

# Legislation Details (With Text)

File #:	O20	22-3878				
Туре:	Ordi	inance S	Status:	Passed		
File created:	12/1	4/2022 li	n control:	City Council		
		F	inal action:	1/18/2023		
Title:	Zon	Zoning Reclassification Map No. 7-G at 2573-2581 N Lincoln Ave - App No. 22039T1				
Sponsors:	Misc. Transmittal					
Indexes:	Map No. 7-G					
Attachments:	1. O	2022-3878 (V1).pdf, 2. O2022	2-3878.pdf			
Date	Ver.	Action By	Ac	tion	Result	
1/18/2023	1	City Council	Pa	ssed	Pass	
1/17/2023	1	Committee on Zoning, Land and Building Standards	lmarks Re	Recommended to Pass		
12/14/2022	1	City Council	Re	ferred		
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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 B3-3 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by

North Lincoln Avenue; West Wrightwood Avenue; and a line 95.66 feet east of the intersection of North Lincoln Avenue and West Wrightwood Avenue as measured along the south right-of-way line of West Wrightwood Avenue and perpendicular thereto,

to those of a C2-3 Motor Vehicle-Related Commercial District.

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

#### Common Address of property: 2573-2581 North Lincoln Avenue, Chicago, Illinois

Type 1 Zoning Amendment Address: 2573-2581 North Lincoln Avenue

Narrative

Project: The applicant's purpose for rezoning the property is the amend from a B3-3 to a C2-3 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 the commercial use of a Cannabis Dispensary in an existing 1-story building on a lot with a total size of 4,628 sq.ft., with the address 2573-2581 N. Lincoln Avenue. The proposed Cannabis Dispensary will occupy the entire building using all 4,150 sq.ft. of the available square footage of the building.

#### Zoning 2573-2581 N. Lincoln Avenue 1 story building:

- Currently B3-3 Lot Size:
- After amendment: C2-3 4,628 square feet
- Min Lot Area/Dwelling Unit: N/A
- F.A.R. allowed:
- F.A.R. actual:
- Building area: Setbacks (existing):
- Building height:
- 4,150 square feet

front (Lincoln Ave./southwest): O'-O" side (Wrightwood Ave./north): O'-O" rear (east): O'-O"

13'-1" (existing)

Off Street Parking Required: Off Street Parking Available:

None required as per section 17-10-0207-M (no parking for the first 10,000 square feet) 0 spaces

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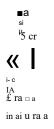
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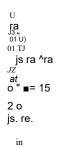
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