



City of Chicago



SO2018-6013

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-M at 5600 N Northwest Hwy - App No. 19761T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

SUBSTITUE 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 the current M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 15-M in the area bounded by:

North Northwest Highway; West Bryn Mawr Avenue; the northeasterly line of the Chicago & Northwestern Railway right-of-way; and a line 307.39 feet northwest of West Bryn Mawr Avenue as measured along the southwesterly line of North Northwest Highway and perpendicular thereto

to those of an C3-1 Commercial, Manufacturing and Employment District.

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

Address: 5600 North Northwest Highway

Final for Publication

NARRATIVE

5600 North Northwest Highway
TYPE I REGULATIONS

Narrative: The subject property is currently improved with a one-story building, approximately 20.0 feet in height, with one loading berth and no parking. The Applicant proposes to rezone the property from an M1-1 Limited Manufacturing/Business Park District to a C3-1 Commercial, Manufacturing and Employment District to allow the use of the property for the processing, storage and retail sale of firewood. No changes to the existing improvements on the property are proposed. The proposed storage, processing and sale of firewood, including the Outdoor Storage as a Principal Use shall be permitted on the Property. The following other uses shall, however, be prohibited on the property: Adult Uses, Body Art Services and Taverns.

Lot Area:	29,259 square feet
FAR:	0.272
FLOOR AREA:	7,938 square feet
MLA	N/A
Residential Dwelling Units	None
Height:	20.0 ft.
Automobile Parking:	0
Loading:	1
Setbacks:	
Front (Northwest Highway):	None
South Side (Bryn Mawr Avenue):	None
North Side (North Alley):	180.13 feet
Rear (Railroad ROW):	64.63 feet

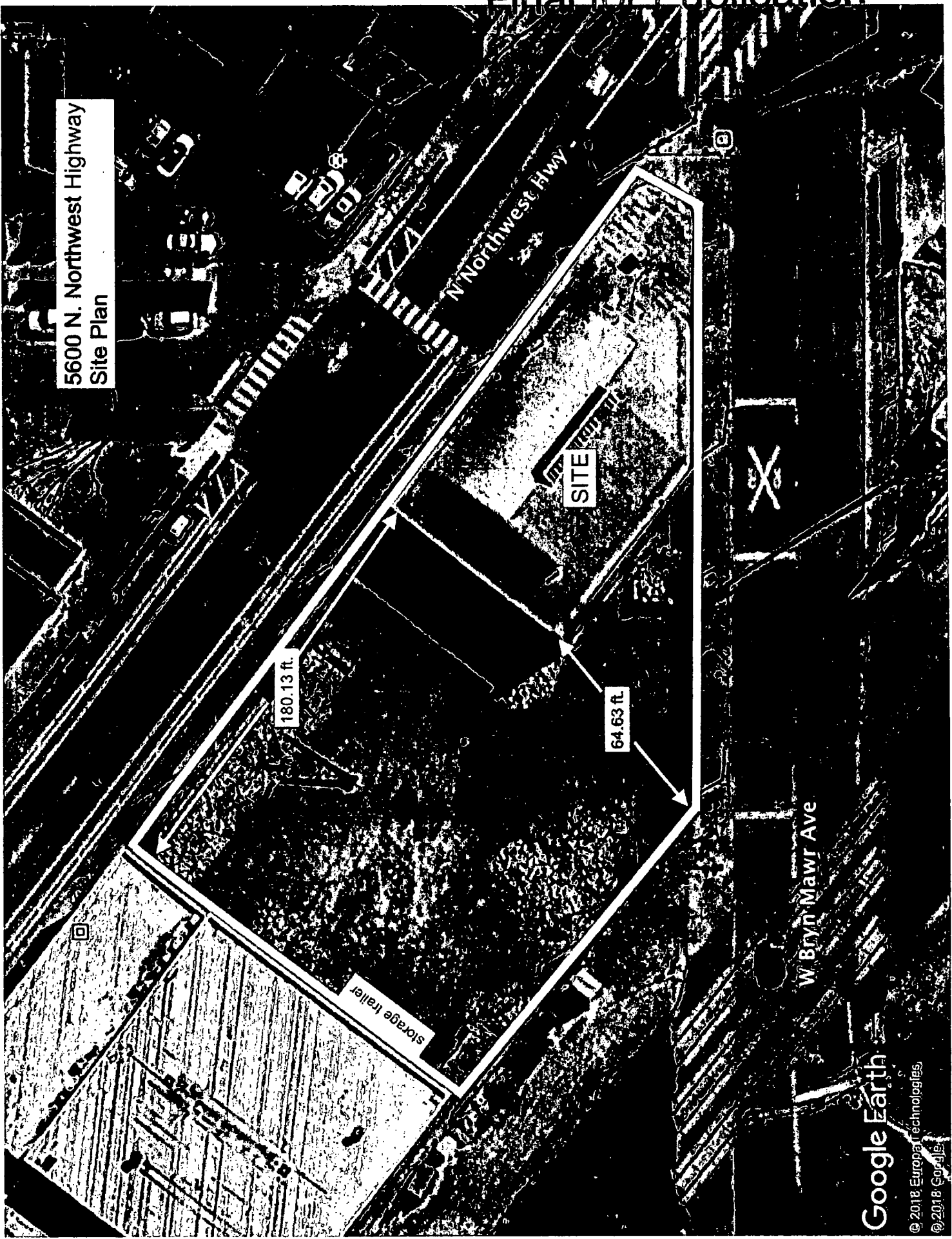
* A set of photographs of existing conditions is attached

MEMORANDUM FOR THE DIRECTOR

[The remainder of the page is mostly blank with some faint, illegible markings.]

10/15/2011 10:10 AM

5600 N. Northwest Highway
Site Plan



W Bryn Mawr Ave

5600 N. Northwest Hwy.
Bryn Mawr Frontage



5600 N. Northwest Hwy
Northwest Hwy Frontage

20.0 ft.

Glass Block

Black

Imestone

CEBRE
312 935 1469
312 297 7658

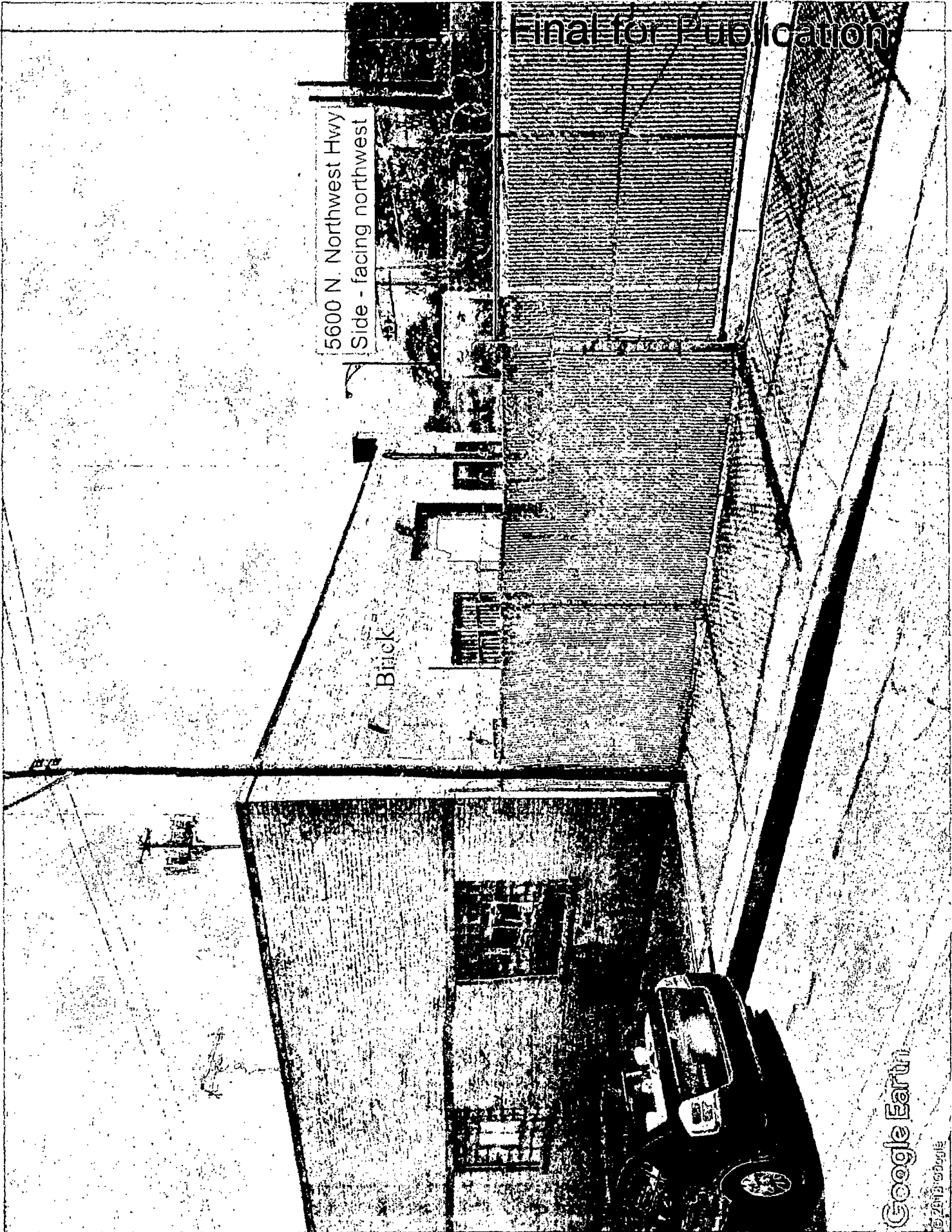
Final for Publication

5600 N. Northwest Hwy
Side - facing northwest

Black

Google Earth

© 2013 Google



10/10/10 10:10:10

5600 N. Northwest Hwy
Rear - facing Railroad ROW

Brick

Publication

Google Earth

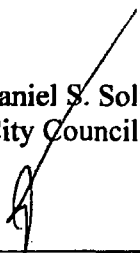
© 2018 Google



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
David L. Reiffman
Chicago Plan Commission

Date: December 20, 2018

Re: Proposed Industrial Corridor Map Amendment for the property generally located at 5600
North Northwest Highway

On December 20, 2018, the Chicago Plan Commission recommended approval of the proposed industrial corridor map amendment submitted by, Matthew Heitz. 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)

To: City Clerk - FFP Packet - App # 19761 T1
IC MAP Amendment - 5600 N. Northwest Highway

10: City Park - 1st entry - 1st entry - 1st entry
11: City Park - 1st entry - 1st entry - 1st entry