



Office of the City Clerk

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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	

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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

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