



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2017-8410
Type: Ordinance **Status:** Passed
File created: 11/21/2017 **In control:** City Council
Final action: 1/17/2018
Title: Zoning Reclassification Map No. 7-H at 2447 N Clybourn Ave - App No. 19454T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-H
Attachments: 1. O2017-8410 (V1).pdf, 2. O2017-8410.pdf

Date	Ver.	Action By	Action	Result
1/17/2018	1	City Council	Passed	Pass
1/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/21/2017	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2447 North Clybourn Avenue

m* rw PUBLICATION

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.

TOI PUBUCffion

A-4

H

fi

OWNER: CWEAT HOMES
CHICAGO, NC 3--C\ KOLMAR
AVE 1_6007*

PROJECT: NEW 3 STORY 3 DU. MASO-
RISY 3ULDMS W/ BASEMENT & NEW 3
CAS MASONRY 3ARAGE W/ ROOF DECK
2A17 N CLYBORN AVI C-IC-MS, L 60SU

LASZU? SIMOVTC, ARCHITECTS, L UC
6512 N. ARTESWJ AVE. 01>4SC> L 6040Q3S
E114_1 A11J1T<LA1ZLIMOUX>1 FAX 773-336-2253 TH_- 773-
33d-2225