



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-5590
Type: Ordinance
File created: 7/24/2019
Status: Passed
In control: City Council
Final action: 11/20/2019
Title: Zoning Reclassification Map No. 76-B at 1960-1980 N Clybourn Ave - App No. 20115T1
Sponsors: Misc. Transmittal
Indexes: Map No. 76-B
Attachments: 1. O2019-5590.pdf, 2. SO2019-5590.pdf

Date	Ver.	Action By	Action	Result
11/20/2019	1	City Council	Passed as Substitute	Pass
11/19/2019	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
7/24/2019	1	City Council	Referred	

Final for Publication

SUBSTITUTE 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 as shown on Map No. 76-B for the property located in the area generally bounded by:

A line 110 feet northwest of and parallel to North Clifton Avenue; North Clybourn Avenue; Clifton Avenue; a line 46.85 feet southwest of and parallel to North Clybourn Avenue; a line 10.39 feet extended southwest and parallel to North Clifton Avenue; a line 7.69 feet extended northwest and parallel to Clybourn Avenue; a line 0.92 feet extended northeast and parallel to North Clifton Avenue; a line 55.69 feet extended northwest and parallel to North Clybourn Avenue,

to the designation of C1-3, Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage.

Address: 1960 North Clybourn Avenue

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1960 North Clybourn Avenue- Type 1 Development Narrative

The Owner and Developer is applying for a Type 1 Zoning Change (as required in the Industrial Corridor) for the property located at 1960 North Clybourn Avenue. The zoning change proposed is from the existing M2-3 Zoning District to the corresponding Commercial Zoning District, CI-3. The Zoning District change will allow for Use(s) previously permitted in the Planned Manufacturing District (PMD 1, Sub-Area B) prior to the 2017 rezoning by the City of Chicago to a Manufacturing District. More specifically, General Retail Sales will again be a Permitted Use without restrictions. This Zoning District change will also allow for Residential Use(s) above the ground floor.

As proposed, the Owner/Developer has reconfigured the street level for retail tenants and intends to construct up to six (6) residential apartments on the existing second floor and in a partial third floor addition. The third floor addition will be set back from the North Clybourn Avenue facade approximately fifteen (15) feet. It will be differentiated from the existing two story brick building in material, color and design detail. The setback provides for private outdoor spaces associated with each apartment unit. The addition will be minimally visible from the Clybourn Avenue ROW. The required parking for the residential apartments will be located on the parking lot of the adjacent premises at 1970 North Clybourn.

Originally constructed in 1912, 1960 North Clybourn Avenue is identified in the North Branch Framework plan as one of approximately sixty "Character Buildings" within the 760 acre, three sub-area plan boundary. Its location on the Clybourn Avenue corridor is specifically identified in the adopted Framework plan as a location or area for Mixed Use Development. The

building renovation and addition is aligned with Framework plan Design Guidelines and Goals for the North Sub-area to include Retail and Residential uses which are not permitted in the current Manufacturing District. More specifically the plan encourages the incorporation of "Character Buildings" in developments through adaptive re-use and sensitive design efforts. The modest addition and repositioning of the ground level are directly aligned with the Framework plans stated criteria and goals. To facilitate an active ground floor tenancy, the Owner has lowered the original elevated first floor to grade, abandoning the occupied basement, renovated the ground level space with new electrical services, plumbing, heating and air conditioning systems, and installed new storefront display windows on the street facing facades. The majority of the street level retail should be occupied and activated this year. With this Zoning District change the third floor addition and second floor renovation work should start in 2020.

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1960 North Clybourn - Zoning Analysis

September 12, 2019

	Existing Zoning District	Proposed Zoning District	Proposed Project
	M2-3	CI-3	CI-3
Net Site Area	5726.9 square feet	5726.9 square feet	5726 9 square feet
Use(s)	Vacant Ground Floor, Office / Business on second floor	As Allowed in CI Zoning District	As Allowed in CI Zoning District
Residential Units	Not Allowed	15 units	6 Units
Residential Area	None	No Limit (other than controlled by bulk regulations)	9,352 sf
Minimum Lot Area / Unit	None	400 sf / unit & 300 sf / eff units (20% max eff units)	954 sf / unit
Retail Square Feet	20% 6FA for goods assembled on site	No Limit (other than controlled by bulk regulations)	4,900 sf
Office Square Feet	9,000 sf or accessory to Allowed Use	No Limit (other than controlled by bulk regulations)	5,780 sf (current tenancy, proposed project will replace with residential)
Landmark Elements	None - North Branch Framework Plan "Character Building"	None - North Branch Framework Plan "Character Building"	None - North Branch Framework Plan "Character Building"
Accessory Parking	Varies - as Required by Use	Varies - as Required by Use	Retail - 0 for the first 10,000 sf than 2.5 per 1000 sf = 2 spaces. Residential -1 sp per unit = 6 spaces.
Non-Accessory Parking	Special Use Required	Permitted	None
Bicycle Parking	10% of required parking spaces.	10% of required Retail Parking. None for Residential (less than 8 units)	10% of required Retail Parking. None for Residential (less than 8 units)
Loading Berths	None - Commercial Use(s) & less than 25,000 sf	None - Retail & less than 10,000 sf, Residential Use less than 25,000 sf & Other Commercial Use(s) less than 25,000 sf.	Building is existing, No Loading Berth is required or provided.
Maximum Base FAR	3.0	3.0	2.5 - proposed development generated FAR
NOF Bonus FAR	N/A	N/A	N/A
Front Setback	None	Not Required	Zero feet
Side Setback(s)	None	Not Required	Zero feet
Rear Setback	None	30 feet for residential addition	Varies - 0 feet to 8 feet, Requires ZBA Variation/approval
Height	None	70 feet	38.5 feet
Open Space	None	Not Required	Not Required
Sustainable Features			Adaptive re-use of an existing building
Total Project Cost			TBD
Construction Jobs			35
Permanent Jobs			5

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AERIAL VIEW FROM SOUTHWEST

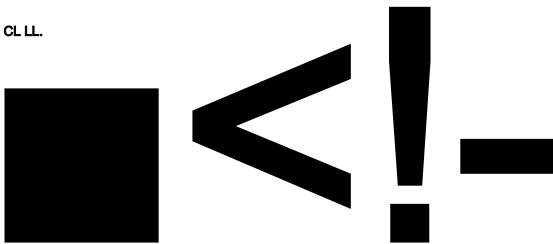
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