File #: SO2018-1325, Version: 1

ORDINANCE -p^S £-8, Z-^lc?

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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

The public alley next north of and parallel to West North Avenue;
A line 168 feet east of and parallel to the east right-of-way line of North Sheffield Avenue;
A line 73.93 feet north of and parallel to the north right-of-way line of West North Avenue;
A line 144 feet east of and parallel to the east right-of-way line of North Sheffield Avenue; West North Avenue; North Sheffield Avenue;
A line 85.18 feet north of and parallel to the north right-of-way line of West North Avenue;
A line 48 feet east of. and parallel to the east right-of-way line of North Sheffield Avenue;

to those of a C2-2 Motor Vehicle-Related Commercial District, which is hereby established in the area described.
Common Addressees'): 932-946 West North Avenue; 1601-1607 North Sheffield Avenue

SECTION 2: This ordinance shall take effect upon its passage and due publication.

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SUBSTITUTE Narrative and plans

TYPE I NARRATIVE AND PLANS

Re: 932-946 West North Avenue; 1601-1607 North Sheffield Avenue

The Applicant seeks a zoning change from Ml-2 Limited Manufacturing/ Business Park District to a C2-2 Motor Vehicle Related Commercial District. The purpose of this zoning change is to allow the existing retail huilding to maintain retail and commercial uses that align with uses in the surrounding uses. This will allow for tenant build out ofthe retail/ commercial space and potential minor additions per Section 17-3-0400 Bulk and Density Standards. The existing 41 basement parking spaces will remain. Per Section 17-10-0102 Transit Served Locations, the Applicant seeks a 50% reduction in the required parking.

Site Area:	17,363 square feet
Maximum Floor Area Ratio:	2.2
Minimum Lot Area Per Dwelling Unit:	N/A
Off-Street Parking*:	41 Basement
Front Setback (Ridge Avenue.):	Ofeet
Side Setback (northwest):	Ofeet
Side Setback (southeast):	Ofeet
Rear Setback (alley):	Ofeet
Building Height:	47 feet

*Transit Served Location will allow a 50% reduction in parking requirement

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