



City of Chicago



O2020-4497

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/9/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 20-G at 1355-1359 W 79th St - App No. 20472T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

FILED IN THE OFFICE OF THE CLERK OF THE CITY OF CHICAGO

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 RS1 Residential Single-Unit (Detached House) District and B1-2, Neighborhood Shopping District symbols as shown on Map No. 20 - G

in the area bounded by:

West 79th Street; a line 57.45 feet East of and parallel to South Loomis Boulevard; the public alley next south of and parallel to West 79th Street; and South Loomis Boulevard.

To those of a B1-2, Neighborhood Shopping District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1355-59 West 79th Street, Chicago

**A NARRATIVE AND PLANS FOR TYPE I ZONING AMENDMENT FOR
1355-59 WEST 79th STREET, CHICAGO**

The subject property is improved with one story commercial building, which is currently vacant. The Applicant needs a zoning change in order to allow a retail food establishment license within the existing commercial building to establish a restaurant.

Project Description:	Zoning Change to correct a split zoning district from an RS1 Residential Single-Unit (Detached House) and a B1-2, Neighborhood Shopping District to a B1-2, Neighborhood Shopping District
Use:	Commercial building with a retail food establishment license (proposed restaurant use)
Floor Area Ratio:	Existing: .21
Lot Area:	6,115 Square Feet
Building Floor Area:	Approximately 56.08' x 23.11' = 1,296 Square Feet
Density:	N/A – no dwelling units
Off- Street parking:	Existing 7 parking spaces to remain
Set Backs:	Front: 10.05 feet East Side: 32.03 feet West Side: 2.31 feet Rear: 40.31 feet
Building height:	Existing one-story building to remain – max height of 12 feet

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO. 014-000262 EXPIRES 04/30/2021

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

PLAT OF SURVEY OF

LOTS 9 AND 10 IN BLOCK 4 IN AUBURN HIGHLANDS, BEING A SUBDIVISION OF LOTS 1, 2, 7 AND 8 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1359 WEST 79 TH. STREET, CHICAGO, ILLINOIS

P.I.N. 20-32-104-001-0000 & 20-32-104-002-0000

WEST 79 TH. STREET

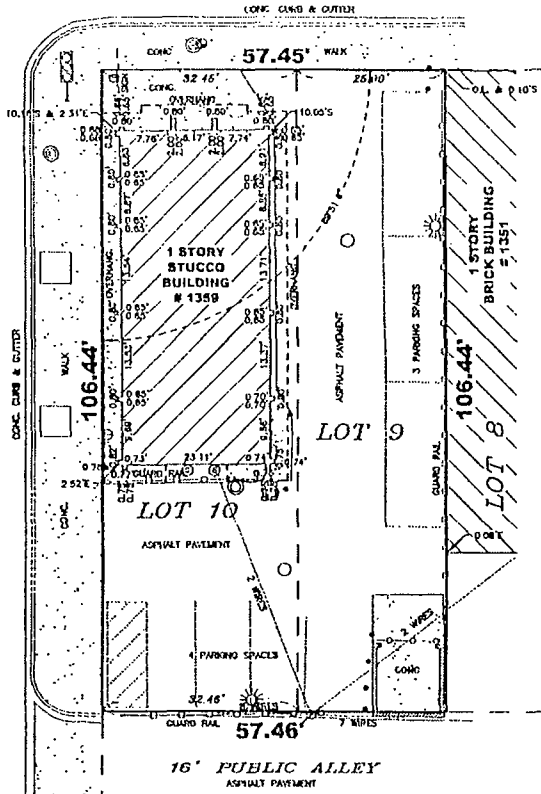
60' ROW INTERLOCKE DEPOSITED AS FOR PUBLIC ROAD PURPOSES
ASPHALT PAVEMENT

FINAL FOR PUBLICATION

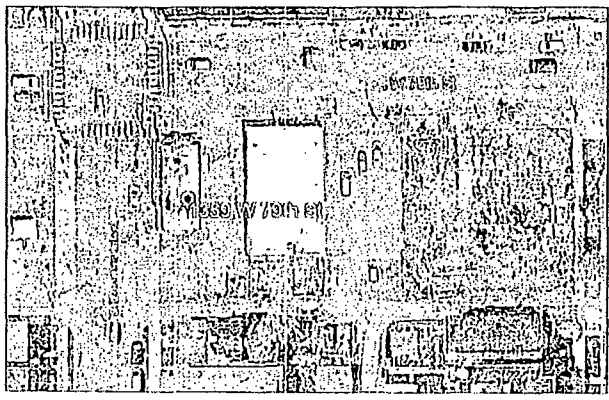
LEGEND:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- OL ON LINE
- (---)--- CURVED RAIL
- X-X-X- CROWN LINK FENCE
- O-O-O- IRON FENCE
- [Hatched Box] CONCRETE PAVEMENT
- PROPERTY LINE
- - - LIT LINE
- ⊙ MANHOLE
- ⊙ CATCH BASIN
- POWER POLE
- ☀ LIGHT POLE
- ⊥ SIGN POLE
- ⊙ ELECTRIC MANHOLE
- ⊙ GAS VALVE
- ⊙ GUARD POST
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ ELECTRIC METER
- ⊙ WATER B. BOX
- ⊙ TRAFFIC SIGNAL

SOUTH LOOMIS BOULEVARD
BY A.C.R. MONUMENTS DEPOSITED AS FOR PUBLIC ROAD PURPOSES
ASPHALT PAVEMENT



VICINITY MAP
NOT TO SCALE

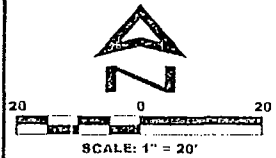


PROPERTY AREA = 6,115 SQ. FT.

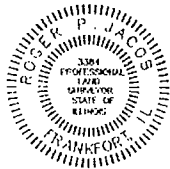
FIELD WORK COMPLETED 8/03/2020

FOR EASEMENTS, EASEMENT LIMITS AND OTHER RESTRICTIONS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR TITLE, INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.

CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS



ORDERED BY: NIZAR ASSAF
FILE NO.: 138-72



STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE THIS _____ DAY OF _____ AUGUST 2020

BY *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

LICENSE EXPIRES
11/30/2020

PROPERTY KNOWN AS: 1359 WEST 79 TH. STREET, CHICAGO, ILLINOIS

P.I.N. 20-32-104-001-0000 & 20-32-104-002-0000

SITE PLAN

WEST 79 TH. STREET

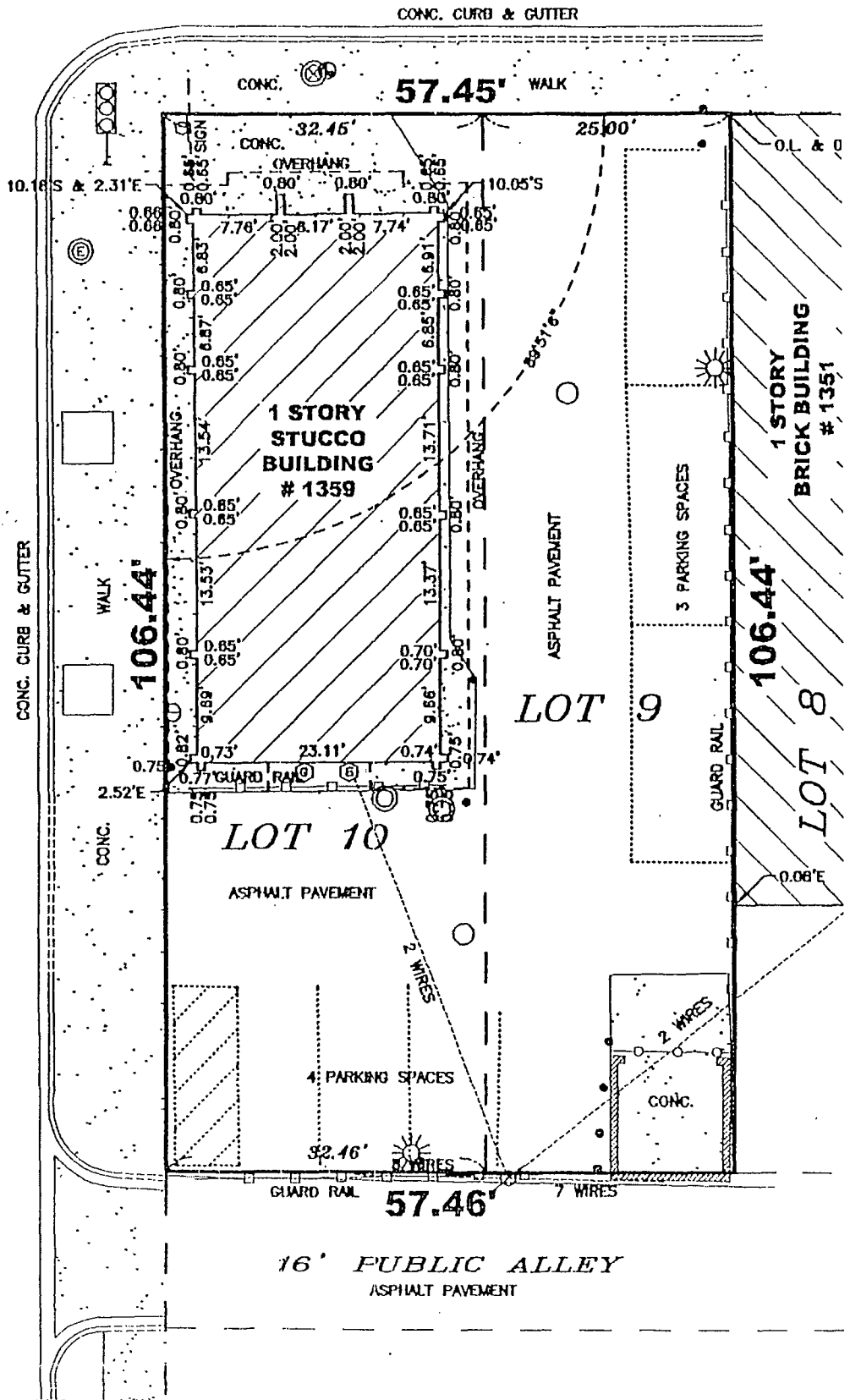
68' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES
ASPHALT PAVEMENT

LEGEND:

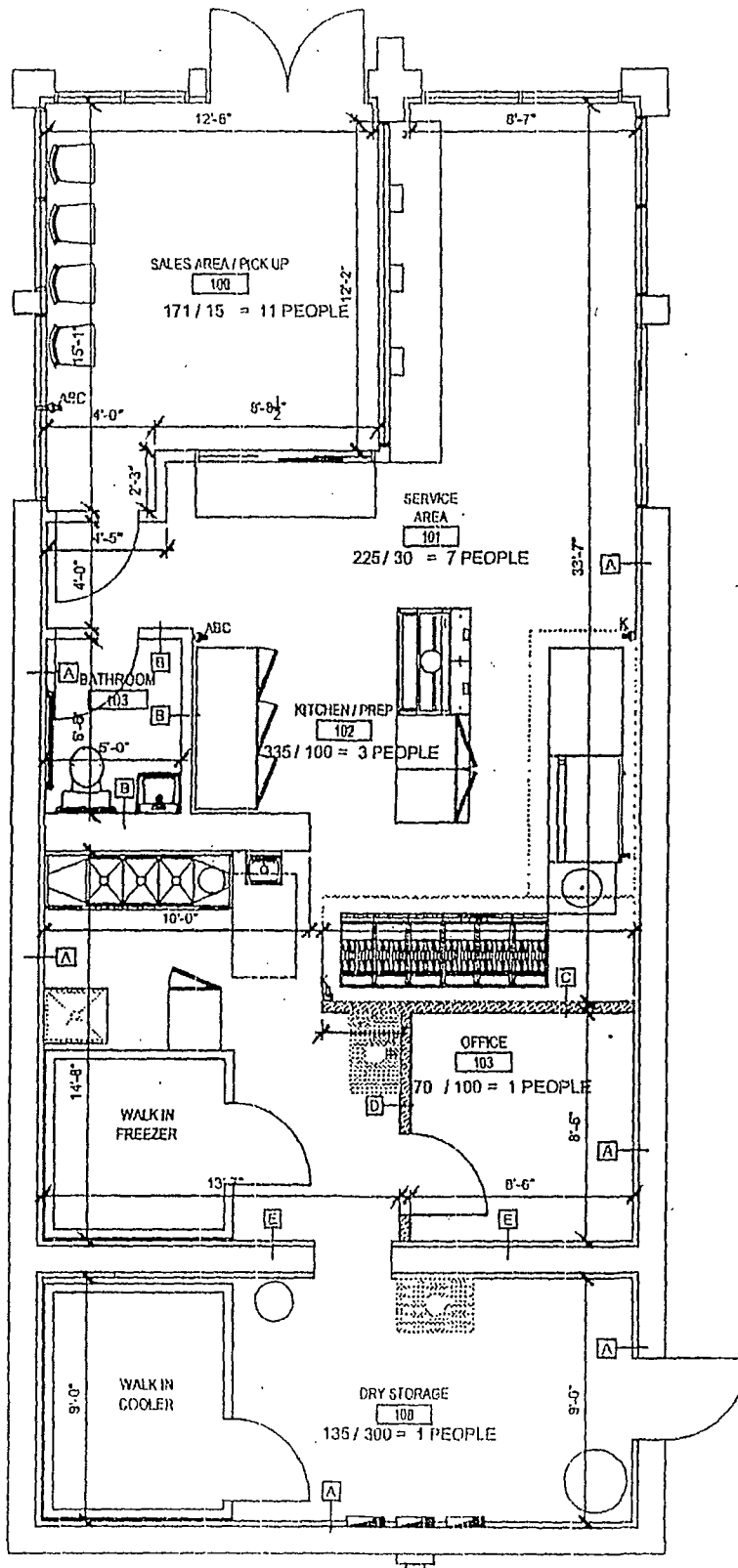
- | | |
|------|-------------------|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| O.L. | ON LINE |
| | GUARD RAIL |
| | CHAIN LINK FENCE |
| | IRON FENCE |
| | CONCRETE PAVEMENT |
| | PROPERTY LINE |
| | LOT LINE |
| | MANHOLE |
| | CATCH BASIN |
| | POWER POLE |
| | LIGHT POLE |
| | SIGN POLE |
| | ELECTRIC MANHOLE |
| | GAS VALVE |
| | GUARD POST |
| | GAS METER |
| | WATER METER |
| | ELECTRIC METER |

SOUTH LOOMIS BOULEVARD

86' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES
ASPHALT PAVEMENT



FINAL FOR PUBLICATION



1 PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

12 FEET

