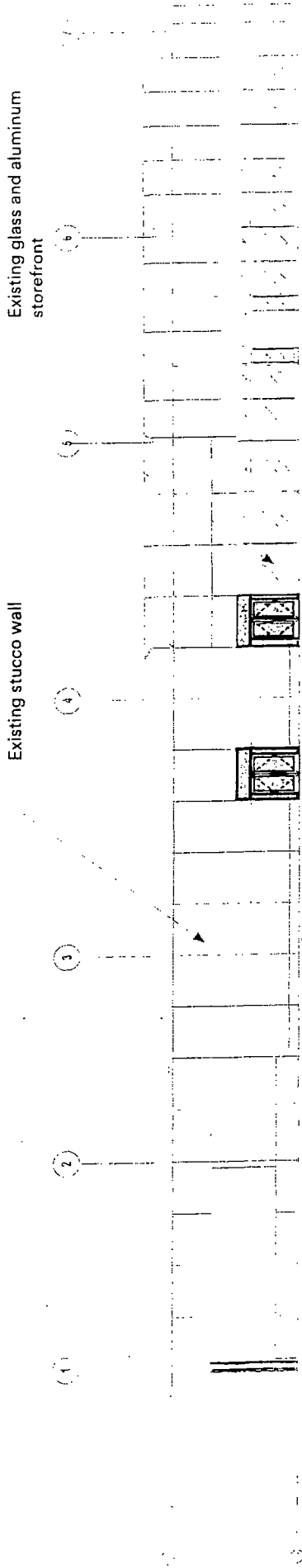
2 EAST ELEVATION
SCALE 1/8"=1'-0"



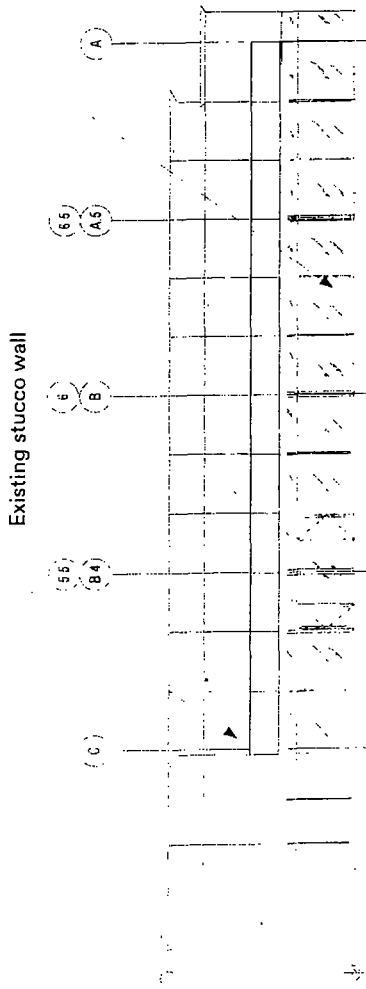
1 NORTH ELEVATION
SCALE 1/8"=1'-0"



BUILDING ELEVATIONS



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



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

Final for Publication






DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman James Cappleman
Vice Chairman, City Council Committee on Zoning

From: 
David L. Reifman
Chicago Plan Commission

Date: May 16, 2019

Re: Proposed Map Amendment within the North Branch Industrial Corridor for the property generally located at 1600 N. Clybourn Avenue.

On May 16, 2019, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by North and Clybourn, 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 and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

To: City Clerk - App # TI-20006
Ind. Corridor Map Amendment (North Branch)
FTP PACKET