



# City of Chicago



O2021-5098

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/17/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 15-N at 5840-5856 N. Northwest Hwy - App No. 20865T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

11/11/11

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

A line 100 feet southeast of the intersection of North Northwest Highway and North Ardmore Avenue as measured along the southwest right-of-way line of North Northwest Highway and perpendicular thereto; North Northwest Highway; a line 300 feet southeast of the intersection of North Northwest Highway and North Ardmore Avenue as measured along the southwest right-of-way line of line of North Northwest Highway and perpendicular thereto; and the northeasterly right-of-way line of the Chicago and North Western Railway

to those of a M2-1 Light Industry District.

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

Common addresses of property:      5840-56 North Northwest Highway

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**NARRATIVE AND PLANS  
FOR THE PROPOSED TYPE 1 REZONING  
AT  
5840-5856 N Northwest Hwy., Chicago, IL60631**

1.A. Zoning Analysis:

The Applicant requests a zoning change from the existing M1-1 to M2-1 to accommodate the applicant's business which is the storage of heating and air condition supplies not sold to the general public. There will be no changes to the existing 1 and 2 story buildings and parking lot.

a. **FLOOR AREA RATIO:** 0.58

**LOT AREA:** 23,200 sq. f

**1st FLOOR AREA:** 10,600 sq. ft.

**2<sup>nd</sup> FLOOR AREA:** 2,780 sq. ft.

**TOTAL FLOOR AREA:** 13,380 sq. ft.

b. **DENSITY(LOT AREA PER DWELLING UNIT):** N/A NO RESIDENTIAL

c. **OFF-STREET PARKING:** 18 SPACES

d. **SETBACKS:**

**EXISTING FRONT:**0

**EXISTING SIDE:** 0

**EXISTING REAR:** 0

e. **BUILDING HEIGHT:** 24 feet overall building height

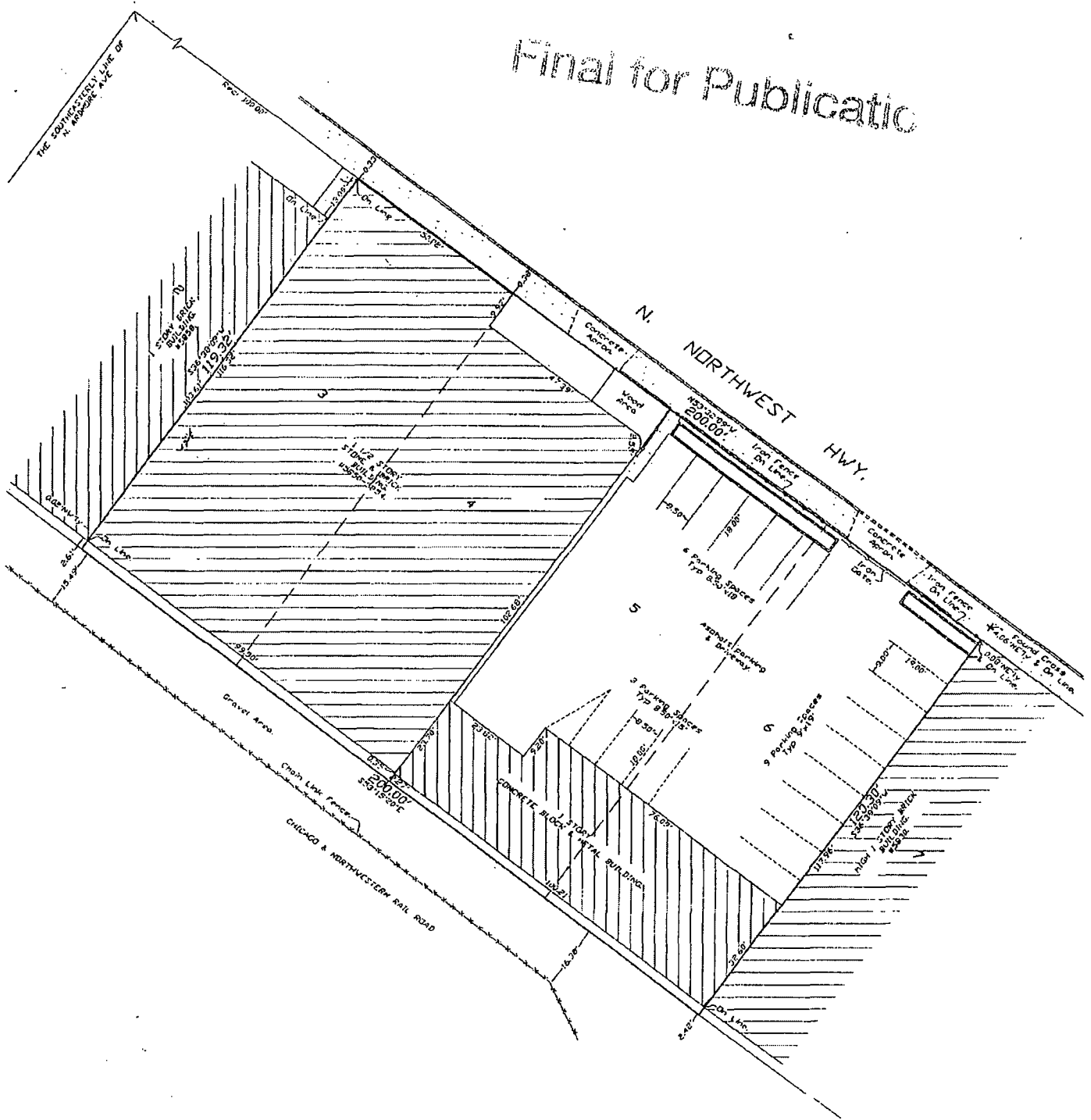
Attachments included.



# SITE PLAN

218 MARQUEN COURT  
WILMETT, ILLINOIS 60091  
TEL: (815) 633-4361  
FAX: (815) 633-4362  
WWW: www.surveying.com

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MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENT'S REQUEST THE BEARING BASIS, AND COORDINATE DATA (IF USED) IS IN AD 83 SPEC. E. LAST ZONE (2011 ADJUSTMENT) I HAVE MADE NO INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OWNERSHIP OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE AS PART OF THIS SURVEY, BUT HAVE RELIED UPON THE INFORMATION SUPPLIED TO ME BY THE OWNER'S REPRESENTATIVE. I ALSO STATE THAT A TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FILED & MEASURED IN ACCORDANCE WITH A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BOUNDARY LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY APPEAR BY RECORD IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. CHECK FOR ALL EASEMENTS OR OTHER BUILDINGS BY SASH AND AT ONCE REPORT ANY DISCREPANCY.

State of Illinois  
County of Cook

We, AS SURVEYING COMPANY, P.C. do hereby certify that we have surveyed the above described property and that the true and correct location of the boundaries shown on this accurate representation of said property.



*E. Donald Donahoe*  
PROF. LAND SURVEYOR No. 2819  
License Expiration: November 30, 2022

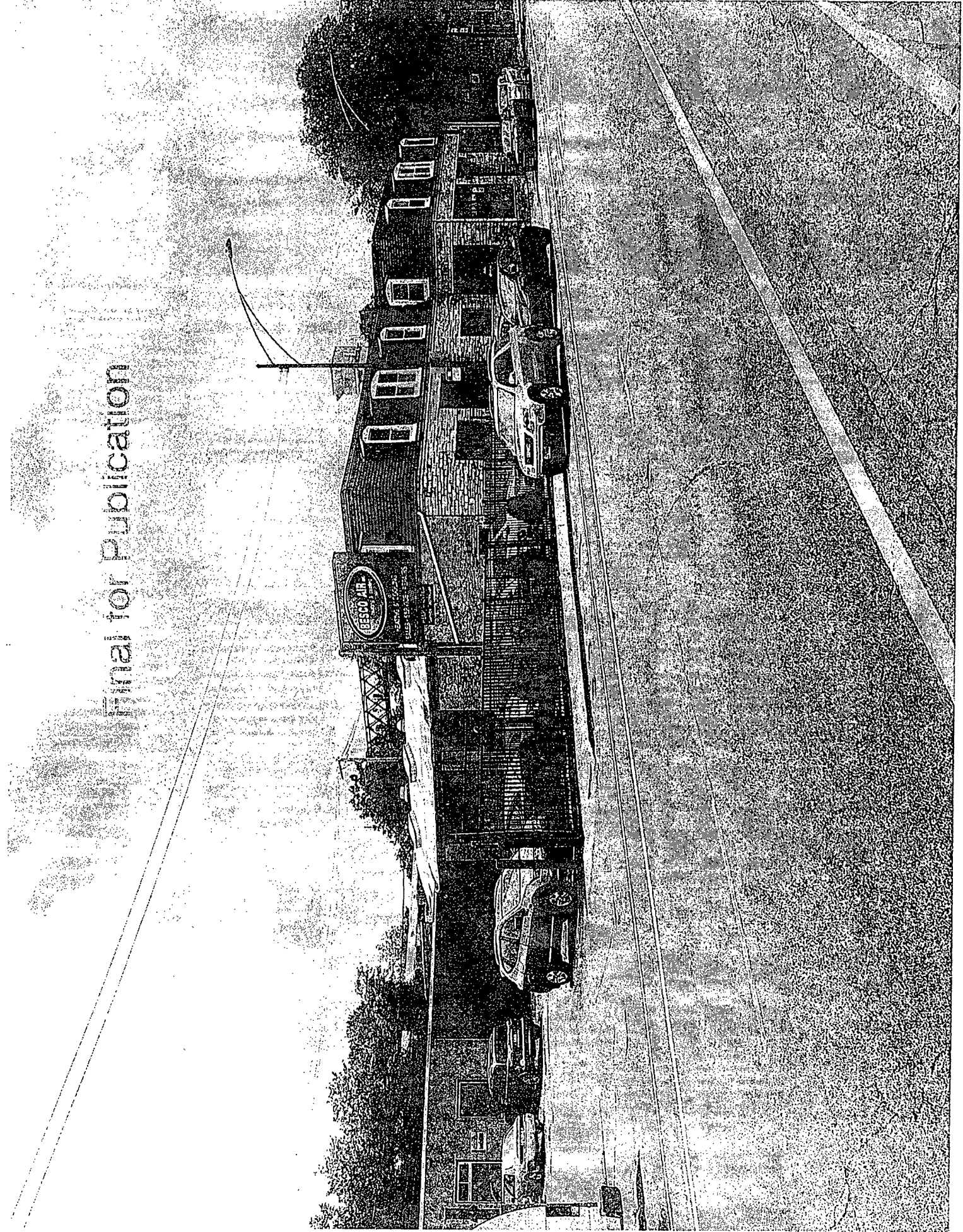
Order No. 21-0940  
Scale 1 inch = 16 feet  
Date: November 3, 2021  
Prepared by: KOLPAX & GILLIS  
ATTORNEYS AT LAW

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BUILDING HEIGHT:  
24 FT



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