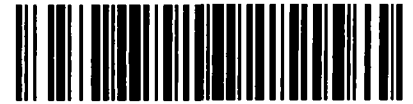




City of Chicago



SO2014-46

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17922T1 at 5825 N Tripp St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

17922-T1
FINAL

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 M2-1

Light Industry District symbols and indications as shown on Map No. 15-K in the area

bounded by

a line 1,120.20 feet south of and parallel to West Peterson Avenue; a line 646.09 feet east of and parallel to the east line North Tripp Avenue extended; a line 1,125.20 feet south of and parallel to West Peterson Avenue; a line 753.52 feet east of and parallel to the east line North Tripp Avenue extended; a line 1,239.80 feet south of and parallel to West Peterson Avenue; a line 340.00 feet east of and parallel to North Tripp Avenue; a line 1,291.89 feet south of and parallel to West Peterson Avenue; North Tripp Avenue; a curved line beginning at a point located at 1,192.64 feet south of West Peterson Avenue on the east line of North Tripp Avenue and extending southwesterly at a radius of 345.88 feet for a distance of 140.81 feet to a point on the east line of the Chicago and Northwestern railroad right-of-way; a line from the previously described point extending northeasterly to a point located on the east line of the Chicago and Northwestern railroad right-of-way for a distance of 290.35 feet; a curved line from the previously described point extending northeasterly at a radius of 612.80 feet for a distance of 220.76 feet to a point that is located 939.46 feet south of West Peterson Avenue; a line 245.30 feet east of and parallel to the east line North Tripp Avenue extended;

to those of the C3-2 Commercial, Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

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



City of Chicago



O2014-46

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FILE # 17922-T1
WARD 39
MAP# 15-K

17922 T1

**Chicago Food Corp.
Type 1 Zoning Amendment Application
5825 N. Tripp Avenue, Chicago, Illinois**

Narrative Zoning Analysis

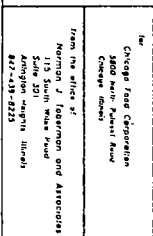
This is a proposed zoning amendment to change the zoning of the subject site from M2-1 to the C3-2 Commercial, Manufacturing and Employment District as follows:

1. The site is located at 5825 N. Tripp Avenue and contains a site area of approximately 136,712 square feet.
2. The site is improved with an existing 24 foot tall 68,125 square foot food warehouse and distribution facility containing 115 on-site parking spaces.
3. Zoning Analysis:
 - a. FAR: Permitted 2.2; Actual 0.50;
 - b. MLA Density: N/A
 - c. Off street parking: Require Parking 17 spaces; 115 Parking spaces provided;
 - d. Setbacks; None required; Set Backs provided: Front 18.52'; South Side yard 3.73'; North Side Yard 17.53' and Rear 122.33;
 - e. Building Height: Permitted 50'; Actual approx. 24'.
4. The Applicant proposes to use 6,000 sq. ft. of the existing building for retail sales which requires the zoning to the C3-2 zoning district to permit such a use.
5. Pedestrian access to the site is from N. Tripp Avenue. Vehicular ingress and egress to the site is from N. Tripp Avenue and from N. Pulaski Road via a 30' easement for ingress and egress. Ingress and egress to the loading docks is also from N. Tripp Avenue.
6. See attached photographs of the exiting building.

FINAL FOR PUBLICATION

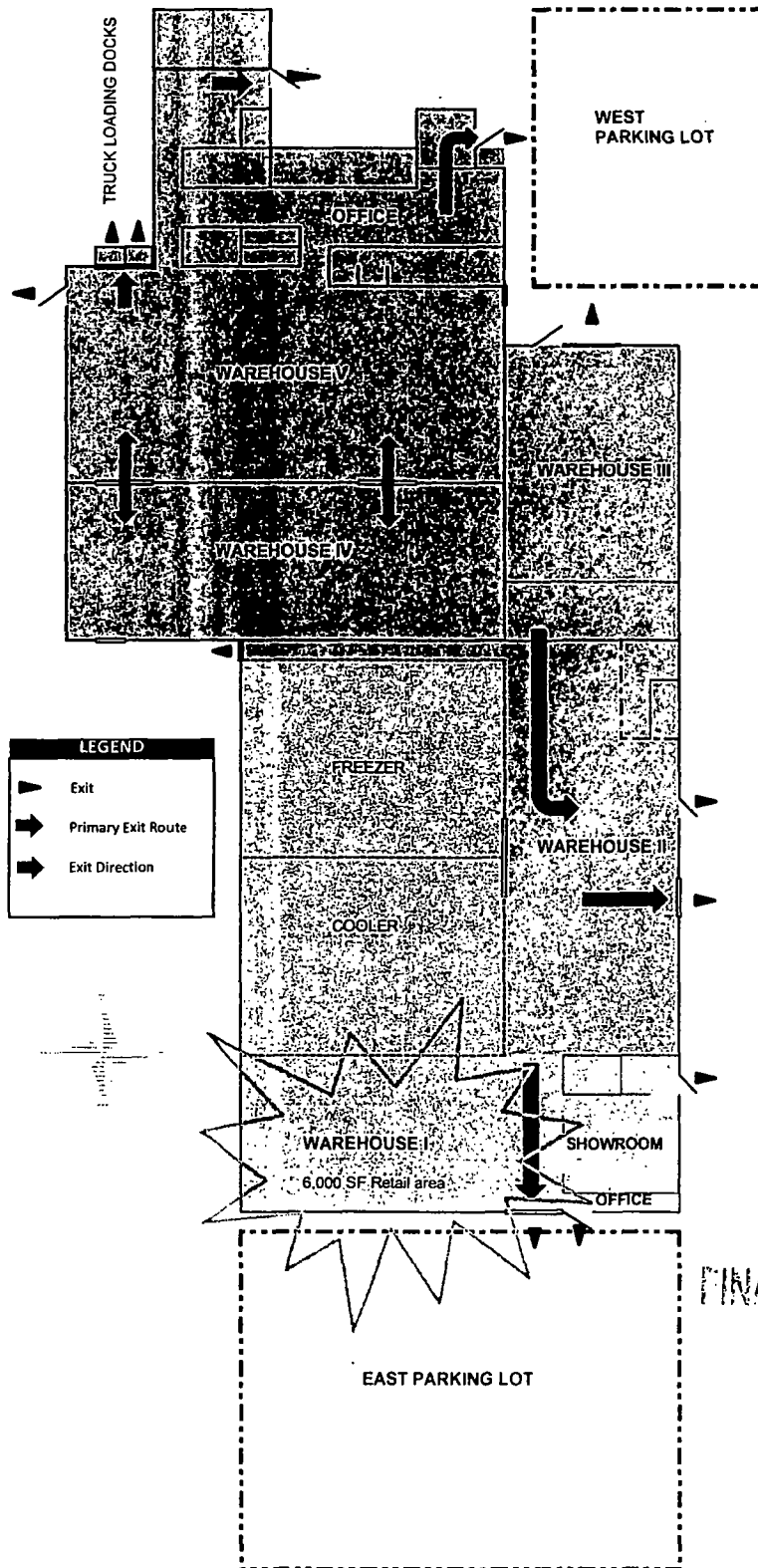
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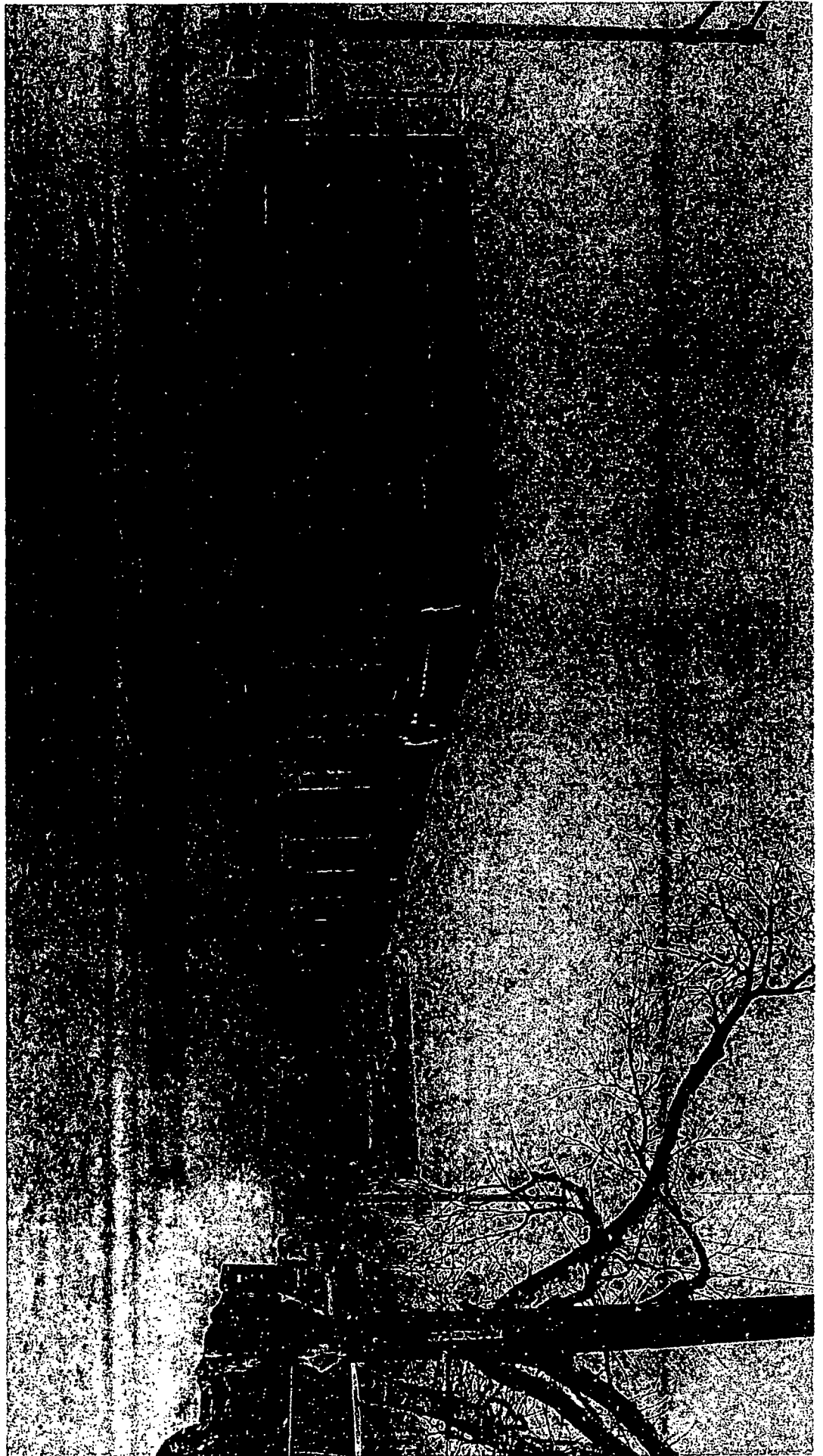


FLOOR PLAN

5825 N. Tripp Ave. Chicago IL



FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

FINAL FOR PUBLICATION