



City of Chicago



SO2015-5365

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-J at 6341-6345 N McCormick Rd - App No. 18465T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18465 T1
INTRO DATE:
JULY 29, 2015

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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 15-J in the area bounded by

A line 666 feet northeast of the northeast line of North Lincoln Avenue; North McCormick Road to a point 210 feet south of the south line of West Devon Avenue and 611 feet west of the west line of North Kedzie Avenue; thence south on a line bearing south of 09 degrees 08 minutes 31 seconds east with a length of 362.03 feet thence south 80 degrees 51 minutes 29 seconds west a distance of 62.67 feet, thence north 50 degrees 53 minutes 47 seconds west 212.18 feet to the point of beginning,

to those of a C1-3 Neighborhood Commercial District.

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

7 Common Address of Property: 6341-45 N. McCormick Road

17-13-0303-C (1) Narrative Zoning Analysis

Address: 6341-6345 N. McCormick

Proposed Zoning: C1-3 Neighborhood Commercial District

Lot Area: 95,164 sq. ft.

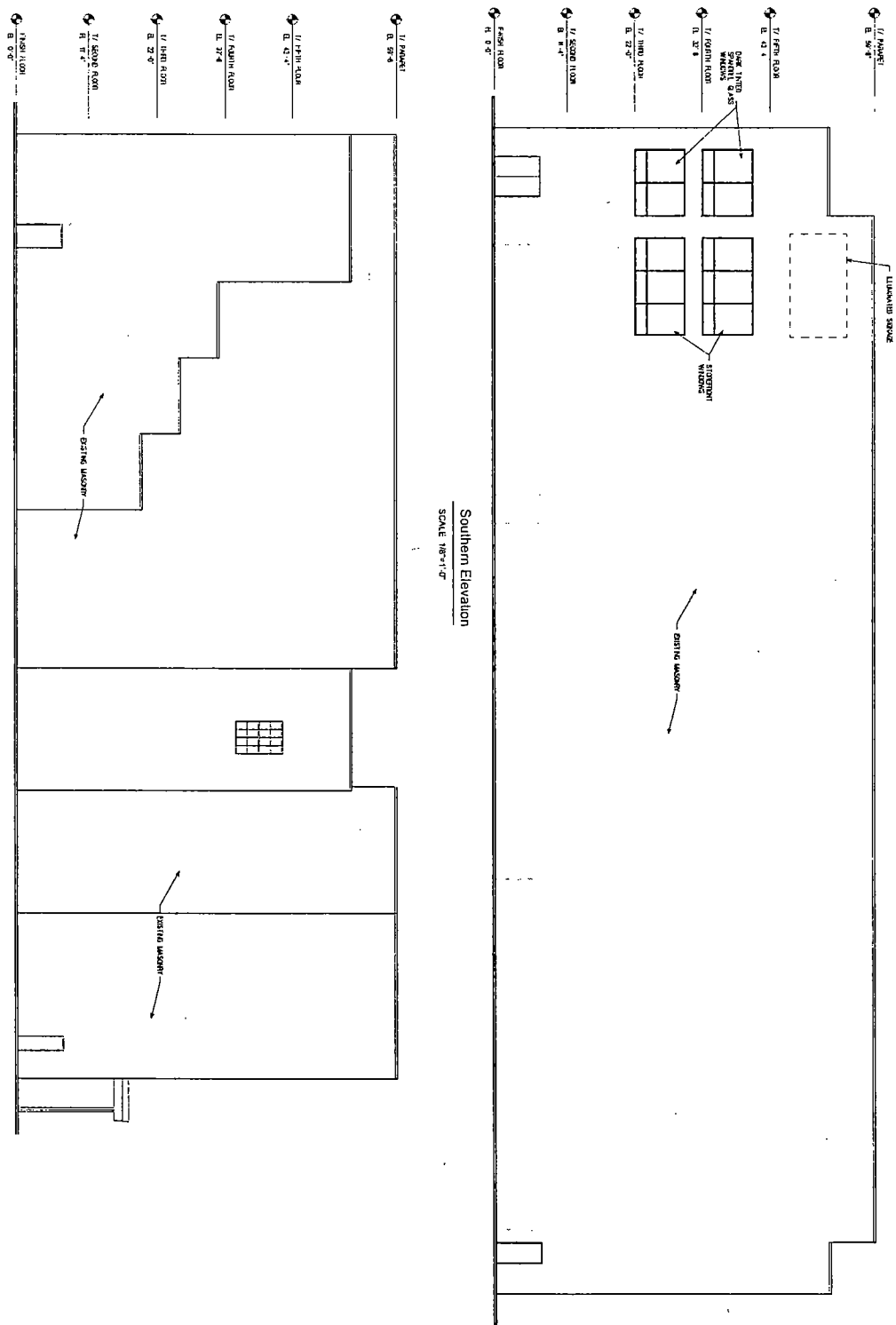
The Applicant seeks a zoning change in order to permit the establishment of a self-storage use at the subject property. The self-storage facility will occupy the existing building at 6341 N. McCormick. The Applicant is proposing additions to that existing building. After the additions, the building will contain 95,164 sq. ft. of total floor area. It will be 59'-8" in height. The one-story building at 6345 N. McCormick will be razed. Onsite parking for 5 cars will be provided onsite.

- (a) The Project's floor area ratio: 2.33
- (b) The project's density (Lot Area Per Dwelling Unit): N/A
- (c) The amount of off-street parking: 5 parking spaces
- (d) Setbacks:
 - a. Front Setback: 0 ft.
 - b. Rear Setback: 5 ft.
 - c. North Side Setback: 141 ft.
 - d. South Side Setback: 15 ft.
 - e. Rear Yard Open Space: N/A
- (e) Building Height: 59'-8"

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION



Southern Elevation
SCALE 1/8"=1'-0"

Eastern Elevation
SCALE 1/8"=1'-0"

FINAL FOR PUBLICATION

SHEET NO. SK2
 OF 8
 PROJECT NO. 538
 PRELIMINARY & CONSULTING
 SOUTHERN & EASTERN
 REITAN ARCHITECTS, LLC

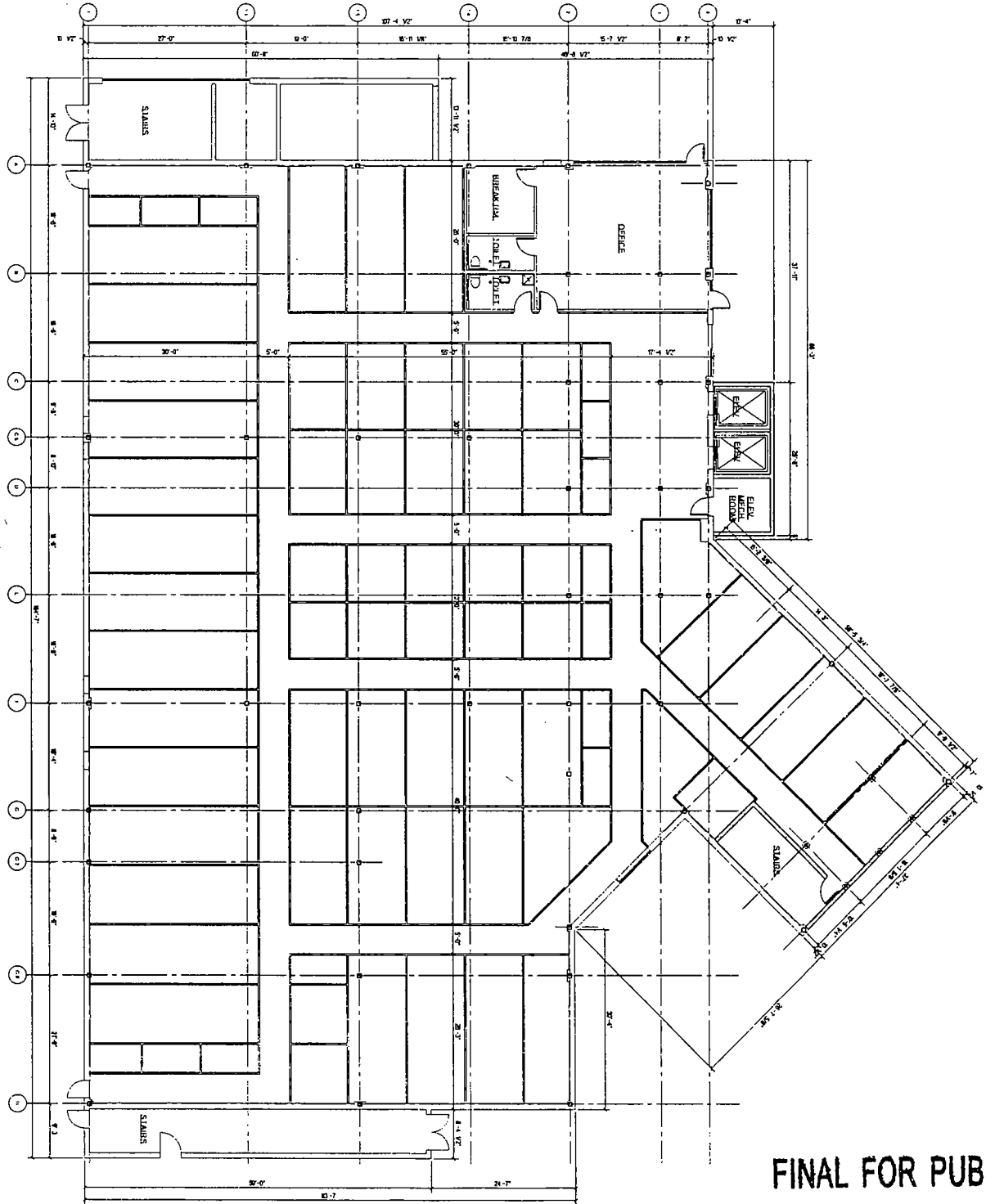
Reitan Architects, LLC.
 1325 Willey Road - Suite 106 - Schaumburg, Illinois 60173
 PH 847-519-1227 - FAX 847-519-0347
 Assisted Name No 84-004083

OLD MOVIE THEATER
 Storage Facility
 DEVON AVENUE & McCORMICK BLVD.
 CHICAGO, ILLINOIS

REVISED	DATE
JANUARY 5 2015	
07/10/16	
07/20/16	

DATE
 REVISION 3.1.2016

1st Floor Plan
 SCALE: 1/8" = 1'-0"



FINAL FOR PUBLICATION

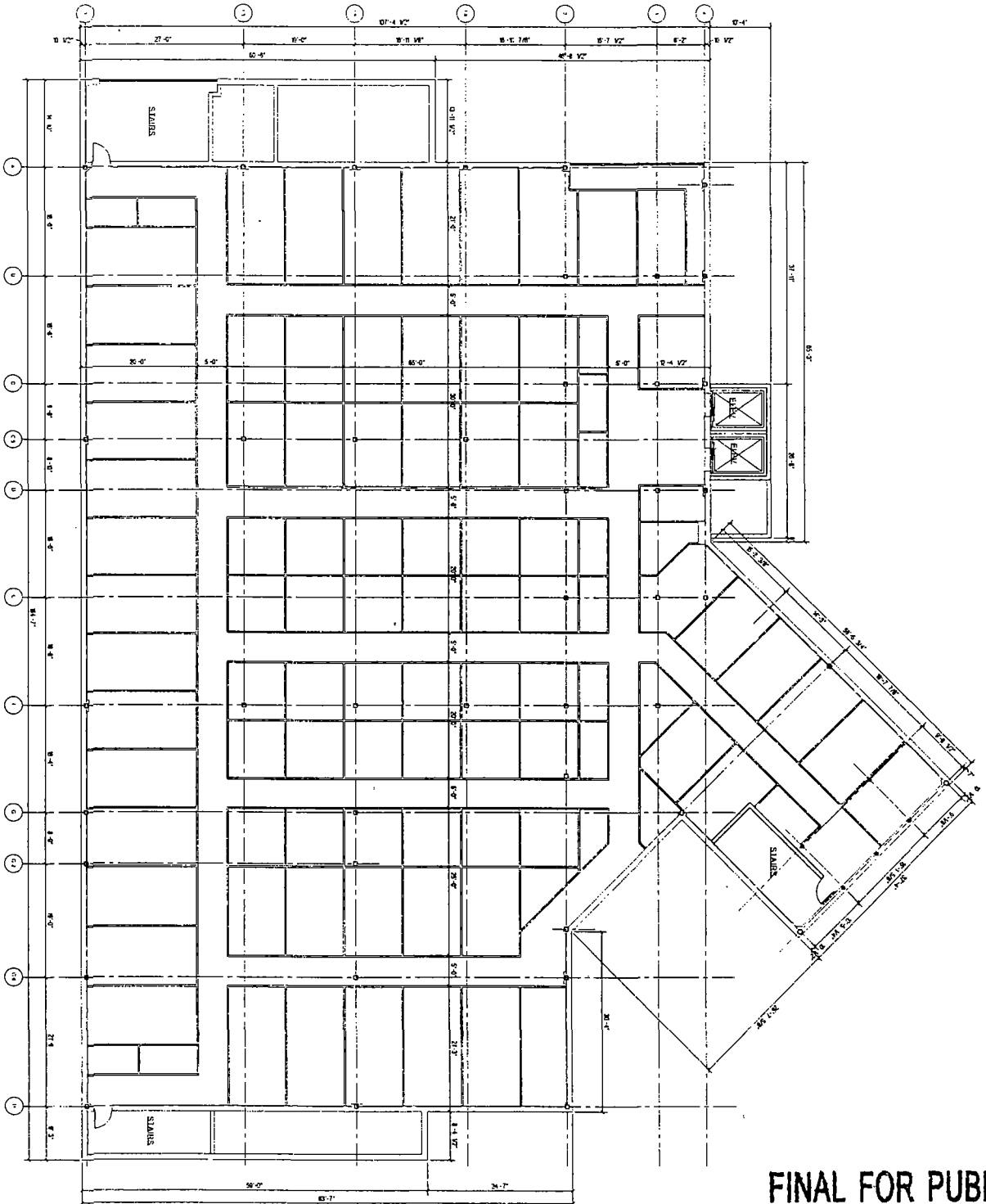
PROJECT NO. 538	SHEET NO. SK4	PRELIMINARY 1ST FLOOR PLAN
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Reitan Architects, LLC.
 125 Wiley Road - Suite 166 - Schaumburg Illinois 60173
 Ph: 847-519-1227 - FAX: 847-519-2347
 Assumed Name No. 184-004083

**OLD MOVIE THEATER
 Storage Facility**
 DEVON AVENUE & McCORMICK ROAD
 CHICAGO, ILLINOIS

REVISIONS	#/CV

DATE: 11.17.11
 DRAWN BY: [Signature]



2nd Floor Plan
SCALE 1/8"=1'-0"

FINAL FOR PUBLICATION

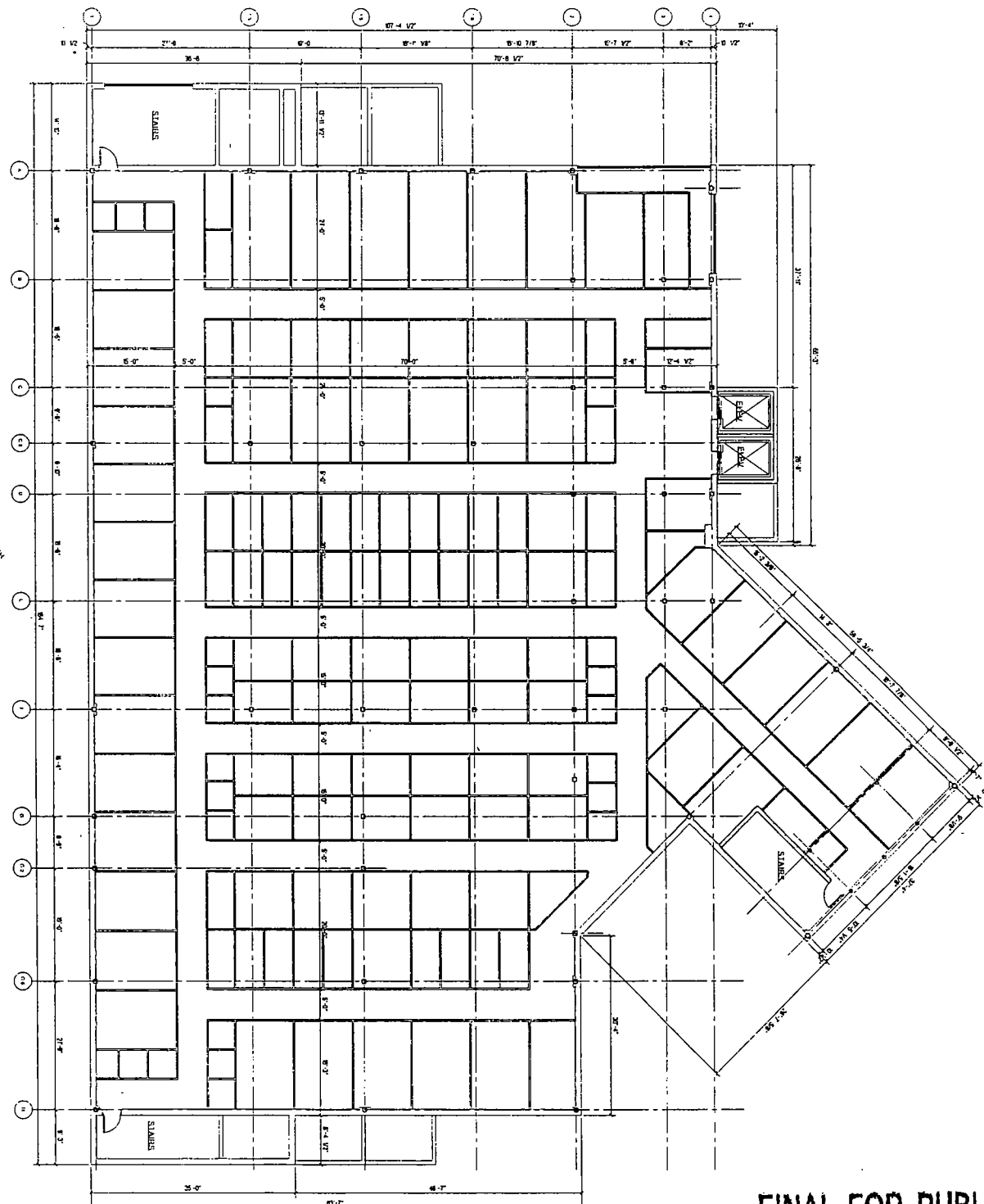
PROJECT NO. 024	DATE 07/26	PROJECT SK5	CLIENT REITAN ARCHITECTS, LLC
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Reitan Architects, LLC.
 1325 Wiley Road - Suite 105 - Scherzbourg, Illinois 60173
 PH 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 184-004083

OLD MOVIE THEATER
 Storage Facility
 DEVON AVENUE & MCCORMICK ROAD
 CHICAGO, ILLINOIS

REVISIONS
3/12/06

DATE 07/26	BY [Signature]
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3rd Floor Plan
SCALE 1/8"=1'-0"

FINAL FOR PUBLICATION

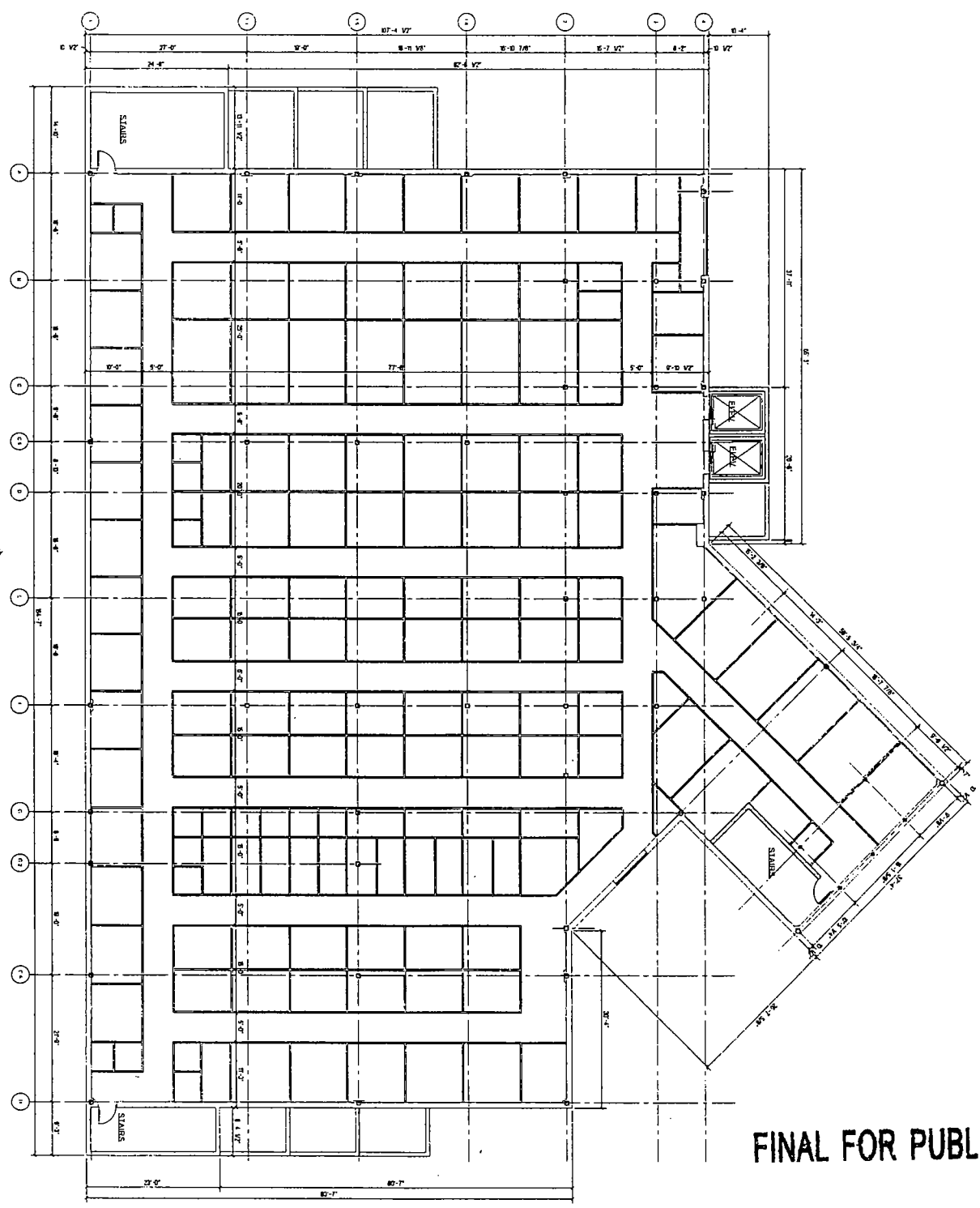
SHEET NAME: SK6
 SHEET NO: 8 OF 8
 PROJECT NO: 038
 DATE: 11/11/08


Reitan Architects, LLC.
 225 Wiley Road - Suite 55 - Schaumburg, Illinois 60193
 Ph: 847-593-2271 - Fax: 847-593-0347
 Assumed Name No: 154-004083

OLD MOVIE THEATER
 Storage Facility
 DEVON AVENUE & MCCORMICK ROAD
 CHICAGO, ILLINOIS

REVISIONS	DATE

DATE: 11/11/08
 TIME: 10:30 AM




 NORTH
 4th Floor Plan
 SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

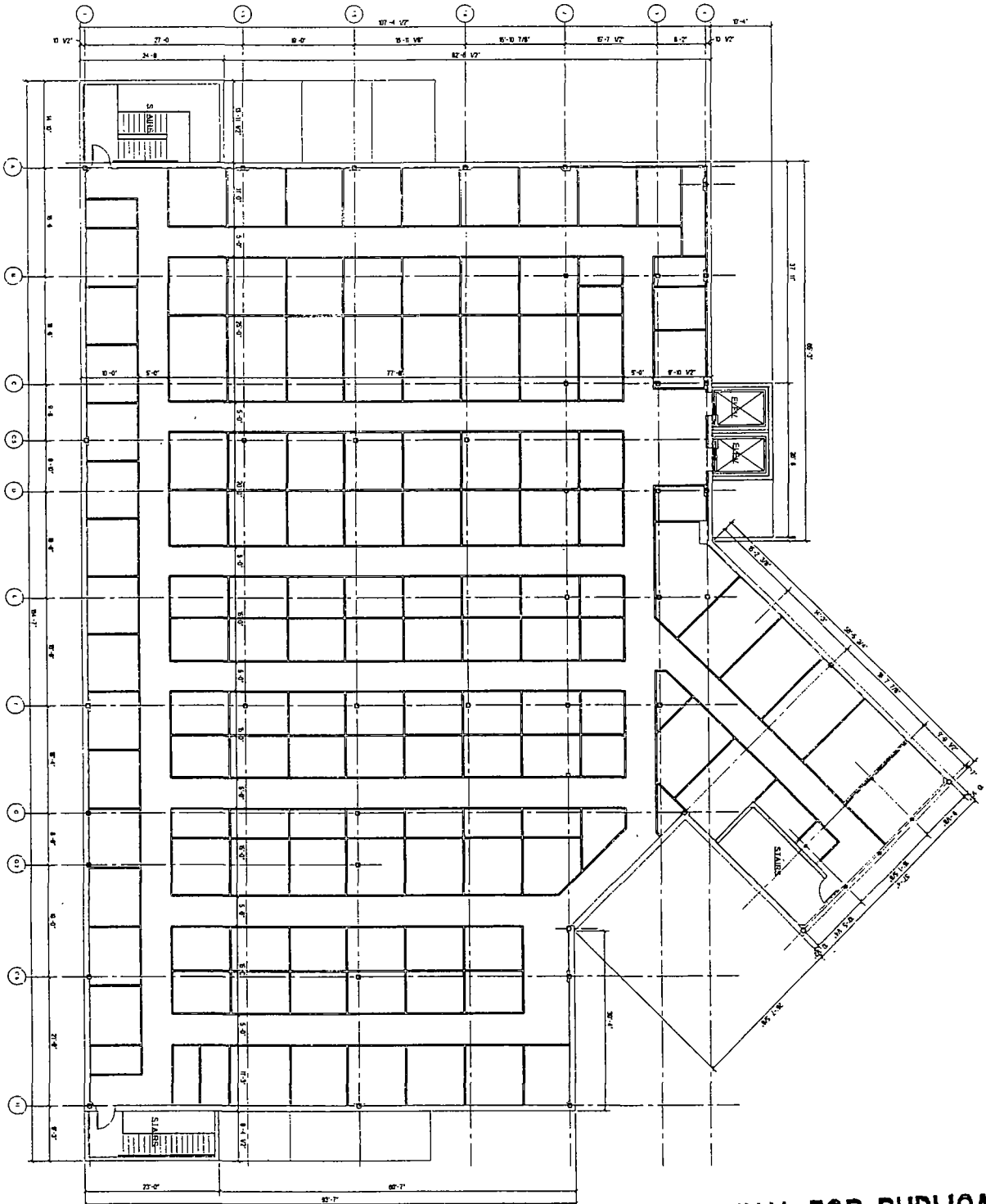
PROJECT NO. 534	SHEET SK7 OF 8	PRELIMINARY 4th FLOOR PLAN
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Reitan Architects, LLC.
 1225 Wiley Road - Suite 105 - Schaumburg, Illinois 60173
 PH: 847-519-1227 - FAX: 847-519-0347
 Assumed Name No. 84-004083

OLD MOVIE THEATER
 Storage Facility
 DEVON AVENUE & McCORMICK ROAD
 CHICAGO, ILLINOIS

REVISIONS
01/29/06

DATE	
BY	
CHECKED BY	



5th Floor Plan
SCALE 1/8"=1'-0"

FINAL FOR PUBLICATION

PROJECT NAME
SHELBYWAY
5th FLOOR
PLAN

SK8
OF 8
PROJECT ID
528

Reitan Architects, LLC.
325 Wiley Road Suite 156 Schaumburg Illinois 60173
PH 847-591-0237 FAX 847-591-0347
Assured Name No. 04-034283

OLD MOVIE THEATER
Storage Facility
DEVON AVENUE & McCORMICK ROAD
CHICAGO, ILLINOIS

NO.	DATE	REVISIONS
07296		

DATE
07/29/16
DRAWN BY
SK8