



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2018-2302, Version: 1

FINAL FOR 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 MI-2, Limited Manufacturing/Business Park District symbols and indication as shown on Map No. 1-1 in the area bounded by

West Chicago Avenue; a line 302.4' west of and parallel to North California Avenue; the alley next west of and parallel to North California Avenue; West Grand Avenue; and a line 452.4' west of and parallel to North California Avenue

to those of a C3-3, Commercial, Manufacturing and Employment District.

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

Address: 2833 W. Chicago Avenue

Substitute Narrative and Plans

**2833 W. Chicago Ave. Department of Planning and Development
Type 1 Zoning Change in Kinzie Industrial Corridor**

Project Description:

The applicant seeks to rezone the above mentioned property from zoning district MI-2 to C3-3. The applicant intends to use the subject property for an existing retail garden center with outdoor operations.

Originally the area was zoned for manufacturing, which allows general retail sales. However, MI-2 zoning does not allow for outdoor retail operations and storage. The applicant seeks to rezone to C3-3 to allow for retail use including outdoor operations and storage.

Proposed Use:

Retail Garden Center with Outdoor Operations and Storage

Floor Area Ratio: .41

Lot Area = 26,233 square feet Building Area =10,691

square feet First Floor Area=7,626 square feet Second

Floor Area=3,065 square feet

Off street parking provided:

3 parking spots

Setbacks:

Front: 0' (North), Side: 50' (East: 0', West: 50'), Rear: 84'-9 1/2" (South)

Building Height:

23'-7"

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MEMORANDUM

To: Alderman I>,'micl S. Solis

Chainuan/City Council Committee on Zoning

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From:

D.avici L. Reifmaii Chicago Plan Commission

Date: April 19,2018

Re: 2833 West Chicago Avenue

On April 19, 2018, the Chicago Plan Commission recommended approval of the proposed Map Amendment for a property located within the Kinzie Industrial Corridor submitted by Martorina Family, LLC. A copy of the proposed 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.

Cc: Steve Valenziano

PD Master File (Original PD, copy of memo)

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