



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-1325
Type: Ordinance
Status: Passed
File created: 2/28/2018
In control: City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 5-G at 932-946 W North Ave and 1601-1607 N Sheffield Ave - App No. 19551T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-G
Attachments: 1. O2018-1325.pdf, 2. SO2018-1325.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed as Substitute	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/28/2018	1	City Council	Referred	

ORDINANCE -p^S £-8, Z-^lc?

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M1-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 5-G in the area bounded by:

**The public alley next north of and parallel to West North Avenue;
A line 168 feet east of and parallel to the east right-of-way line of North Sheffield Avenue;
A line 73.93 feet north of and parallel to the north right-of-way line of West North Avenue;
A line 144 feet east of and parallel to the east right-of-way line of North Sheffield Avenue; West North Avenue; North Sheffield Avenue;
A line 85.18 feet north of and parallel to the north right-of-way line of West North Avenue;
A line 48 feet east of. and parallel to the east right-of-way line of North Sheffield Avenue;**

to those of a C2-2 Motor Vehicle-Related Commercial District, which is hereby established in the area described.

Common Addressees'): 932-946 West North Avenue; 1601-1607 North Sheffield Avenue

SECTION 2: This ordinance shall take effect upon its passage and due publication.

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SUBSTITUTE Narrative and plans
TYPE I NARRATIVE AND PLANS

Re: 932-946 West North Avenue; 1601-1607 North Sheffield Avenue

The Applicant seeks a zoning change from M1-2 Limited Manufacturing/ Business Park District to a C2-2 Motor Vehicle Related Commercial District. The purpose of this zoning change is to allow the existing retail building to maintain retail and commercial uses that align with uses in the surrounding uses. This will allow for tenant build out of the retail/ commercial space and potential minor additions per Section 17-3-0400 Bulk and Density Standards. The existing 41 basement parking spaces will remain. Per Section 17-10-0102 Transit Served Locations, the Applicant seeks a 50% reduction in the required parking.

Site Area:	17,363 square feet
Maximum Floor Area Ratio:	2.2
Minimum Lot Area Per Dwelling Unit:	N/A
Off-Street Parking*:	41 Basement
Front Setback (Ridge Avenue.):	0 feet
Side Setback (northwest):	0 feet
Side Setback (southeast):	0 feet
Rear Setback (alley):	0 feet
Building Height:	47 feet

*Transit Served Location will allow a 50% reduction in parking requirement

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