



# Office of the City Clerk

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## Legislation Text

File #: SO2015-8486, Version: 1

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 15-M in area bound by

WEST SEMINOLE AVENUE; NORTH MERIMAC AVENUE; NORTH  
NORTHWEST HIGHWAY; AND , A LINE 144 FEET IN LENGTH  
COMMENCING AT A POINT 87.87 FEET NORTHWEST OF THE  
INTERSECTION OF NORTH MERIMAC AVENUE AND NORTH  
NORTHWEST HIGHWAY AND ENDING AT A POINT 30 FEET WEST OF  
NORTH MERIMAC AVENUE

To those of a B3-1 Community Shopping District, and a corresponding use district is hereby established in the area above described.

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

### AMENDMENT

**ZONING AND DEVELOPMENT IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP,  
OF THE CITY OF CHICAGO-ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS  
5653 NORTH NORTHWEST HIGHWAY**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-1 District to that of a B3-1 District for the property commonly known as 5653 North Northwest Highway. The subject site is irregularly shaped measuring approximately 30 feet on its northern border, 182.47 feet along its eastern border, 87.87 feet along its southern border and 144 feet along its western border. The total lot area is 13,865 square feet.

The property is currently the site of a one story masonry building used as a restaurant and bar. Applicant seeks to continue the use while adding a 25 foot by 40 foot grade level outdoor patio in the side yard. No increase in the floor area of the existing building is proposed.

The following is a list of the existing dimensions of the development which will be maintained:

### Density:

**Lot Area Per Unit: Off Street Parking: Height: Floor Area: Floor Area Ratio: Front(south) Setback: Rear**

**(north) Setback: West Side Setback: East Side Setback:**

0 residential dwelling units no residential dwelling units

0 spaces (unchanged from existing)

1 and 2 story (unchanged from existing) approximately 2,065 square feet (unchanged from existing)

approximately .14 (unchanged from existing)

.05 feet

approximately 84 feet (unchanged from existing) .84 feet (unchanged from existing) unchanged from existing

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