

# 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	

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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 Ml-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

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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

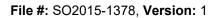
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