Legislation Details (With Text)

File #:	O2021-1607		
Type:	Ordinance	**Status:**	Passed
File created:	4/21/2021	**In control:**	City Council
		Final action:	5/26/2021
Title:	Zoning Reclassification Map No. 5-G at 2229 N Clybourn Ave - App No. 20685T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 5-G		
Attachments:	1. O2021-1607 (V1).pdf, 2. O2021-1607.pdf		

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
4/21/2021	1	City Council	Referred	

ANAL 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 Ml-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 182.3 feet southeast of the intersection of North Clybourn Avenue and North Greenview Avenue, as measured at the northeast right-of-way line of North Greenview Avenue and perpendicular thereto; the alley next northeast of and parallel to North Clybourn Avenue; a line 207.3 feet southeast of the intersection of North Clybourn Avenue and North Greenview Avenue, as measured at the northeast right-of-way line of North Greenview Avenue and perpendicular thereto; and North Clybourn Avenue,

to those of a B2-2 Neighborhood Mixed-Use 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.

2229 North Clybourn Avenue

FINAL FOR PUBLICATION

17-13-03 03-C (1) Narrative Zoning Analysis

2229 North Clybourn Avenue, Chicago, IL

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 3,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change to bring the existing three-story building into compliance under the current Zoning Code and thereby to permit the conversion of the existing grade-level retail unit onsite into one (1) additional dwelling unit, for a total of three (3) dwelling units at the subject property. No changes are proposed to tlie existing building's height, footprint, or setbacks. Onsite garage parking for two (2) vehicles will continue to be provided at the rear of the lot.

A) The Project's Floor Area Ratio: 3,889.47 square feet (1.296 FAR)

B) The Proj ect's Density (Minimum Lot Area Per D.U.): 1,000 sq. ft. / D.U.
(3 total units proposed)

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C) The amount of off-street parking: 2 vehicular parking spaces

D) Setbacks:

a. Front Setback: 0 feet-2.5 inches
b. *Rear Setback: 64 feet-11.5 inches*
c. Side Setbacks:
North: 0 feet-0.25 inches South:
0 feet-10.75 inches

E) Building Height: 37 feet-0 inches

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