



# Office of the City Clerk

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

## Legislation Text

---

File #: O2021-5098, Version: 1

---

### 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. ft.

**1st FLOOR AREA: 10,600 sq. ft. 2<sup>nd</sup> 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 FRONT: 0 EXISTING SIDE:**

**0 EXISTING REAR: 0**

e. BUILDING HEIGHT: 24 feet overall building height

Attachments included.

MONUMENTAL TATTOO OR WITH KILLS -OLVTS Wf J(F, NOI SBT A ITHE CLIDENT REQUEST  
fur ueajuno basis, and coordinate datum if vased NNArispell, lastzoveioh ArwsrunvT)  
t HAVt MAI-K NO t-PLW HIT SEARCH OP Tilt RD CORDS FOR HASKMCHIn. nNCijMHtIAN(T-i OWNERSHIP OH ANY VTWIK i ACiH WIPCI AN ACCURATE ANI> CURRENT TITLfi SKaUCH MAY DISCLOSK  
<http://DISCLOSK> AS PART 01 THIS SURVt: Y. HUT HAVE RELIEDL"PO.% nLlKOPMAIOnSUIrLdLUIONimYtIhOWKfUSKI FKbUvAnVL i AI SO STATE THAT A TITLr COMMITMENT WAS NOTHUMSHED FOR THIS SURVCY. DI-akNSIONSAP. NoHIBA!  
CijMSi) I ROM SCALING.  
rLLMG i MIMw".U SIANJAKBSITA H B(fh)VL>AKrffUHHV  
c:rt alces ar" maxxid"b hit alid jh tcmal p" ti i urw-w BfLa/sai.iMs Avnt"(PwtNTi"ti.siomwo".vA'frKH Titr.v AFRan preowwnN jid siAns.Ennrtwnn \*rPd if  
YOLCOPBIB ABSPACL  
e"tgjABlALLPdiWISBt-e"JIUJHJHr(8Yia>d:AMI AT OXCU PJ.TOHT ANV Dle tUVCK

7Z LV-'^-^Vv

M  
A  
TUNNY  
LAW

EF  
GRUP

AV  
W  
AT