



# 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 #:** SO2020-4542  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/9/2020 **In control:** City Council  
**Final action:** 9/14/2021  
**Title:** Zoning Reclassification Map No. 5-M at 1819-1833 N Major Ave and 1812 N Central Ave - App No. 20501T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-M  
**Attachments:** 1. O2020-4542.pdf, 2. SO2020-4542.pdf

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed as Substitute	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

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## ORDINANCE

*BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:*

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

Beginning at a point 515.69 feet north of West Bloomingdale Avenue and the east right-of-way line of North Major Avenue; a line from a point 515.69 feet north of West Bloomingdale Avenue and the east right-of-way line of North Major Avenue; to a point 517.21 feet north of West Bloomingdale Avenue and 136.15 feet east of and parallel to North Major Avenue; a line 136.15 feet east of and parallel to North Major Avenue; a line 475 feet north of and parallel to West Bloomingdale Avenue; a line 345.71 feet west of and parallel to North Central Avenue; a line 321.72 feet north of and parallel to West Bloomingdale Avenue; North Central Avenue; a line 165.78 feet north of and parallel Bloomingdale Avenue; and North Major Avenue (running northli to the point of beginning),

to those of a C3-5 Commercial, Manufacturing and Employment District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

1819-1833 North Major Avenue and 1812 North Central Avenue

FINAL FOR PUBLICATION

**17-13-0303-C (1) Substitute Narrative Zoning Analysis -1819 North Major Avenue**

Proposed Zoning: C3-5 Commercial, Manufacturing, and Employment District

Lot Area: 132,258 square feet

Proposed Land Use: The Applicant is seeking to permit the location and establishment of commercial uses within the existing seven-story, vacant warehouse building, in order to allow for the building's general rehabilitation and restoration. No changes are proposed to the height, setbacks, or footprint of the building. Approximately 285,540 square feet of commercial space is proposed. Onsite parking for approximately 139 vehicles will be provided.

- A) The Project's Floor Area Ratio: 341,068 gross square feet (2.58 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): N/A (No residential proposed)
- C) The amount of off-street parking: 139 vehicular parking spaces
- D) Setbacks:
  - a. Front Setback (from N. Major): 0 feet-0 inches (Existing)
  - b. Rear Setback: 0 feet-0 inches (Existing)
  - c. Side Setbacks:
    - North: 0 feet-0 inches (Existing) ■ South: 0 feet-0 inches (Existing)
- E) Building Height:
  - 128 feet-0 inches (Existing)

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

**MEMORANDUM**

Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From  
Maurice D. Cox Chicago Plan Commission

Date: August 26, 2021

Re: Proposed Planned Development for the property generally located at 1819-33 N. Major Ave and 1812 N. Central Ave

On August 26, 2021, the Chicago Plan Commission recommended approval of the Zoning Map Amendment submitted by, Whitecap Lofts, LLC. A copy of the proposed Zoning 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

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

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