



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 Lot Size:

After amendment: C2-3 4,628 square feet

Min Lot Area/Dwelling Unit: N/A

F.A.R. allowed:

F.A.R. actual:

Building area: Setbacks (existing):

Building height:

4,150 square feet

front (Lincoln Ave./southwest): 0'-0" side (Wrightwood Ave./north): 0'-0" rear (east): 0'-0"

13'-1" (existing)

Off Street Parking Required: Off Street Parking Available:

None required as per section 17-10-0207-M (no parking for the first 10,000 square feet) 0 spaces

CN O

oo  
CM

03 CO

C 3  
rr n  
IA CI U  
ra a

o o ra  
a.

E o

N  
T3  
0) (fl O

a u

CO  
Ca

C  
c o  
N +\*  
6) k. 1  
3  
O

IA CON  
to

TJ a c !o E o o

TJ  
o o

IA  
CO CO

o  
CO

tj  
5 o

ce  
o  
cn

ra  
3 H U  
CO  
<

o  
o)

■a o  
50  
ra >  
'iii e  
01  
■a

c

TJ  
0)  
o 13

U  
c  
o> t>

u ra

■a  
si  
5 cr

« |

i- c  
IA  
£ ra □ a

in ai u ra a

■O  
0)u  
'5

i: c

<\*■ ra o a

in ai O ra a  
O re a  
O  
(A  
C O  
IA

ra y  
u ra  
ui c

o  
b

ra  
3 U  
ra  
CD  
c

u ra .a  
oi  
IA u  
ra oi

u ra a \*j  
ai  
IA  
ra oi  
JZ  
Ui \*\*  
J! |  
T?|

o ra n .o  
IA 01 TJ  
'3  
o b

U  
ra  
J3  
01 U)  
01 TJ  
js ra ^ra  
.JZ  
at  
o" ■= 15  
2 o  
js. re.  
  
in

jq ra

WW

C  
ra a  
0)

.W

- 
- 
- 
- 
- 
- #FVATFO CTA TRAIH TRACKS.
-

- 
- 

w^ilww

WSf:> W

^t1S1wwi

• www w.\$ov\ - W

N\_SHE.mti.tjvsi.