



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2019-6861  
**Type:** Ordinance  
**File created:** 9/18/2019  
**Status:** Passed  
**In control:** City Council  
**Final action:** 11/20/2019  
**Title:** Zoning Reclassification Map No. 7-H at 2443 N Clybourn Ave - App No. 20153T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-H  
**Attachments:** 1. O2019-6861.pdf, 2. SO2019-6861.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	Recommended to Pass	
9/18/2019	1	City Council	Referred	

## inal 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 the RM5 Residential Multi-Unit District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.7-H in the area bounded by

A line 275 feet northwest of and parallel to North Marshfield Avenue; the alley next northeast of and parallel to North Clybourn Avenue; a line 225 feet northwest of and parallel to North Marshfield Avenue; and North Clybourn Avenue,

to those of a RM4.5 Residential Multi-Unit 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:

## Fina! for Publication

### *17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE AND PLANS*

2439 and 2441 North Clybourn Avenue, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 7,500 square feet (3,750 square feet + 3,750 square feet)

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to subdivide the existing zoning lot into two independent lots of record and to redevelop each newly formed parcel with a new three-story (with basement) multi-unit residential building. Each new proposed building will contain a total of three (3) dwelling units - between the basement and 3<sup>rd</sup> Floor. There will be a roof deck, for the residents of each building, which will be located above the 3<sup>rd</sup> Floor and accessible via an enclosed stair structure. The proposal also calls for the erection of a detached garage, at the rear of each of the new proposed buildings, each of which will provide off-street parking for three (3) vehicles. Each of the respective detached garages will also feature a rooftop deck, which will be accessible via an open stair structure, running parallel to the rear (west) garage wall. Each new building will be masonry in construction and will measure 38 feet-0 inches in height.

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- A) *The Project's Floor Area Ratio: 11,180 square feet (1.49 FAR) - For Site  
5,590 square feet (1.49 FAR) - Per Building*
- B) *The Project's Density (Lot Area Per Dwelling Unit):  
6 dwelling units (1,250 square feet) - For Site  
3 dwelling units (1,250 square feet) - Per Building*
- C) *The amount of off-street parking: 6 vehicular parking spaces - For Site  
3 vehicular parking spaces - Per Building*
- D) **Setbacks:**
- a. **Front Setback:** 8 feet-7 inches
- b. **Rear Setback:** 45 feet-0 inches
- c. **Side Setbacks:** North: 3 feet-0 inches South: 3 feet-0 inches  
*\*Setback between each new building: 2 feet-0 inches + 2 feet-0 inches = 4 feet-0 inches*
- E) **Building Height:**  
38 feet-0 inches