Final for Publication

APPLICATION 23055-T1

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

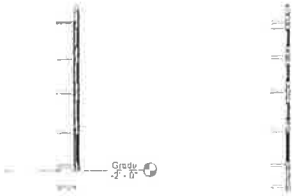
The Applicant seeks to rezone 1901-1925 North Clybourn and 1904-1908 North Maud from a M1-2 Limited Manufacturing/Business Park District to a B3-3 Community Shopping District. The property is improved with two four story commercial building. The ground floor space has historically been occupied with 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 eliminate the requirement of screening of vehicular use areas from Clybourn Avenue under Section 17-11-0202-B. Pursuant to Section 17-11-0603, the Applicant seeks an administrative adjustment to eliminate the parkway tree planting standard along Clybourn Avenue 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 as shown on the plans.

Project Bulk and Density

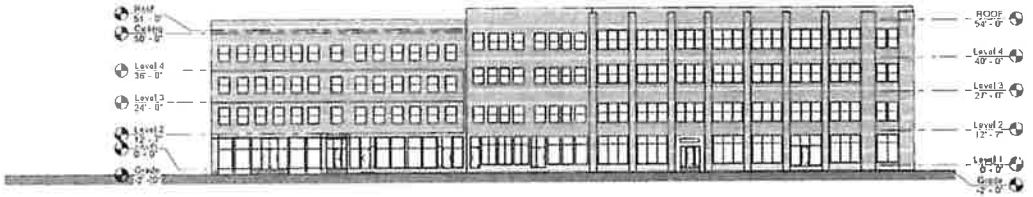
Lot Area	44,467.70 SF
Density MLA (Lot area per unit)	0
Off Street Parking	0 Required/71 Existing
Front Setback	0
Rear Setback	0
Side Setback (North)	0
Side Setback (South)	0
Building SF	102,356 SF
FAR	2.31
Building Height	54 feet

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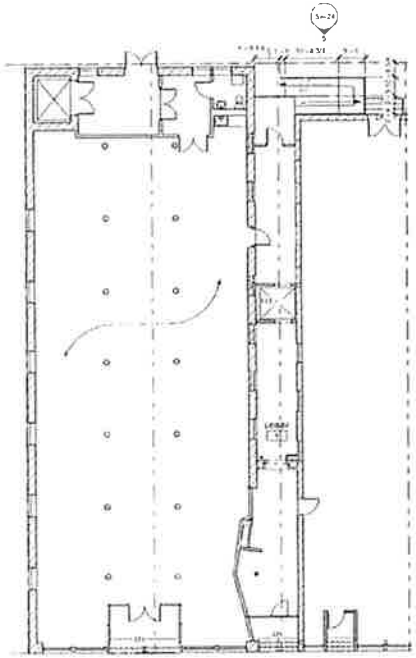


3 Section 6
1" = 20'-0"

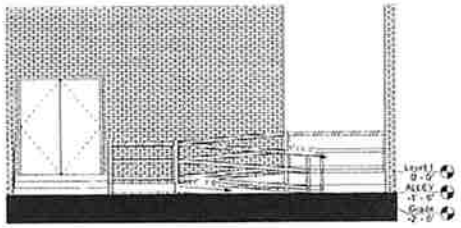
4 Section 4
1" = 20'-0"



2 Elevation 1 - 6
1" = 20'-0"



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



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

1 SITE PLAN
1" = 20'-0"

MAIN ARCHITECTURE

GENERAL NOTES

DATE	DESCRIPTION
05/04/26	

1901-15 NORTH CLYBOURN

SUITE 400

SITE PLAN - ELEVATIONS & SECTIONS

SK-24