



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-573
Type: Ordinance **Status:** Passed
File created: 2/23/2022 **In control:** City Council
Final action: 3/23/2022

Title: Zoning Reclassification Map No. 3-H at 1228-1230 N Milwaukee Ave/1210-1214 N Ashland Ave - App No. 20942T1

Sponsors: Misc. Transmittal

Indexes: Map No. 3-H

Attachments: 1. O2022-573 (V1).pdf, 2. O2022-573.pdf

Date	Ver.	Action By	Action	Result
3/23/2022	1	City Council	Passed	Pass
3/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/23/2022	1	City Council	Referred	

»or Publication

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 B1-3 Neighborhood Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

North Ashland Avenue, North Milwaukee Avenue, a line 48 feet northeast of the intersection of North Ashland Avenue and North Milwaukee Avenue as measured along the south right-of-way line of North Milwaukee Avenue; the alley next west of and parallel to North Milwaukee Avenue; And the alley next north of and parallel to West Division Street,

to those of a C1-3 Neighborhood District.

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

Address of property 1228-30 N. Milwaukee Avenue,
1210-14 N.Ashland Avenue, Chicago, Illinois

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Type 1 Zoning Amendment Address 1228-30 N. Milwaukee Avenue/1210-14 N.Ashland

Narrative

Project: The applicant's purpose for rezoning the property is to amend to a C1-3 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 mixed commercial uses in an existing 2-story building on a lot with total of 8,352 sq.ft. with the address 1228-30 N. Milwaukee Avenue/1210-14 N. Ashland Av. A proposed Cannabis Dispensary will be on the first floor using 4000 sq.ft and 4352 additional square feet is available for commercial use, office space using the entire second floor is approximately 8000 square feet.

Zoning 1230 N. Milwaukee/1210 N. Ashland 2 story building:

Currently B1-3 After amendment: C1-3

Lot Size: 8352 square feet

Min. Lot Area/Dwelling unit: n/a

FAR.: 1.997

Building area: 16,680 square feet

Setbacks:	front (Milwaukee/northeast)	0' 0"
	front (Ashland/ east)	0' 0"
	side (northwest)	0' 0"
	rear (southwest)	0' 0"
	side (south)	0' 0"

Building height: 26 feet

- Zoning: Off-site accessory use parking lot directly across rear public alley

Parking lot separated by alley: 2570 square feet

Off street parking: 10 May be reduced to comply with landscape ordinance section 17-11-

Off street loading: 0

- Must seek Special Use to allow parking off-site accessory

* Applicant will seek a Special Use to establish a Cannabis Dispensary

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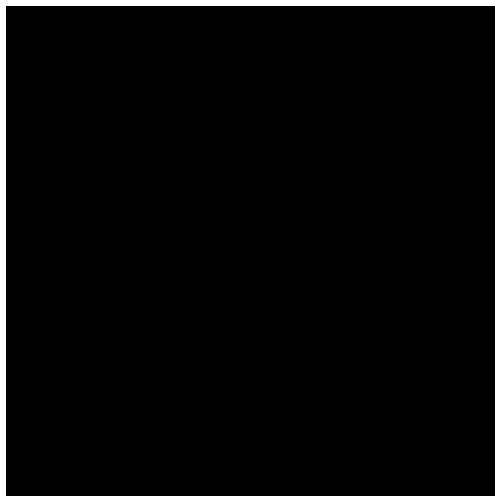
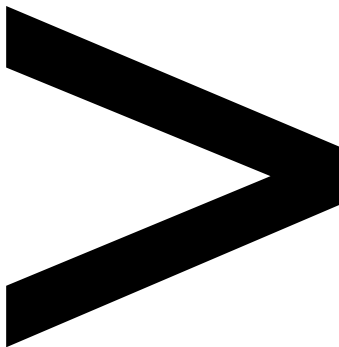
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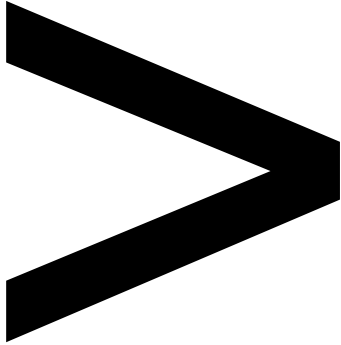
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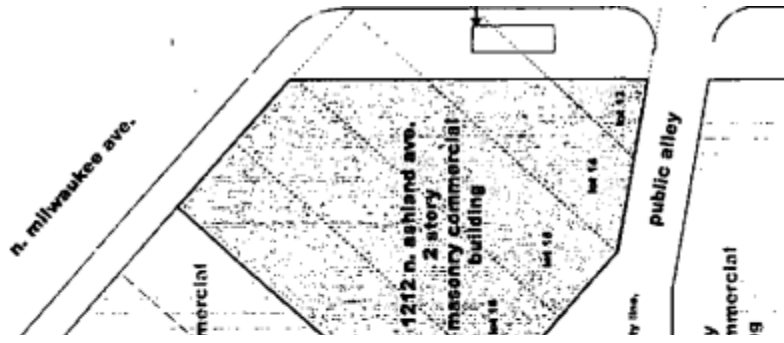
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1,570sf
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58 people

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