



# City of Chicago



O2021-4591

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/14/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 22-D at 823-833 E 87th St - App No. 20857T1
<b>Committee(s) Assignment:</b>	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 the B3-2 Community Shopping District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 22-D in the area bounded by

East 87<sup>th</sup> Street; a line 175 feet east of and parallel to the alley next east of and parallel to South Cottage Grove Avenue; the alley next south of and parallel to East 87<sup>th</sup> Street; and the alley next east of and parallel to South Cottage Grove Avenue,

to those of a B3-2 Community Shopping District.

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

Common address of property:           823-833 East 87<sup>th</sup> Street

**17-13-0303-C(1) Narrative & Plans – 823-833 E. 87<sup>th</sup> Street, Chicago, IL**

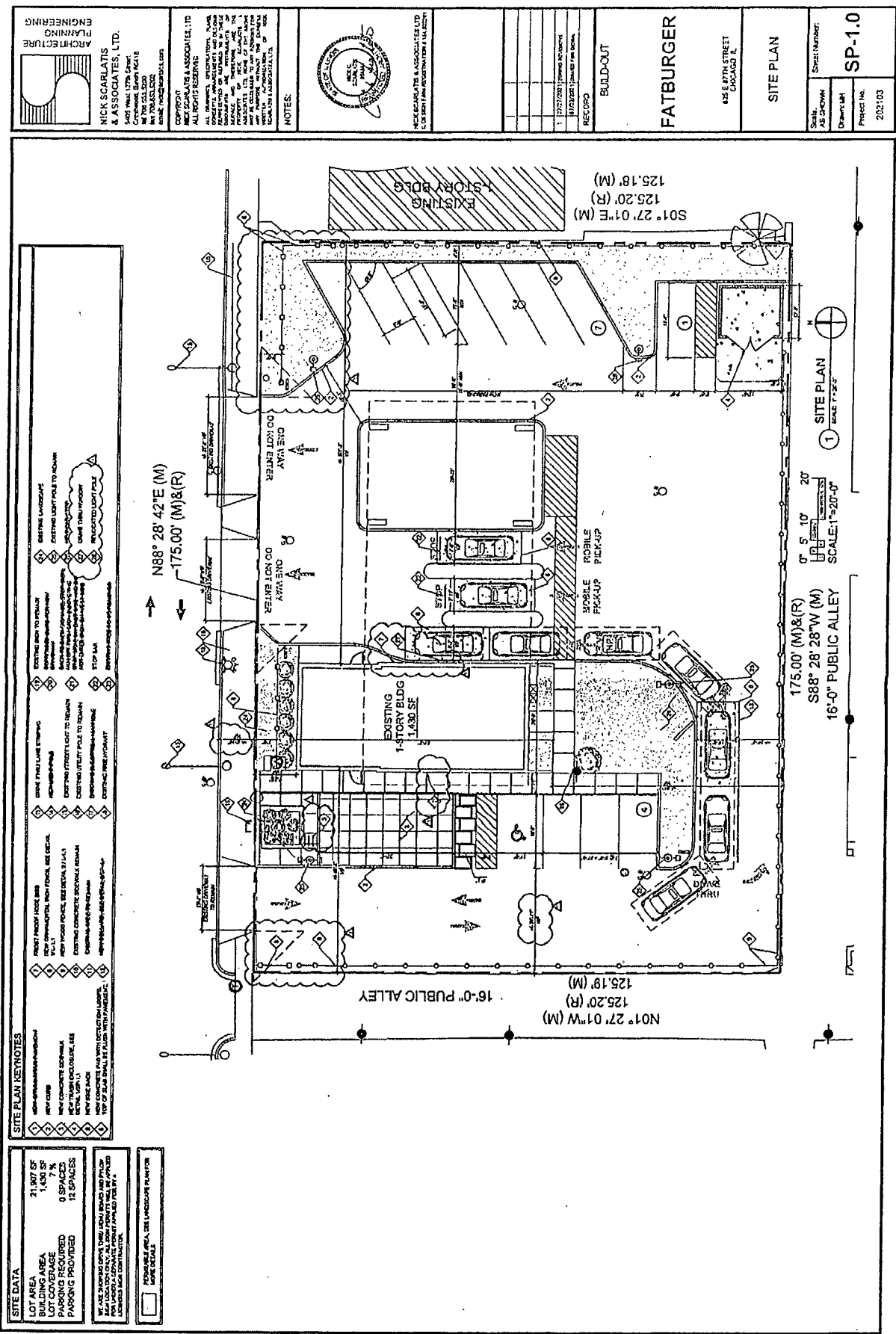
Proposed Zoning: B3-2 Community Shopping District

Lot Area: 21,907 square feet

Proposed Land Use: The Applicant is proposing to adapt and reuse the existing retail building and permit site improvements to support a quick service restaurant proposed at the subject site. In order to permit the project, the Applicant is required to establish a uniform underlying zoning district for the proposed retail/commercial use. The existing one-story retail building contains approximately 1,430 sq. ft. of building area. The existing building and canopy will remain. The Applicant's plan proposes a drive-through lane\* and twelve (12) off-street parking spaces.

- (A) The Project's Floor Area Ratio: 1,430 square feet (0.065)
- (B) The Project's Density (Minimum Lot Area Per D.U.): N/A
- (C) The amount of off-street parking: 12 vehicular parking spaces
- (D) Setbacks:
  - a. Front Setback: 9 feet-8½ inches
  - b. Rear Setback: 54 feet-3 inches
  - c. Side Setbacks:
    - West: 24 feet-11 inches
    - East: 101 feet-3 inches
- (E) Building Height: 11 ft.

\*The proposed drive-through lane facility is subject to Special Use review and approval by the Chicago Zoning Board of Appeals.



**NICK SCARLATIS & ASSOCIATES, LTD.**  
ARCHITECTURE PLANNING ENGINEERING  
2400 West 17th Street  
Chicago, IL 60648  
Tel: 773.553.1200  
Fax: 773.553.1202  
www.nicksca.com

**NOTES:**

- EXISTING BUILDING TO REMAIN
- NEW BUILDING TO BE CONSTRUCTED
- EXISTING DRIVEWAY TO REMAIN
- NEW DRIVEWAY TO BE CONSTRUCTED
- EXISTING SIDEWALK TO REMAIN
- NEW SIDEWALK TO BE CONSTRUCTED
- EXISTING CURB TO REMAIN
- NEW CURB TO BE CONSTRUCTED
- EXISTING RAMP TO REMAIN
- NEW RAMP TO BE CONSTRUCTED
- EXISTING STAIR TO REMAIN
- NEW STAIR TO BE CONSTRUCTED
- EXISTING ELEVATOR TO REMAIN
- NEW ELEVATOR TO BE CONSTRUCTED
- EXISTING ESCALATOR TO REMAIN
- NEW ESCALATOR TO BE CONSTRUCTED
- EXISTING MECHANICAL TO REMAIN
- NEW MECHANICAL TO BE CONSTRUCTED
- EXISTING ELECTRICAL TO REMAIN
- NEW ELECTRICAL TO BE CONSTRUCTED
- EXISTING PLUMBING TO REMAIN
- NEW PLUMBING TO BE CONSTRUCTED
- EXISTING HEATING TO REMAIN
- NEW HEATING TO BE CONSTRUCTED
- EXISTING COOLING TO REMAIN
- NEW COOLING TO BE CONSTRUCTED
- EXISTING VENTILATION TO REMAIN
- NEW VENTILATION TO BE CONSTRUCTED
- EXISTING SOUND TO REMAIN
- NEW SOUND TO BE CONSTRUCTED
- EXISTING SECURITY TO REMAIN
- NEW SECURITY TO BE CONSTRUCTED
- EXISTING ACCESSIBILITY TO REMAIN
- NEW ACCESSIBILITY TO BE CONSTRUCTED

**FATBURGER**

**BUILD-OUT**

835 E 8TH STREET  
CHICAGO, IL

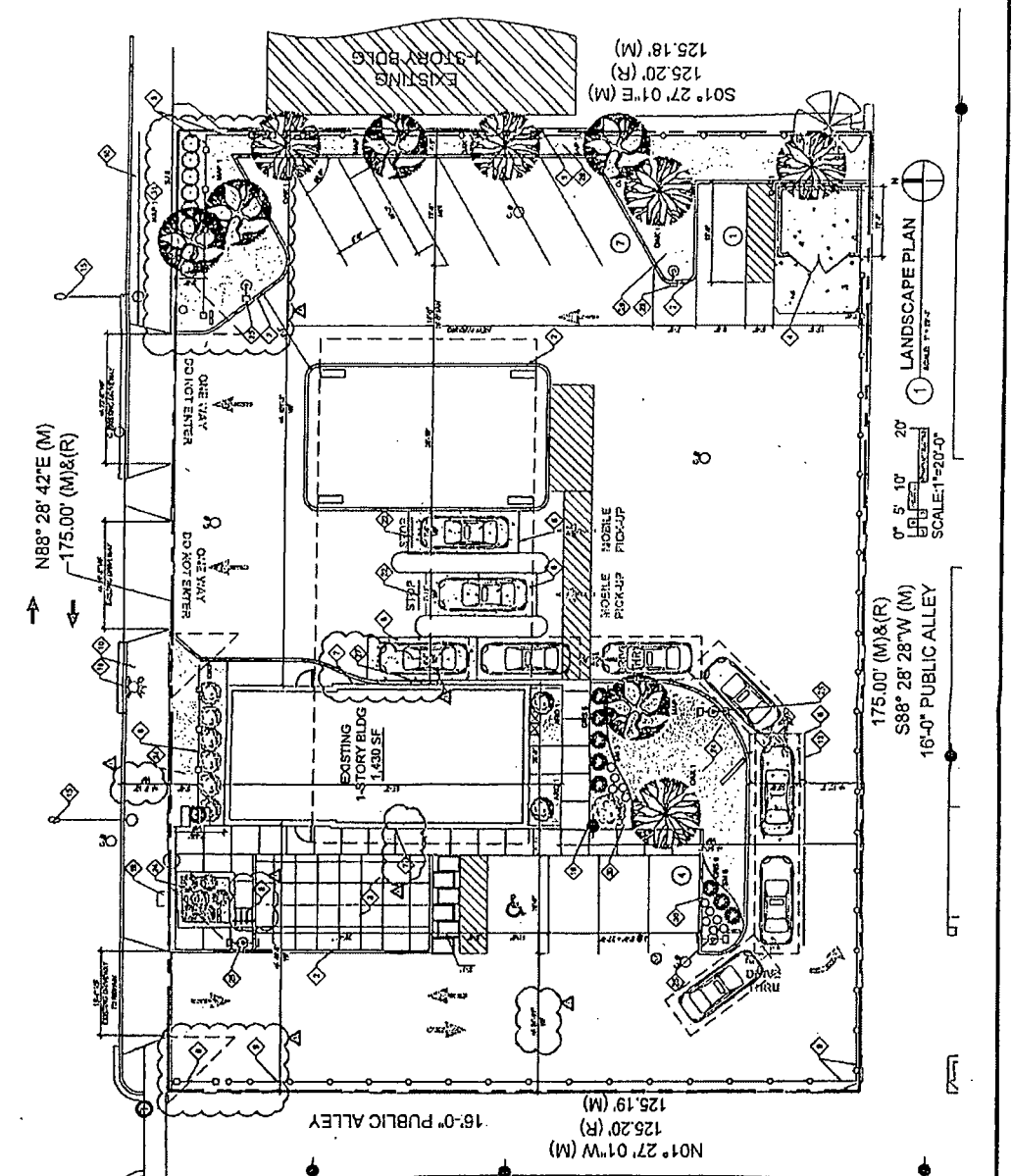
**SP-1.0**

Scale: AS SHOWN  
Sheet Number: SP-1.0  
Project No: 200103

	<b>NICK SCARLATIS &amp; ASSOCIATES, LTD.</b> 5405 N. 127th Street Chicago, Illinois 60648 Phone: 773.441.3322 Fax: 773.441.3322		NICK SCARLATIS & ASSOCIATES, LTD. ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NICK SCARLATIS & ASSOCIATES, LTD.	SHEET NUMBER: OF 10	PROJECT NO: 202103
	ARCHITECTURE PLANNING ENGINEERING			BUILDOUT <b>FATBURGER</b>	625 E 87TH STREET CHICAGO, IL

**SITE PLAN KEYNOTES**

	NEW PLANTING		EXISTING LANDSCAPING
	NEW MULCH		EXISTING LIGHT POLE TO REMAIN
	NEW CONCRETE		EXISTING LIGHT POLE TO REMOVE
	NEW CONCRETE SIDEWALK		RELOCATED LIGHT POLE
	NEW CONCRETE DRIVEWAY		NEW LIGHT POLE
	NEW CONCRETE PARKING		NEW LIGHT POLE
	NEW CONCRETE WALKWAY		NEW LIGHT POLE
	NEW CONCRETE RAMP		NEW LIGHT POLE
	NEW CONCRETE PAD		NEW LIGHT POLE
	NEW CONCRETE FOUNDATION		NEW LIGHT POLE
	NEW CONCRETE WALL		NEW LIGHT POLE
	NEW CONCRETE COLUMN		NEW LIGHT POLE
	NEW CONCRETE BEAM		NEW LIGHT POLE
	NEW CONCRETE SLAB		NEW LIGHT POLE
	NEW CONCRETE DECK		NEW LIGHT POLE
	NEW CONCRETE STAIR		NEW LIGHT POLE
	NEW CONCRETE LANDING		NEW LIGHT POLE
	NEW CONCRETE BALCONY		NEW LIGHT POLE
	NEW CONCRETE TERRACE		NEW LIGHT POLE
	NEW CONCRETE PATIO		NEW LIGHT POLE
	NEW CONCRETE WALKWAY		NEW LIGHT POLE
	NEW CONCRETE RAMP		NEW LIGHT POLE
	NEW CONCRETE PAD		NEW LIGHT POLE
	NEW CONCRETE FOUNDATION		NEW LIGHT POLE
	NEW CONCRETE WALL		NEW LIGHT POLE
	NEW CONCRETE COLUMN		NEW LIGHT POLE
	NEW CONCRETE BEAM		NEW LIGHT POLE
	NEW CONCRETE SLAB		NEW LIGHT POLE
	NEW CONCRETE DECK		NEW LIGHT POLE
	NEW CONCRETE STAIR		NEW LIGHT POLE
	NEW CONCRETE LANDING		NEW LIGHT POLE
	NEW CONCRETE BALCONY		NEW LIGHT POLE
	NEW CONCRETE TERRACE		NEW LIGHT POLE
	NEW CONCRETE PATIO		NEW LIGHT POLE



**LANDSCAPE DATA**

PAVED AREA	14,122 SF
INTERNAL LANDSCAPING REQUIRED (7.5%)	1059 SF
INTERNAL LANDSCAPING PROVIDED	2,114 SF
INTERNAL TREES REQUIRED (1 PER 125 SF)	0
INTERNAL TREES PROVIDED	0
PARKWAY TREES PROVIDED	0
PERIMETER TREES PROVIDED	1

**ARCHITECT'S CERTIFICATION**

I, the undersigned, certify that I am a duly licensed professional architect in the State of Illinois, and that I am the author of the design of the building shown on the attached drawings, and that I am not aware of any other person who has been or will be engaged in the design of the building shown on the attached drawings.

DATE: 06/14/2022

BY:

**OWNER ACKNOWLEDGMENT**

I, the undersigned, certify that I am the owner of the building shown on the attached drawings, and that I have read and understand the contents of the attached drawings, and that I authorize the architect to proceed with the design of the building shown on the attached drawings, and that I will pay the architect the fee for the design of the building shown on the attached drawings.

DATE: 06/14/2022

BY:

**LANDSCAPE SCHEDULE**

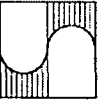

NO.	SYMBOL	TREE SPECIFICATION	QUANTITY	PLANTING DATE
1		BLACK CHOCHEBERRY 3" CAL. 1 1/2" DIA.	100	ESTIMATED PLANTING TIME: JUN 15, 2022
2		SWAMP WHITE OAK 1 1/2" DIA. 1 1/2" CAL.	10	
3		RED BARK MAPLE 1 1/2" DIA. 1 1/2" CAL.	10	
4		EMERALD GREEN ARBORVITAE 1 1/2" DIA. 1 1/2" CAL.	10	
5		SHRUB	10	
6		SMALL TREE	10	
7		MEDIUM TREE	10	
8		LARGE TREE	10	

**LANDSCAPE PLAN**

SCALE: 1" = 20'-0"

DATE: 06/14/2022

BY:

 <p><b>NICK SCARLATI &amp; ASSOCIATES, LTD.</b> ARCHITECTURE PLANNING ENGINEERING 505 West 17th Street Chicago, Illinois 60611 Tel: 773.553.5000 Fax: 773.553.5001 www.nickscarlati.com</p>	<p><b>CONTRACT:</b> FATBurger, LLC <b>ALL RIGHTS RESERVED</b> ALL DRAWINGS, SPECIFICATIONS, NOTES AND SCHEDULES ARE THE PROPERTY OF NICK SCARLATI &amp; ASSOCIATES, LTD. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NICK SCARLATI &amp; ASSOCIATES, LTD.</p>	 <p><b>NICK SCARLATI &amp; ASSOCIATES, LTD.</b> A DESIGN PROFESSIONAL CORPORATION 1111 N. LA SALLE ST. SUITE 1000 CHICAGO, IL 60610</p>	<p>RECORD</p> <p>BUILD-OUT</p> <p><b>FATBURGER</b></p> <p>845 E 87TH STREET CHICAGO, IL</p> <p><b>FLOOR PLAN</b></p>	<p>Scale: As Shown</p> <p>Drawn by: [Blank]</p> <p>Project No: 2021103</p>
				<p>Sheet Number:</p> <p><b>A-1.0</b></p>

