



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2016-3893, Version: 1

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ORDINANCE V ~"

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

a line 425 feet southeast of and parallel to West Terra Cotta Place; the alley next northeast of and parallel to North Clybourn Avenue; a line 450 feet southeast of and parallel to West Terra Cotta Place; and North Clybourn Avenue,

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

2465 North Clybourn Avenue

SUBSTITUTE

NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT 2465 N CLYBOURN AVENUE

The Applicant wishes to change the zoning for 2465 N Clybourn Avenue from M1-2 to RM-4.5. The Applicant intends to build a 3-story 3-unit building with basement and a 3-car detached garage with no commercial space.

LOT AREA: 3,750 SQUARE FEET FLOOR AREA

RATIO 15 BUILDING AREA 5,610 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A 3-CAR DETACHED GARAGE FRONT

SETBACK: 8 FEET 0 INCHES REAR SETBACK: 21 FEET 6 INCHES

SIDE SETBACK: 2 FEET (NW) AND 3 FEET (SE) = 5 FEET TOTAL REAR YARD

OPEN SPACE 244 SQUARE FEET BUILDING HEIGHT: 38 FEET 0 INCHES

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