



# Office of the City Clerk

City Hall  
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Room 107  
Chicago, IL 60602  
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## Legislation Text

File #: O2020-1903, Version: 1

### FINAL rCR 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 CI-2 Neighborhood Commercial District symbols and indications as shown on Map No. 5-H in the area bounded by

West St. Paul Avenue; North Damen Avenue; a line 96 feet south of and parallel to West St. Paul Avenue; and the alley next west of and parallel to North Damen Avenue

to those of a C2-2 Motor Vehicle-Related Commercial District.

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

Address: 1712 to 1720 North Damen Avenue, Chicago, Illinois

### FINAL PGR PUBLICATION

17-13-0303-CO) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 1712 TO 1720 NORTH DAMEN AVENUE, CHICAGO, ILLINOIS ZONING: C2

-2 MOTOR VEHICLE-RELATED COMMERCIAL DISTRICT, TYPE 1. LOT AREA: 9,600 SQUARE

FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A THREE STORY MIXED-USE BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO OPERATE A 4,600 SQUARE FOOT RECREATIONAL CANNABIS DISPENSARY SOLELY ON THE GROUND FLOOR UPON APPROVAL OF A SPECIAL USE.

- A) FLOOR AREA RATIO: 2.89; TOTAL FLOOR AREA IS 27,780 SQUARE FEET (APPROX.) AND IS LEGAL, NON-CONFORMING
- B) THE AMOUNT OF OFF-STREET PARKING: 0 (EXISTING AND LEGAL, NONCONFORMING; NO

PRIOR PARKING PROVIDED)

C) SETBACKS:

A. FRONT SETBACK: 0 FEET, 0 INCHES (EXISTING)

B. REAR SETBACK: 0 FEET, 0 INCHES (EXISTING)

C. SIDE SETBACKS: 0 FEET, 0 INCHES (SOUTH; EXISTING) AND 0 FEET, 0 INCHES (NORTH; EXISTING)

D. BUILDING HEIGHT: 45 FEET, 4 INCHES (EXISTING)

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