



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2016-2594
Type: Ordinance **Status:** Passed
File created: 4/13/2016 **In control:** City Council
Final action: 9/14/2016
Title: Zoning Reclassification Map No. 7-K at 4001-4059 W Diversey Ave, 4018-4058 W Parker Ave, 2733-2759 N Karlov Ave and 2748-2758 N Pulaski Rd - App No. 18721T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-K
Attachments: 1. SO2016-2594.pdf, 2. O2016-2594.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed as Substitute	Pass
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
4/13/2016	1	City Council	Referred	

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-K in the area bounded by

West Diversey Avenue; North Pulaski Road; A line 117 feet south of and parallel to West Diversey Avenue; A line 124.95 west of and parallel to North Pulaski Road; the north-south alley west of and parallel to North Pulaski Road; The public alley next south of and parallel to West Diversey Avenue; A line 33.37 feet west of and parallel to North Pulaski Road; West Parker Avenue; North Karlov Avenue;

to those of a C2-1 Motor Vehicle-Related Commercial District

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

Common Address of Property: 4001-4059 W Diversey/4018-4058 W Parker

2733-2759 N Karlov/2748-2758 N Pulaski

SUBSTITUTE PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT 4001-4059 W

DIVERSEY/4018-4058 W PARKER 2733-2759 N

KARLOV/2748-2758 N PULASKI

C2-1 Motor Vehicle-Related Commercial District

The applicant is requesting a zoning amendment from a MI-1 Limited Manufacturing/Business Park District to a C2-1 Motor Vehicle-Related Commercial District for the proposed strip center development of 3 retail buildings with a total square footage of 51,131 square feet with 183 parking spaces and a proposed drive thru.

	RETAIL 1	RETAIL 2	RETAIL 3	TOTAL
Lot Area				125,486 sf
Parking				183
Front Setback	Ofeet	Ofeet	Ofeet	
East Setback		0 feet	Ofeet	
West Setback	Ofeet	93 feet		
FAR				.45
Building Square Footage	8,816 sf	37,565 sf	4,750 sf	51,131 sf
Building Height	24 feet	24 feet	24 feet	

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