



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2022-3878  
**Type:** Ordinance  
**File created:** 12/14/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 1/18/2023  
**Title:** 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. O2022-3878 (V1).pdf, 2. O2022-3878.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	City Council	Passed	Pass
1/17/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/14/2022	1	City Council	Referred	

### 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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