



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2019-5529  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/24/2019 **In control:** City Council  
**Final action:** 9/18/2019  
**Title:** Zoning Reclassification Map No. 7-H at 2641-2645 N Clybourn Ave - App No. 20082T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-H  
**Attachments:** 1. O2019-5529.pdf (V1), 2. O2019-5529.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed	Pass
9/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

### 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

# **Fina! for Publication**

## **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 2<sup>nd</sup> 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

O Z  
O O  
-1 -1

O -  
3\* < cr  
CD  
(0

O O  
O C  
3  
>  
<  
CD  
° i

3  
CD -1 O  
2L  
0) ■ O  
02 O CD  
r-f  
O

CD C/>  
mmmm  
O.  
CD 3  
W

**O**

CD

<sup>MM</sup>  
3 (Q

**C**

3

O