



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2021-5098
Type: Ordinance **Status:** Passed
File created: 11/17/2021 **In control:** City Council
Final action: 12/15/2021
Title: Zoning Reclassification Map No. 15-N at 5840-5856 N. Northwest Hwy - App No. 20865T1
Sponsors: Misc. Transmittal
Indexes: Map No. 15-N
Attachments: 1. O2021-5098 (V1).pdf, 2. O2021-5098.pdf

Date	Ver.	Action By	Action	Result
12/15/2021	1	City Council	Passed	Pass
12/14/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/17/2021	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-1 Limited Manufacturing / Business Park District symbols and indications as shown on Map No.15-N in the area bounded by

A line 100 feet southeast of the intersection of North Northwest Highway and North Ardmore Avenue as measured along the southwest right-of-way line of North Northwest Highway and perpendicular thereto; North Northwest Plighway; a line 300 feet southeast of the intersection of North Northwest Highway and North Ardmore Avenue as measured along the southwest right-of-way line of line of North Northwest Highway and perpendicular thereto; and the northeasterly right-of-way line of the Chicago and North Western Railway

to those of a M2-1 Light Industry District.

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

Common addresses of property: 5840-56 North Northwest Highway

**NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1
REZONING
AT**

5840-5856 N Northwest Hwy, Chicago, IL60631 l.A. Zoning Analysis:

The Applicant requests a zoning change from the existing M1-1 to M2-1 to accommodate the applicant's business which is the storage of heating and air condition supplies not sold to the general public. There will be no changes to the existing 1 and 2 story buildings and parking lot.

a. FLOOR AREA RATIO: 0.58 LOT AREA: 23,200

sq. f

1st FLOOR AREA: 10,600 sq. ft. 2nd FLOOR AREA:

2,780 sq. ft. TOTAL FLOOR AREA: 13,380 sq. ft.

b. DENSITY(LOT AREA PER DWELLING UNIT): N/A NO RESIDENTIAL

c. OFF-STREET PARKING: 18 SPACES

d. **SETBACKS:**

EXISTING FRON 1:0 EXISTING SIDE:

0 EXISTING REAR: 0

e. BUILDING HEIGHT: 24 feet overall building height

Attachments included.

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