



City of Chicago



SO2015-5326

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 116 N Aberdeen St - App No. 18447T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18447 T1
INTRO DATE
JULY 29, 2015

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 be amended by changing all the DS-3 Downtown Service District symbols and indications as shown on Map No. 1-G in the area bounded by

a line 164.5 feet north of and parallel to West Washington Boulevard; North Aberdeen Street; a line 139.5 feet north of and parallel to West Washington boulevard; and the alley next west of and parallel to North Aberdeen Street,

to those of a DX-3 Downtown Mixed-Use District and a corresponding use 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: 116 North Aberdeen Street

JJE
OPAW
SAM

SUBSTITUTE NARRATIVE & PLANS

17-13-0303-C (1) Narrative Zoning Analysis
116 North Aberdeen Street, Chicago, Illinois


Proposed Zoning: DX-3 Downtown Mixed-Use District
Lot Area: 2,900 square foot (Total Lot Area)

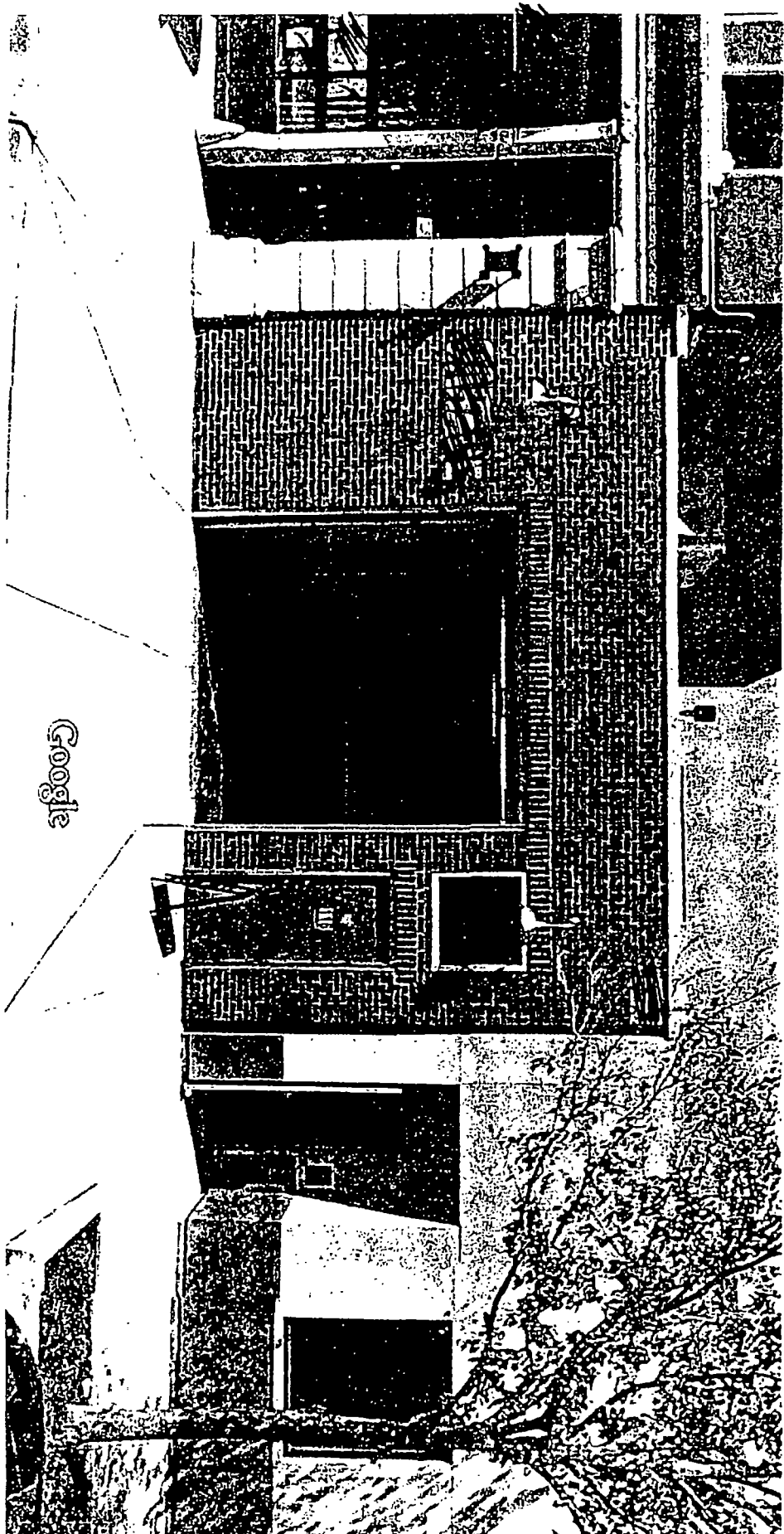
Proposed Land Use: In 2013, the Applicant effectuated a zoning map amendment for the subject property in order to permit the licensing of a “shared kitchen” (limited manufacturing use) at the site. The Applicant is currently operating a shared kitchen at the site, pursuant to valid City of Chicago Business License. The purpose for the zoning change is to return the zoning classification for the property back to its original designation, prior to the 2013 Amendment. The existing one-story, commercial, building will remain and the Applicant will continue to operate a shared kitchen at the site. There will be no physical expansion of the existing building in terms of density, building area or height.

- (a) The Project’s Floor Area Ratio:
2,900 square feet (1.0 FAR)
- (b) The Project’s Density (Lot Area Per Dwelling Unit):
No dwelling units existing or proposed
- (c) The amount of off-street parking:
0 spaces
- (d) Setbacks:
 - a. Front Setback: 0’-0”
 - b. Rear Setback: 0’-0”
 - c. Side Setbacks:
 - North: 0’-0”
 - South: 0’-0”
- (e) Building Height: 14’-0” (approx.)

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***17-13-0303-C(2) Plans Attached.**

 Google 139 N Aberdeen St

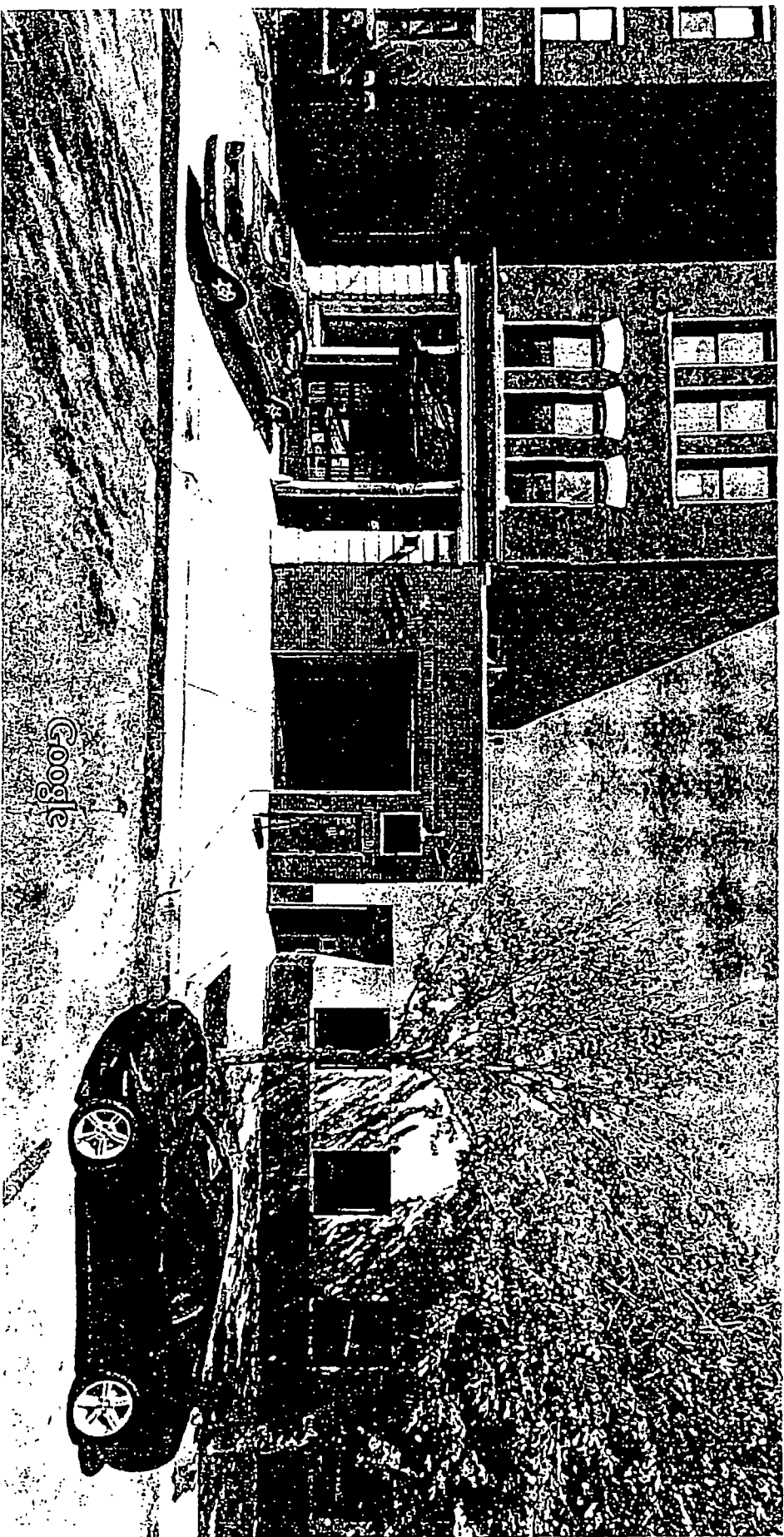


Google

Chicago, Illinois
Street View - Sep 2013

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Google 139 N Aberdeen St



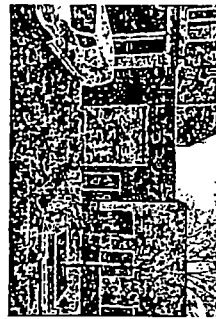
Chicago, Illinois

Street View - Sep 2013

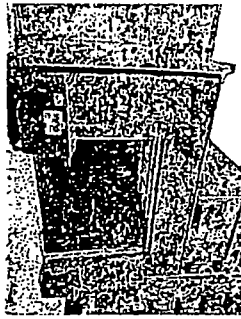
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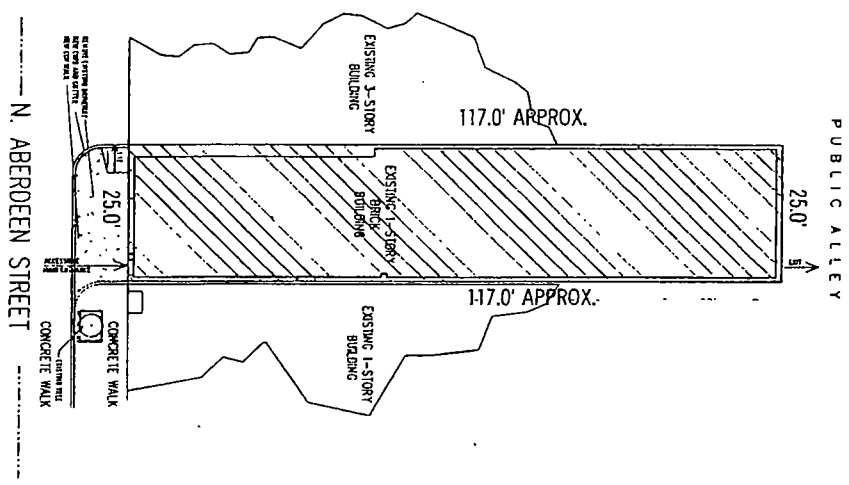
EXISTING BUILDING - FRONT



EXISTING BUILDING - REAR



NOTICE TO CONTRACTOR
 The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Chicago and the Department of Public Works. The contractor shall also be responsible for obtaining all necessary permits and approvals from the City of Chicago and the Department of Public Works. The contractor shall also be responsible for obtaining all necessary permits and approvals from the City of Chicago and the Department of Public Works.



INTERIOR BUILD OUT FOR NEW
 FAST FOOD ESTABLISHMENT
 116 N. ABERDEEN ST
 CHICAGO ILLINOIS

FINAL FOR PUBLICATION

<p>DATE: 8/7/18 DESIGNED: 8-2018-18 DRAWN: A.I.O.</p>	<p>ABD & ASSOCIATES, LTD PROFESSIONAL DESIGN FIRM NO. 04-00172 8717 W. 89TH WILSON AVE. #500 CHICAGO IL 60621 PHONE 773 664 9374 FAX 773 954 9465</p>	<p>PERMIT REVISION TO PERMIT #100452109 INTERIOR BUILD OUT FOR NEW FAST FOOD ESTABLISHMENT 116 N. ABERDEEN ST. CHICAGO ILLINOIS 60640</p>	<p>DATE: 8/7/18 DESIGNED: 8-2018-18 DRAWN: A.I.O.</p>
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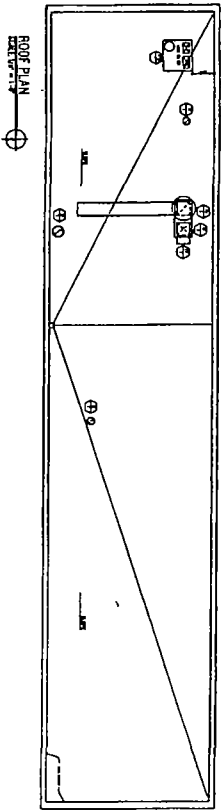
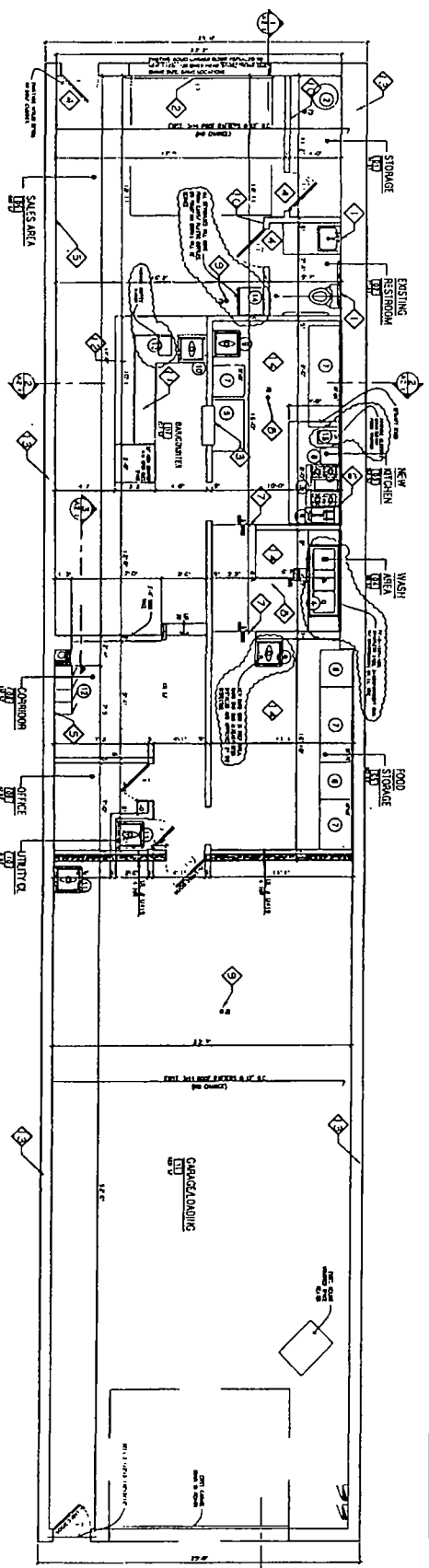
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN KEYNOTES

1	EXISTING RESTROOM
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20	EXISTING RESTROOM



FINAL FOR PUBLICATION

STANDARD SCHEDULE

GENERAL ENERGY CONSERVATION

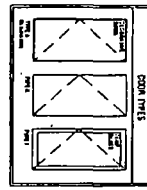
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ROOM SCHEDULE

ROOM NO.	ROOM NAME	AREA (SQ. FT.)	CEILING	FLOOR	WALLS	DOORS	WINDOWS	MECHANICAL	ELECTRICAL	PLUMBING	FINISHES
101	SALES AREA	1,200	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
102	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
103	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
104	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
105	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
106	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
107	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
108	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
109	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
110	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
111	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
112	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
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116	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
117	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
118	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
119	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1
120	RESTROOM	100	9'-0"	4'-0"	8'-0"	1	10	1	1	1	1

EQUIPMENT SCHEDULE

1. ALL NEW BUILDINGS SHALL BE DESIGNED TO MEET THE ENERGY EFFICIENCY DESIGN REQUIREMENTS OF THE IBC AND ALL APPLICABLE CODES.
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HALL LEGEND

1	DOOR	1/2" x 2" x 6"
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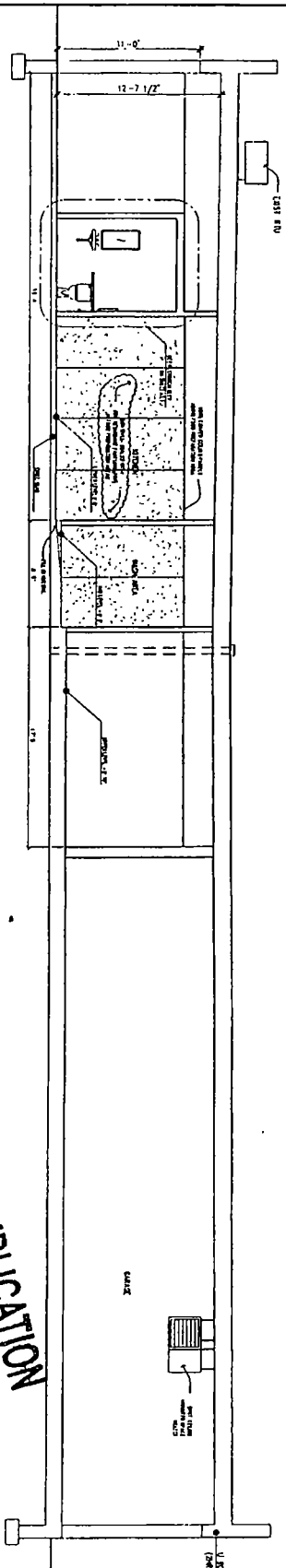
COPYRIGHT 2000 BY ASSOCIATES
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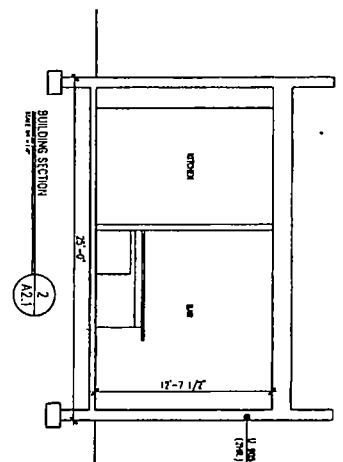
PERMIT REVISION TO PERMIT #100452109
INTERIOR BUILD OUT FOR NEW
FAST FOOD ESTABLISHMENT
116 N. ABERDEEN ST.
CHICAGO
ILLINOIS 60640

ABD & ASSOCIATES, LTD.
PROFESSIONAL DESIGN FIRM NO. 164 005173
1117 N. NORTH BRANCH RD. #200 CHICAGO, IL 60642
PHONE: 312-664-8600 FAX: 312-664-8601

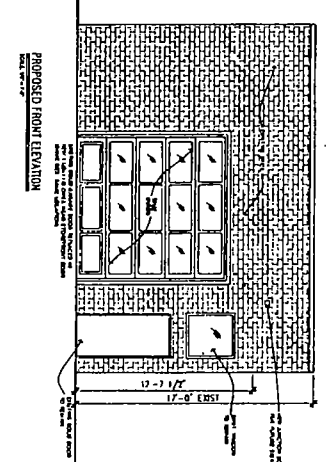
DATE: 11/03/00
DRAWN BY: JLD/ML
CHECKED BY: JLD/ML
DATE: 11-03-18



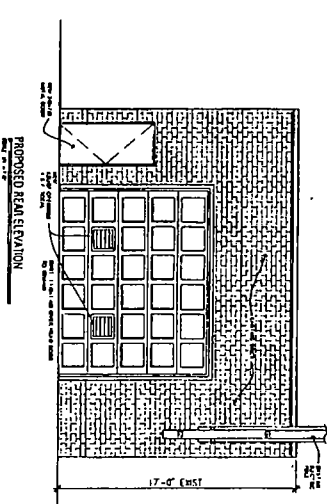
BUILDING SECTION
1
A2.1



BUILDING SECTION
2
A2.1



PROPOSED FRONT ELEVATION
A2.1



PROPOSED REAR ELEVATION
A2.1

GENERAL NOTES

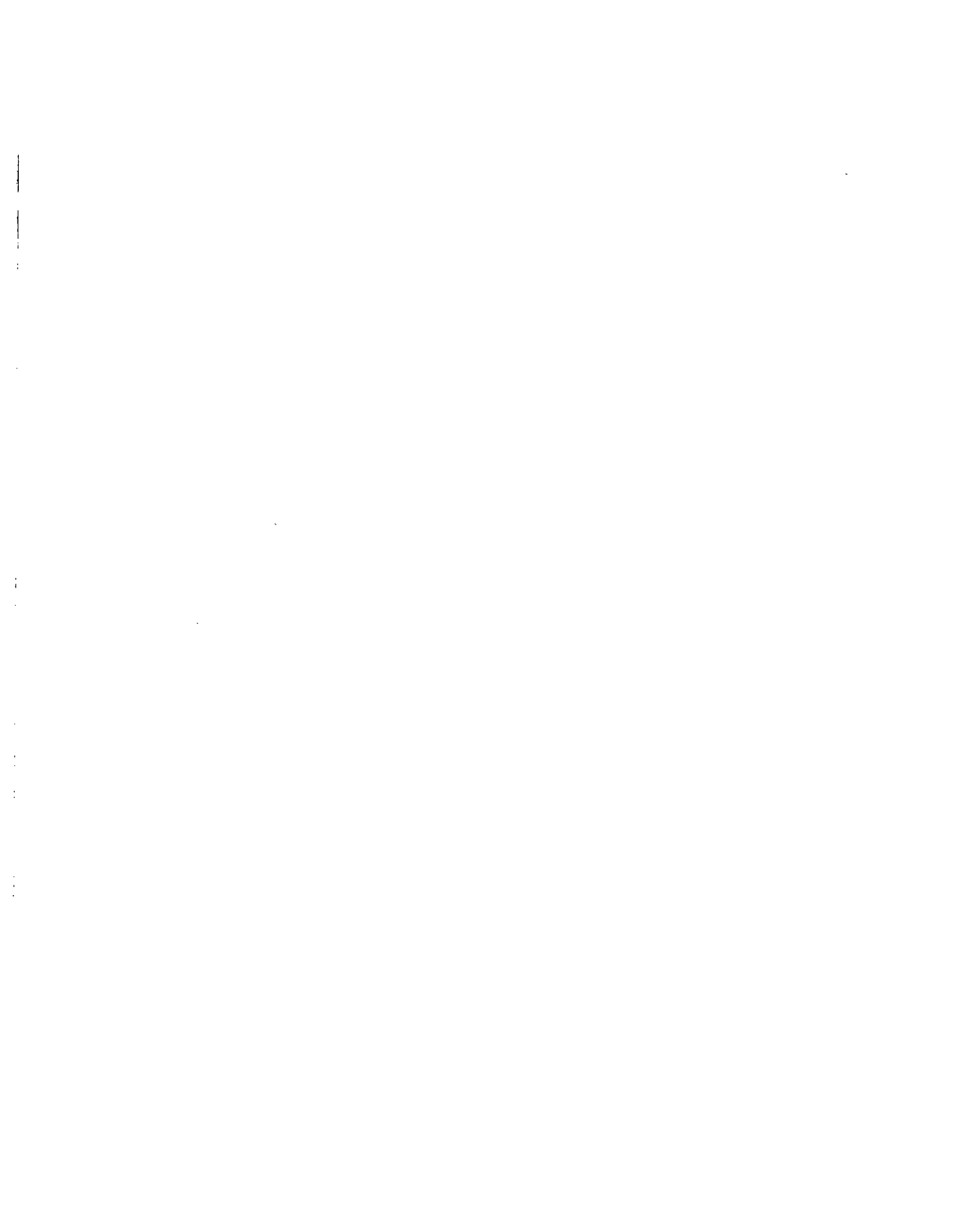
1. All work shall be in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Chicago.
3. The contractor shall be responsible for protecting all existing structures and utilities on the site.
4. The contractor shall be responsible for maintaining access to adjacent properties at all times.
5. The contractor shall be responsible for maintaining the site in a safe and clean condition at all times.
6. The contractor shall be responsible for providing all necessary safety equipment and personnel.
7. The contractor shall be responsible for providing all necessary materials and labor.
8. The contractor shall be responsible for providing all necessary drawings and specifications.
9. The contractor shall be responsible for providing all necessary reports and documents.
10. The contractor shall be responsible for providing all necessary communication and coordination.

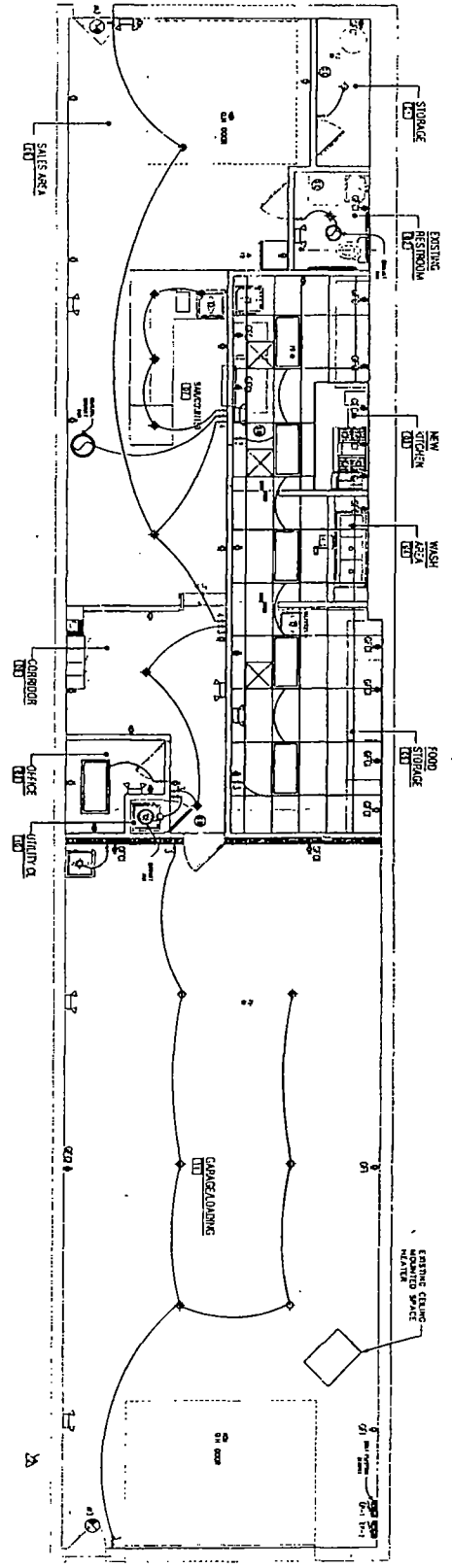
PERMITS AND APPROVALS

City of Chicago Building Code, 2012 Edition
City of Chicago Department of Public Works
City of Chicago Department of Public Safety
City of Chicago Department of Public Health
City of Chicago Department of Public Utilities
City of Chicago Department of Public Works
City of Chicago Department of Public Safety
City of Chicago Department of Public Health
City of Chicago Department of Public Utilities

FINAL FOR PUBLICATION

<p>COPYRIGHT 2012 A2.1</p>	<p>DATE: 11/13/12 REVISION: 11/13/12 SCALE: AS SHOWN</p>	<p>PERMIT REVISION TO PERMIT #100452109 INTERIOR BUILD OUT FOR NEW FAST FOOD ESTABLISHMENT 116 N. ABERDEEN ST. CHICAGO ILLINOIS 60640</p>	<p>ABD & ASSOCIATES, LTD. PROFESSIONAL DESIGN FIRM NO. 184-02781 2747 W. BRUSH AVENUE, #100, CHICAGO, IL 60631 PHONE: 773.866.8164 FAX: 773.866.8164</p>	<p>DATE: 11/13/12 SCALE: AS SHOWN PROJECT: 100452109</p>
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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FINAL FOR PUBLICATION

PERMIT REVISION TO PERMIT # 100452109
INTERIOR BUILD OUT FOR NEW
FAST FOOD ESTABLISHMENT
116 N. ABERDEEN ST.
CHICAGO



ABD & ASSOCIATES, LTD.
PROFESSIONAL ENGINEERS
8217 W. BIRTH AVE., #200 CHICAGO, ILL. 60642
PHONE 773 864 8754 FAX 773 864 8754

DATE: 1/27/82
PROJECT: 116N ABERDEEN
SHEET NO. 116N ABERDEEN
SHEET 116N ABERDEEN

DATE: 1/27/82
PROJECT: 116N ABERDEEN
SHEET NO. 116N ABERDEEN
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