



# City of Chicago



SO2015-1378

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/18/2015
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-M at 5218-5228 N Northwest Hwy - App No. 18314T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18314 T1  
INTRO DATE  
03-18-2015

**ORDINANCE**

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 13-M in the area bounded by:

West Foster Avenue; North Northwest Highway; a line 114.06 southeast of West Foster Avenue, as measured along the southwesterly line of North Northwest Highway; the Chicago and Northwestern Railway right-of-way

to those of a B3-1 Community Shopping District which is hereby established in the area described above.

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

**NARRATIVE**  
5218-28 N. Northwest Highway  
TYPE I REGULATIONS

Current Zoning: M1-2 Limited Manufacturing/Business Park District.  
Proposed Zoning: B3-1 Community Shopping District.

Narrative: The subject property includes 36,869 square feet of land, and is currently a retail shopping center, with two, one-story buildings totaling 11,016 square feet, a drive-through and 22 parking spaces. The Applicant proposes to complete an interior remodeling of the existing buildings for use for retail, service and office uses.

FAR: 0.30

FLOOR AREA: 11,106 sq. ft.

Height: one story (existing)

Setbacks:

Foster Avenue (north) setback Line:	5.40 feet
Northwest Highway (east) setback Line:	53.47 feet
South setback Line:	19.62 feet
Railroad ROW (west) Property Line:	2.55 feet

Parking Spaces: Twenty Three

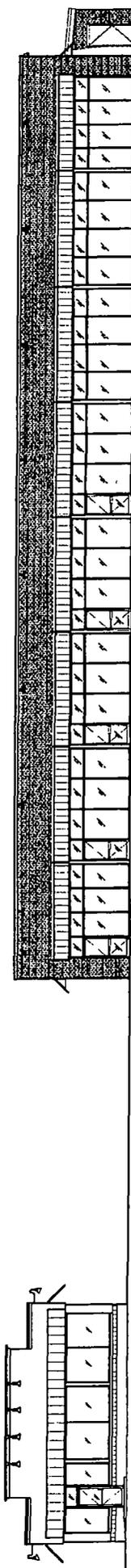
Loading: None

**FINAL FOR PUBLICATION**





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STREET ELEVATION  
SCALE: NOT TO SCALE

# FINAL FOR PUBLICATION

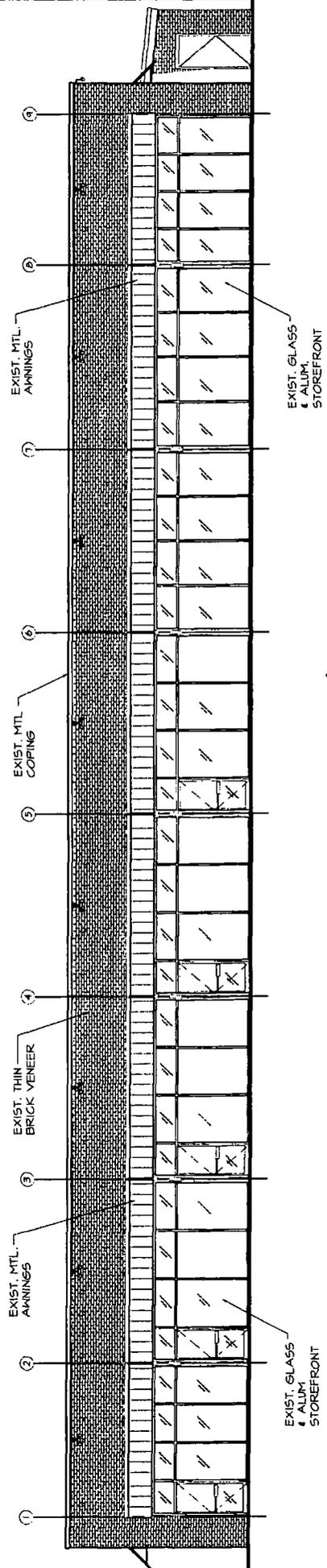
5218- 5228 NORTHWEST HIGHWAY

COMMERCIAL BLDG.  
5228 - 5218 NW HWY.  
CHICAGO, IL 60630  
- CITY MAP REVIEW 5/1/15

**WARREN JOHNSON  
ARCHITECTS, INC.**  
18 N. GREELEY STREET  
PALATINE, ILLINOIS 60061  
TEL. 847.354.0616  
FAX 847.354.0611

*Substitute Drawings*





EXISTING  
NORTH ELEVATION  
SCALE: NOT TO SCALE

**FINAL FOR PUBLICATION**

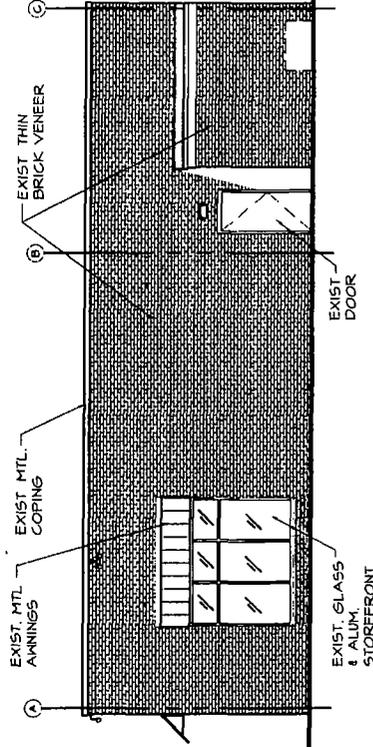
5224- 5228 NORTHWEST HIGHWAY

**COMMERCIAL BLDG.**  
5228 - 5218 NW HWY.  
CHICAGO, IL 60630  
- CITY MAP REVIEW 5/7/15

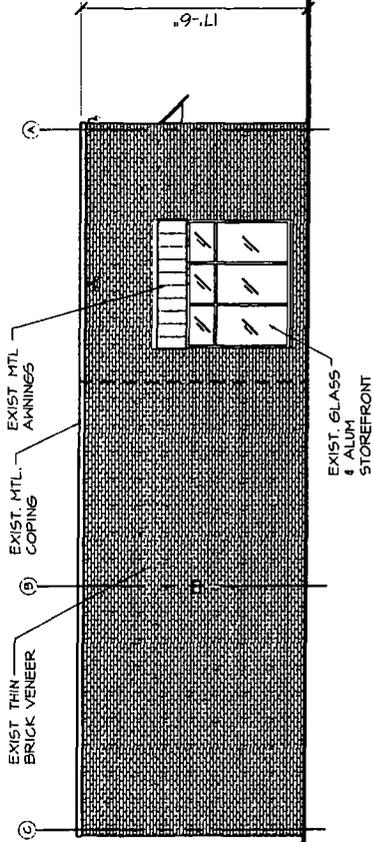
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*Substitute Drawings*





EXISTING  
WEST ELEVATION  
SCALE: NOT TO SCALE



EXISTING  
EAST ELEVATION  
SCALE: NOT TO SCALE

**FINAL FOR PUBLICATION**

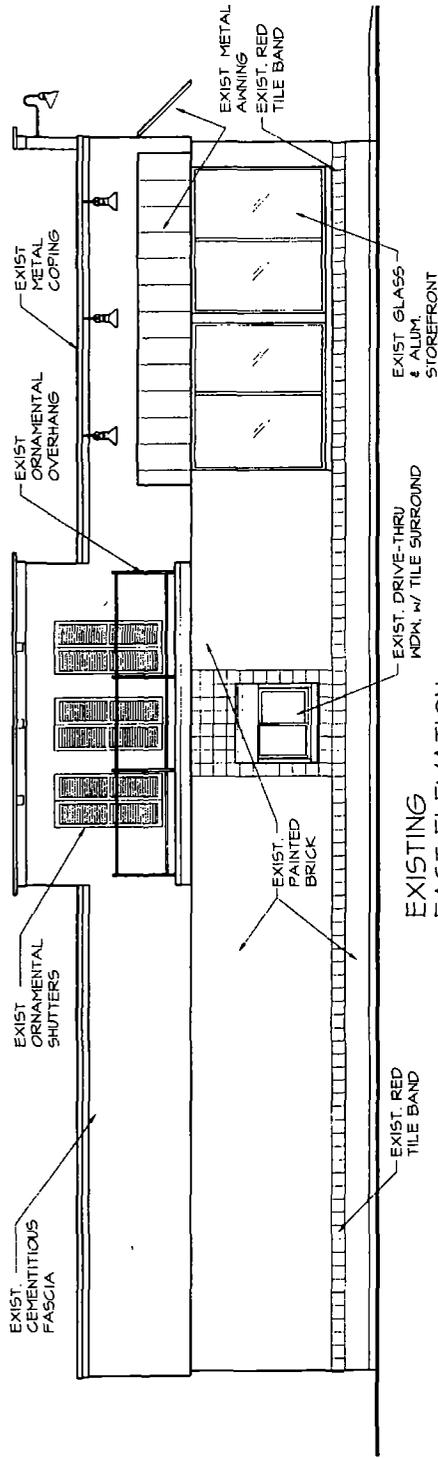
5224- 5228 NORTHWEST HIGHWAY

COMMERCIAL BLDG.  
5228 - 5218 NW HWY.  
CHICAGO, IL 60630  
CITY MAP REVIEW 5/7/15

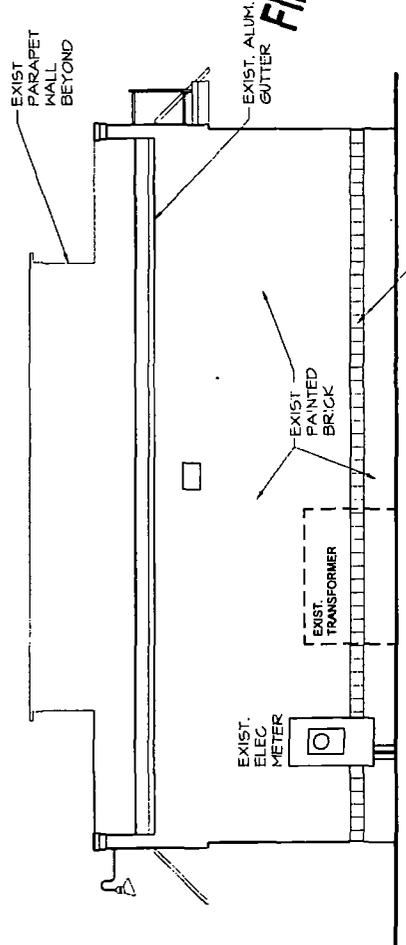
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*Substitute Drawings*





EXISTING EAST ELEVATION  
SCALE: NOT TO SCALE



EXISTING SOUTH ELEVATION  
SCALE: NOT TO SCALE

FINAL FOR PUBLICATION

5218 NORTHWEST HIGHWAY

COMMERCIAL BLDG.

5228 - 5218 NW HWY.  
CHICAGO, IL 60630

5/7/15

CITY MAP REVIEW

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*Substitute Drawing*

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