



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2018-2302
Type: Ordinance **Status:** Passed
File created: 3/28/2018 **In control:** City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 1-I at 2833 W Chicago Ave - App No. 19581T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-I
Attachments: 1. O2018-2302.pdf, 2. SO2018-2302.pdf

Date	Ver.	Action By	Action	Result
5/25/2018		City Council	Passed as Substitute	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/28/2018	1	City Council	Referred	

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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 MI-2, Limited Manufacturing/Business Park District symbols and indication as shown on Map No. 1-1 in the area bounded by

West Chicago Avenue; a line 302.4' west of and parallel to North California Avenue; the alley next west of and parallel to North California Avenue; West Grand Avenue; and a line 452.4' west of and parallel to North California Avenue

to those of a C3-3, Commercial, Manufacturing and Employment District.

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

Address: 2833 W. Chicago Avenue

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Substitute Narrative and Plans

2833 W. Chicago Ave. Department of Planning and Development
Type 1 Zoning Change in Kinzie Industrial Corridor

Project Description:

The applicant seeks to rezone the above mentioned property from zoning district MI-2 to C3-3. The applicant intends to use the subject property for an existing retail garden center with outdoor operations. Originally the area was zoned for manufacturing, which allows general retail sales. However, MI-2 zoning does not allow for outdoor retail operations and storage. The applicant seeks to rezone to C3-3 to allow for retail use including outdoor operations and storage.

Proposed Use:

Retail Garden Center with Outdoor Operations and Storage

Floor Area Ratio: .41

Lot Area = 26,233 square feet Building Area = 10,691 square feet First Floor Area = 7,626 square feet Second Floor Area = 3,065 square feet

Off street parking provided:

3 parking spots

Setbacks:

Front: 0' (North), Side: 50' (East: 0', West: 50'), Rear: 84'-9 1/2" (South)

Building Height:

23'-7"

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visits

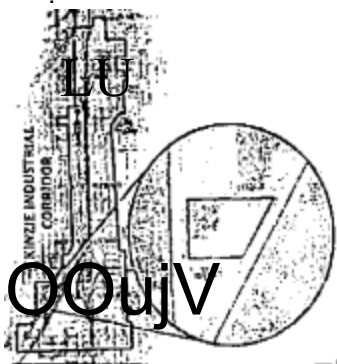


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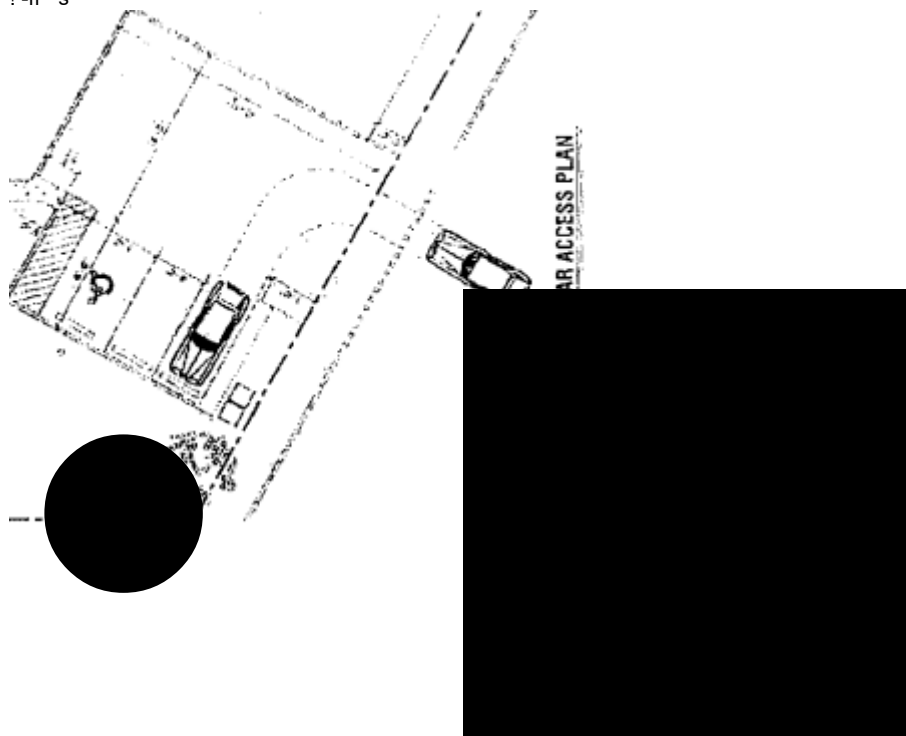
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IPSA
Architecture & Design

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1100 WEST GARDEN AVENUE
SUITE 1000 DENVER, CO 80202
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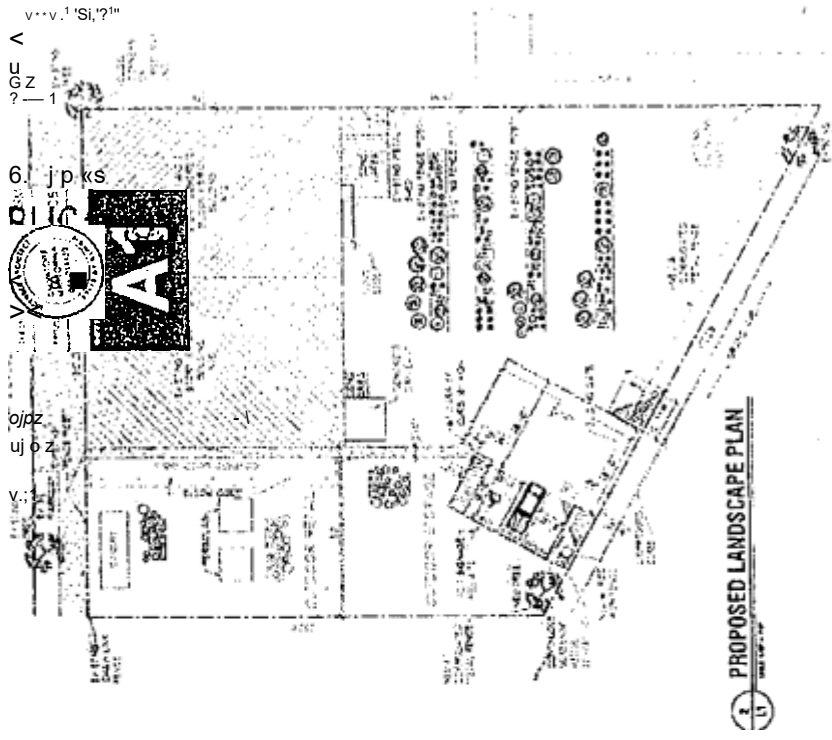


DATE: 08/20/2018
PROJECT: NEW OUTDOOR OPERATION & STORAGE AT EXISTING RETAIL GARDEN CENTER
DRAWN BY: [Name]
CHECKED BY: [Name]

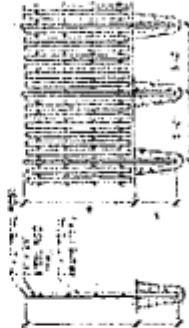
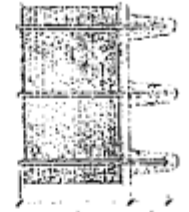
NEW OUTDOOR OPERATION & STORAGE AT EXISTING RETAIL GARDEN CENTER

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2 PROPOSED LANDSCAPE PLAN



NEW 600 IRON FENCE

3 FENCE DETAILS

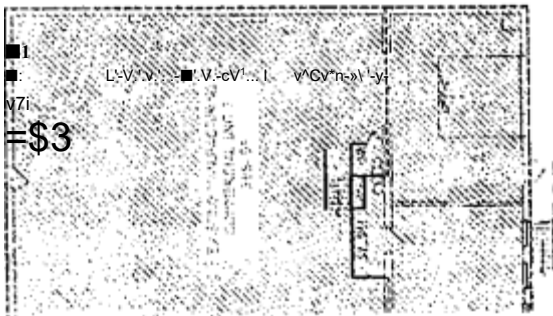
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Architecture & Design

PROJECT: NEW OUTDOOR
OPERATION & STORAGE
CENTERS
EXISTING RETAIL GARDEN
CENTERS



NEW OUTDOOR
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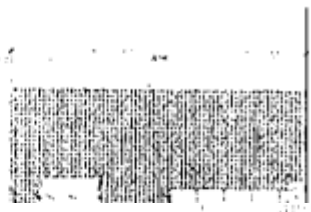
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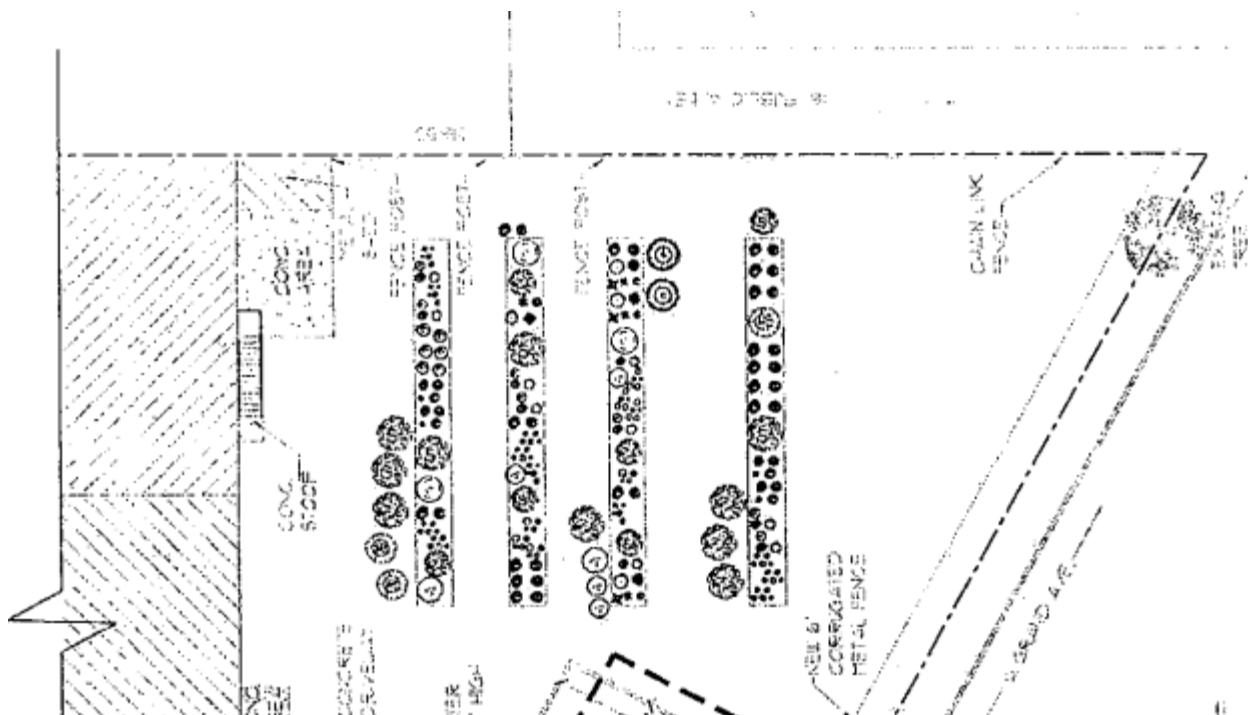
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Clerk's Packet



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

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SCALE 1/16" = 1'-0"

MEMORANDUM

To: Alderman I>;'micl S. Solis

Chainuan/City Council Committee on Zoning

From: D.avici L. Reifmaii Chicago Plan Commission

Date: April 19,2018

Re: 2833 West Chicago Avenue

On April 19, 2018, the Chicago Plan Commission recommended approval of the proposed Map Amendment for a property located within the Kinzie Industrial Corridor submitted by Martorina Family, LLC. A copy of the proposed map amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602