



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2016-7931, Version: 1

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### SUBSTITUTE ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 21-B in the area bounded by

North Harlem Avenue; North Northwest Highway; A line beginning at a point 230.43 feet southeast of North Harlem Avenue as measured along the southwest line of North Northwest Highway and extending southwest 179.31 feet to a point 71.63 southeast of North Harlem Avenue as measured along the northeast boundary line of the Union Pacific Railroad Right of Way; and the Northeast boundary line of the Union Pacific Railroad Right of Way

to those of a B3-1 Community Shopping District

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

6332-6340 North Northwest Highway

## **PROJECT NARRATIVE TYPE 1 ZONING AMENDMENT 6332-6340 NORTH NORTHWEST**

## HIGHWAY

### B3-1 Community Shopping District

The applicant is requesting a zoning amendment from a MI-1 Light Manufacturing/Business Park District to a B3-1 Community Shopping District for a proposed commercial development containing 2 1-story buildings for a total of 4,689 square feet with 23 parking spaces. Building 1 will consist of one retail store and building 2 will consist of one restaurant/coffee shop with drive-thru.

	Building 1	Building 2	TOTAL
Lot Area			27,145 square feet
Parking			23 spaces
Rear Setback	Of feet	15.97 feet	
North Setback	Of feet	38.20 feet	
West Setback	Of feet	66.70 feet	
South Setback	164.13 feet	64 feet	
FAR			.185
Building Square Footage	2,540 square feet	2,149 square feet	4,689 square feet
Building Height	22 feet 5 inches	22 feet 5 inches	

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CHICAGO

### MEMORANDUM

Alderman Daniel S. Solis .  
Chairman, City Council Committee on Zoning

Date: December 15, 2016

Re: Proposed Map Amendment within the Northwest Highway Industrial Corridor for the property generally located at 6340 N. Northwest Highway

On December 15, 2016, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by Harlem 2016, LLC. A copy of the proposed map amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 312-744-5777.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)

**121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602**