



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-8475
Type: Ordinance **Status:** Passed
File created: 11/13/2019 **In control:** City Council
Final action: 5/26/2021
Title: Zoning Reclassification Map No. 5-G at 2227 N Clybourn Ave - App No. 20242T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-G
Attachments: 1. O2019-8475.pdf, 2. SO2019-8475.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed as Substitute	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
11/13/2019	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, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-G in the area bounded by:

a line 275.00 feet northwest of West Webster Avenue, as measured along the northeast line of North Clybourn Avenue and perpendicular thereto; the public alley next northeast and parallel to North Clybourn Avenue; a line 250.00 feet northwest of West Webster Avenue, as measured along the northeast line of North Clybourn Avenue and perpendicular thereto; and North Clybourn Avenue

to those of a B2-3 Neighborhood Mixed-Use District. '

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 2227 North Clybourn Avenue

SUBSTITUTE NARRATIVE AND PLANS 2227 North Clybourn Avenue TYPE I REGULATIONS

Narrative: The subject property is improved with two separate two-story buildings, one building containing three residential dwelling units and one building containing one residential dwelling unit for a total of four residential dwelling units, and no parking. The Applicant proposes to rezone the property to a B2-3 Neighborhood Mixed-Use District to bring the existing structures and uses into conformity with zoning. There will be no parking or additions or other changes to the existing buildings. There will be no change to the existing height (approximately 30.00 feet). The following uses

otherwise authorized in the B2-3 District shall not be pennitted on the subject property: shared housing units and vacation rentals.

Lot Area: 3,000 square feet

FAR:

3,285 square feet

Residential Dwelling Units:

750.00 square feet

30.00 feet (existing)

Automobile Parking:

Setbacks (all existing):

Front (North Clybourn):

North Side: South Side: Rear (alley):

25 feet

26 feet 2.08 feet 2.01 feet

A site plan and photographs of the existing exterior are attached.

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