



City of Chicago



O2014-5906

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/30/2014
Sponsor(s):	Burke (14)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-I at 4849 S Kedzie Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-2 Light Industry District and the M2-3 Light Industry District symbols and indications as shown on Map No. 12-I in the area bounded by:

The east line of South Kedzie Avenue; the south line of West 48th Place; a line 212.77 feet west of and parallel to the east line of South Kedzie Avenue; a line 203.11 feet south of and parallel to the south line of West 48th Place

to those of a C2-1 Motor Vehicle-Related Commercial District symbols and a corresponding use district is hereby established.

SECTION 2. This ordinance takes effect after its passage and approval.

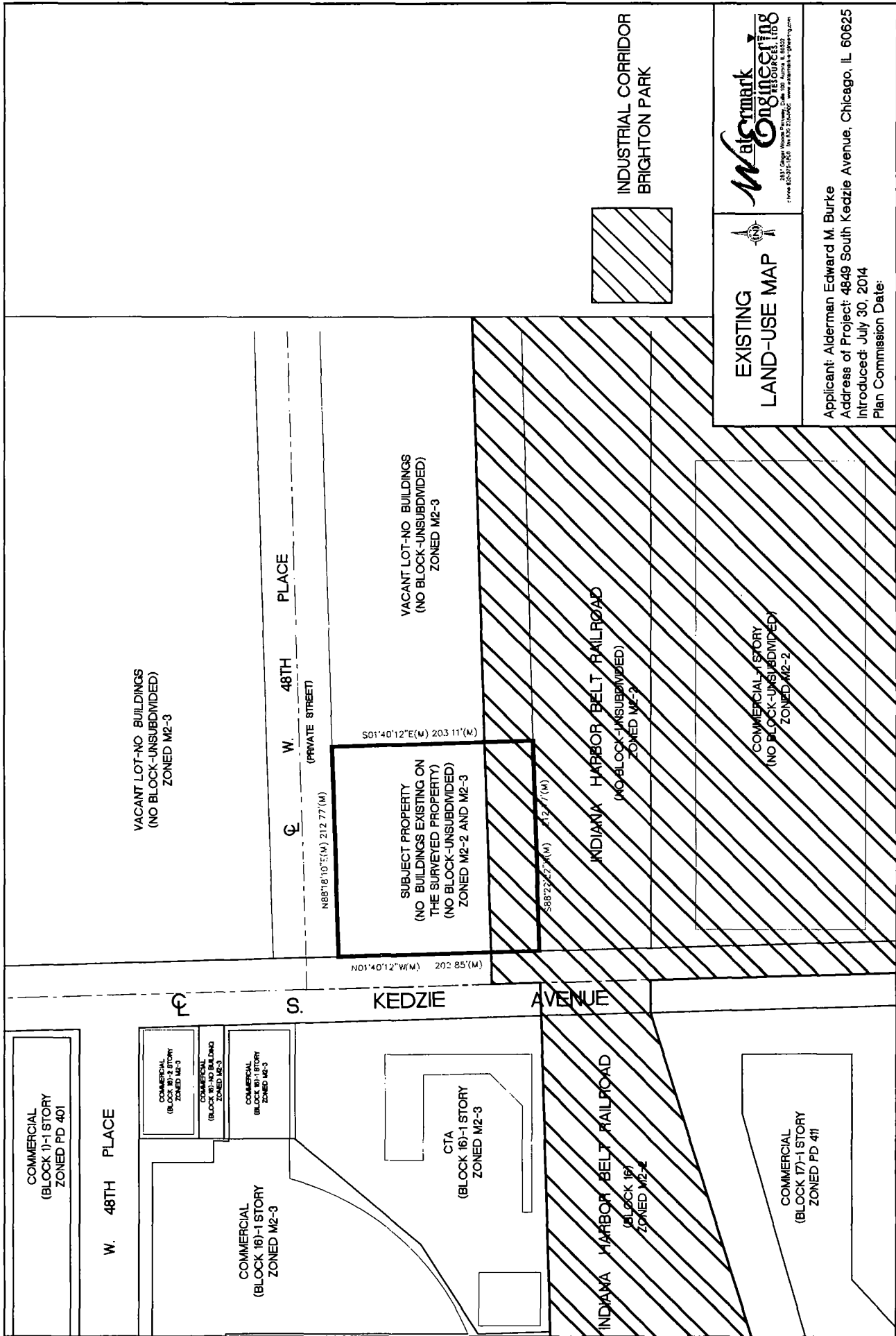
Edward M. Burke
Ordeman, 14th Ward

Common Address of Property: 4849 South Kedzie Avenue

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PROJECT NARRATIVE

The subject property is an approximately 43,198 square foot parcel situated on the southeast corner of the intersection of South Kedzie Avenue and West 48th Place, commonly known as 4849 South Kedzie Avenue. The subject property is currently vacant land. A portion of the subject property is located within the Brighton Park Industrial Corridor. The Applicant is seeking to amend the zoning at the subject property from the M2-2 Light Industry District and the M2-3 Light Industry District to the C2-1 Motor Vehicle-Related Commercial District in order to locate and establish an approximately 5,097 square foot, one-story McDonald's restaurant with a dual lane drive-through facility with three service windows, and on-site parking. The proposed McDonald's restaurant lobby will be open daily from 5:00 a.m. until 1:00 a.m., and the drive-through facility will be open 24 hours daily. The proposed McDonald's restaurant will employ approximately 60 employees. The number of proposed construction jobs is between 10 and 20, and the estimated project cost is more than \$2,000,000.00.



COMMERCIAL
(BLOCK 1)-1 STORY
ZONED PD 401

W. 48TH PLACE

COMMERCIAL
(BLOCK 16)-1 STORY
ZONED M2-3

COMMERCIAL
(BLOCK 16)-1 STORY
ZONED M2-3

COMMERCIAL
(BLOCK 16)-1 STORY
ZONED M2-3

COMMERCIAL
(BLOCK 16)-1 STORY
ZONED M2-3

CTA
(BLOCK 16)-1 STORY
ZONED M2-3

INDIANA HARBOR BELT RAILROAD
(BLOCK 16)
ZONED M2-3

COMMERCIAL
(BLOCK 17)-1 STORY
ZONED PD 411

VACANT LOT-NO. BUILDINGS
(NO BLOCK-UNSUBDIVIDED)
ZONED M2-3

W. 48TH PLACE
(PRIVATE STREET)

VACANT LOT-NO. BUILDINGS
(NO BLOCK-UNSUBDIVIDED)
ZONED M2-3

SUBJECT PROPERTY
(NO BUILDINGS EXISTING ON
THE SURVEYED PROPERTY)
(NO BLOCK-UNSUBDIVIDED)
ZONED M2-2 AND M2-3

INDIANA HARBOR BELT RAILROAD
(NO BLOCK-UNSUBDIVIDED)
ZONED M2-3

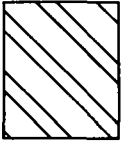
COMMERCIAL-1 STORY
(NO BLOCK-UNSUBDIVIDED)
ZONED M2-2

N88°18'10"E(M) 212.77'(M)

S01°40'12"E(W) 203.11'(M)

N01°40'12"W(W) 202.85'(M)

S88°22'27"W(M) 112.27'(M)

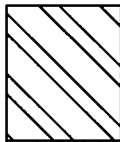
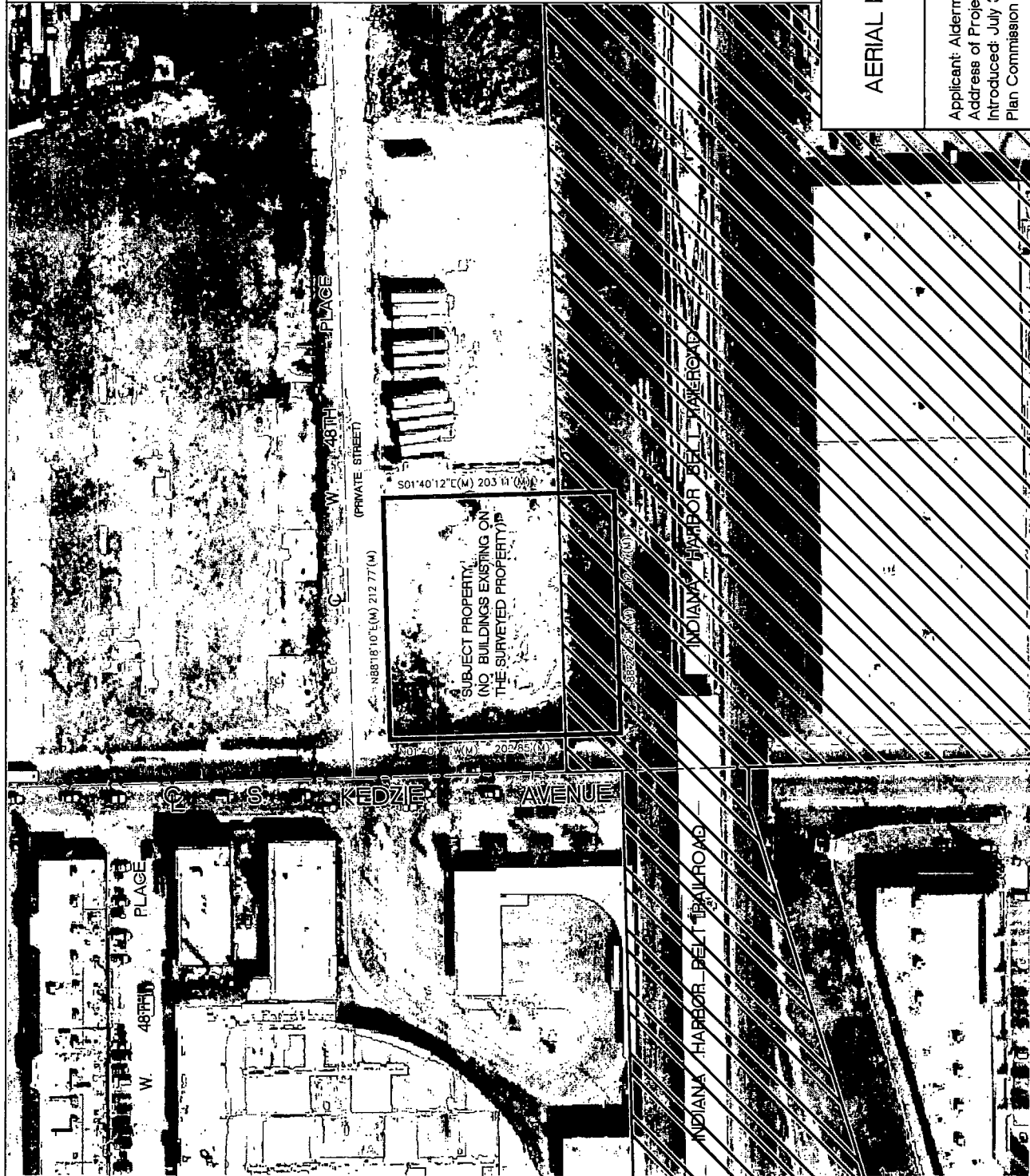


INDUSTRIAL CORRIDOR
BRIGHTON PARK

EXISTING
LAND-USE MAP



Applicant: Alderman Edward M. Burke
Address of Project: 4849 South Kedzie Avenue, Chicago, IL 60625
Introduced: July 30, 2014
Plan Commission Date:



INDUSTRIAL CORRIDOR
BRIGHTON PARK



AERIAL MAP

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LEGAL DESCRIPTION

PARCEL 1.

THE PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

SUBJECT PROPERTY BEING THE NORTH HALF OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 18 MINUTES TO SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, 202.85 FEET TO A POINT ON THE EAST LINE OF KEDZIE AVENUE THAT IS 14.15 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, 202.85 FEET TO THE POINT OF BEGINNING. THENCE NORTH 88 DEGREES 18 MINUTES TO SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, 212.77 FEET TO A POINT ON THE EAST LINE OF KEDZIE AVENUE THAT IS 14.15 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, 202.85 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

☉ W. 48TH PLACE

(PRIVATE STREET)

N88°18'10"E(M) 212.77'(M)

N01°40'12"W(M) 202.85'(M)

S01°40'12"E(M) 203.11'(M)

SUBJECT PROPERTY
(NO BUILDINGS EXISTING ON
THE SURVEYED
PROPERTY-PARCEL 1)

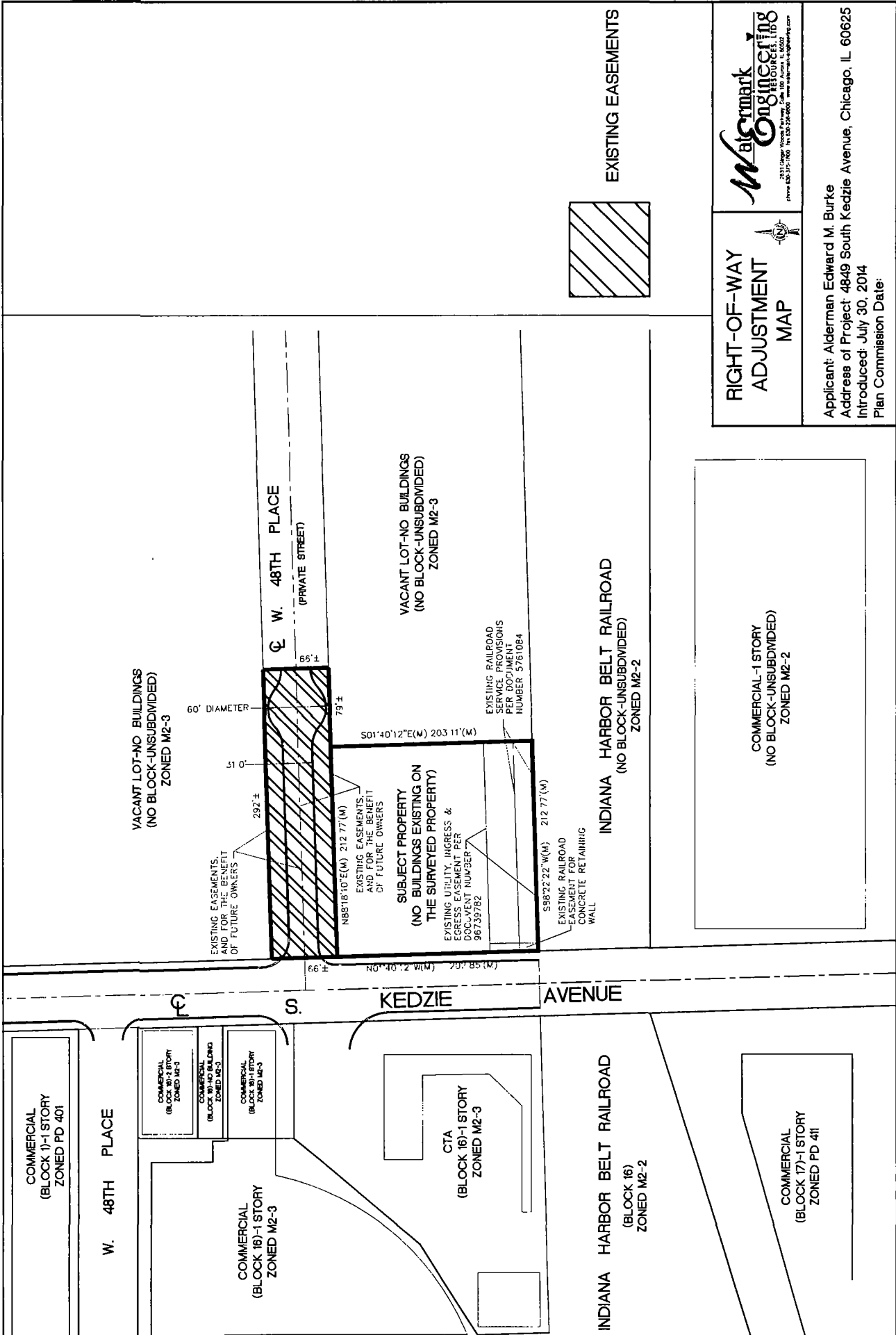
S88°22'22"W(M) 212.77'(M)

INDIANA HARBOR BELT RAILROAD

PROJECT
BOUNDARY MAP



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COMMERCIAL
(BLOCK 1)-1 STORY
ZONED PD 401

W. 48TH PLACE

COMMERCIAL
(BLOCK 10)-2 STORY
ZONED M2-3

COMMERCIAL
(BLOCK 10)-NO BUILDING
ZONED M2-3

COMMERCIAL
(BLOCK 10)-1 STORY
ZONED M2-3

COMMERCIAL
(BLOCK 16)-1 STORY
ZONED M2-3

CTA
(BLOCK 16)-1 STORY
ZONED M2-3

INDIANA HARBOR BELT RAILROAD
(BLOCK 16)
ZONED M2-2

COMMERCIAL
(BLOCK 17)-1 STORY
ZONED PD 411

VACANT LOT-NO BUILDINGS
(NO BLOCK-UNSUBDIVIDED)
ZONED M2-3

EXISTING EASEMENTS
AND FOR THE BENEFIT
OF FUTURE OWNERS

W. 48TH PLACE
(PRIVATE STREET)

60' DIAMETER

EXISTING EASEMENTS
AND FOR THE BENEFIT
OF FUTURE OWNERS

SUBJECT PROPERTY
(NO BUILDINGS EXISTING ON
THE SURVEYED PROPERTY)

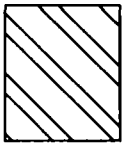
EXISTING UTILITY, INGRESS &
EGRESS EASEMENT PER
DOCUMENT NUMBER
96739782

EXISTING RAILROAD
SERVICE PROVISIONS
PER DOCUMENT
NUMBER 5761084

VACANT LOT-NO BUILDINGS
(NO BLOCK-UNSUBDIVIDED)
ZONED M2-3

INDIANA HARBOR BELT RAILROAD
(NO BLOCK-UNSUBDIVIDED)
ZONED M2-2

COMMERCIAL-1 STORY
(NO BLOCK-UNSUBDIVIDED)
ZONED M2-2

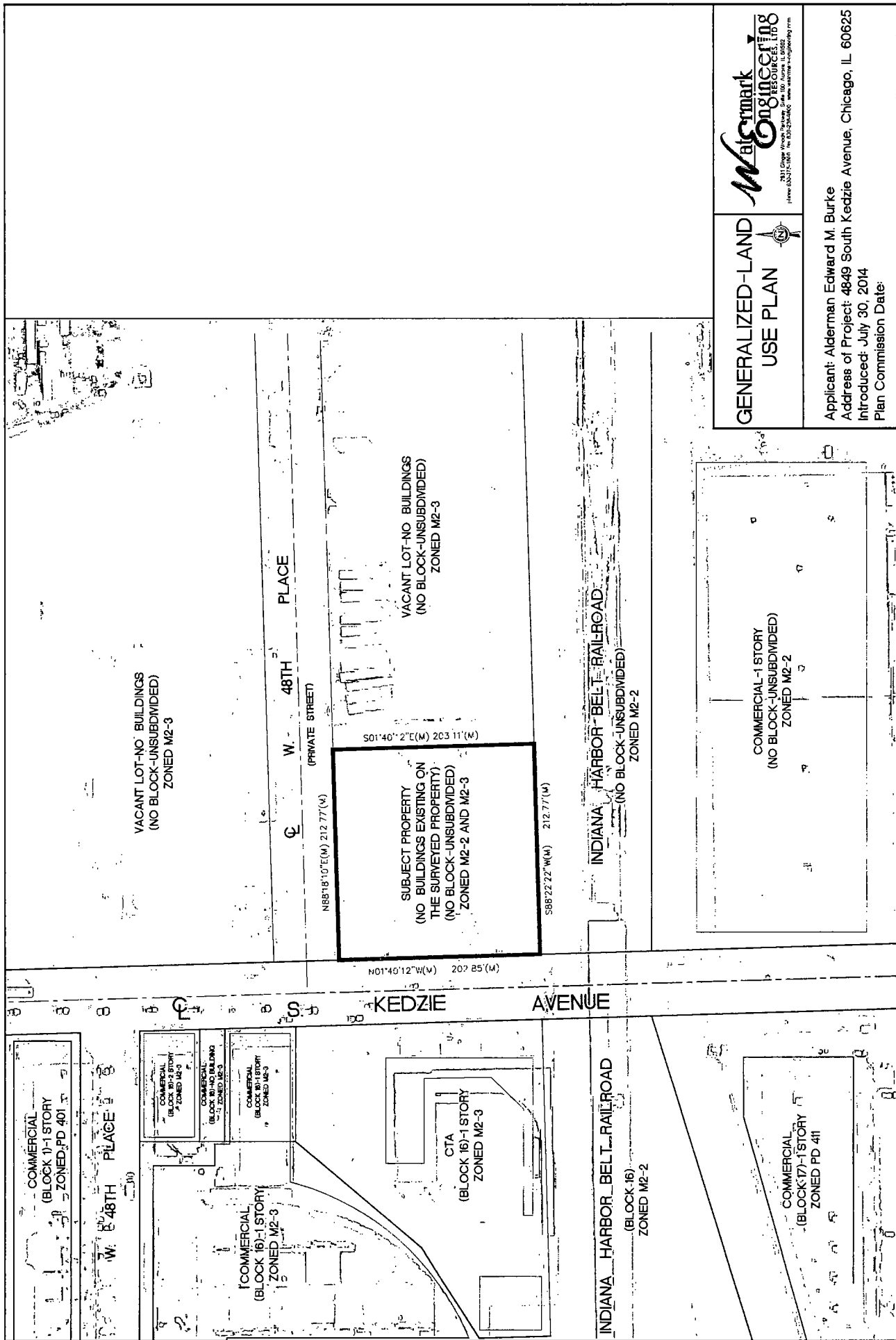


EXISTING EASEMENTS

RIGHT-OF-WAY
ADJUSTMENT
MAP



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GENERALIZED-LAND USE PLAN



McGraw Hill Construction
McGraw Hill Construction
 1221 Avenue of the Americas
 New York, NY 10020-1396
 www.mhfi.com | www.mhfi.com

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GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEY(S)'S PROJECT #R223 DATED 11/09/20.
 2. THE SURVEY WAS CONDUCTED BY COMPASS LAND SURVEYING, 2431 CUNGER WOODS PARKWAY, CHICAGO, IL 60647.
 3. THE DESIGN DATE IS 07/30/2014.
 4. THE DESIGNER'S RESPONSIBILITY IS TO VERIFY THAT THE WORKING PLANS CORRECTLY REFLECT THE DESIGN TO WHICH HE OR SHE HAS BEEN AUTHORIZED TO SIGN AND TO BE RESPONSIBLE FOR THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	35
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	37

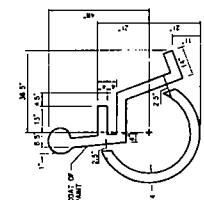
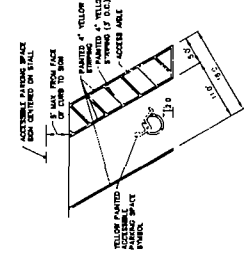
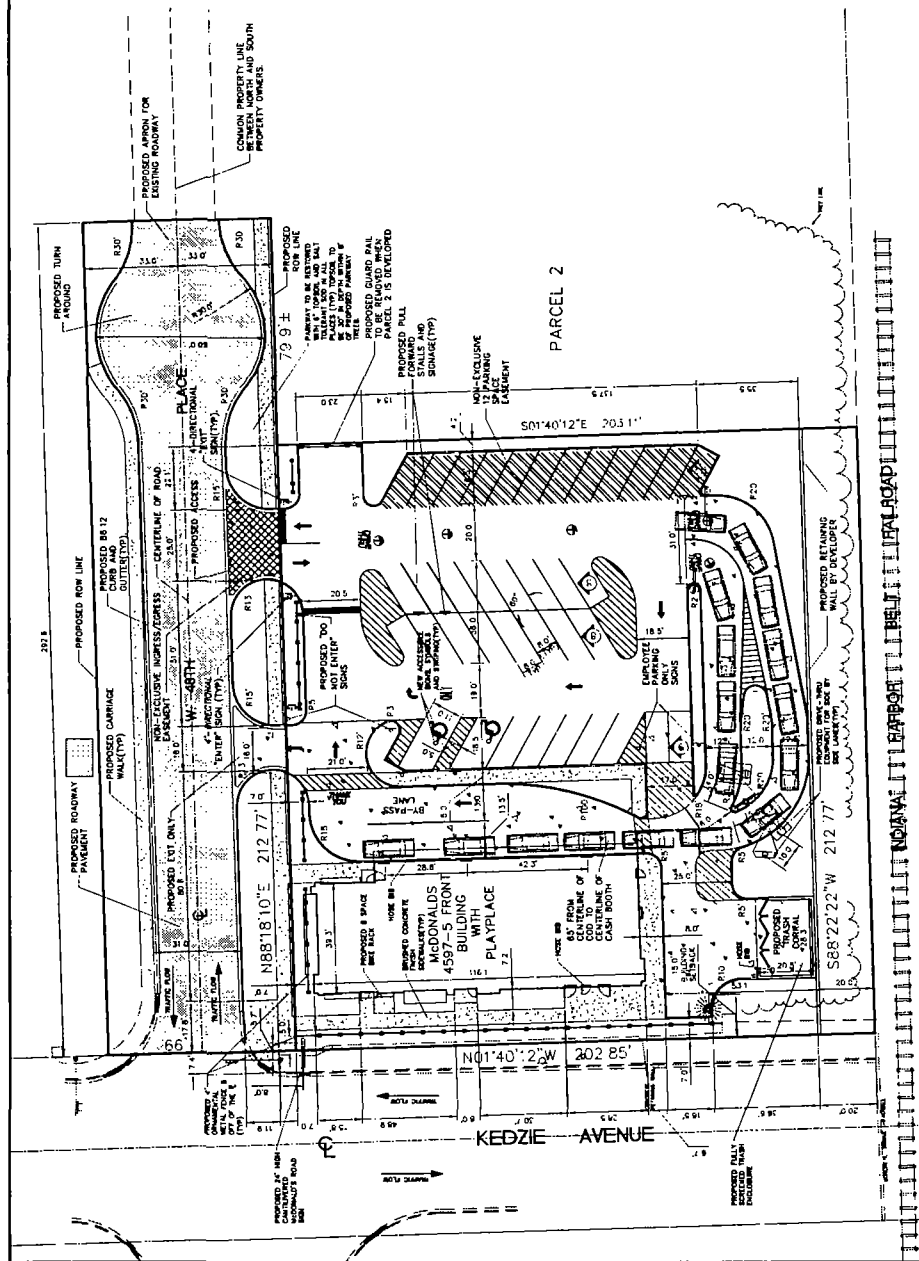
BIKE PARKING = 1 PER 5 AUTO SPOTS, 37/5 = 7.4
 0.5 BIKE SPACES

SITE DATA

LOT AREA = 41,188 SF (0.99 AC)
 BUILDING AREA = 3,097 SF

CHICAGO LANDSCAPE CALCULATIONS

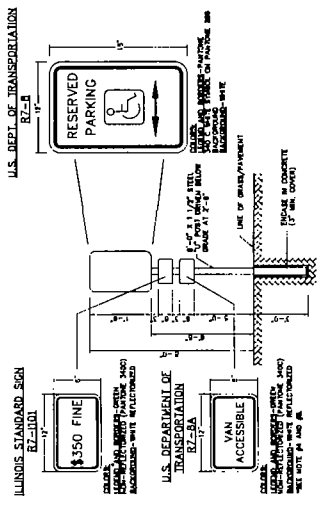
MINIMUM INTERIOR LANDSCAPED AREA = 29,730 SF (7.30 AC)
 MINIMUM INTERIOR LANDSCAPED AREA PROVIDED = 10,710 SF (42.20 AC)
 MINIMUM EXTERIOR LANDSCAPED AREA PROVIDED = 1,719/125 = 14 TREES REQUIRED
 13 TREES PROVIDED



NOTES:
 1. SYMBOL IS CENTERED ON WIDTH OF PARKING STALL AND 2' FROM THE END OF THE STALL.

ACCESSIBLE PARKING SPACE SYMBOL

ACCESSIBLE PARKING SPACE DETAIL



1. PLACE 4 INCH BY 6 INCH SIGN UNLESS OTHERWISE BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES. THE SIGN SHALL BE MOUNTED DIRECTLY BELOW THE SIGN ON A SINGLE 12 INCH BY 24 INCH POST.
2. THE SIGN SHALL BE MOUNTED ON A SINGLE 12 INCH BY 24 INCH POST.
3. THE SIGN SHALL BE MOUNTED ON A SINGLE 12 INCH BY 24 INCH POST.
4. THE SIGN SHALL BE MOUNTED ON A SINGLE 12 INCH BY 24 INCH POST.
5. THE SIGN SHALL BE MOUNTED ON A SINGLE 12 INCH BY 24 INCH POST.

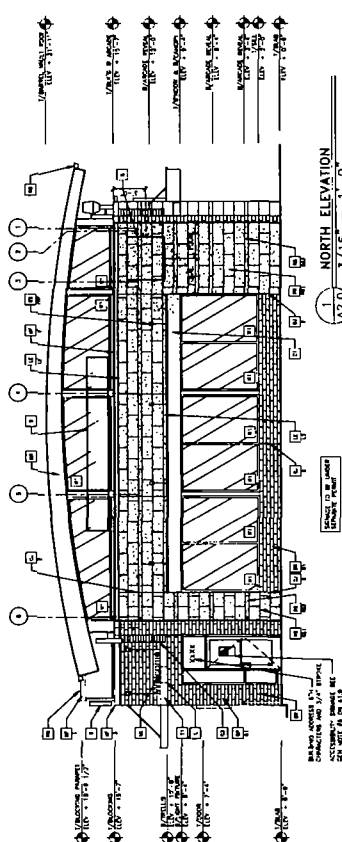
ACCESSIBLE PARKING SPACE SIGN DETAIL

WALSH ENGINEERING & CONSULTING
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, ENVIRONMENTAL SCIENTISTS
 1000 N. LAUREL STREET, SUITE 200, CHICAGO, IL 60642
 PHONE: (312) 771-1700 FAX: (312) 771-1701 WWW.WALSH-ENGINEERING.COM

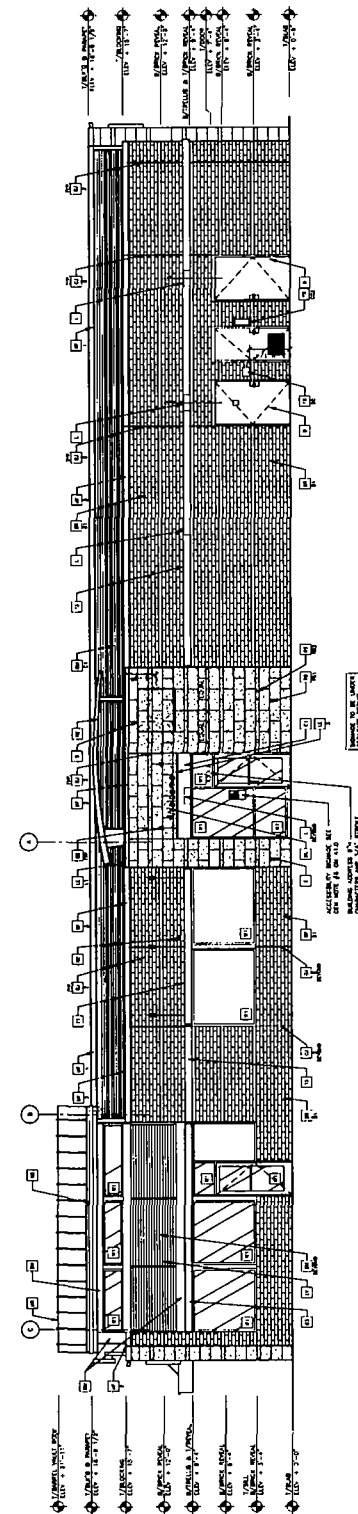
SITE PLAN

DATE: 07/30/2014
 SCALE: 1" = 20'

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1 NORTH ELEVATION
3/16" = 1'-0"

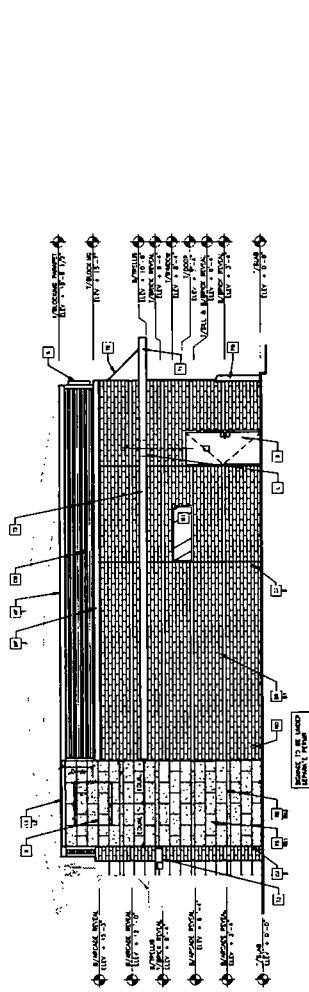


2 WEST ELEVATION
3/16" = 1'-0"

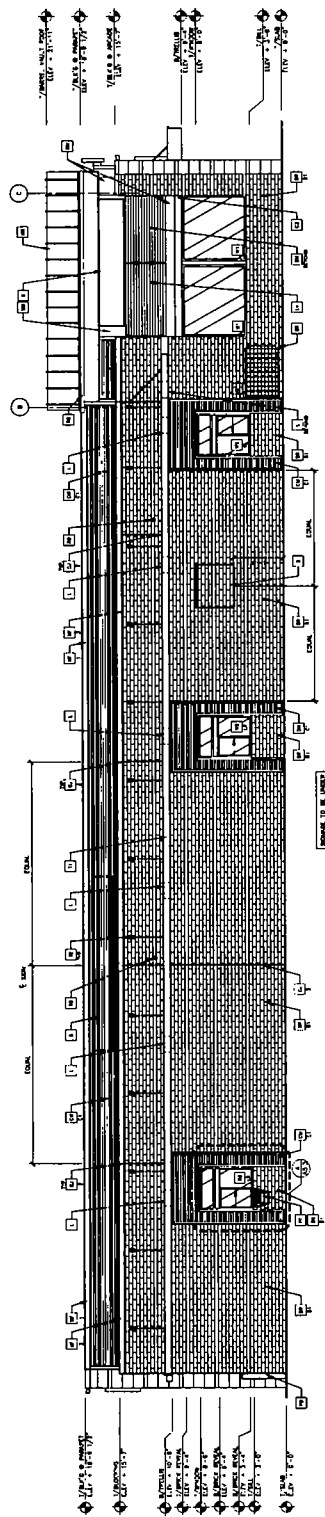
- KEY NOTES:**
- 1 - METAL LETTERS - SEE 18/A3.0
 - 2 - COMPARTMENTED METAL PANEL - SEE 18/A3.0
 - 3 - METAL LETTERS - SEE 18/A3.0
 - 4 - METAL LETTERS - SEE 18/A3.0
 - 5 - METAL LETTERS - SEE 18/A3.0
 - 6 - METAL LETTERS - SEE 18/A3.0
 - 7 - METAL LETTERS - SEE 18/A3.0
 - 8 - METAL LETTERS - SEE 18/A3.0
 - 9 - METAL LETTERS - SEE 18/A3.0
 - 10 - METAL LETTERS - SEE 18/A3.0
 - 11 - METAL LETTERS - SEE 18/A3.0
 - 12 - METAL LETTERS - SEE 18/A3.0

NORTH AND WEST ELEVATION

Professional Engineer
Fred Matthews
License No. 100100409
State of North Carolina



1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

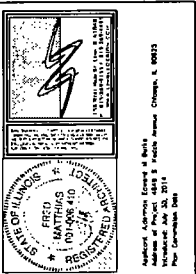
KEY NOTES:
 1 BRICK METAL
 2 COLOR TO COMPARE BY METAL-100
 3 FACED BRICK
 4 1" - 2" BRICK RED ALUMINUM TRIM (COLOR ONLY)
 5 ALUMINUM CHAMPY TRIM (COLOR ONLY)
 6 ALUMINUM CHAMPY TRIM (NO COLOR)
 7 ALUMINUM CHAMPY TRIM
 8 ALUMINUM CHAMPY TRIM
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 17 ALUMINUM CHAMPY TRIM

18 COMPACTED METAL PANEL - SEE METAL-100
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91 METAL LETTERING - BY OTHERS
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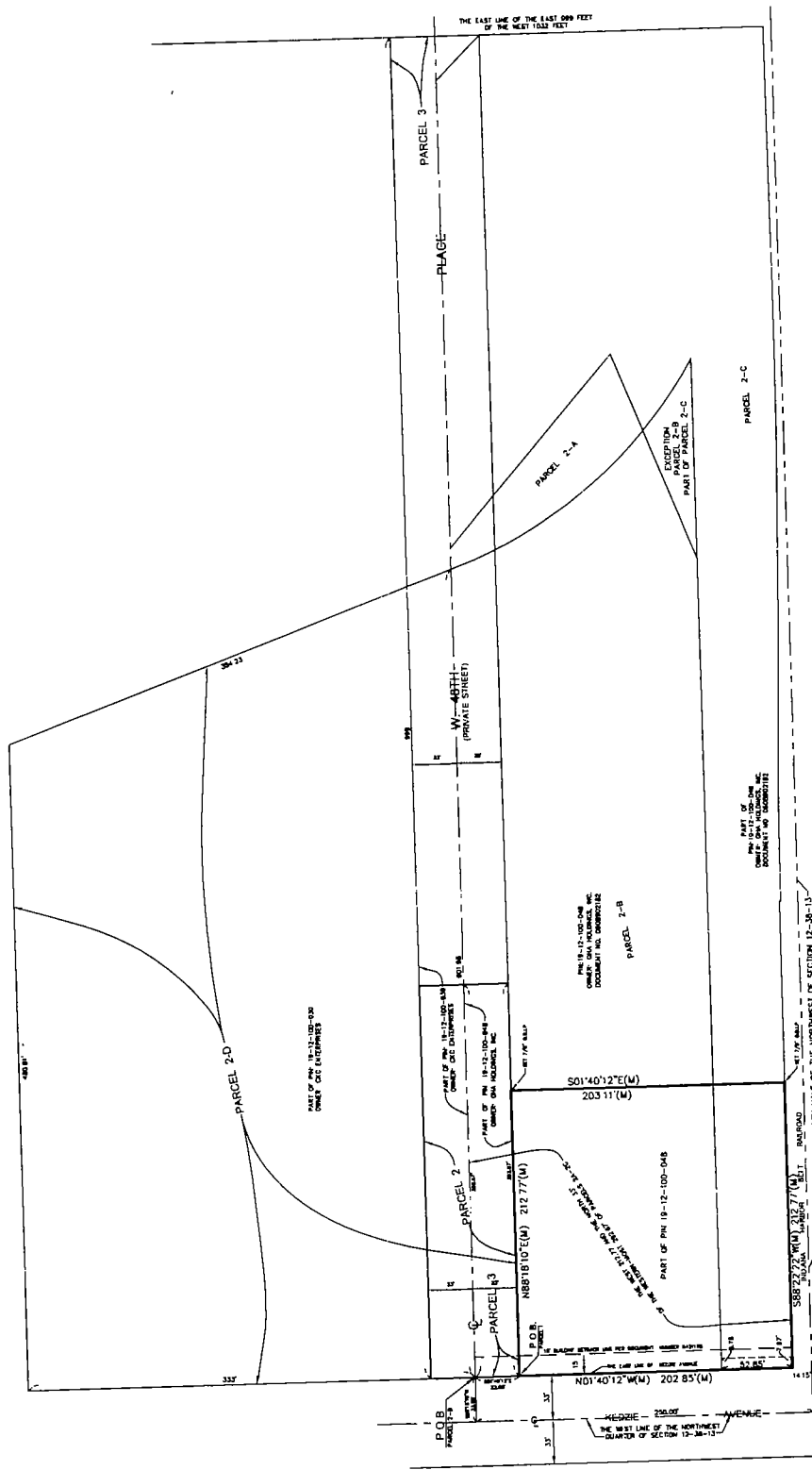
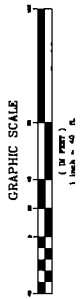
111 METAL LETTERING - BY OTHERS
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 119 METAL LETTERING - BY OTHERS
 120 METAL LETTERING - BY OTHERS



SOUTH AND EAST ELEVATION

Professional Seal of the State of Illinois
 Fred Matthews
 No. 100-008-410
 Registered Professional Engineer
 Date: 07/26/2014

ALTA/ACSM LAND TITLE AND TOPOGRAPHIC SURVEY



15
JAMES H. HOLT SURVEYOR
REGISTERED SURVEYOR

PROJECT MCCONALD'S - LAX #12-2519		CLIENT MCCONALD'S CORPORATION	
DATE: 08-10-13 CHECKED BY: J. SMITH DRAWN BY: J. SMITH SCALE: AS SHOWN		APPROVED BY: J. SMITH DATE: 08-10-13	
REVISIONS		REVISIONS	
NO. DATE BY		NO. DATE BY	
1 7-25-14 JAH		1 7-25-14 JAH	
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