



City of Chicago



SO2016-6334

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1641 W Chicago Ave - App No. 18939T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18939 TT

INTRO DATE.

SUBSTITUTE TO T1

9-14-16

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 the B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 1-H in the area bounded by

West Chicago Avenue; a line 192 feet east of and parallel to North Paulina Street; the alley next south of and parallel to West Chicago Avenue; and a line 168 feet east of and parallel to North Paulina Avenue,

to those of a B3-2 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1641 West Chicago Avenue

17-13-0303-C (1) Narrative Zoning Analysis – 1641 W. Chicago Ave.

Proposed Zoning: B3-2

Lot Area: 2,892 square feet

Proposed Land Use: The Applicant is proposing to locate and establish a general restaurant on the first floor of the existing building. The Applicant is also proposing to locate and establish an outdoor patio above the first floor at the subject property (the Applicant will be seeking a Special Use). The general restaurant will prepare and serve food and allow for the incidental onsite consumption of alcohol. There are no proposed expansions of the existing two-story building located at the subject property. The single dwelling unit located at the rear of the second floor will remain without change. Two (2) onsite parking spaces will remain located at the rear of the subject lot.

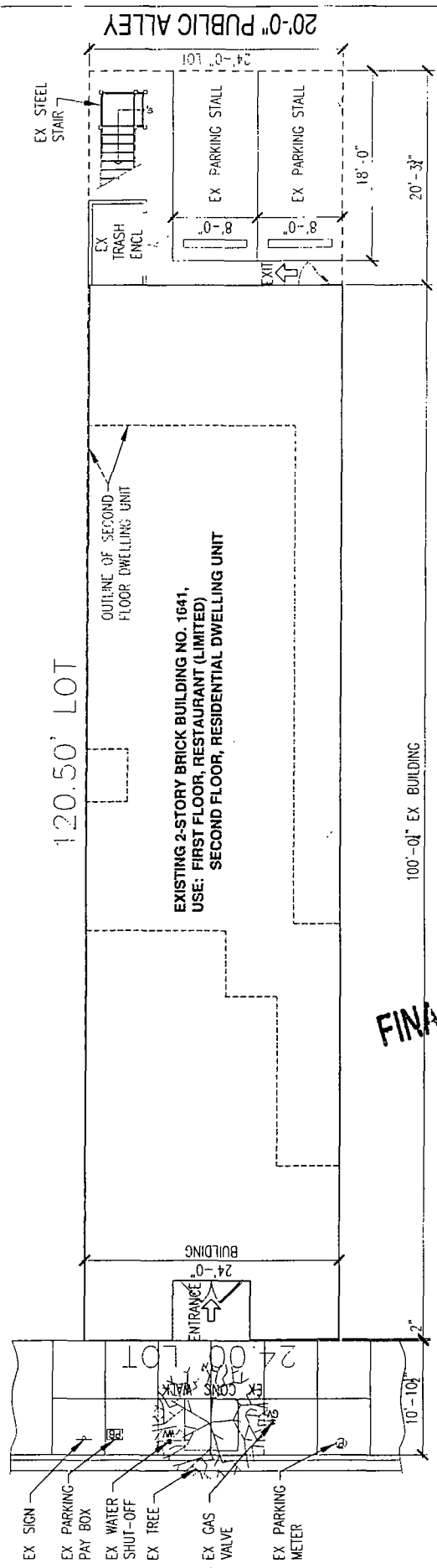
- (a) The Project's floor area ratio: 1.03
- (b) The project's density (Lot Area Per Dwelling Unit): 2,892 square feet
- (c) The amount of off-street parking: 2
- (d) Setbacks:
 - Front Setback: 0
 - East Side Setback: 0
 - West Side Setback: 0
 - Rear Setback: 20 feet 3¾ inches
- (e) Building Height: 23 feet 6 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION

W. CHICAGO AVE.

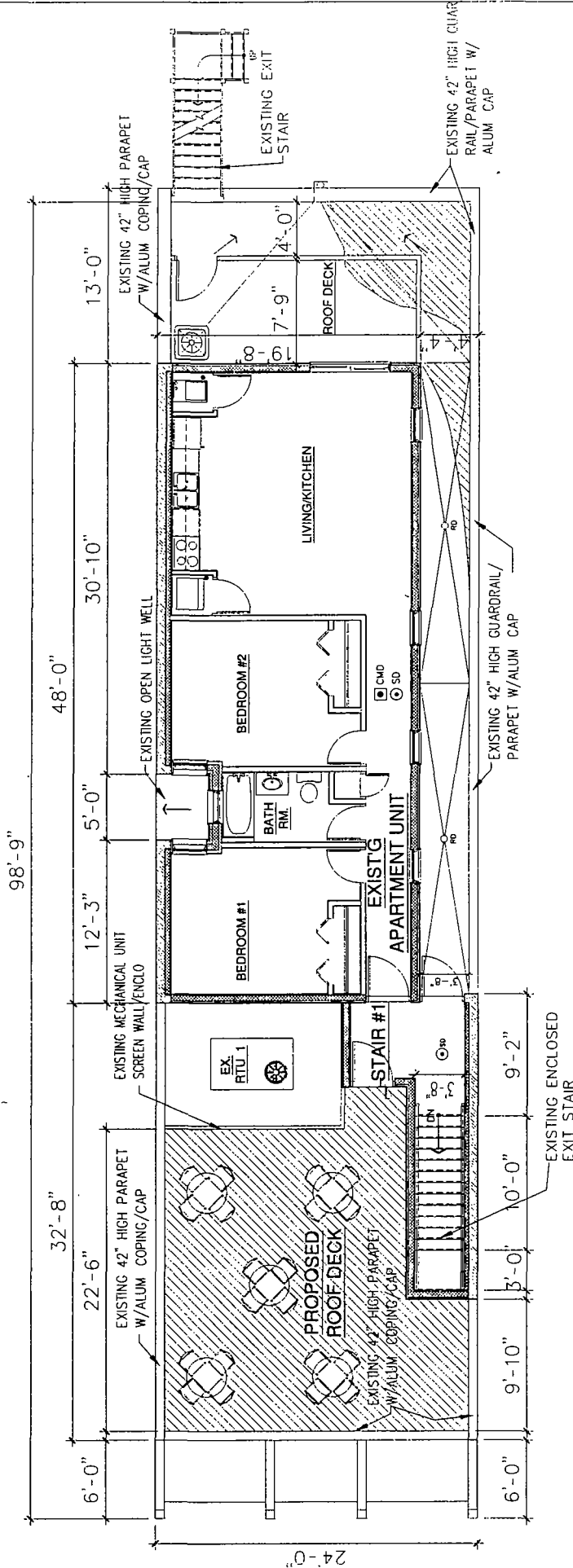


FINAL FOR PUBLICATION

EXISTING SITE PLAN
SCALE N.T.S.

PERMIT APPLICATION NO 100676660

<p>OBORA & ASSOCIATES ARCHITECTS PLANNERS INTERIOR DESIGNERS</p> <p>9616 S WILCHESTER STREET CHICAGO, ILLINOIS 60643 PHONE 312-953-2747 EMAIL: OBORACOL.COM</p>	<p>DISCLAIMER: THE PROJECT ARCHITECT OF ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR OR OMISSION OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS AND OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OF ENGINEER HAS BEEN NOTIFIED, AND HAS CORRECTED, MADE THE INCLUSION OR HAS MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWING CALCULATIONS AND / OR SPECIFICATIONS VERIFY ALL DIMENSIONS IN THE FIELD</p>	<p>BOE CAFE PROPOSED RESTAURANT FIRST FLOOR SECOND FLOOR CHICAGO, ILLINOIS 60643</p>	<p>SITE PLAN</p>
<p>DATE: 02/22/17</p>	<p>SCALE: N.T.S.</p>	<p>DATE: 02/22/17</p>	<p>SK-1</p>



PROPOSED SECOND FLOOR ROOF DECK PLAN

SCALE: N.T.S.

FINAL FOR PUBLICATION

PERMIT APPLICATION NO. 10067566C

<p>606 CAFE PROPOSED RESTAURANT 111 WEST CHICAGO AVENUE CHICAGO, ILLINOIS 60602</p>	<p>DISCLAIMER: THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT. IF THE PERSON HAS ANY KNOWLEDGE OF AN INADEQUACY, ERROR OR OMISSION OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS AND/OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, AND HAS CORRECTED, MADE THE INCLUSION OR HAS MORE CLEARLY EXPLORED THE INTENT OF THE DRAWING CALCULATIONS AND/OR SPECIFICATIONS BEFORE ALL OTHERS GET INTO THE FIELD.</p>	<p>SECOND FLOOR/ ROOF DECK PLAN</p>
<p>02/22/17 DATE</p>	<p>N.T.S. SCALE</p>	<p>COMMISSION</p>
<p>SK-2</p>		<p>OBORA & ASSOCIATES ARCHITECTS/PLANNERS/INTERIOR DESIGNERS CHICAGO, ILLINOIS 60643 EMAIL: OBOFA@OAG.COM</p>
<p>98'-9"</p>		<p>24'-0"</p>

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1616 S WINCHESTER STREET
 CHICAGO, ILLINOIS 60607
 VOICE: 312-953-2747

EXISTING MASONRY EXT. WALLS & PARAPETS - 3HR FIRE RATED UL # U904 - 8" SPLIT FACE CONC MASONRY UNITS

EXISTING PRE-FIN. ALUM SEAMLESS GLITTERS & DOWNSPOUTS, (TYP)

EXISTING EXIT STAIR

EXISTING TRASH ENCLOSURE

EXISTING MASONRY TYP

8" SECOND FL CEILING EL. +23'-6"
 7" SECOND FL CEILING EL. +14'-6"
 EXISTING BUILDING FACADE GRADE EL. 0'-0"

EAST BUILDING ELEVATION

SCALE N T S

FINAL FOR PUBLICATION

PERMIT APPLICATION NO 100676650

<p>OBORA & ASSOCIATES ARCHITECTS, PLANNERS, INTERIOR DESIGNERS 245 S. WINCHESTER STREET CHICAGO, ILLINOIS 60643 VOICE 312-953-2747 EMAIL OBORA@OAOI.COM</p>	<p>DISCLAIMER: THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR OR OMISSION OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS AND OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED AND HAS CORRECTED. MADE THE INCLUSION OR HAS MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWING CALCULATIONS AND / OR SPECIFICATIONS VERIFY ALL DIMENSIONS IN THE YIELD</p>	<p>608 CAFE - PROPOSED RESTAURANT 134 WEST CALDWAY AVENUE CHICAGO, ILLINOIS 60642</p>	<p>EAST BUILDING ELEVATION</p>
<p>DATE: 02/22/17</p>	<p>SCALE: N T S</p>	<p>COMMISSION</p>	<p>SK-3</p>

- EXISTING EXTERIOR WALL CONSTRUCTION
- 6" 20 GA WIL SHOE @ 16" CC
- W/4-LAYERS 3/8" TYPE X EXTERIOR SHEATHING
- W/4-LAYERS 3/8" TYPE X GYP BOARD ON INTERIOR FACE
- 1" EXT POLY INSUL
- 3/8" R-21 BATT INSUL
- TYPE X HOUSE WRAP
- PREFIN WIL SHEATHING

EXISTING PRE-FIN ALUM SEAMLESS GUTTERS & DOWNSPOUTS, (TYP)

EXISTING FIBERGLASS INSUL WINDOWS, (TYP)

(EXISTING) SPLIT FACED CMU, TYP

EXISTING STL CHECKERED PLATE STAIRS

EXISTING TRASH ENCLOSURE

EXISTING MASONRY TYP

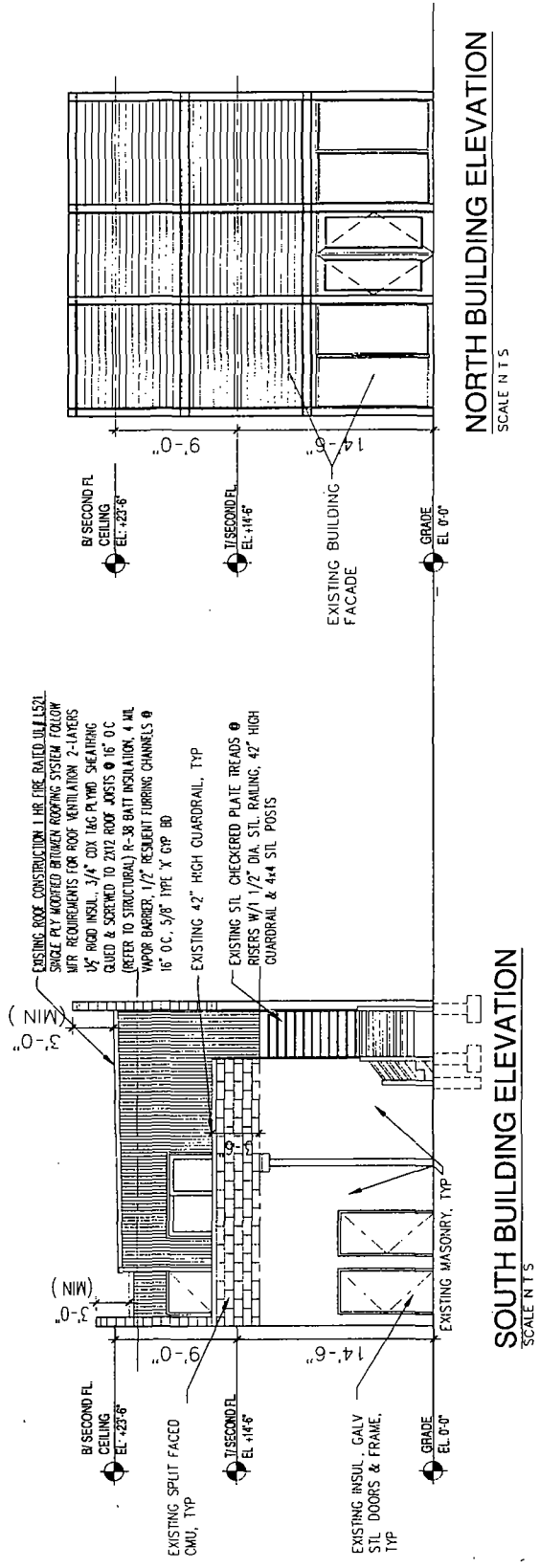
WEST BUILDING ELEVATION

SCALE N T S

FINAL FOR PUBLICATION

PERMIT APPLICATION NO: 100678650

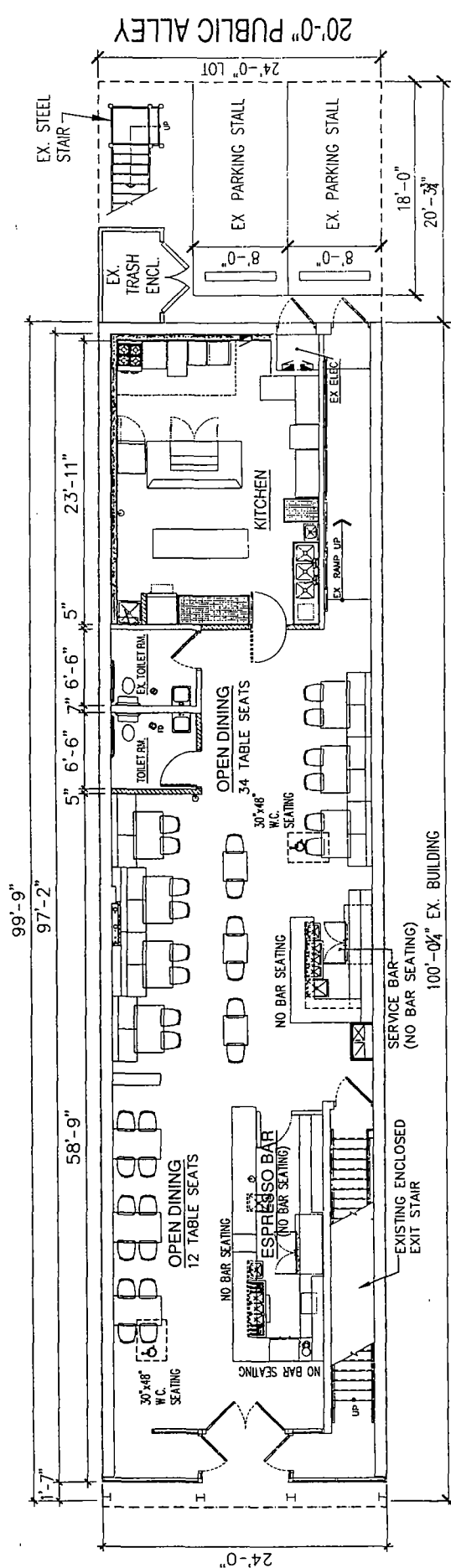
<p>806 CAFE - PROPOSED RESTAURANT IN WEST CHICAGO AREA (DUBUQUE, ILLINOIS)</p>	<p>WEST BUILDING ELEVATION</p>
<p>DATE: 02/22/17</p> <p>SCALE: N T S</p> <p>COMMISSION: SK-4</p>	<p>DISCLAIMER: THE PROJECT ARCHITECT OF ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT, IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR OR OMISSION OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS OR SPECIFICATIONS UNLESS THE PROJECT ARCHITECT OF ENGINEER HAS BEEN ADVISED AND HAS CORRECTED. MADE THE INCLUSION OR PARS MORE CLEARLY EXPLORED THE INTENT OF THE DRAWING CALCULATIONS AND / OR SPECIFICATIONS VERIFY ALL DIMENSIONS IN THE FIELD.</p>
<p>OBORA & ASSOCIATES ARCHITECTS/PLANNERS/INTERIOR DESIGNERS</p> <p>CHICAGO, ILLINOIS 60643 EMAIL: OBORA@AOL.COM</p>	<p>8616 S WINCHESTER STREET VOICE: 312-953-2747</p>



FINAL FOR PUBLICATION

PERMIT APPLICATION NO 100676660

OBORA & ASSOCIATES ARCHITECTS PLANNERS, INTERIOR DESIGNERS 8616 S WICHESSTER STREET CHICAGO, ILLINOIS 60643 VOICE 312-953-2747 EMAIL: info@obora.com	BOB CAPE PROPOSED RESTAURANT 101 WEST CHICAGO AVENUE CHICAGO, ILLINOIS 60602	NORTH & SOUTH BUILDING ELEVATIONS	SK-5
	DISCLAIMER: THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR OR OMISSION OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS AND/OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, AND HAS CORRECTED. MADE THE INCLUSION OF HAS MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWING CALCULATIONS AND / OR SPECIFICATIONS VERIFY ALL DIMENSIONS IN THE FIELD.	N T S SCALE	COMMISSION



FIRST FLOOR PLAN
SCALE: N.T.S.

FINAL FOR PUBLICATION

PERMIT APPLICATION NO 100676660

OBORA & ASSOCIATES ARCHITECTS, PLANNERS, INTERIOR DESIGNERS 2616 S WINCHESTER STREET CHICAGO, ILLINOIS 60643 VOICE: 312-953-2747 EMAIL: OBORA@AOL.COM	KIRKCAFE PROPOSED RESTAURANT FIRST FLOOR TYPICAL BUILDOUT CHICAGO, ILLINOIS 60643	FIRST FLOOR PLAN
	DATE: 02/22/17 N.T.S. SCALE:	COMMISSION:

SK-6