



# City of Chicago



02022-573

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1228-1230 N Milwaukee Ave/1210-1214 N Ashland Ave - App No. 20942T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 B1-3 Neighborhood Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

North Ashland Avenue, North Milwaukee Avenue, a line 48 feet northeast of the intersection of North Ashland Avenue and North Milwaukee Avenue as measured along the south right-of-way line of North Milwaukee Avenue; the alley next west of and parallel to North Milwaukee Avenue; And the alley next north of and parallel to West Division Street,

to those of a C1-3 Neighborhood District.

SECTION 2. This ordinance takes effect after its passage and approval.

Address of property 1228-30 N. Milwaukee Avenue,  
1210-14 N. Ashland Avenue, Chicago, Illinois

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## Type 1 Zoning Amendment Address 1228-30 N. Milwaukee Avenue/1210-14 N. Ashland

### Narrative

**Project:** The applicant's purpose for rezoning the property is to amend to a C1-3 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 mixed commercial uses in an existing 2-story building on a lot with total of 8,352 sq.ft. with the address 1228-30 N. Milwaukee Avenue/1210-14 N. Ashland Av. A proposed Cannabis Dispensary will be on the first floor using 4000 sq.ft and 4352 additional square feet is available for commercial use, office space using the entire second floor is approximately 8000 square feet.

### **Zoning 1230 N. Milwaukee/1210 N. Ashland 2 story building:**

Currently B1-3                      After amendment: C1-3

Lot Size:                              8352 square feet

Min. Lot Area/Dwelling unit: n/a

F.A.R.:                                 1.997

Building area:                      16,680 square feet

Setbacks:	front (Milwaukee/northeast)	0' 0"
	front (Ashland/ east)	0' 0"
	side (northwest)	0' 0"
	rear (southwest)	0' 0"
	side (south)	0' 0"

Building height:      26 feet

### **\* Zoning: Off-site accessory use parking lot directly across rear public alley**

Parking lot separated by alley:    2570 square feet

Off street parking:    10    May be reduced to comply with landscape ordinance section 17-11-

Off street loading:    0

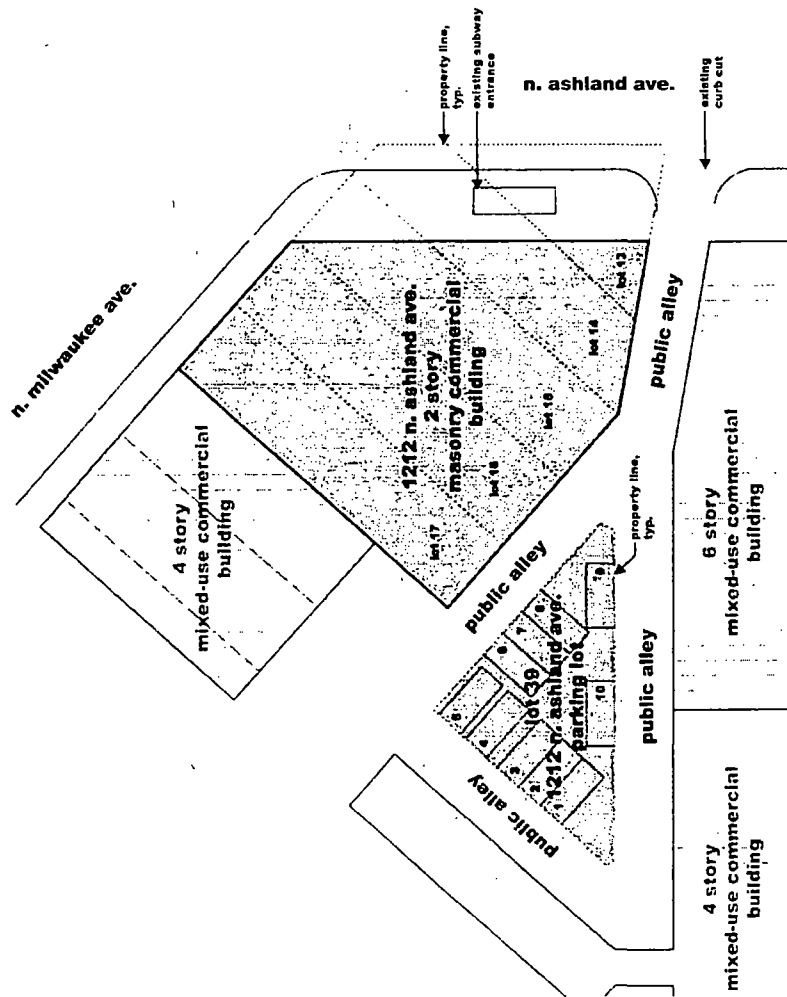
\* Must seek Special Use to allow parking off-site accessory

\* Applicant will seek a Special Use to establish a Cannabis Dispensary

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current zoning : B1-3	proposed zoning : C1-3
combined lot area : 10,922sf	combined lot area : 10,922sf
FAR allowed : 3.0 / 32,766sf	FAR allowed : 3.0 / 32,766sf
FAR actual : 0.50 / 16,680sf	FAR actual : 0.50 / 16,680sf
density allowed : 82 units	density allowed : 82 units
density actual : 0 units	density actual : 0 units
off-street parking required : 14 spaces (existing non-conforming site)	off-street parking required : 14 spaces (existing non-conforming site)
off-street parking actual : 10 spaces	off-street parking actual : 10 spaces
front setback : 0'-0"	front setback : 0'-0"
rear setback : 0'-0"	rear setback : 0'-0"
side setback : 0'-0"	side setback : 0'-0"
bidg height allowed : 75'-0"	bidg height allowed : 75'-0"
bidg height actual : 26'-0"	bidg height actual : 26'-0"



site plan

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**square footage :**  
 waiting room : 525sf  
 customer restroom : 50sf  
 sales floor : 1,730sf  
 restricted access : 1,570sf  
 first floor total : 4,000sf

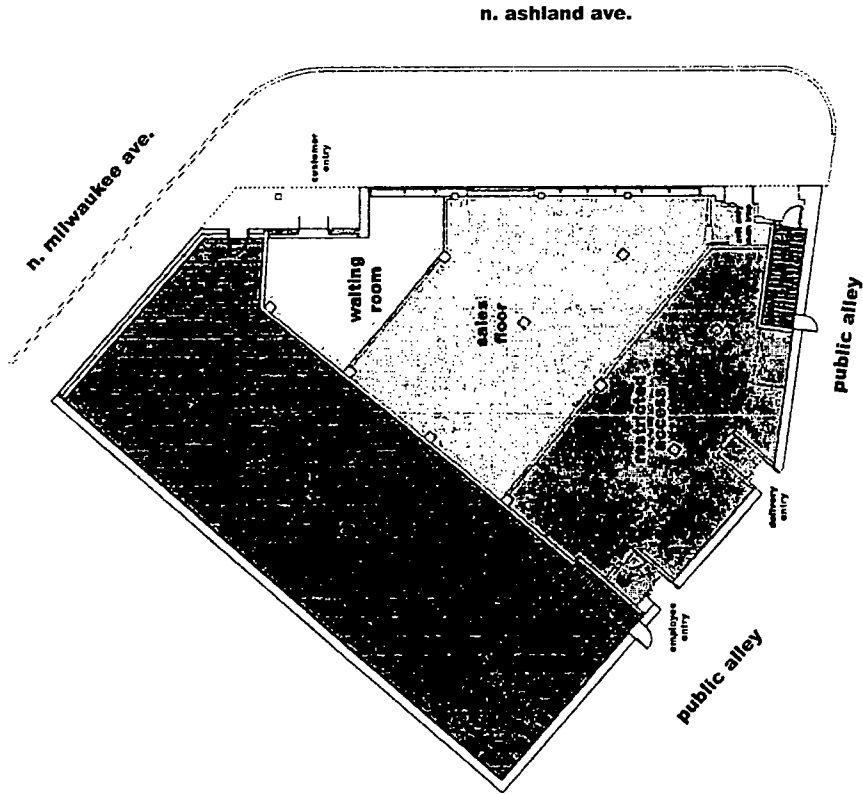
**occupancy :**  
 waiting room : 17 people  
 sales floor : 58 people

**access :**

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

**key**

**first floor plan**

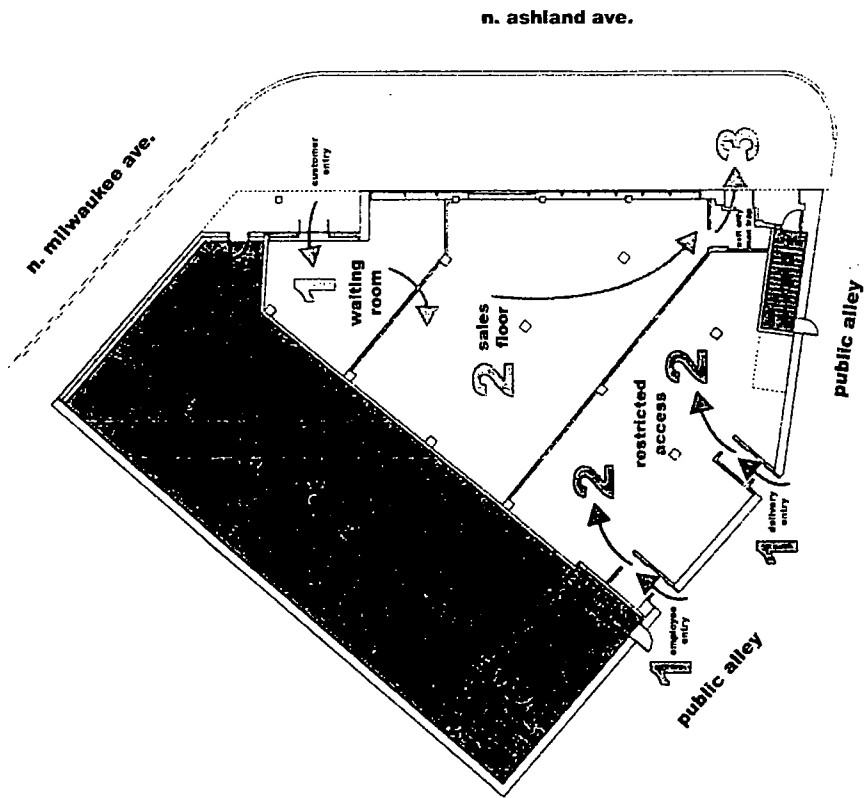


SLIDE: 17

1212 N ASHLAND



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**public access**  
**limited access**  
**restricted access**  
**not in scope**

**key**

**flow plan**

SLIDE: 18

1212 N ASHLAND