TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
1901-1925 North Clybourn

The Applicant seeks to rezone 1901-1925 North Clybourn and 1904-1908 North Maud from a M1-2 Limited Manufacturing/Business Park District to a C3-3 Commercial, Manufacturing and Employment District. The property is improved with two four story commercial building. The ground floor space has historically been occupied with legal, nonconforming retail uses. Due to the lapse of all retail business licenses, retail-related uses are no longer permitted. The rezoning seeks to bring the buildings into a conforming zoning district that permits retail-related uses. No changes are proposed to the existing buildings, which have 102,356 square feet of commercial space, are 54 feet in height, and have 71 parking spaces.

Pursuant to Section 17-13-0303-D, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans. Pursuant to Section 17-11-0600, the Applicant seeks an administrative adjustment to waive the fence standards of Section 17-11-0202-C. Pursuant to Section 17-11-0600, the Applicant seeks an administrative adjustment to eliminate the requirement of screening of vehicular use areas from street standard of Section 17-11-0202-B. Pursuant to Section 17-11-0603, the Applicant seeks an administrative adjustment to eliminate the parkway tree planting standard of Section 17-11-0100. Pursuant to Section 17-11-0604-A, the Applicant seeks an administrative adjustment waiving the requirements of the Chicago Landscape Ordinance such as perimeter and interior landscaping of vehicular use areas.

Project Bulk and Density

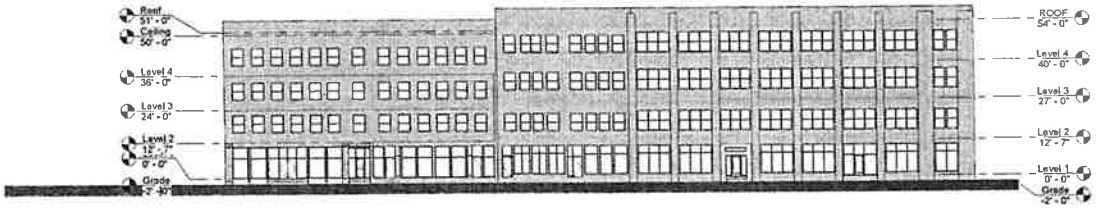
Lot Area	44,467.70 SF
Density MLA (Lot area per unit)	0
Off Street Parking	0 Required/71 Existing
Front Setback	0
Rear Setback	0
Side Setback (North)	0
Side Setback (South)	0
Building SF	102,356 SF
FAR	2.31
Building Height	54 feet



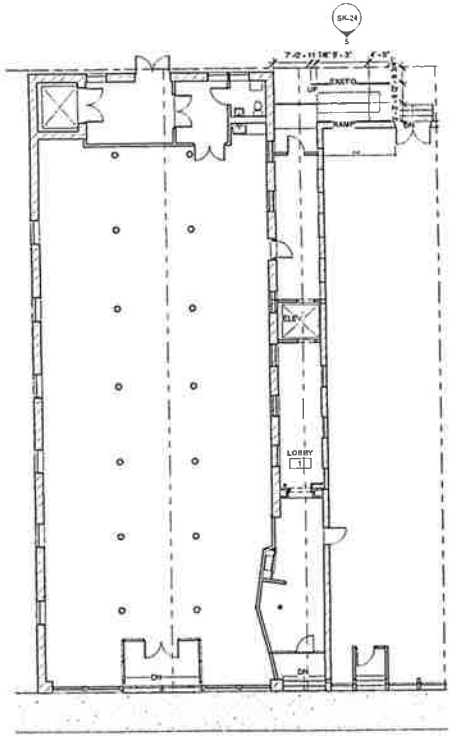
3 Section 5
1" = 20'-0"



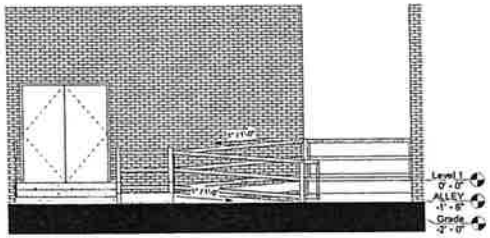
4 Section 4
1" = 20'-0"



2 Elevation 1 - a
1" = 20'-0"



6 Level 1 Copy 1 1925
1" = 10'-0"



5 RAMP ELEVATION
1/4" = 1'-0"

1 SITE PLAN
1" = 20'-0"

MAIN ARCHITECTURE
405 North Wabash
Suite #2W
Chicago, IL 60611
T 312.649.9484
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GENERAL NOTES

NOTE: REFER TO GENERAL NOTES SHEETS FOR MORE INFORMATION PERTINENT TO THIS SHEET

DATE	DESCRIPTION	No
02/20/26		

1901-15 NORTH CLYBOURN

SUITE 400

SITE PLAN - ELEVATIONS & SECTIONS

Project Number

Author

SHEET NO: SK-24