



City of Chicago



O2022-3878

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 2573-2581 N Lincoln Ave - App No. 22039T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 of the B3-3 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by

North Lincoln Avenue; West Wrightwood Avenue; and a line 95.66 feet east of the intersection of North Lincoln Avenue and West Wrightwood Avenue as measured along the south right-of-way line of West Wrightwood Avenue and perpendicular thereto,

to those of a C2-3 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of property: 2573-2581 North Lincoln Avenue, Chicago, Illinois

Type 1 Zoning Amendment
Address: 2573-2581 North Lincoln Avenue

Narrative

Project: The applicant's purpose for rezoning the property is the amend from a B3-3 to a C2-3 zone for the ability to apply for a Zoning Special Use for a Cannabis Dispensary.

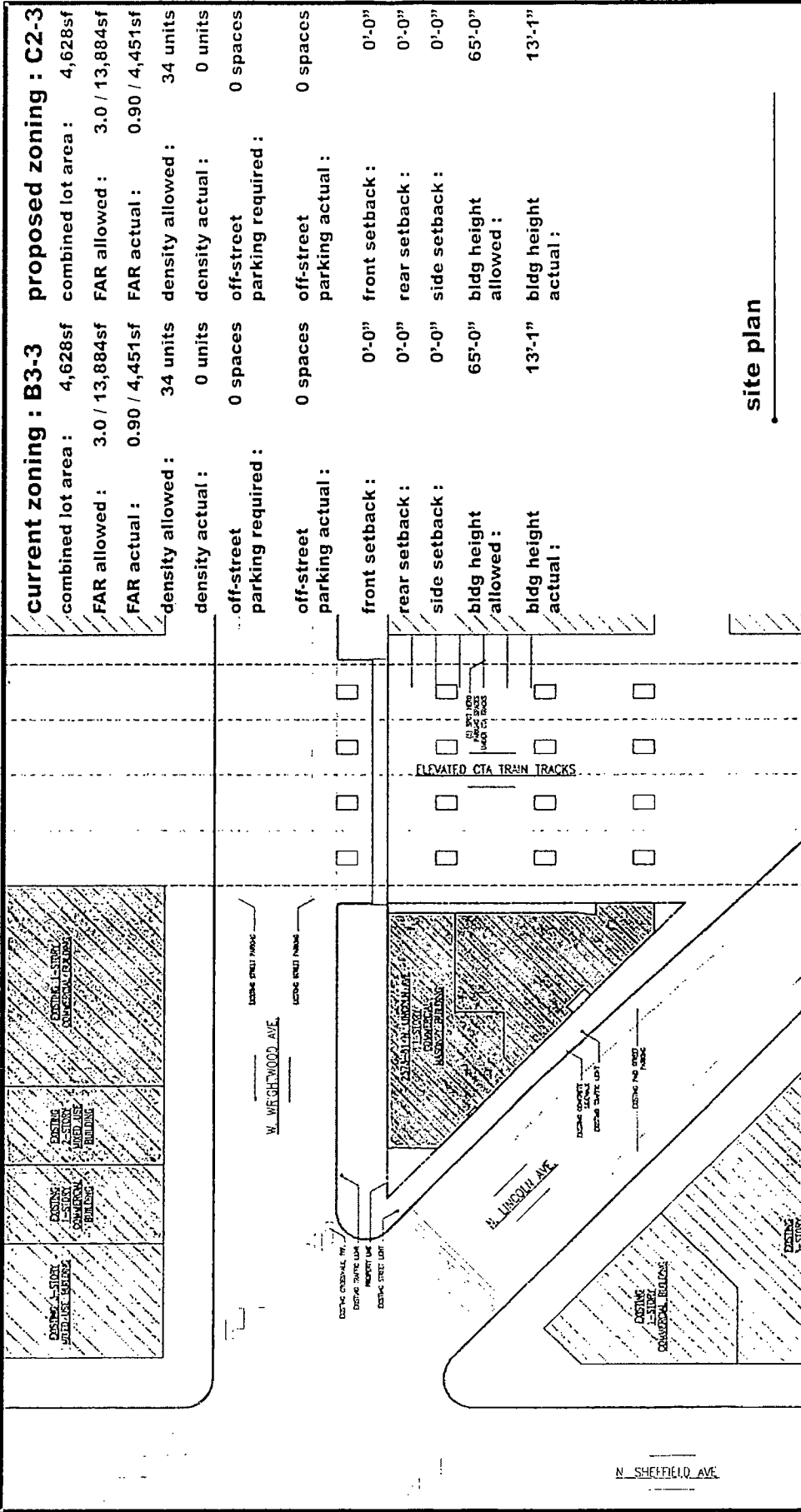
The applicant intends to use the subject property to allow the commercial use of a Cannabis Dispensary in an existing 1-story building on a lot with a total size of 4,628 sq.ft., with the address 2573-2581 N. Lincoln Avenue. The proposed Cannabis Dispensary will occupy the entire building using all 4,150 sq.ft. of the available square footage of the building.

Zoning 2573-2581 N. Lincoln Avenue 1 story building:

Currently B3-3	After amendment: C2-3
Lot Size:	4,628 square feet
Min Lot Area/Dwelling Unit:	N/A
F.A.R. allowed:	3.0
F.A.R. actual:	0.90
Building area:	4,150 square feet
Setbacks (existing):	front (Lincoln Ave./southwest): 0'-0" side (Wrightwood Ave./north): 0'-0" rear (east): 0'-0"
Building height:	13'-1" (existing)
Off Street Parking Required:	None required as per section 17-10-0207-M (no parking for the first 10,000 square feet)
Off Street Parking Available:	0 spaces

Final for Publication

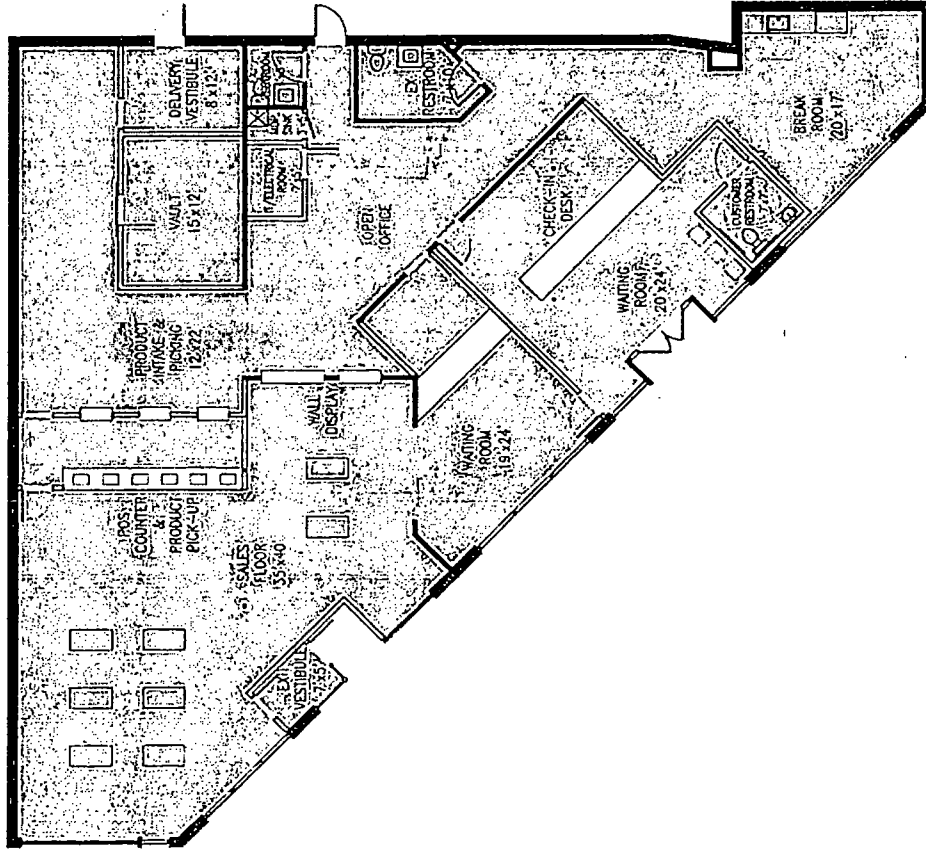
2575-81 N. LINCOLN AVE.



current zoning : B3-3	proposed zoning : C2-3
combined lot area : 4,628sf	combined lot area : 4,628sf
FAR allowed : 3.0 / 13,884sf	FAR allowed : 3.0 / 13,884sf
FAR actual : 0.90 / 4,451sf	FAR actual : 0.90 / 4,451sf
density allowed : 34 units	density allowed : 34 units
density actual : 0 units	density actual : 0 units
off-street parking required :	off-street parking required :
0 spaces	0 spaces
off-street parking actual :	off-street parking actual :
0 spaces	0 spaces
front setback :	front setback :
0'-0"	0'-0"
rear setback :	rear setback :
0'-0"	0'-0"
side setback :	side setback :
0'-0"	0'-0"
bldg height allowed :	bldg height allowed :
65'-0"	65'-0"
bldg height actual :	bldg height actual :
13'-1"	13'-1"

site plan





2575-81 N. LINCOLN AVE.



square footage :
 waiting room : 440sf
 customer restroom : 50sf
 sales floor : 1,330sf
 restricted access : 2,000sf
 first floor total : 4,150sf

occupancy :
 waiting room : 15 people
 sales floor : 44 people

access :

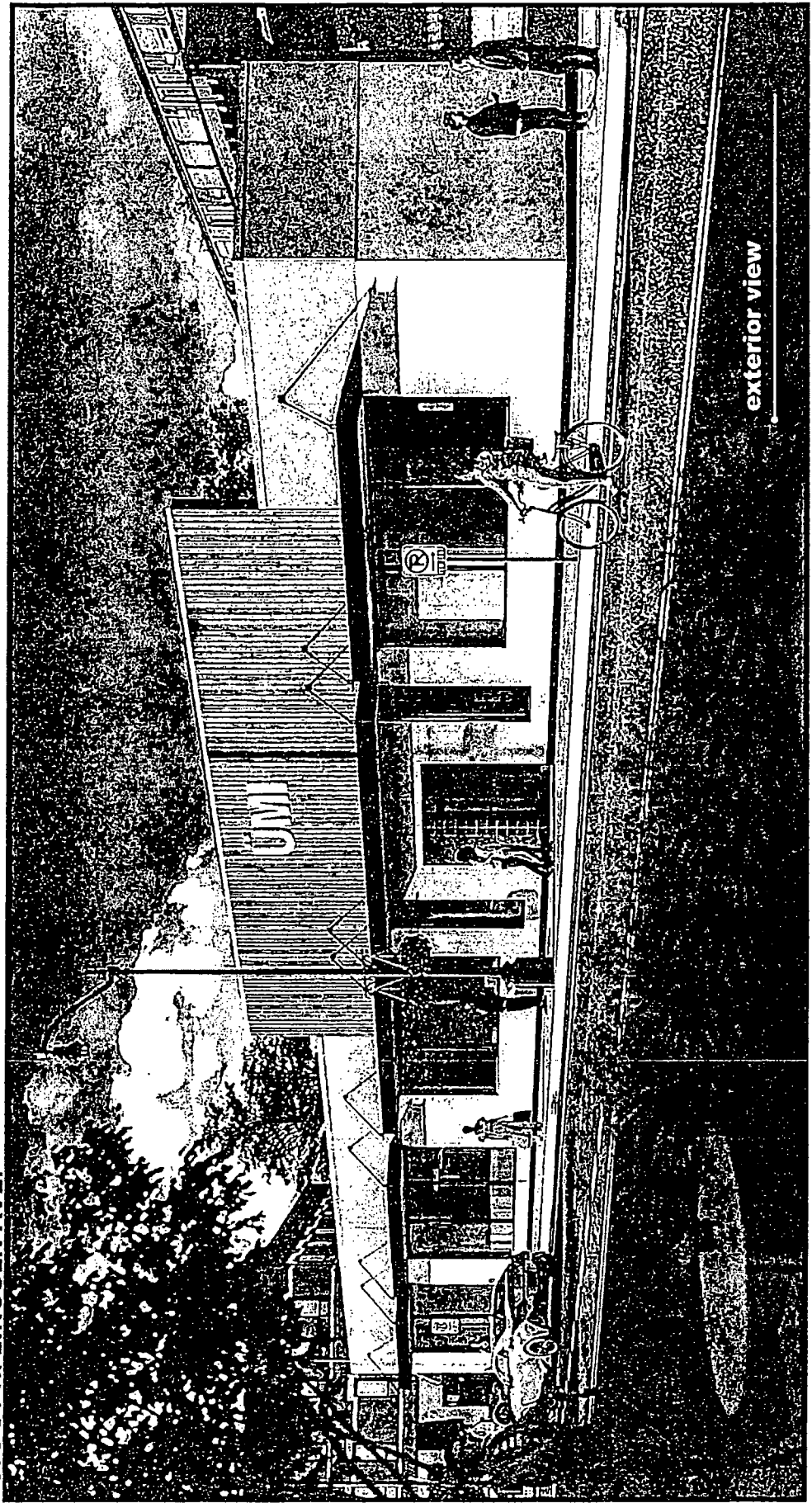
-  public access
-  limited access
-  restricted access
-  not in scope

key

floor plan

Final for Publication

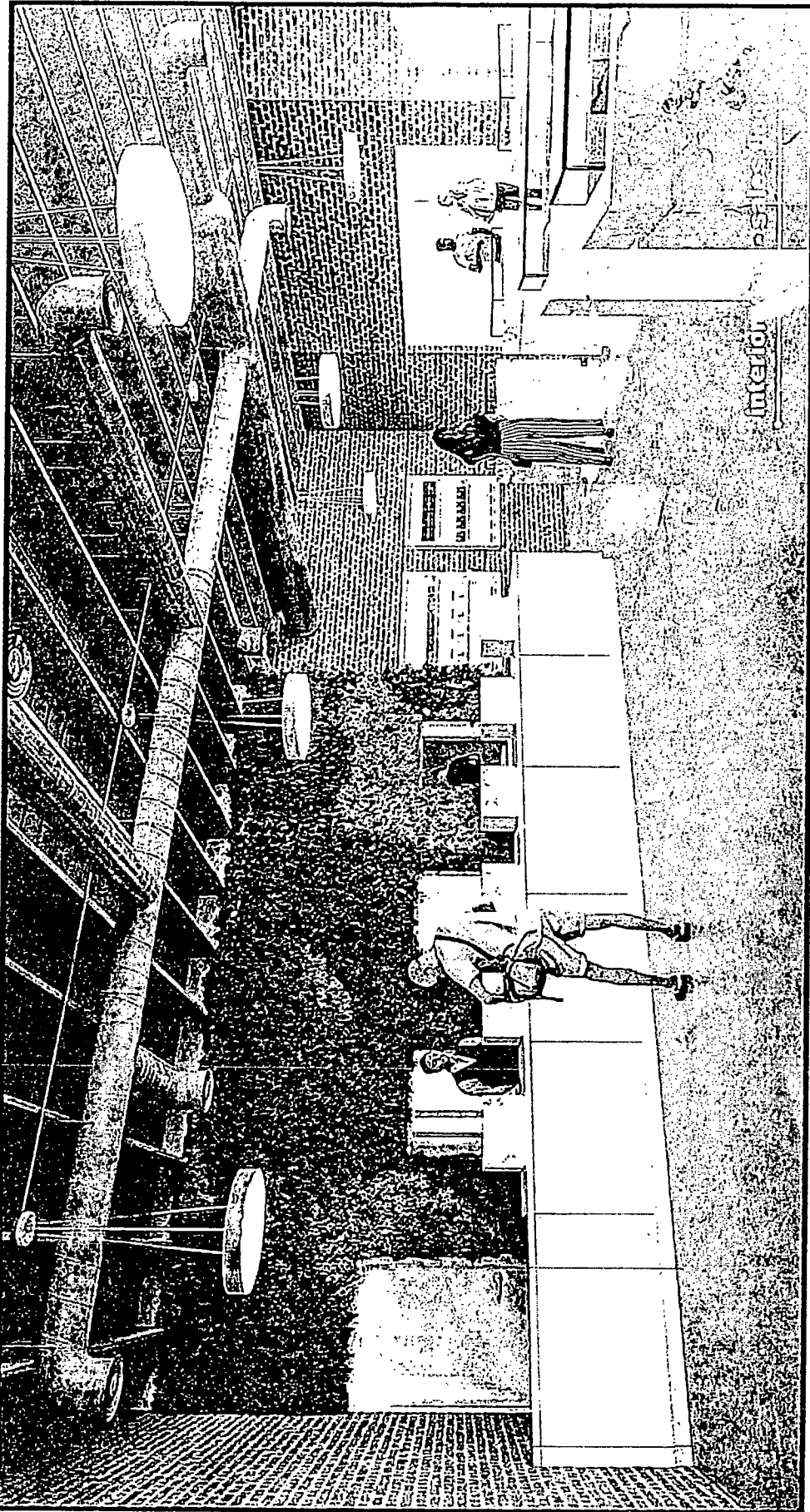
2575-81 N. LINCOLN AVE.



exterior view

Final for Publication

2575-81 N. LINCOLN AVE.



interior