

to those of a C1-2 Neighborhood Commercial District.

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

Common Address of Property: 2029 North Clybourn Avenue.

Final for Publication

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 District symbols and indications as shown on Map No. 5-G in an area bound by

North Lakewood Avenue; the alley next north and parallel to North Clybourn Avenue; North Magnolia Avenue; North Clybourn Avenue.

to those of a C1-2 Neighborhood Commercial District.

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

of Property: 2029 North Clybourn Avenue.

NARRATIVE & PLANS - 2029 NORTH CLYBOURN AVENUE

MI-2 to CI-2

The applicant owns a retail strip center at the above address and has no plans to change its use. The above property was within the boundaries of a recently rescinded Planned Manufacturing District (PMD). This property is now incongruously zoned MI-2, Limited Manufacturing District, making most of the existing uses non-conforming. As the PMD has been disbanded, the applicant seeks a zoning change to CI-2, Neighborhood Commercial District, in order to conform with the Chicago Zoning Ordinance as the property is currently and intended to be used.

FAR	.505
Lot Area	65,400 Square Feet
Building Area	33,000 Square Feet
Building Height	15 Feet
Front Setback	50 Feet
Rear Setback	0 Feet
West side Setback	0 Feet
East side Setback	36 Feet
Parking	88 Parking Spaces

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To:

Alderman Daniel S. Solis Chairman, CitV Council Committee on Zoning

From:

David L. Keifman Chicago Plan Commission

Date: January 24, 2019

Re: ICMA: 2029 N. Clybourn Avenue

On January 24, 2019, the Chicago Plan Commission recommended approval of the proposed Map Amendment for a property located within the North Branch Industrial Corridor submitted by Clybourn Center, 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-0756.

Cc: Master File

TO: c7^/c_

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602