



City of Chicago



O2019-5529

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2641-2645 N Clybourn Ave - App No. 20082T1
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, is hereby amended by changing all of the M2-3, Light Industry District symbols and indications as shown on Map No. 7-H in an area bound by

A line 125.0' southeast of and parallel to North Wolcott Avenue; the public alley next northeast of and parallel to North Clybourn Avenue; a line 200.0' southeast of and parallel to North Wolcott Avenue; and North Clybourn Avenue.

to those of a B2-1, Neighborhood Mixed-Use Business District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2641-45 North Clybourn Avenue

NARRATIVE & PHOTOS – 2641-45 North Clybourn Avenue**M2-3 to B2-1**

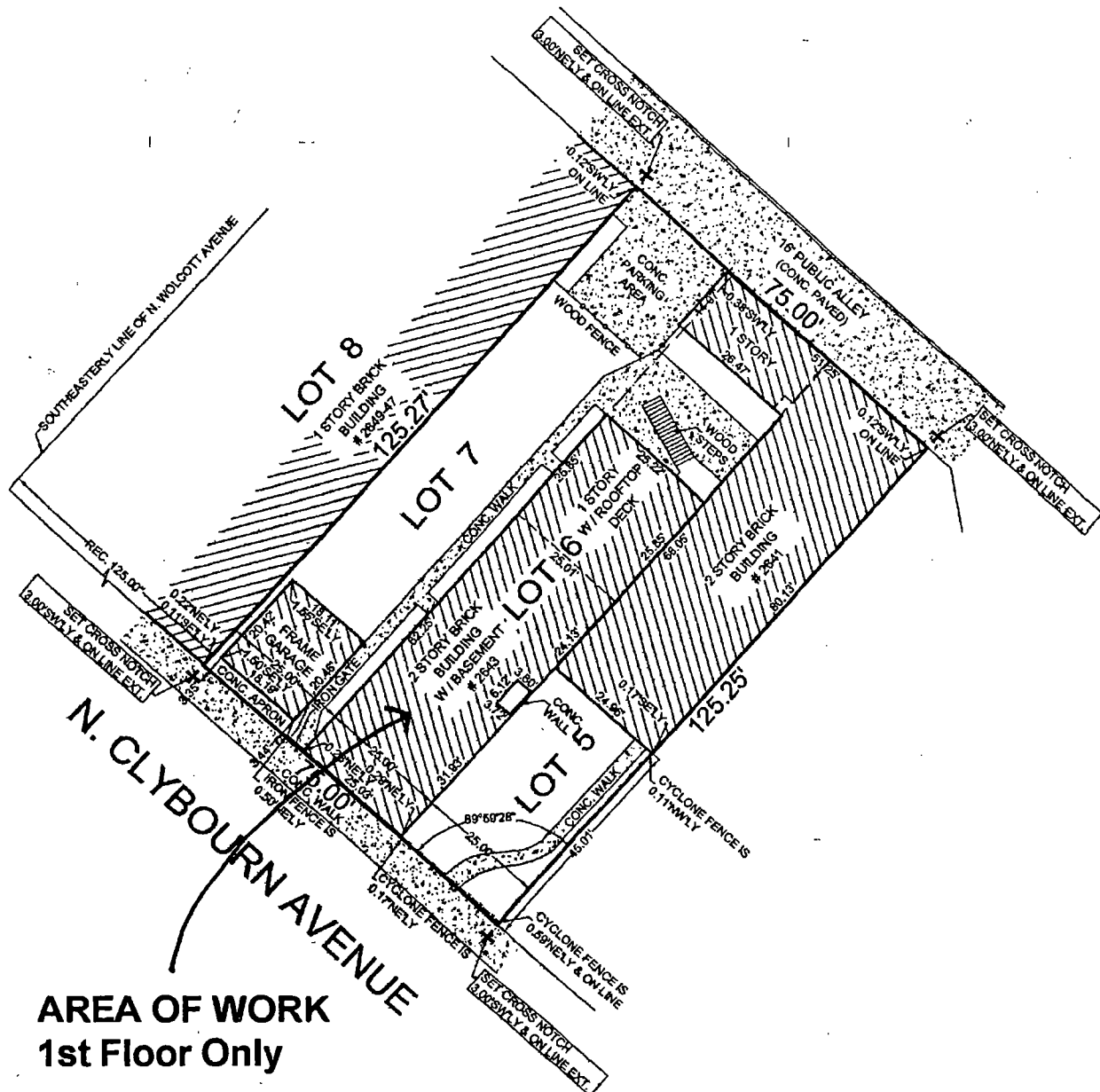
The applicant wishes to convert the ground floor commercial space in an existing 2-story mixed-use building (2643 North Clybourn parcel) into a residential dwelling unit. Once rezoned, the property will have 1 existing, mixed-use building (2645 North Clybourn parcel) with a ground floor commercial space, approximately 2,000 sq. ft., and 1 residential dwelling unit on the 2nd floor. The property will have 1 all residential-use existing 2-story building (2643 North Clybourn parcel). After rezoning, the property will have 1 commercial space and 3 residential dwelling units total. The existing 2-car detached garage and 2 exterior parking spaces at the rear of the property (2641 North Clybourn parcel) will remain unchanged.

FAR	1.07
Lot Area	9,393.75 Sq. Ft.
Building Area	10,051.3 Sq. Ft.
Lot Area Per Unit	3,131.25 Sq. Ft.
Building Height	24 Feet 0 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	0 Feet 0 Inches
West side Setback	0 Feet 0 Inches
East side Setback	2 Feet 0 Inches
Parking	4 Parking Spaces

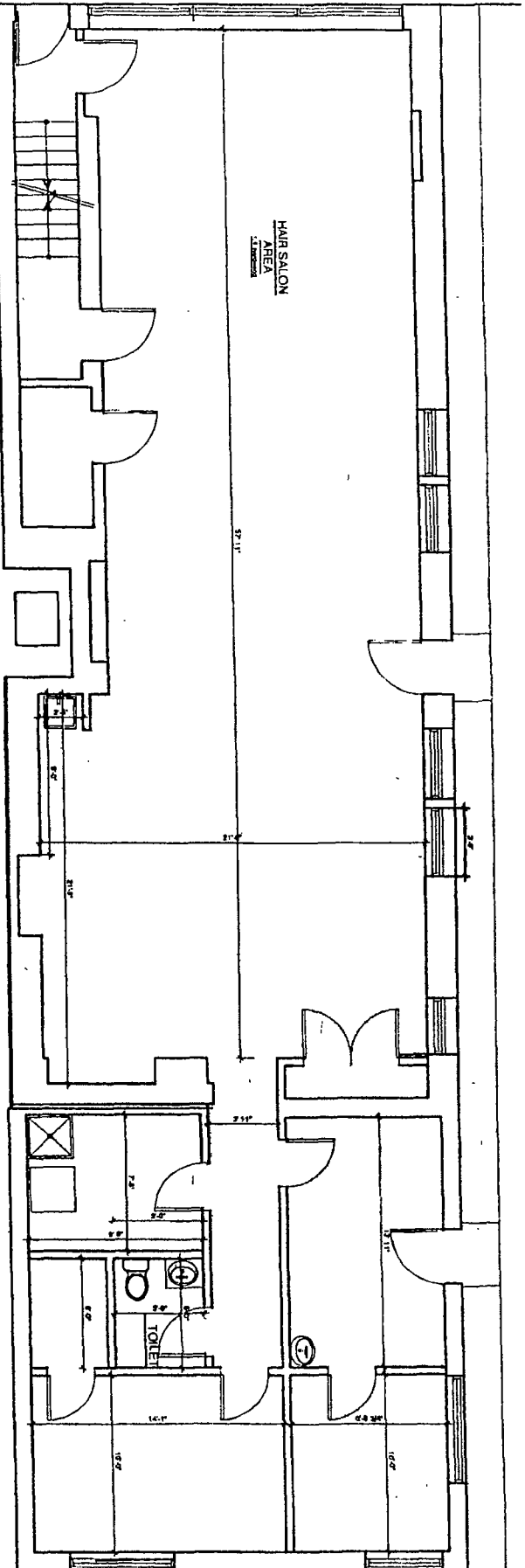


SITE PLAN

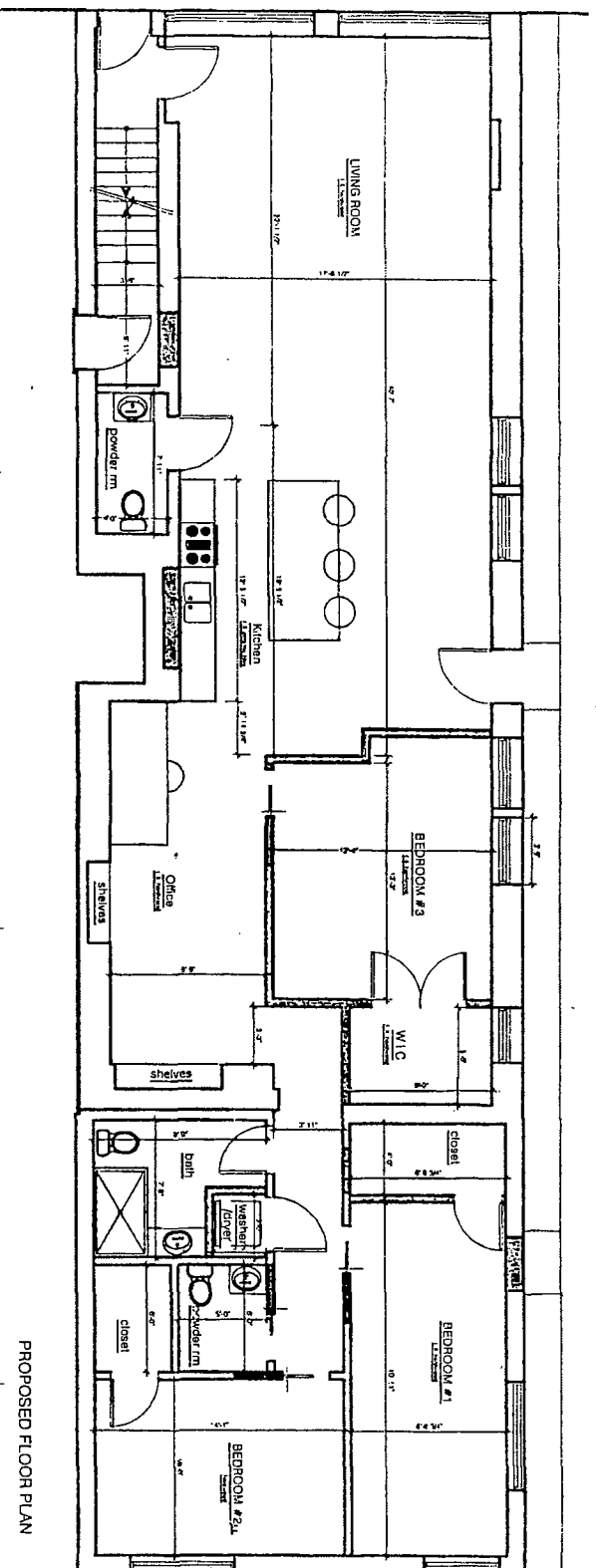
2641-45 North Clybourn Avenue



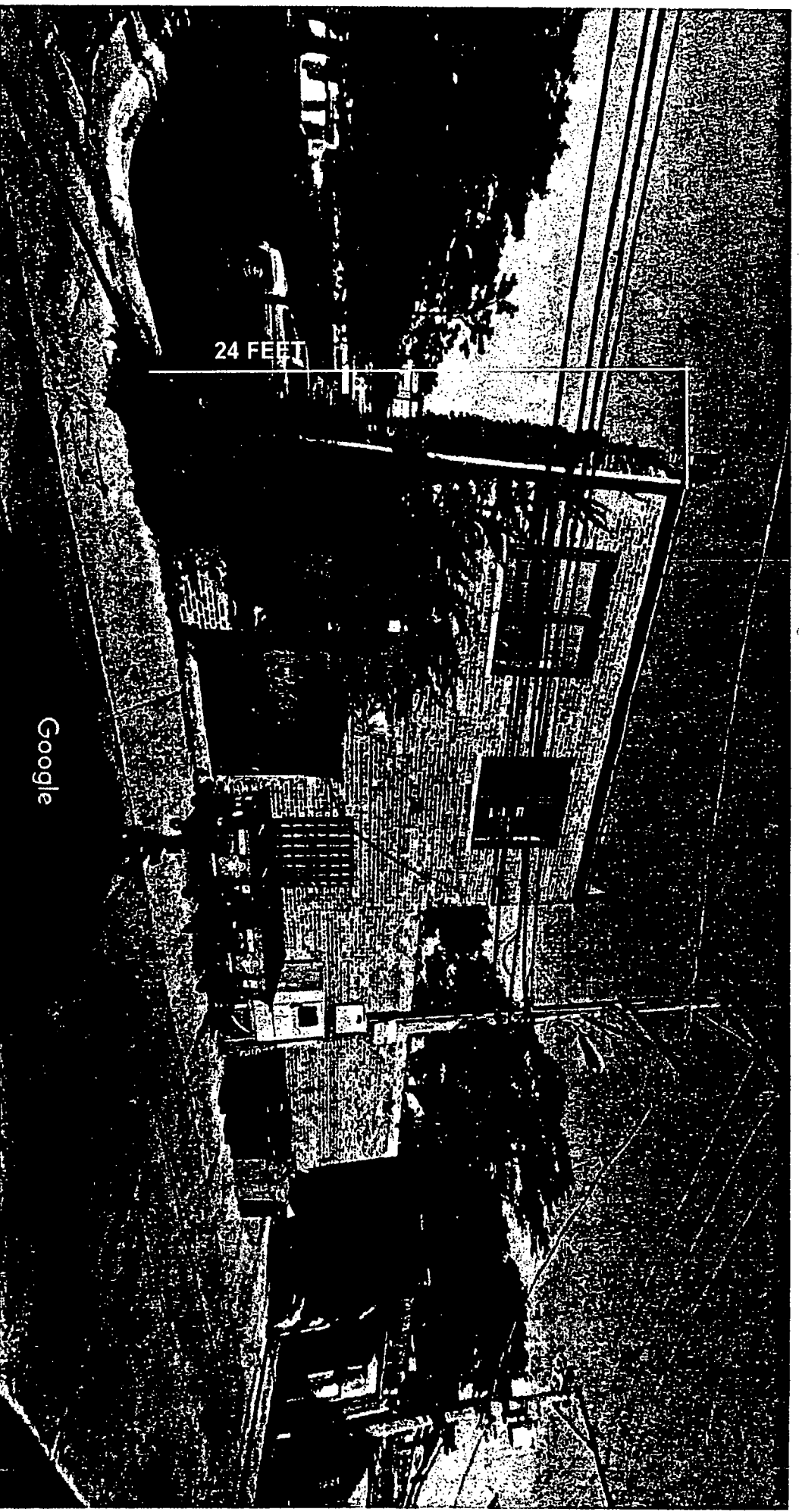
EXISTING FLOOR PLAN



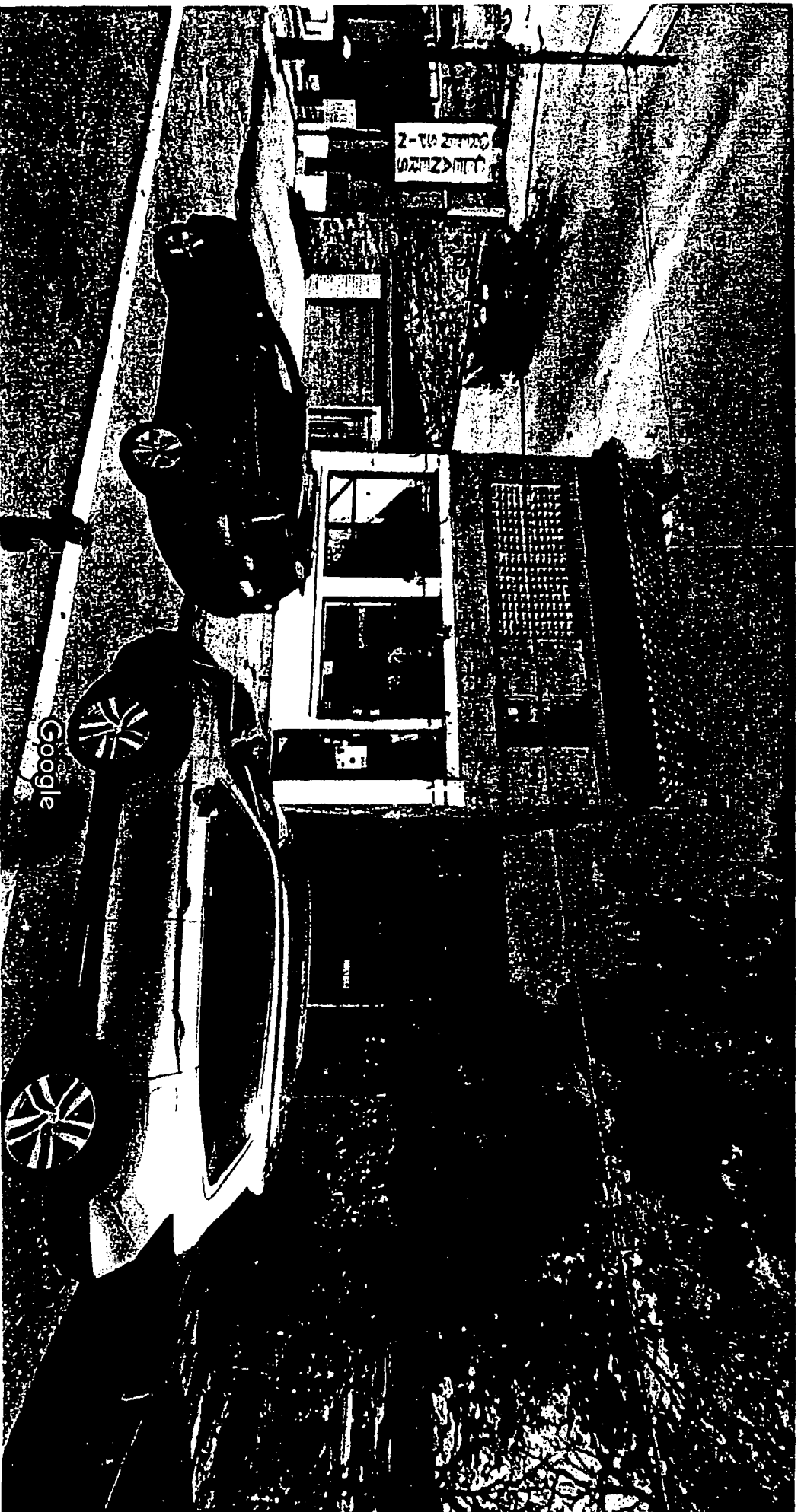
2643 North Clybourn Avenue
1st Floor - Conversion of Commercial Space to Residential Dwelling Unit



2643 North Clybourn Avenue
1st Floor - Conversion of Commercial Space to Residential Dwelling Unit



FRONT ELEVATION - Southwest Elevation



Final for Publication