



City of Chicago



O2017-8606

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/13/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 20-D at 1048 E 81st St, 1035 E 81st St and 1014 E 82nd St - App No. 19461T1
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 of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District, C1-2 Neighborhood District, and RT-4 Two-flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 20-D in the area bounded by

the alley next south of and parallel to East 80th Street; the westerly line of the Illinois Central Railroad right-of-way; East 81st Street; a line 25 feet westerly of and parallel to the westerly line of the Illinois Central Railroad right-of-way; the (north line [of the vacated]) alley next south of and parallel to East 81st Street; the westerly line of the Illinois Central Railroad right-of-way; East 82nd Street; the alley next west of and parallel to South Dobson Avenue; a line 87.06 feet north of and parallel to East 82nd Street; South Dobson Avenue; East 81st Street; and the alley next east of and parallel to South Dobson Avenue;

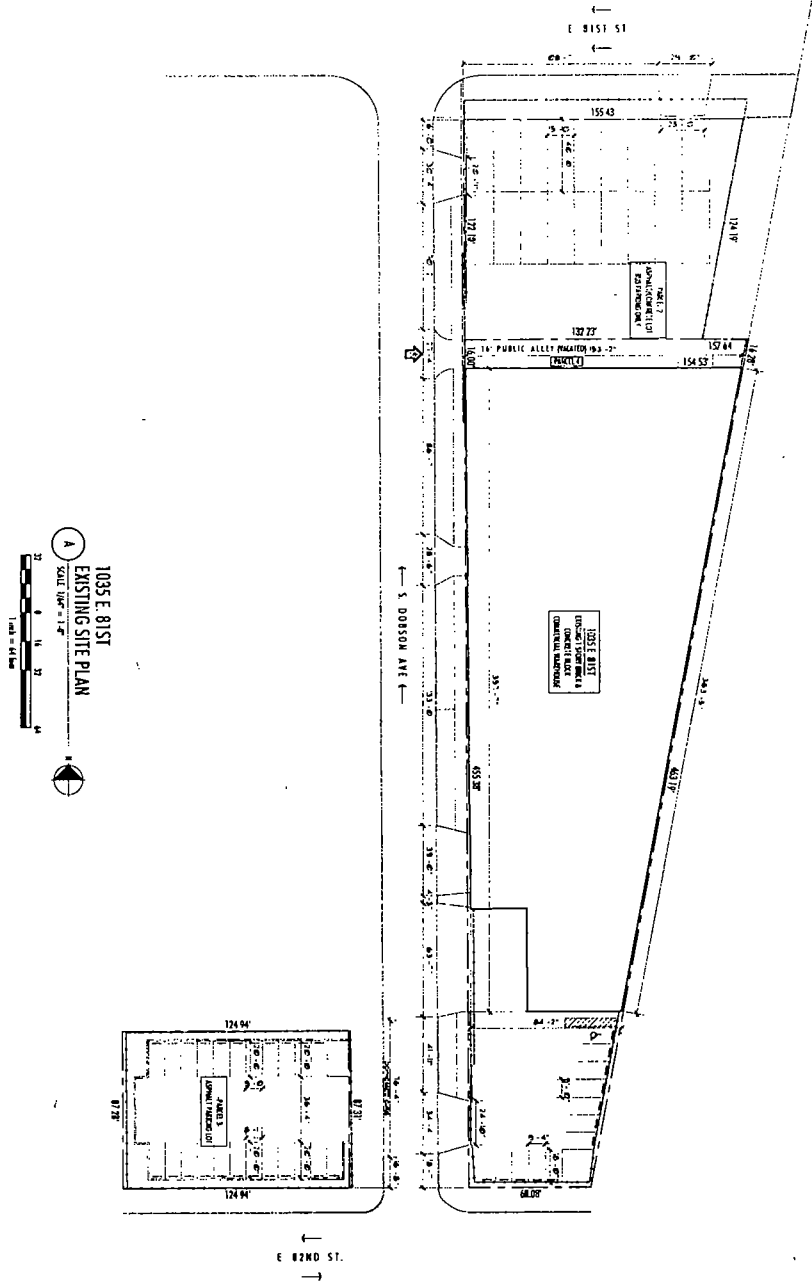
to those of a C2-2 Motor Vehicle-Related District.

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

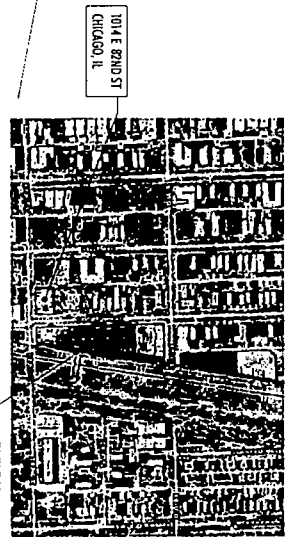
Common Addresses of property: 1048 E. 81st Street, 1035 E. 81st Street,
1014 E. 82nd Street

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION



ILLINOIS CENTRAL RAILROAD



B LOCATION PLAN
SCALE 1/8" = 1'-0"



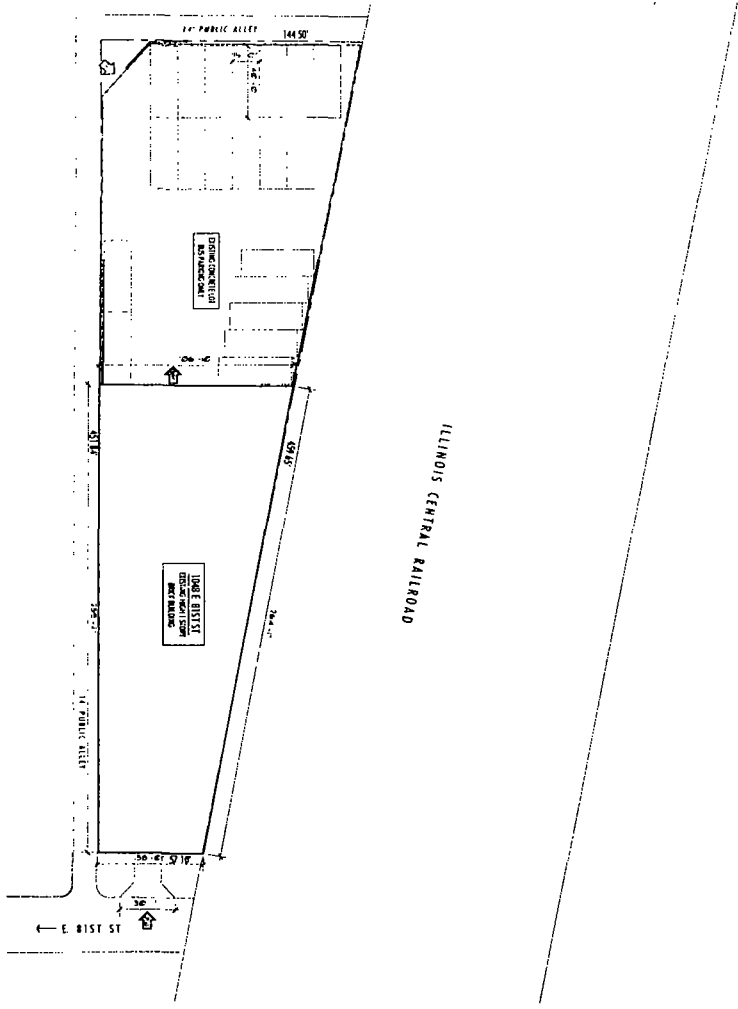
A-1 SHEET

PROJECT TITLE
1035 E. 81ST SITE PLAN

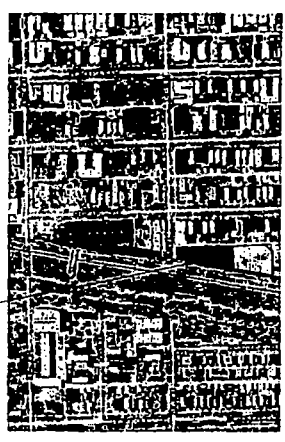
1035 E. 81ST / 1048 E. 81ST
1035 EAST 81ST STREET, CHICAGO, ILLINOIS 60619

DATE: 08/11/11
DRAWN BY: JH
CHECKED BY: JH
APPROVED BY: JH

JH DESIGN
4037 N. WILSON AVE
CHICAGO, ILLINOIS 60641
PHONE: 773.381.7338
ARCHITECTURE
INTERIOR DESIGN



1048 E. 81ST
EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"
1" = 8'-0"



1048 E. 81ST ST
CHICAGO, IL
LOCATION PLAN
SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION



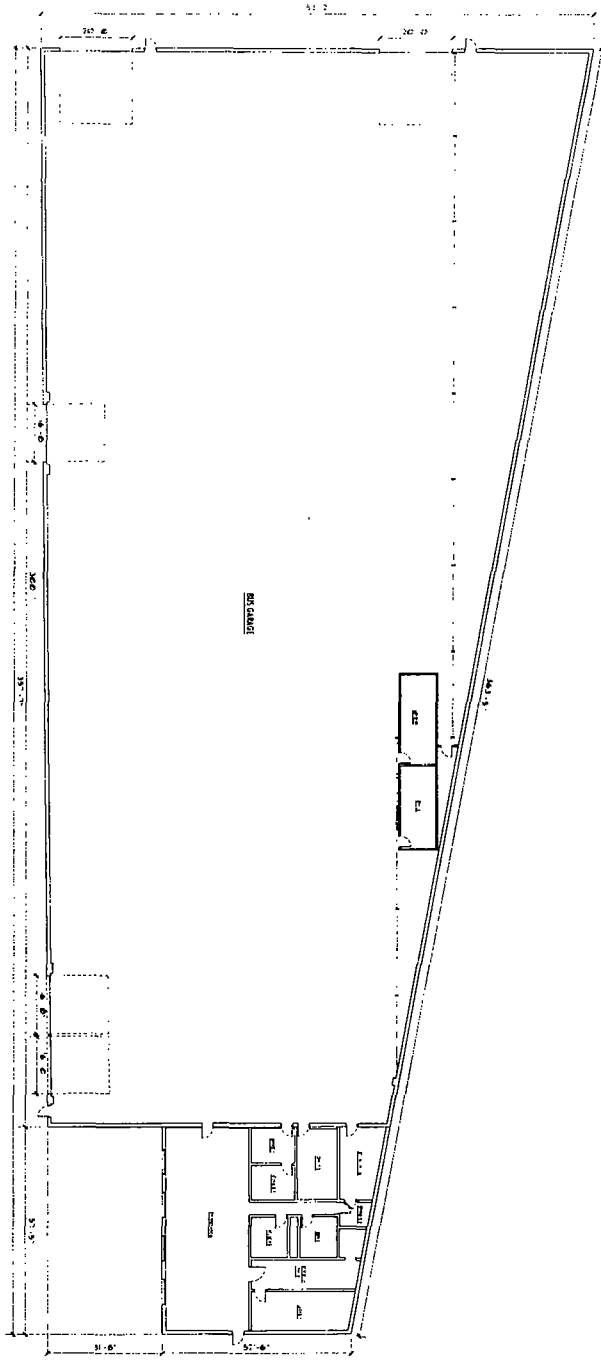
A-2

SHEET TITLE
1048 E. 81ST SITE PLAN
DATE: 08/11/17
DRAWN BY: JH
CHECKED BY: JH

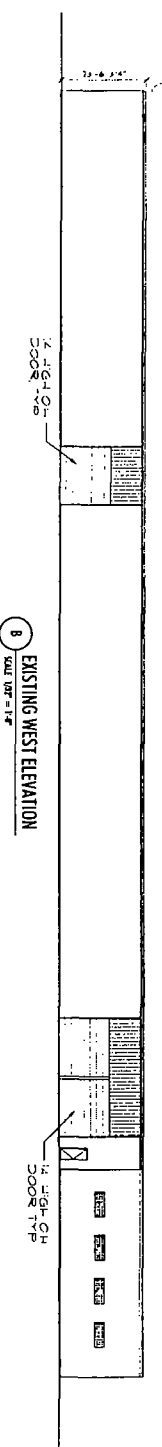
1035 E. 81ST / 1048 E. 81ST
1035 EAST 81ST STREET, CHICAGO, ILLINOIS 60619

DATE: 08/11/17
DRAWN BY: JH
CHECKED BY: JH

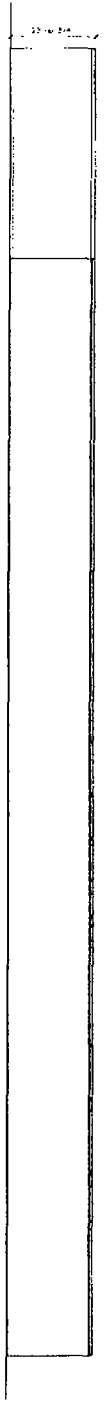
JH DESIGN
435 N. HAWK AVE
CHICAGO, ILLINOIS 60610
PHONE: 773.327.7538
ARCHITECTURE
INTERIOR DESIGN



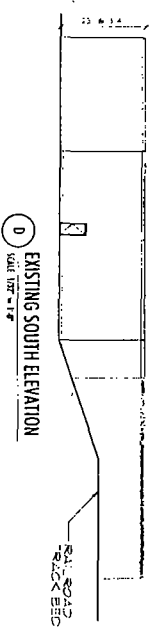
A EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"



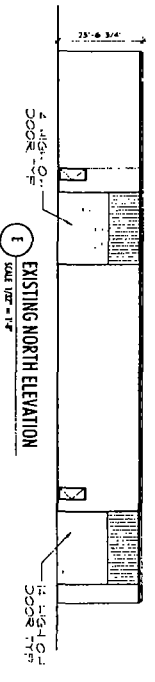
B EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"



C EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0"



D EXISTING SOUTH ELEVATION
SCALE 1/8" = 1'-0"



E EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"

FINAL FOR PUBLICATION

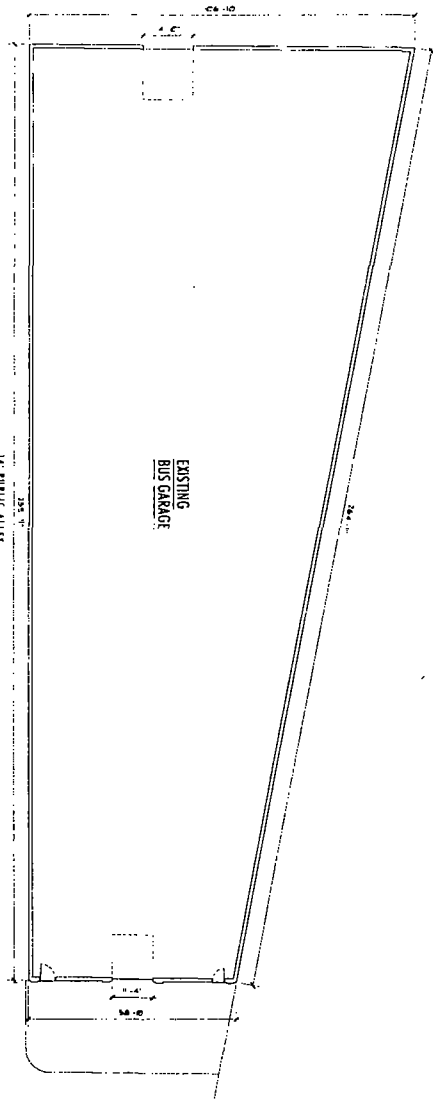


A-3

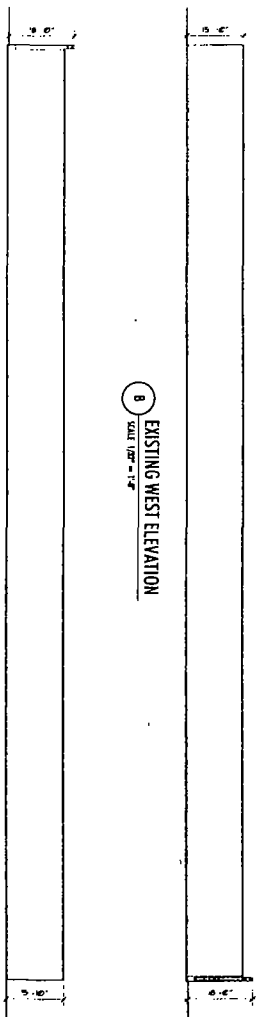
SHEET TITLE
1035 E. 81ST FLOOR PLAN
& EXTERIOR ELEVATIONS

1035 E. 81ST / 1048 E. 81ST
1035 EAST 81ST STREET, CHICAGO, ILLINOIS 60619

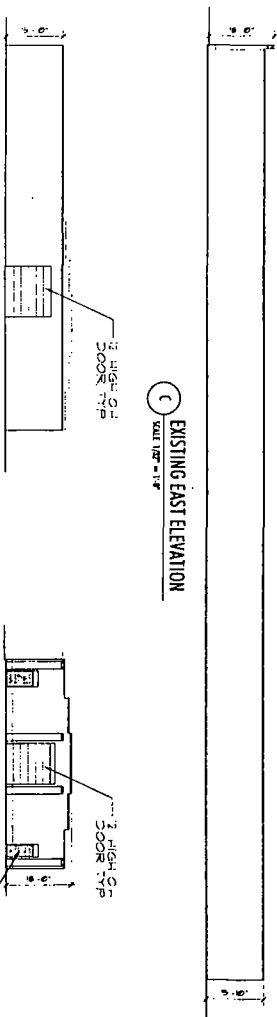
JH DESIGN
JEFFREY D. HENDERSON
ARCHITECTURE
1035 N. WABASH AVE
CHICAGO, ILLINOIS 60611
PHONE: 773.381.1818
FACSIMILE: 773.381.1819
WWW.JHDESIGN.COM



A EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

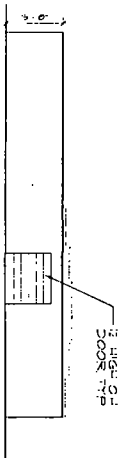


B EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

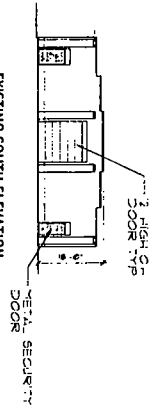


C EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

D EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



E EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



FINAL FOR PUBLICATION



A-4
SHEET

NO.	DATE	BY	DESCRIPTION
1	10/15/18	JH	ISSUED FOR PERMITS
2	10/15/18	JH	ISSUED FOR PERMITS
3	10/15/18	JH	ISSUED FOR PERMITS
4	10/15/18	JH	ISSUED FOR PERMITS
5	10/15/18	JH	ISSUED FOR PERMITS

1035 E. 81ST / 1048 E. 81ST
1035 EAST 81ST STREET, CHICAGO, ILLINOIS 60619

JH DESIGN
4033 N. HALSTED AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773.561.1338
ARCHITECTURE
INTERIOR DESIGN

Building area: 40,562 square feet (1035 E. 81st Street C2-2)
Setbacks: West zero
North zero
East zero
South zero
Building height: 22.30 feet
Off street parking: 12 spaces
Off street loading: 2 interior loading docks

Zoning: 1014 E. 82nd Street C2-2
Lot area: 10,883 square feet
Min. Lot Area/Dwelling unit not applicable
F.A.R.: zero
Building area: zero (parking lot)
Setbacks: West zero
North zero
East zero
South zero
Building height: not applicable (no buildings)
Off street parking: 24 spaces
Off street loading: zero

FINAL FOR PUBLICATION