



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2017-7030  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 10/11/2017              **In control:** City Council  
**Final action:** 11/21/2017  
**Title:** Zoning Reclassification Map No. 5-G at 2300 N Clybourn Ave - App No. 19389T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-G  
**Attachments:** 1. O2017-7030(V1).pdf, 2. O2017-7030.pdf

Date	Ver.	Action By	Action	Result
11/21/2017		City Council	Passed	Pass
11/20/2017	1	Committee on Zoning, Landmarks and Building Standards		
10/11/2017	1	City Council	Referred	

## ORDINANCE

### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:***

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the CI-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 CI-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

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

Building Height: 29 feet-9 inches

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