



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2014-46
Type: Ordinance
Status: Passed
File created: 1/15/2014
In control: City Council
Final action: 4/2/2014
Title: Zoning Reclassification Map No. 15-K at 5825 N Tripp St - App No. 17922T1
Sponsors: Misc. Transmittal
Indexes: Map No. 15-K
Attachments: 1. O2014-46.pdf, 2. SO2014-46.pdf

Date	Ver.	Action By	Action	Result
4/2/2014	1	City Council	Passed as Substitute	Pass
3/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
2/27/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/15/2014	1	City Council	Referred	

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-L Light Industry District symbols and indications as shown on Map No. 1S-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

Office of the City Clerk Document Tracking Sheet

Meeting Date: Sponsors): Type: Title:

Committee(s) Assignment:

1/15/2014

City Clerk (transmitted by) (Clerk) Ordinance

**Zoning Reclassification App No. 17922T1 at 5825 N Tripp St Committee on Zoning,
Landmarks and Building Standards**

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**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 3V12-1 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.

FLOOR PLAN

Tnpp Floor Map RETAIL Floor Map

5825 N. Tripp Ave. Chicago IL

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