



# City of Chicago



SO2017-2214

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/29/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 10-G at 4508-4518 S McDowell Ave - App No. 19170T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE ORDINANCE - #19170T1**

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 10-G in the area bounded by

A perpendicular line to South McDowell Avenue 111.8 feet southwest of the south line of West 45<sup>th</sup> Street (as measured along the northwest line of South McDowell Avenue); South McDowell Avenue; a perpendicular line to South McDowell Avenue 211.8 feet southwest of the south line of West 45<sup>th</sup> Street (as measured along the northwest line of South McDowell Avenue); the public alley next northwest of South McDowell Avenue; the east line of the perpendicular public alley to West 45<sup>th</sup> Street and is west of South McDowell Avenue; a 26 foot long line running in a southeasterly direction ending a point 186.8 feet west of the northwest line of South McDowell Avenue (as measured along the south line of West 45<sup>th</sup> Street) and 77.4 feet south of the south line of West 45<sup>th</sup> Street; a 27.05 foot long line running in a northeasterly direction ending at a point 161.8 feet west of the northwest line of South McDowell Avenue (as measured along the south line of West 45<sup>th</sup> Street) and 67 feet south of the south line of West 45<sup>th</sup> Street; a line 81.15 feet long running in a northeasterly direction starting at a point 161.8 feet west of the northwest line of South McDowell Avenue (as measured along the south line of West 45<sup>th</sup> Street) and 67 feet south of the south line of West 45<sup>th</sup> Street ending at a point 111.8 feet west of the northwest line of South McDowell Avenue (as measured along the south line of West 45<sup>th</sup> Street) and 46.2 feet south of the south line of West 45<sup>th</sup> Street,

to those of a C3-2 Commercial Manufacturing and Employment District.

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

**FINAL FOR PUBLICATION**

Common Address of Property: 4508-18 South McDowell Avenue

**SUBSTITUTE  
ZONING AND DEVELOPMENT NARRATIVE  
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT  
OF THE CITY OF CHICAGO ZONING MAP  
FOR THE PROPERTY COMMONLY KNOWN 4508-18 SOUTH MC DOWELL AVENUE**

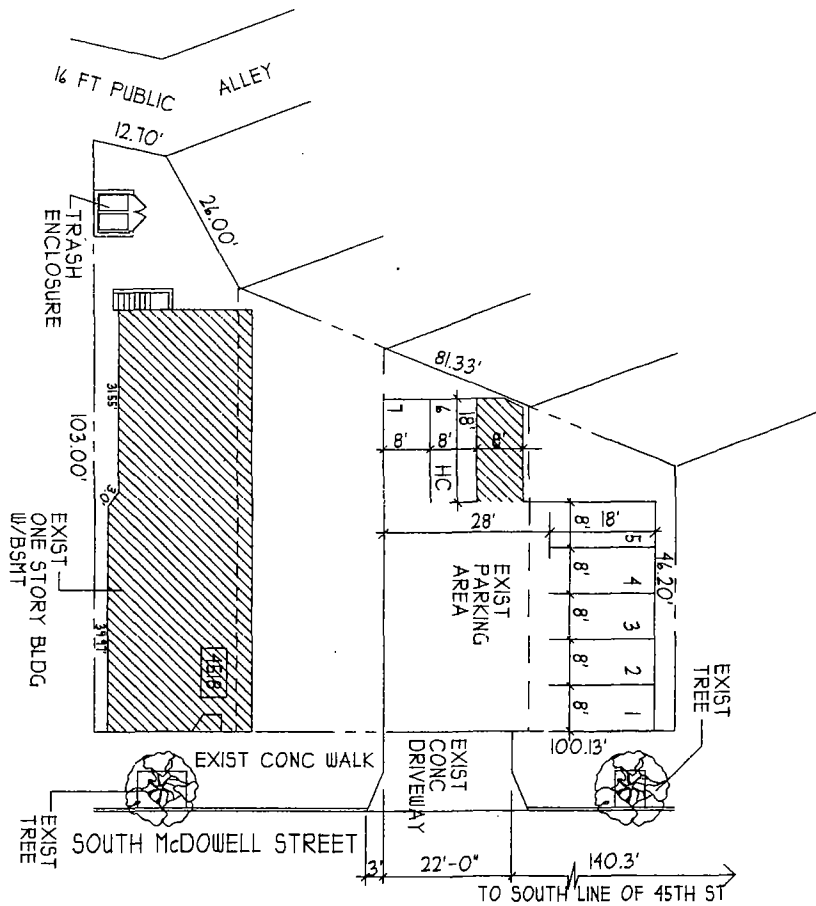
Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-2 District to that of a C3-2 District for the property commonly known as 4508-18 South Mc Dowell Avenue. The total lot area of the subject site is 7,022 square feet. Applicant seeks to operate an outdoor patio at grade and a public place of amusement in conjunction with the existing tavern at the site.

The following is a list of the proposed dimensions of the development:

<b>Density:</b>	0 residential dwelling units
<b>Lot Area Per Unit:</b>	0
<b>Off Street Parking:</b>	7 spaces
<b>Height:</b>	1 story
<b>Floor Area:</b>	1,838 square feet
<b>Floor Area Ratio:</b>	approximately .26
<b>Front (southeast) Setback:</b>	0 feet
<b>Rear (northwest) Setback:</b>	0 feet
<b>West Side Setback:</b>	2 feet
<b>Northeast Side Setback:</b>	59 feet

**FINAL FOR PUBLICATION**

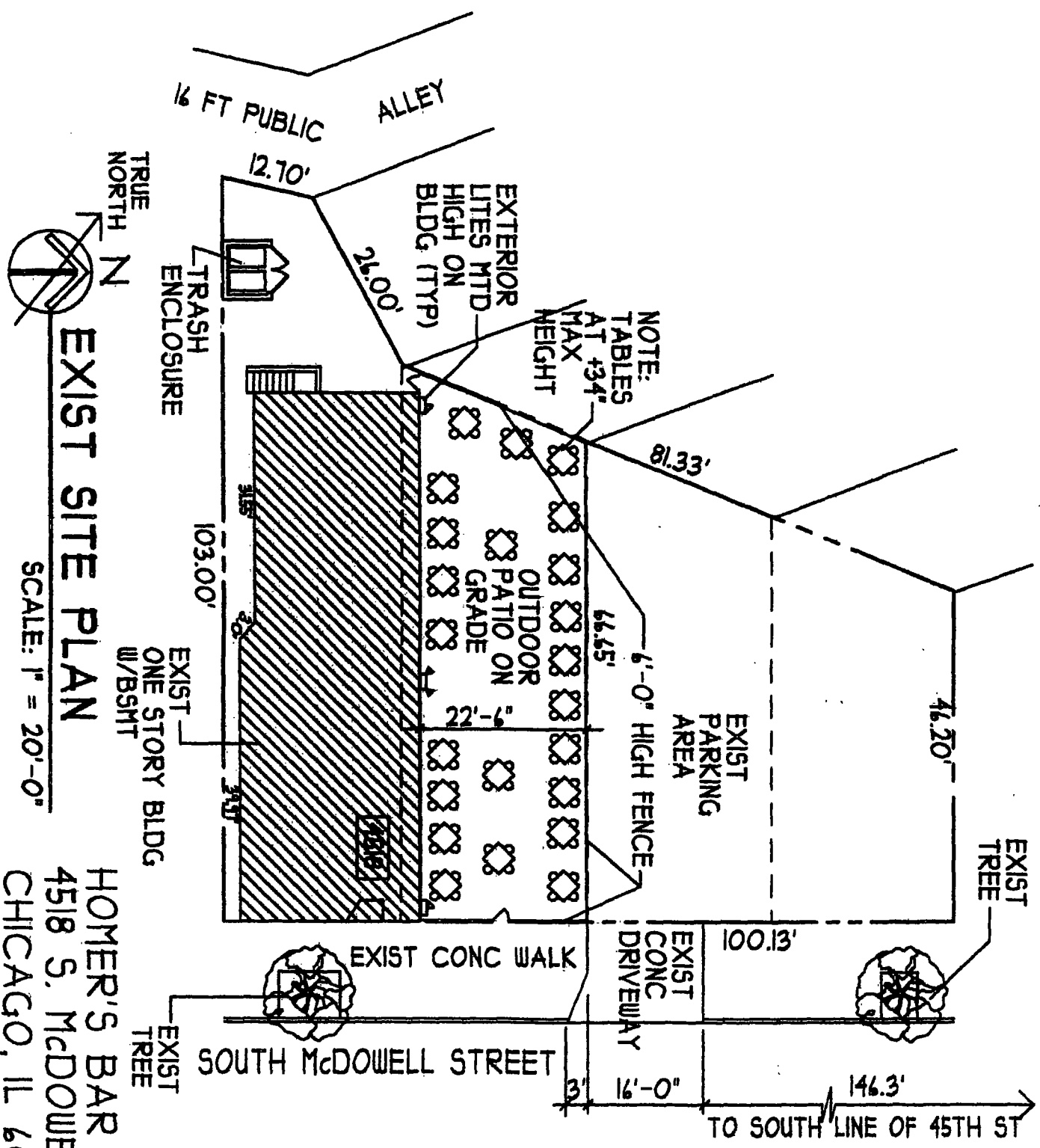




TRUE NORTH  
**EXIST SITE PLAN**  
 GRAPHIC SCALE  
 SCALE: 1" = 20'-0"

EXIST ONE STORY BUILDING  
 4518 S. McDOWELL ST CHICAGO, IL  
 ARCHITECT: CHRIS GEORGE, P.C.  
 124 HILL ST. MT. PROSPECT, IL 60056-2132  
 (847) 699-8150 FAX (847) 699-8151  
 JOB #25411 3/07/11

**FINAL FOR PUBLICATION**



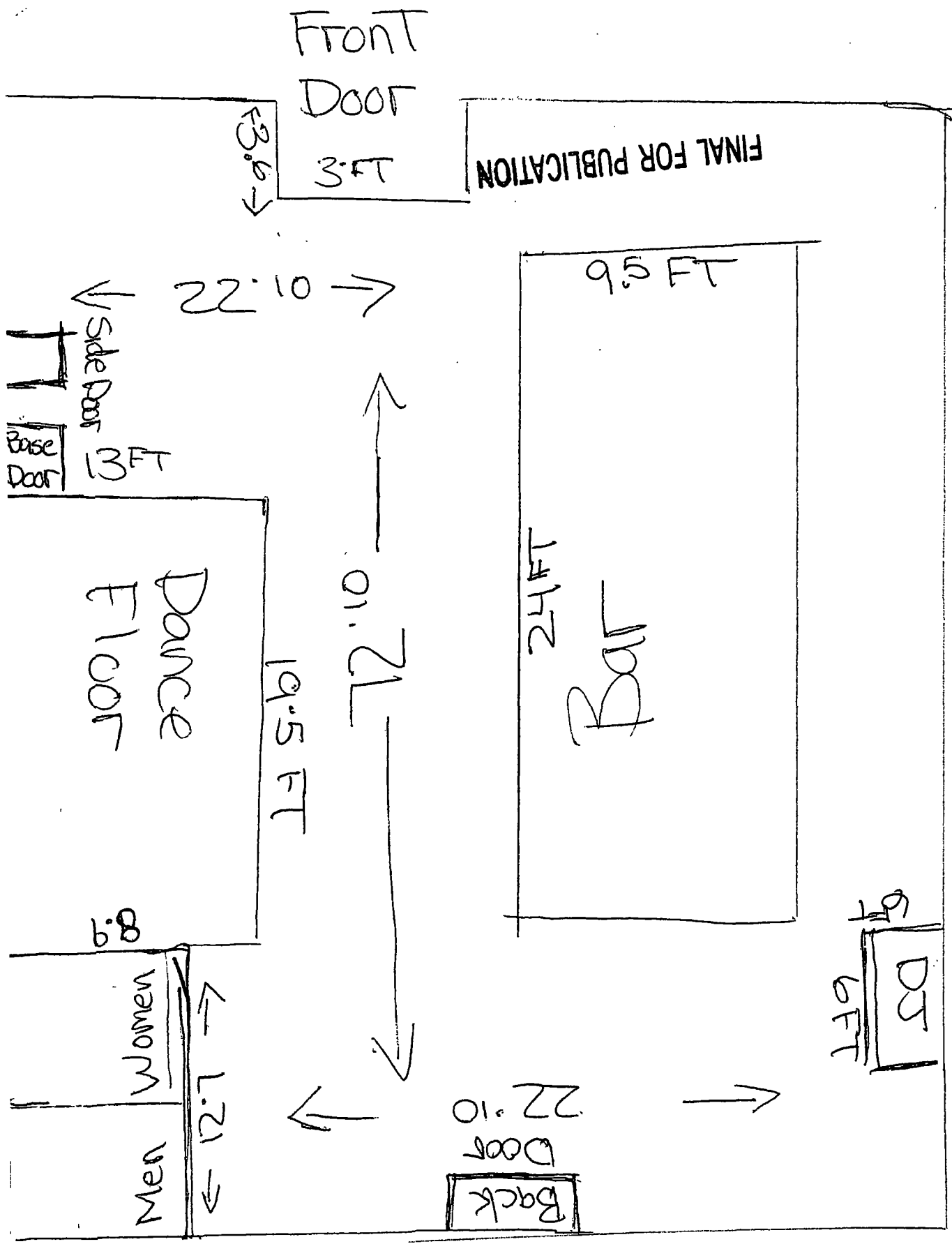
**EXIST SITE PLAN**

SCALE: 1" = 20'-0"

HOMER'S BAR AND GRILL  
 4518 S. McDOWELL ST  
 CHICAGO, IL 60609

FINAL FOR PUBLICATION







AMOUNT FOR THIS SECTION