



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2015-1378  
**Type:** Ordinance **Status:** Passed  
**File created:** 3/18/2015 **In control:** City Council  
**Final action:** 6/17/2015  
**Title:** Zoning Reclassification Map No. 13-M at 5218-5228 N Northwest Hwy - App No. 18314T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-M  
**Attachments:** 1. O2015-1378.pdf, 2. SO2015-1378.pdf

Date	Ver.	Action By	Action	Result
6/17/2015	1	City Council	Passed as Substitute	Pass
6/3/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
4/23/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/18/2015	1	City Council	Referred	

4 '83>y r;

### 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: MI-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)  
5.40 feet 53.47 feet 19.62 feet 2.55 feet

Setbacks:

Foster Avenue (north) setback Line: Northwest Highway (east) setback Line: South setback Line:  
Railroad ROW (west) Property Line:

Parking Spaces: Twenty Three

Loading: None

c3 -i

l

i

t

21 J)  
0 ii-

Z IT UJ q;  
. r uj  
in z t X<i uj 0 m

5»  
X UJ

fit.\*

I J ■:

liiflifif

*met*

LLI

in z uj <

Λρ V.  
inz o  
x < K  
ujn m

uj y

10 UJ

Z

X UJ

"1

O t< >  
U  
U1