



City of Chicago



SO2015-8486

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/9/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-M at 5653 N Northwest Hwy - App No. 18601T-1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18601T-1
INTRO DATE
Dec 9, 2015

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

SECTION 1 That the City Zoning Ordinance be amended by changing all the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 15-M in area bound by

WEST SEMINOLE AVENUE; NORTH MERIMAC AVENUE; NORTH NORTHWEST HIGHWAY; AND , A LINE 144 FEET IN LENGTH COMMENCING AT A POINT 87.87 FEET NORTHWEST OF THE INTERSECTION OF NORTH MERIMAC AVENUE AND NORTH NORTHWEST HIGHWAY AND ENDING AT A POINT 30 FEET WEST OF NORTH MERIMAC AVENUE

To those of a B3-1 Community Shopping District, and a corresponding use district is hereby established in the area above described.

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

**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 5653 NORTH NORTHWEST HIGHWAY**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-1 District to that of a B3-1 District for the property commonly known as 5653 North Northwest Highway. The subject site is irregularly shaped measuring approximately 30 feet on its northern border, 182.47 feet along its eastern border, 87.87 feet along its southern border and 144 feet along its western border. The total lot area is 13,865 square feet.

The property is currently the site of a one story masonry building used as a restaurant and bar. Applicant seeks to continue the use while adding a 25 foot by 40 foot grade level outdoor patio in the side yard. No increase in the floor area of the existing building is proposed.

The following is a list of the existing dimensions of the development which will be maintained:

Density:	0 residential dwelling units
Lot Area Per Unit:	no residential dwelling units
Off Street Parking:	0 spaces (unchanged from existing)
Height:	1 and 2 story (unchanged from existing)
Floor Area:	approximately 2,065 square feet (unchanged from existing)
Floor Area Ratio:	approximately .14 (unchanged from existing)
Front (south) Setback:	.05 feet
Rear (north) Setback:	approximately 84 feet (unchanged from existing)
West Side Setback:	.84 feet (unchanged from existing)
East Side Setback:	unchanged from existing

FINAL FOR PUBLICATION



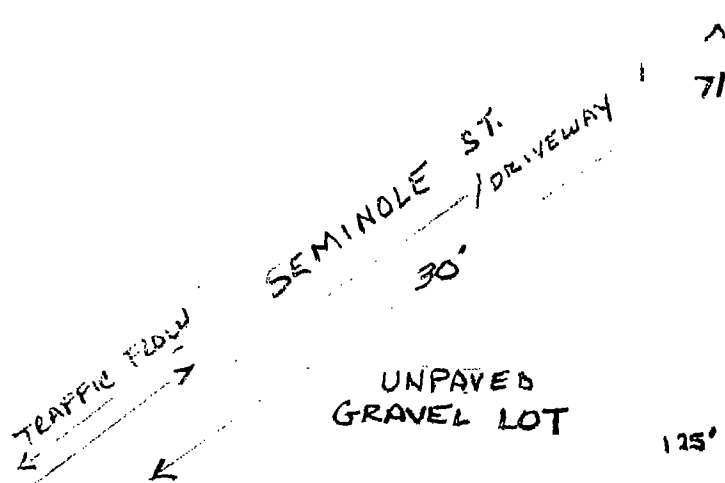
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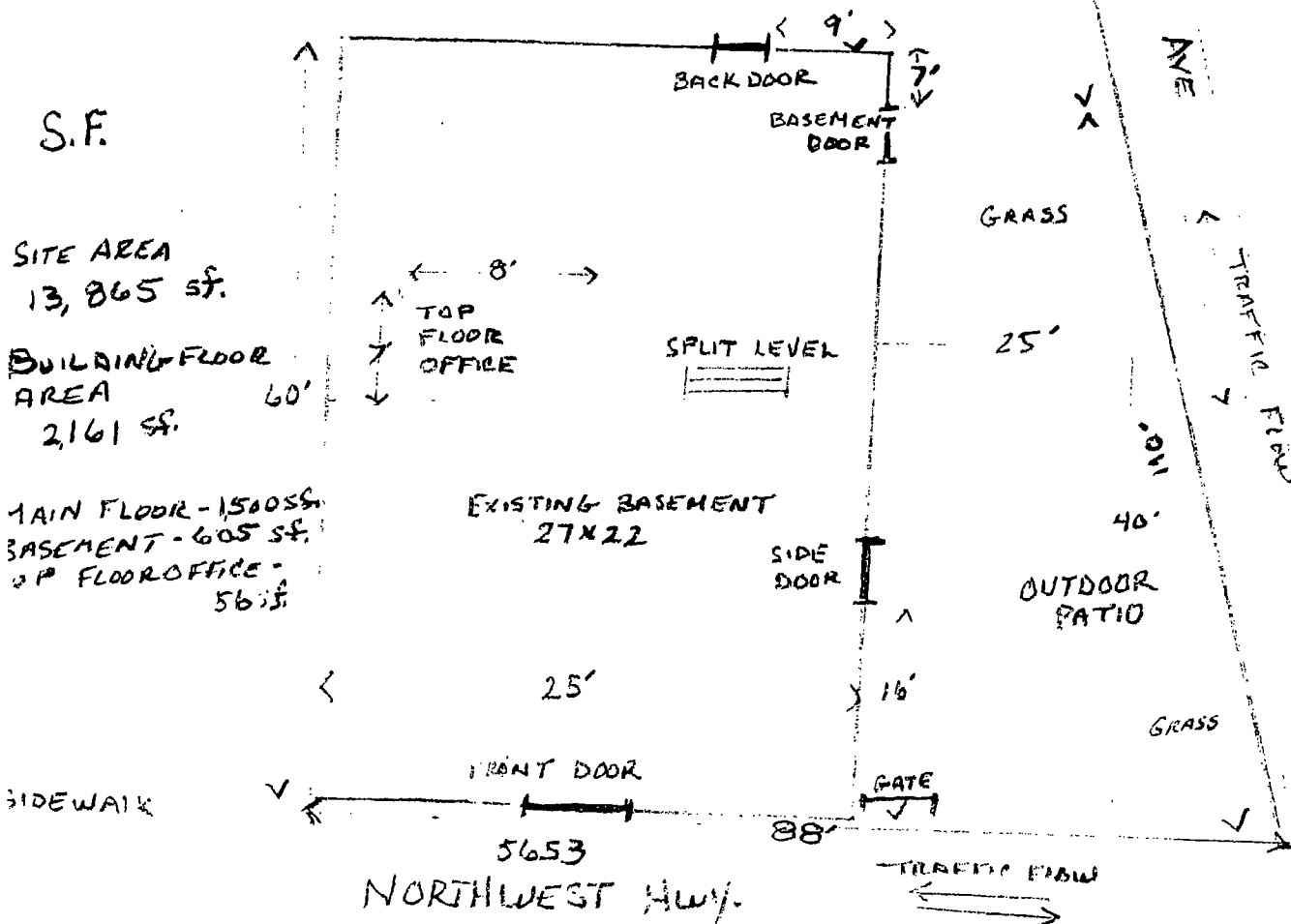
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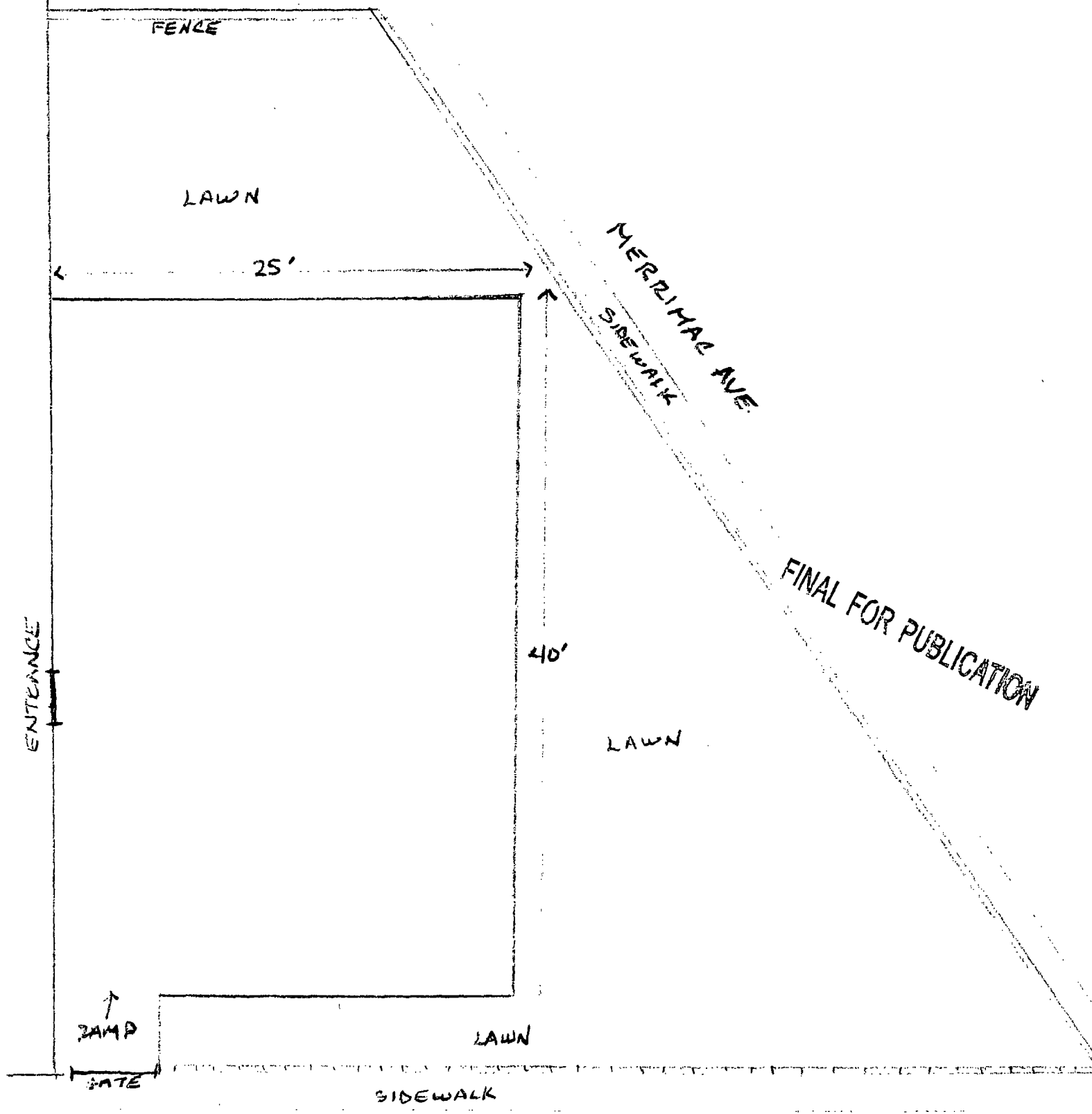
SITE AREA
13,865 sf.

BUILDING FLOOR
AREA 60'
2,161 sf.

MAIN FLOOR - 1,500 sf.
BASEMENT - 605 sf.
2ND FLOOR OFFICE - 56 sf.



PATIO FLOOR PLAN



NORTHWEST HUN

3- 24×30
7- 36×36

