



City of Chicago



SO2016-7931

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/1/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 21-B at 6332-6340 N Northwest Hwy - App No. 19018T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 21-B in the area bounded by

North Harlem Avenue; North Northwest Highway; A line beginning at a point 230.43 feet southeast of North Harlem Avenue as measured along the southwest line of North Northwest Highway and extending southwest 179.31 feet to a point 71.63 southeast of North Harlem Avenue as measured along the northeast boundary line of the Union Pacific Railroad Right of Way; and the Northeast boundary line of the Union Pacific Railroad Right of Way

to those of a B3-1 Community Shopping District

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

Common Address of Property:

6332-6340 North Northwest Highway

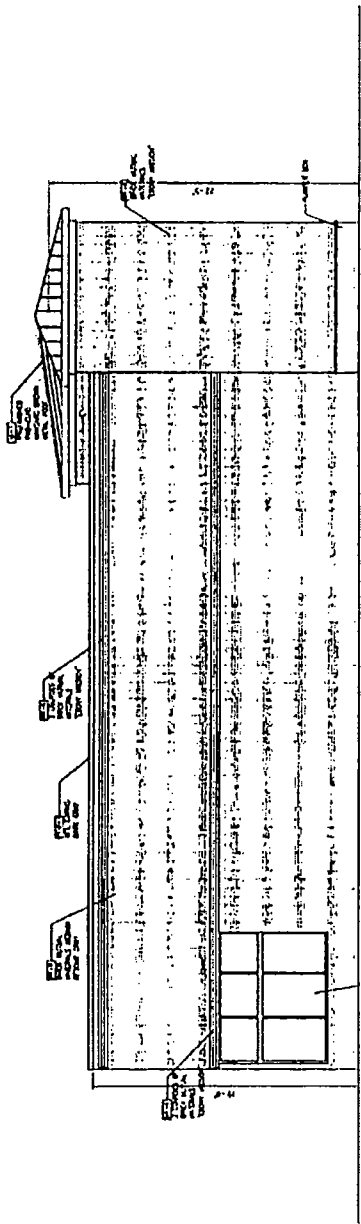
PROJECT NARRATIVE
TYPE 1 ZONING AMENDMENT
6332-6340 NORTH NORTHWEST HIGHWAY

B3-1 Community Shopping District

The applicant is requesting a zoning amendment from a M1-1 Light Manufacturing/Business Park District to a B3-1 Community Shopping District for a proposed commercial development containing 2 1-story buildings for a total of 4,689 square feet with 23 parking spaces. Building 1 will consist of one retail store and building 2 will consist of one restaurant/coffee shop with drive-thru.

	Building 1	Building 2	TOTAL
Lot Area			27,145 square feet
Parking			23 spaces
Rear Setback	0 feet	15.97 feet	
North Setback	0 feet	38.20 feet	
West Setback	0 feet	66.70 feet	
South Setback	164.13 feet	64 feet	
FAR			.185
Building Square Footage	2,540 square feet	2,149 square feet	4,689 square feet
Building Height	22 feet 5 inches	22 feet 5 inches	

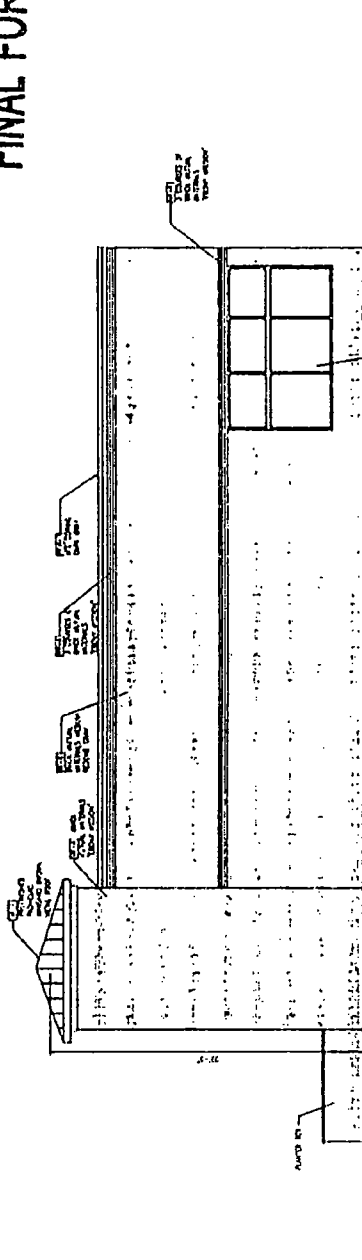
FINAL FOR PUBLICATION



NORTH ELEV

SCALE 3/8"=1'-0"

FINAL FOR PUBLICATION



WEST ELEV

SCALE 3/8"=1'-0"



**GLEASON
ARCHITECTS, P.C.**

100 N. LAUREL STREET
CHICAGO, ILL. 60610
TEL: 312.527.1100
FAX: 312.527.1101
WWW.GLEASONARCHITECTS.COM

DATE	DESCRIPTION
08/15/07	ISSUED FOR PERMITS
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GOLD DARK SHELL BUILDING
300 N. NORTHWEST HIGHWAY
CHICAGO, IL
ARCHITECT: GLEASON ARCHITECTS, P.C.
DATE: 08/15/07
PROJECT NO.: 07-001



A5.1

PROJECT AREA

**ARCHITECT
STAMP/LOGO
REVISIONS**



GLEASON ARCHITECTS, P.C.

180 N. WABASH AVENUE, SUITE 1000
CHICAGO, ILLINOIS 60601
TEL: 312.427.2100
FAX: 312.427.2101
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DATE	DESCRIPTION
10/20/10	ISSUED FOR PERMITS
08/10/10	ISSUED FOR PERMITS
07/20/10	ISSUED FOR PERMITS
06/10/10	ISSUED FOR PERMITS
05/10/10	ISSUED FOR PERMITS

PROJECT
COLD DARK SHELL BUILDING
630 N NORTHWEST HIGHWAY
CHICAGO, IL

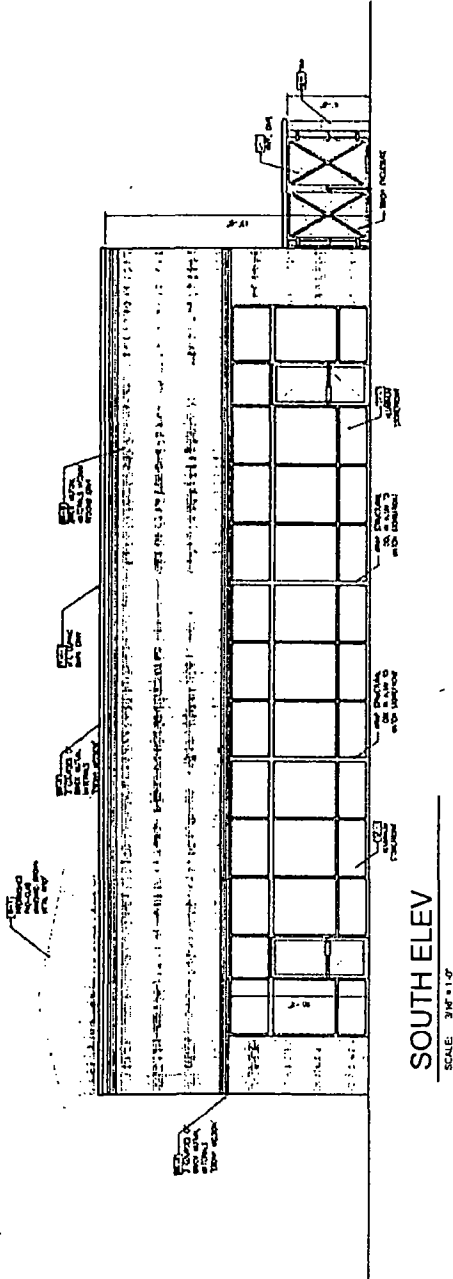
CLIENT
HILLIER STEEL
2700 W. 25TH STREET
CHICAGO, IL 60640

DESIGNER
GLEASON ARCHITECTS, P.C.
180 N. WABASH AVENUE, SUITE 1000
CHICAGO, IL 60601

PROJECT NUMBER
A5

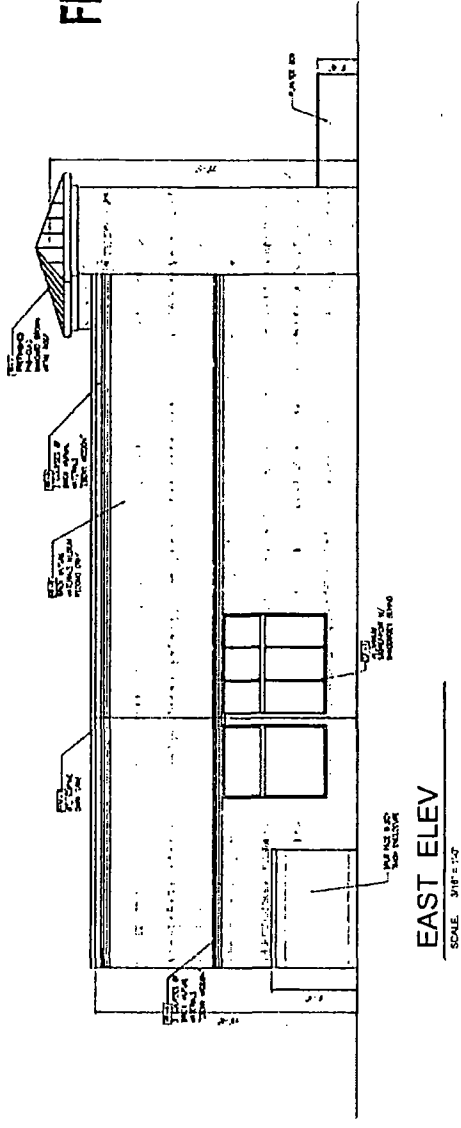


FINAL FOR PUBLICATION



SOUTH ELEV

SCALE: 3/8" = 1'-0"



EAST ELEV

SCALE: 3/8" = 1'-0"

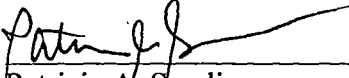


19018
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Patricia A. Scudiero
Chicago Plan Commission

Date: December 15, 2016

Re: Proposed Map Amendment within the Northwest Highway Industrial Corridor for the property generally located at 6340 N. Northwest Highway

On December 15, 2016, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by Harlem 2016, LLC. 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 312-744-5777.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)