

**NARRATIVE AND PLANS ZONING MAP AMENDMENT**

**TYPE 1 REZONING APPLICATION**

**AT 2469-2471 N CLYBOURN AVENUE**

**FROM M1-2 TO RM4.5**

1.A Narrative:

Applicant is requesting a Type 1 Zoning Map Amendment, changing the underlying zoning classification from M1-2 to RM-4.5, while remaining consistent with the Bulk and Density Standards for the RM-4.5 classification. Currently the property is a vacant lot measuring 50' x 150'. Applicant is looking to build two residential buildings in its stead on the two, 25' x 150' zoning lots with areas of 3,750 square feet each. The proposed residential buildings will both be 3-stories with basements, with three units each. Each building will further have a two-car garage with an additional rear, outdoor, paved parking space. The applicant seeks zoning relief to remedy the setback requirements and parking relief if needed as per Section 17-10-0200. Equitable Transit-Served Location qualifies for an administrative adjustment. The applicant will comply with section 17-3-0307 exceptions of the Chicago Air Quality Ordinance, should such provision be determined as applicable.

The proposed buildings will have no commercial space. Each building will have a width and length of 21x90 feet. The development will have:

2469 N Clybourn

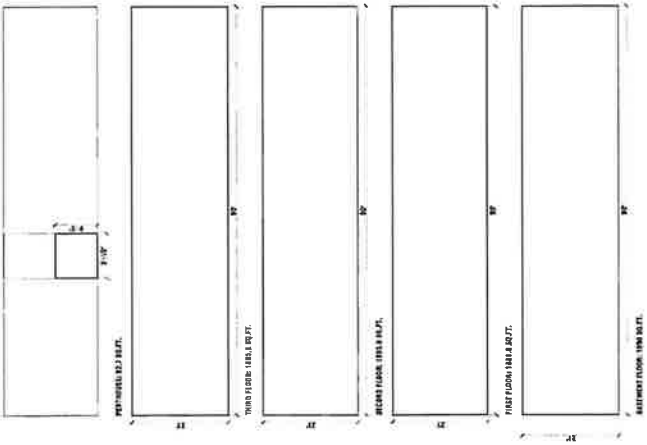
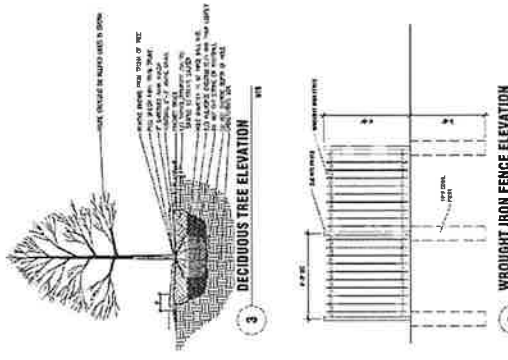
- a. Lot area: 3,750 square feet
- b. Floor area ratio of 1.57
- c. Density (lot area per dwelling unit):  
1,250
- d. Off-street parking: 3
- e. Setbacks:
  - a. front setback: 15 feet
  - b. combined side: 4'
    - i. North: 3.0 feet
    - ii. South: 1.0 foot
  - c. rear setback: 45 feet
- f. Building height: 38 feet

2471 N Clybourn

- a. Lot area: 3,750 square feet
- b. Floor area ratio of 1.568
- c. Density (lot area per dwelling unit):  
1,250
- d. Off-street parking: 3
- e. Setbacks:
  - a. front setback: 15 feet
  - b. combined side: 4'
    - i. North: 1.0 foot
    - ii. South: 3.0 feet
  - c. rear setback: 45 feet
- f. Building height: 38 feet.

The improvements requiring amendment are consistent with the established character of the neighborhood and do not adversely affect neighboring properties by not impairing the neighboring properties' light, air, and general enjoyment of their properties. The Property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance because the surrounding neighborhood has completely changed over the years and now the neighboring properties have almost all been improved with a multi-story, multi-unit residential buildings. Therefore, the proposed building will conform with the neighboring properties and will conform with the general esthetic of the neighborhood, compared to how it currently sits. For these reasons and others, its current zoning has only perpetuated its vacancy.

**SPR 2019 CBC  
NEW 3 STORY 3 DWELLING UNIT W/ BASEMENT AND NEW 1 STORY  
FRAME GARAGE  
TYPE III-B CONSTRUCTION**



**CONTRACTOR:** 827 E 10<sup>th</sup> ST. WY  
**ARCHITECT:** 1000 S BOSTON ST. WY  
**ENGINEER:** 1000 S BOSTON ST. WY  
**INSPECTOR:** 1000 S BOSTON ST. WY  
**DATE:** 12-2-22

**STATEMENT OF WORK:**  
 I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 15-13. EVERY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO EXCEPT 15-13-060.

**REGISTERED PROFESSIONAL ENGINEER:** 2511 N CLAYDON AVENUE, CHICAGO, ILLINOIS 60640

**DATE:** 12-2-22

**OFFICE ADDRESS:** 2511 N CLAYDON AVENUE, CHICAGO, ILLINOIS 60640



**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"

| NO. | DESCRIPTION               | DATE    | BY | REVISION |
|-----|---------------------------|---------|----|----------|
| 1   | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 1        |
| 2   | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 2        |
| 3   | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 3        |
| 4   | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 4        |
| 5   | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 5        |
| 6   | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 6        |
| 7   | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 7        |
| 8   | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 8        |
| 9   | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 9        |
| 10  | ADD PROVISIONS FOR GARAGE | 12-2-22 | MM | 10       |

REVISIONS:

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**ANGELICA BORROMEIO**

AAA - NCARB - LEED - AP  
 7310 N MEADE AVE.  
 CHICAGO, ILLINOIS 60640  
 (773) 763-1895

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 15-13. EVERY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO EXCEPT 15-13-060.

11-28-22  
 EFFECTIVE DATE  
 11-28-22  
 EXPIRATION DATE

WE'VE BUILT - SCANTISSIMO  
 SHEET CONTENTS  
 COVER SHEET

NO. 3 DU BLDG

ADDRESS:  
 2409 N CLAYDON AVE.  
 CHICAGO, IL

CS 1.0

REVISIONS

REVISIONS:

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**ANGELICA BORRAMEO**

AAA - MEMBER - LEED - AP  
 7340 N MEADE AVE.  
 CHICAGO, ILLINOIS 60646  
 (773) 763-1895

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND ALL CODES.

11-26-22  
 EFFECTIVE DATE  
 11-26-22  
 EXPIRATION DATE

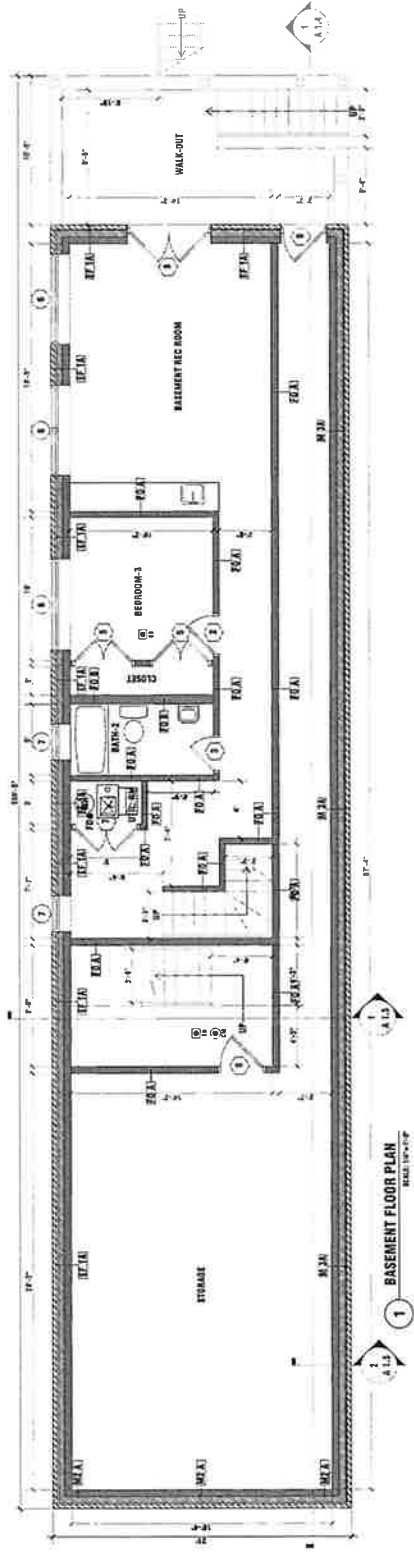
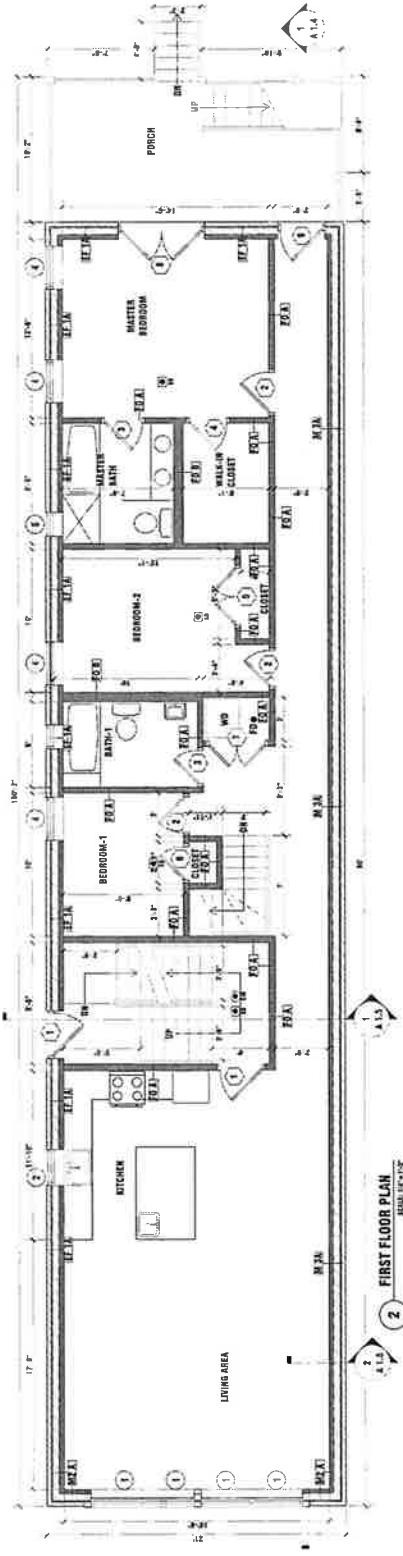
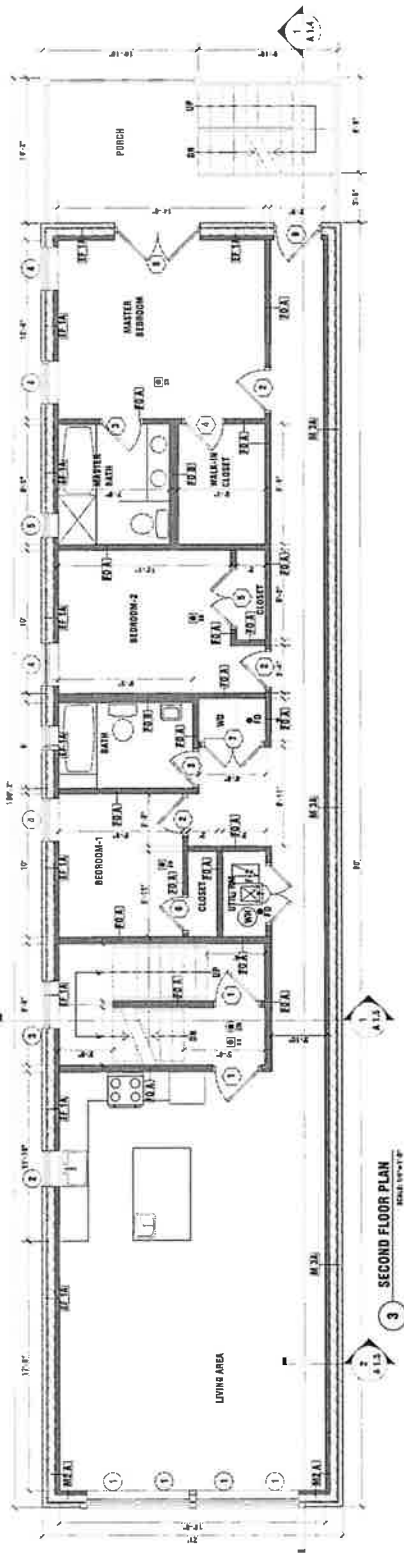


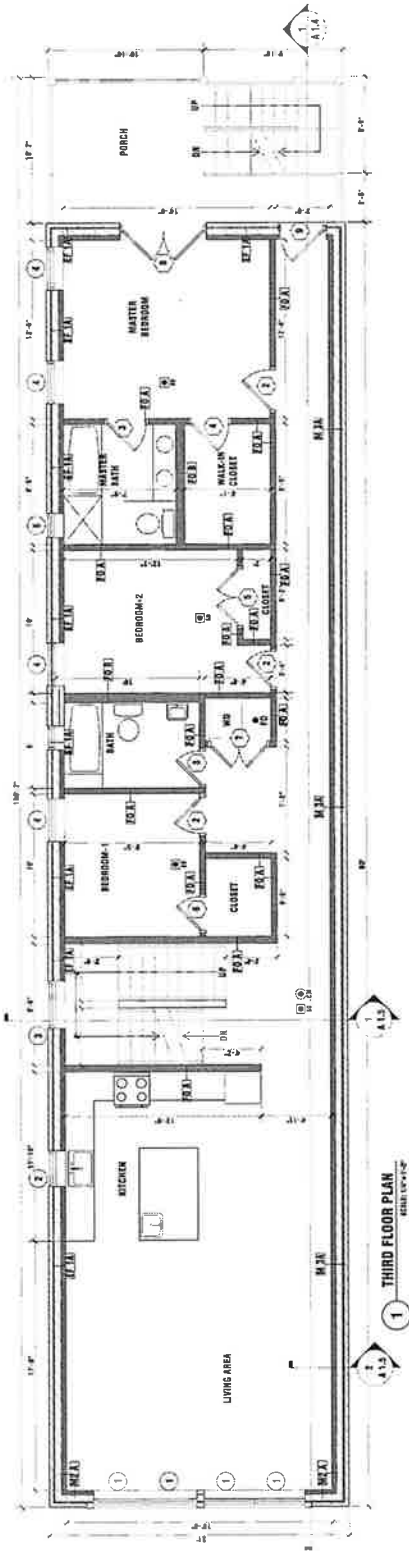
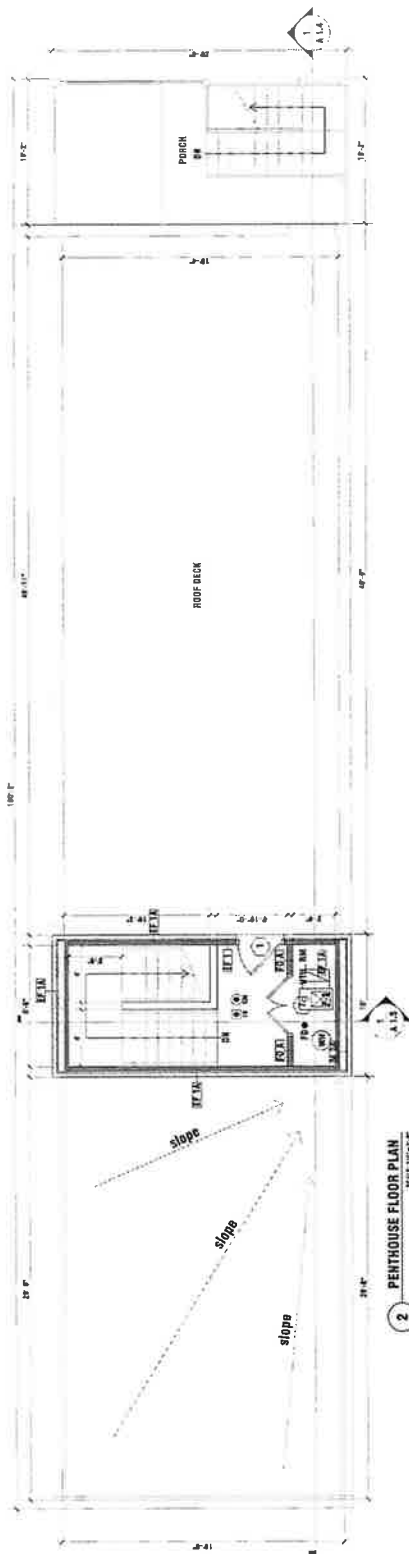
NOI ENCL. - SEPARATE  
 SHEET COMMENTS  
 FLOOR PLANS

NEW 3 STORY / 3 DU  
**BLOG**

ADDRESS:  
 2418 N CANTON AVE.  
 CHICAGO, IL

**A 1.1**  
 SHEET NO.





REVISIONS:

**ANGELICA  
BORRAMEO**

AA-NCARB - LEED - AP  
7340 N MEADE AVE.  
CHICAGO, ILLINOIS 60646  
(773) 763-1895

I HEREBY CERTIFY THAT THESE  
PLANS HAVE BEEN PREPARED BY  
ME, AND TO THE BEST OF MY  
KNOWLEDGE CONFORM TO CITY  
OF CHICAGO BUILDING CODE.

10-26-22

EFFECTIVE DATE

11-28-24

EXPIRATION DATE



WTI SEAL - SIGNATURE

SHEET CONTENTS:

FLOOR PLANS

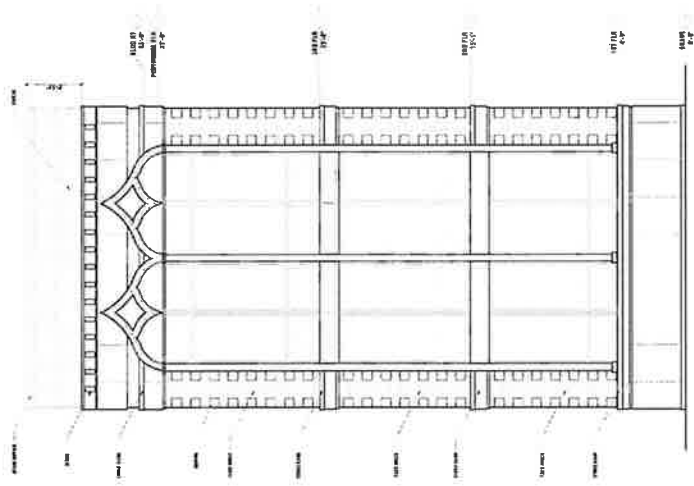
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NEW 3 STORY / 3 DU  
BLDG

NUMBER:

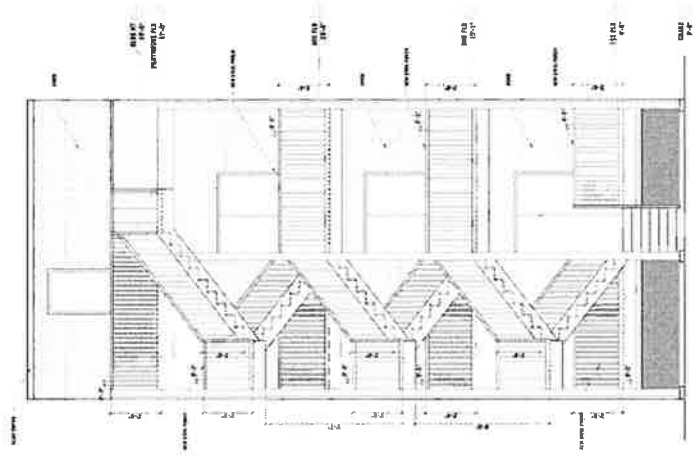
2489 N CLOYD AVE.  
CHICAGO IL

**A 1.2**

SHEET NO.



1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION  
SCALE: 1/8" = 1'-0"

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| REVISIONS: |
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**ANGELICA  
BORROMEO**  
AIA - NCARB - LEED - AP  
7300 N MEADE AVE.  
CHICAGO, ILLINOIS 60645  
(773) 763-1855

I HEREBY CERTIFY THAT THESE  
PLANS HAVE BEEN PREPARED BY  
ME OR UNDER MY CLOSE PERSONAL  
SUPERVISION AND TO THE BEST OF MY  
KNOWLEDGE THEY COMPLY WITH ALL  
REQUIREMENTS OF THE CITY  
OF CHICAGO BUILDING CODE.

11-26-21  
EFFICIENT DATE  
11-26-21  
EXPIRATION DATE



RED SEAL - SIGNATURE  
SHEET CONTENTS:  
ELEVATIONS

PROJECT:  
NEW 3 STORY / 3 DU  
BLDG

ADDRESS:  
2400 S COLUMBIA AVE.  
CHICAGO, IL

**A 1.6**  
SHEET NO.

REVISIONS:

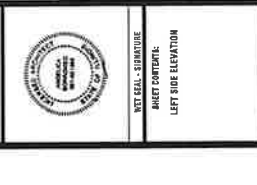
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REVISIONS:

**ANGELICA BORROMEO**  
 AIA - NCARB - LEED - AP  
 7340 N MEADE AVE.  
 CHICAGO, ILLINOIS 60646  
 (773) 785-1855

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH ALL CITY OF CHICAGO BUILDING CODES.

11-2022 EFFECTIVE DATE  
 11-2024 EXPIRATION DATE

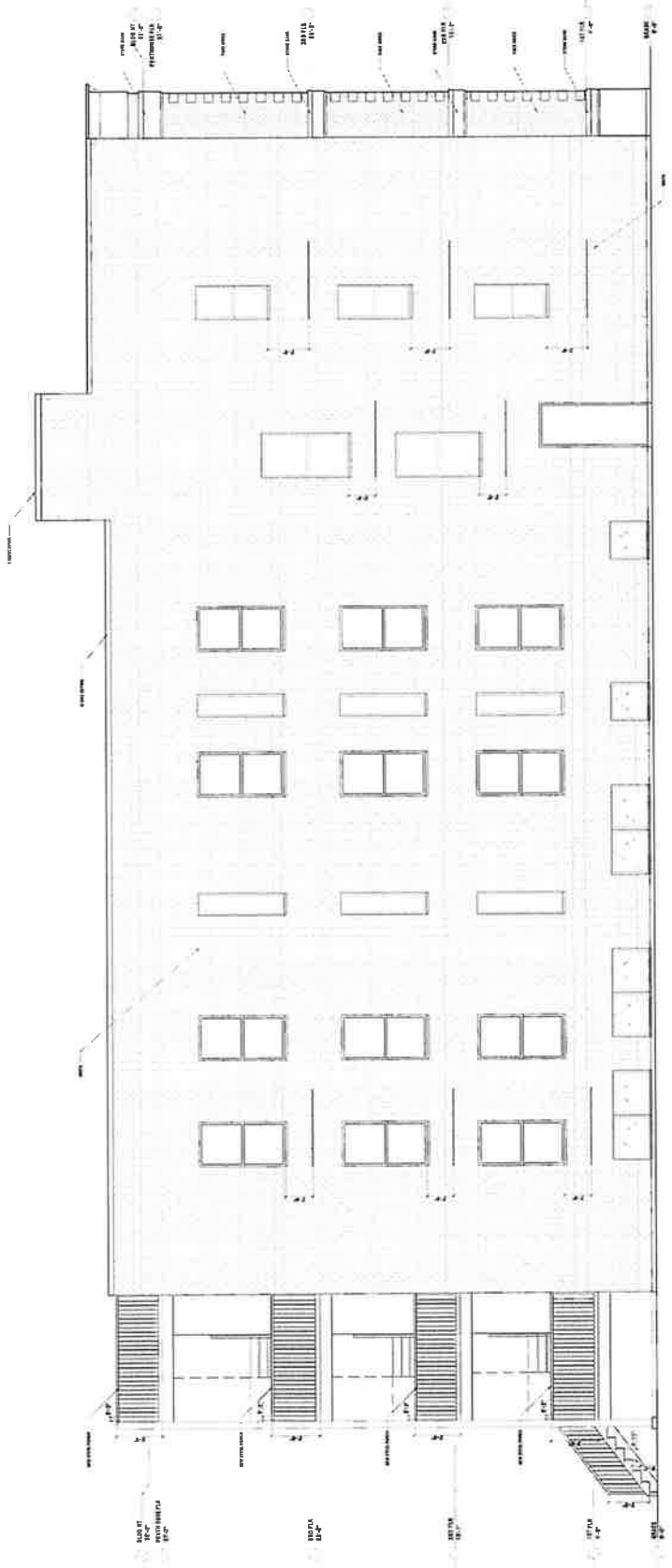


NET SEEL - EXEMPT  
 SHEET CONTENTS:  
 LEFT SIDE ELEVATION

JOB TITLE:  
 NEW 3 STORY / 3 DU  
 BLDG

ADDRESS:  
 2400 N CLEVELAND AVE  
 CHICAGO IL

**A 1.7**  
 SHEET NO.



1 LEFT SIDE ELEVATION  
 DATE 10/17/24

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REVISIONS:

**ANGELICA BORROMEO**

AIA - NCARB - LEED - AP  
 7340 N MEADE AVE  
 CHICAGO, ILLINOIS 60646  
 (773) 769-1895

PERMITS: ALL NECESSARY PERMITS  
 HAVE BEEN OBTAINED AND THE PROJECT  
 IS IN FULL COMPLIANCE WITH ALL CITY  
 OF CHICAGO BUILDING CODES.

11-22-22  
 EFFECTIVE DATE  
 11-21-24  
 EXPIRES

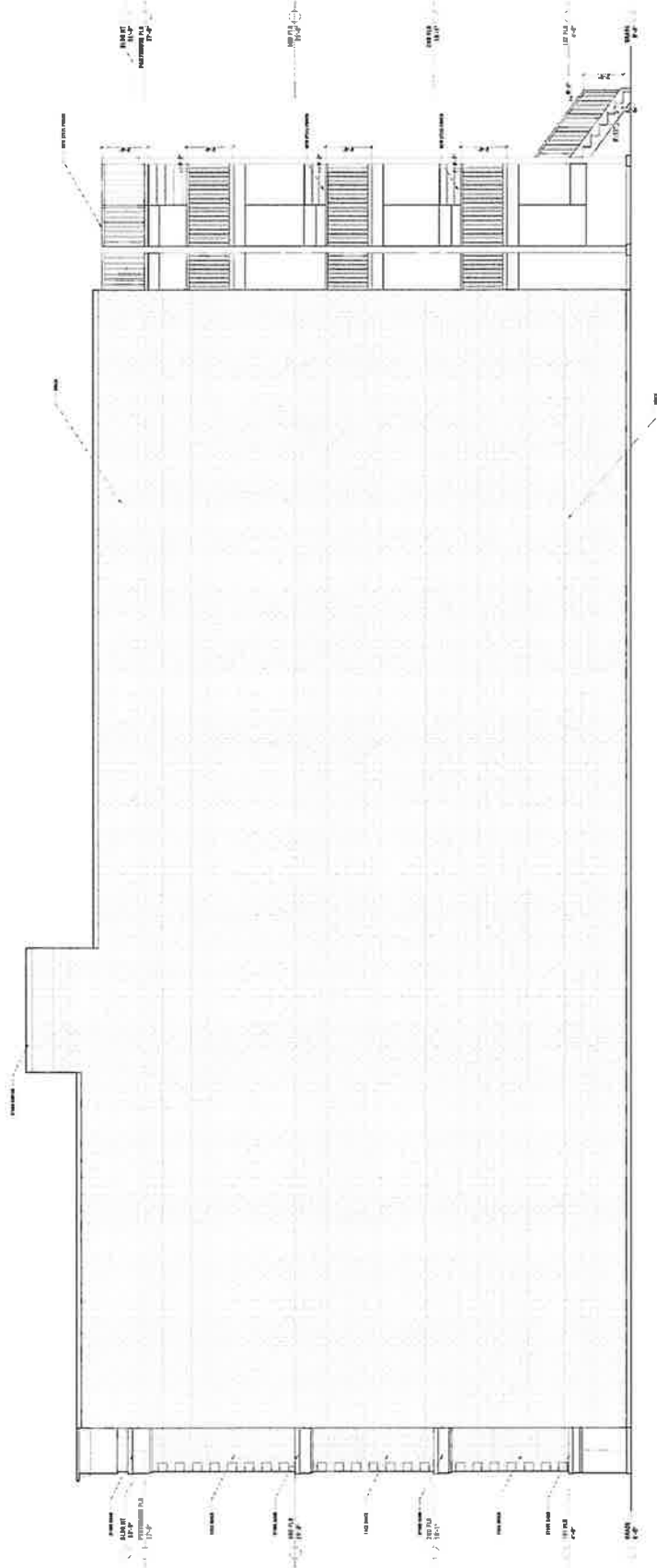


WT SEAL - SUBMITTAL  
 SHEET CONTENT:  
 RIGHT SIDE ELEVATION

PROJECT:  
 NEW 3 STORY / 3 DU  
 BLDG

ADDRESS:  
 2400 N CLYBOURN AVE  
 CHICAGO IL

**A 1.8**  
 SHEET NO.



**1** RIGHT SIDE ELEVATION  
 SCALE 1/4" = 1'-0"