



City of Chicago



SO2022-1110

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/27/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 26-A at 10759 S Burley Ave - App No. 21014T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 26-A in the area bounded by:

A line 72.50 feet north of and parallel to East 108th Street, the alley next east of and parallel to South Burley Avenue; East 108th Street; and South Burley Avenue

to those of a C1-2, Neighborhood Commercial District.

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

Address: 10759 S. Burley Avenue, Chicago, IL 60617

FINAL FOR PUBLICATION

Narrative and Plans

Type 1 Zoning Amendment

10759 S Burley Ave

From M1-2 to C1-2

A1, **Proposed land use**, to establish a Banquet Hall/Meeting Hall within the existing 1 story vacant commercial building containing 1884 Sq. Ft. with adjacent vacant lots that will be used as an accessory parking lot.

- a.) Floor area ratio 0.207 Sq. Ft.
Lot size 9,077 Sq. Ft.
Building size 1,884 approximate
- b.) Density (lot area per dwelling) No residential N/A
- c.) Off street parking: 13
- d.) Setbacks: Front 0'-0"
Rear 35' 0"
Side North 48' 5"
South 0'-0"
- e.) Building 18' top of parapet wall.

Note:

The applicant will comply with section 17-3-0307 exceptions specifically, The Air Quality Ordinance, if applicable may require a special use of the Zoning Board of Appeals.

SITE PLAN N.T.S.

IN GAGNE'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15. BURLEY AVENUE, CHICAGO, ILLINOIS.
 26-18-205-023 & 26-18-205-024

The access aisle may be on either side of accessible space.
 The access aisle shall again on accessible route.

Accessible parking space w/access aisle and signage per Illinois Accessibility code section 5. Code sections have been shared w/owner. Grass

CENTER OF CHAIN LINK FENCE 16 W
 SET CROSS 3.00 W & ON LINE

SET MAG. NAIL 3.00 E. & ON LINE

END OF METAL FENCE 25.4 W & 1.5 S.

14 FT. ALLEY

No utility/service poles

Entrance 22"

24

FT CROSS 100.5 & 1.00

25

11 12

10

9

8

7

6

5

4

3

2

1

11ft 5 44

13

CORNER OF BUILDING 0.03 W. (1 STORY) BRICK BUILDING

CORNER OF BUILDING 5.16 E. & 0.09 N.

125.56 Meas.

125.56 Meas.

72.50
 New Driveway
 Cut Curb

CORNER OF BUILDING 11.59 N. & ON LINE

BURLEY AVENUE

108 FT. FRONT

EDGE OF PAVEMENT

CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee Approval
 Site Plan Over-sized Driveway
 Signed: [Signature]
 Date: 7/13/2022
 Project Title: 10759 S. Burley Ave.
 Subject to acceptable construction drawings, addressing and other program approvals.
 Not transferable, revocable if modified.

Conditionally Approved:
 Parking lot 22 foot driveway entrance from alley (11' approved; not driveway from Burley Ave.)

E. 108TH STREET

CURB

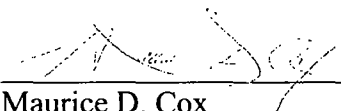
(66 FT. ROW)



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: July 21, 2022

Re: Proposed Industrial Corridor Map Amendment – 10759 S. Burley Avenue

On July 21, 2022, the Chicago Plan Commission recommended approval of the proposed Industrial Corridor Map Amendment within the Calumet Industrial Corridor, submitted by Maria Medina, for the property generally located at 10759 S. Burley Avenue. The applicant proposes to rezone the site from M1-2 (Limited Manufacturing/Business Park District) to C1-2 (Neighborhood Commercial District) to facilitate the reuse of an existing commercial building as a banquet hall/meeting hall with a 120-person occupancy. A copy of the proposed ordinance is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Erika Sellke at 312-744-9146.

Cc: PD Master File (Original PD, copy of memo)