



City of Chicago



O2021-5646

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/15/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-F at 6901 S Perry Ave - App No. 20903T1
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 C1-2 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 16-F in the area bounded by

West 69th Street; the alley next east of and parallel to South Perry Avenue; a line 125 feet south of and parallel to West 69th Street; and South Perry 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.

Common address of property: 6901 South Perry Avenue

17-13-0303-C(1) Narrative & Plans – 6901 S. Perry, Chicago, IL

Proposed Zoning: C1-2 Neighborhood Commercial District



Lot Area: 21,875 square feet

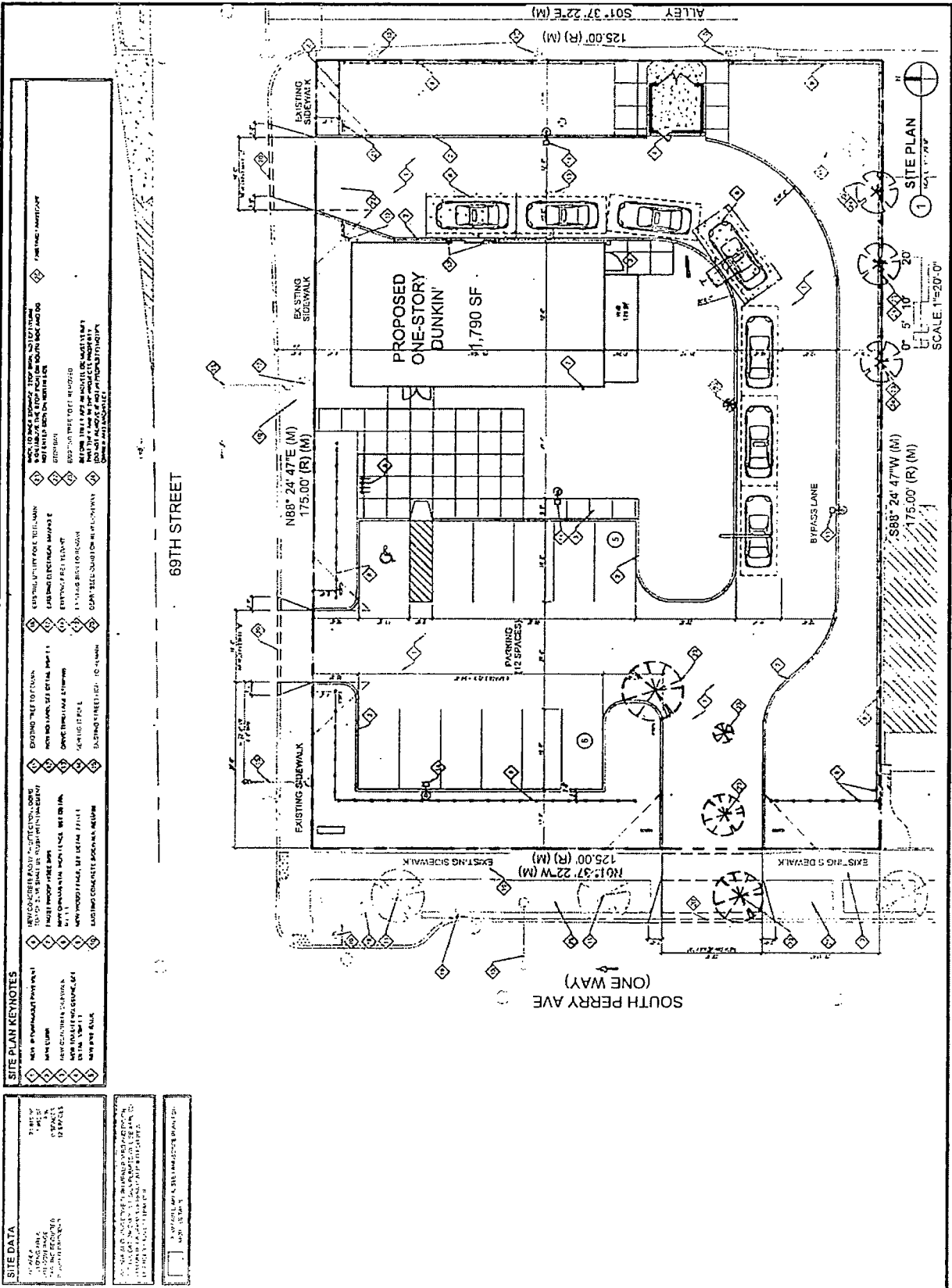
Proposed Land Use: The Applicant is proposing to establish a uniform C1-2 underlying zoning district so that it can develop the subject property with a general restaurant (Dunkin Donuts) with a drive-through service lane. In order to permit the project, the Applicant is required to establish a uniform underlying zoning district for the proposed retail/commercial use. The proposed one-story retail building will measure 17 feet in height and contain 1,790 sq. ft. of floor area. The Applicant's plan incorporates a drive-through lane* and twelve (12) off-street parking spaces.

- (A) The Project's Floor Area Ratio: 1,790 square feet (0.082)
- (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: 8 feet
 - b. Rear Setback: 53 feet-10 inches
 - c. Side Setbacks:
 - West: 103 feet
 - East: 39 feet
- (E) Building Height: 17 ft.

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

FINAL FOR PUBLICATION

 NICK SCARLATA & ASSOCIATES, LTD. ARCHITECTURE PLANNING ENGINEERING	240 West 17th Street Toronto, Ontario M5V 1A8 Tel: (416) 593-5200 Fax: (416) 593-5202 www.nickscarlata.com	 REGISTERED PROFESSIONAL ENGINEER CIVIL No. 12345 Ontario	NEW CONSTRUCTION DUNKIN' UNIT 519 WEST AVE CHICAGO, IL	SITE PLAN	Sheet Number SP-1.0 Project No. 201937
	PROJECT: 519 WEST AVE, CHICAGO, IL DATE: 10/15/19 DRAWN BY: [Name] CHECKED BY: [Name]		RECORD PREPARED BY: [Name]		Scale: 1"=20'-0"




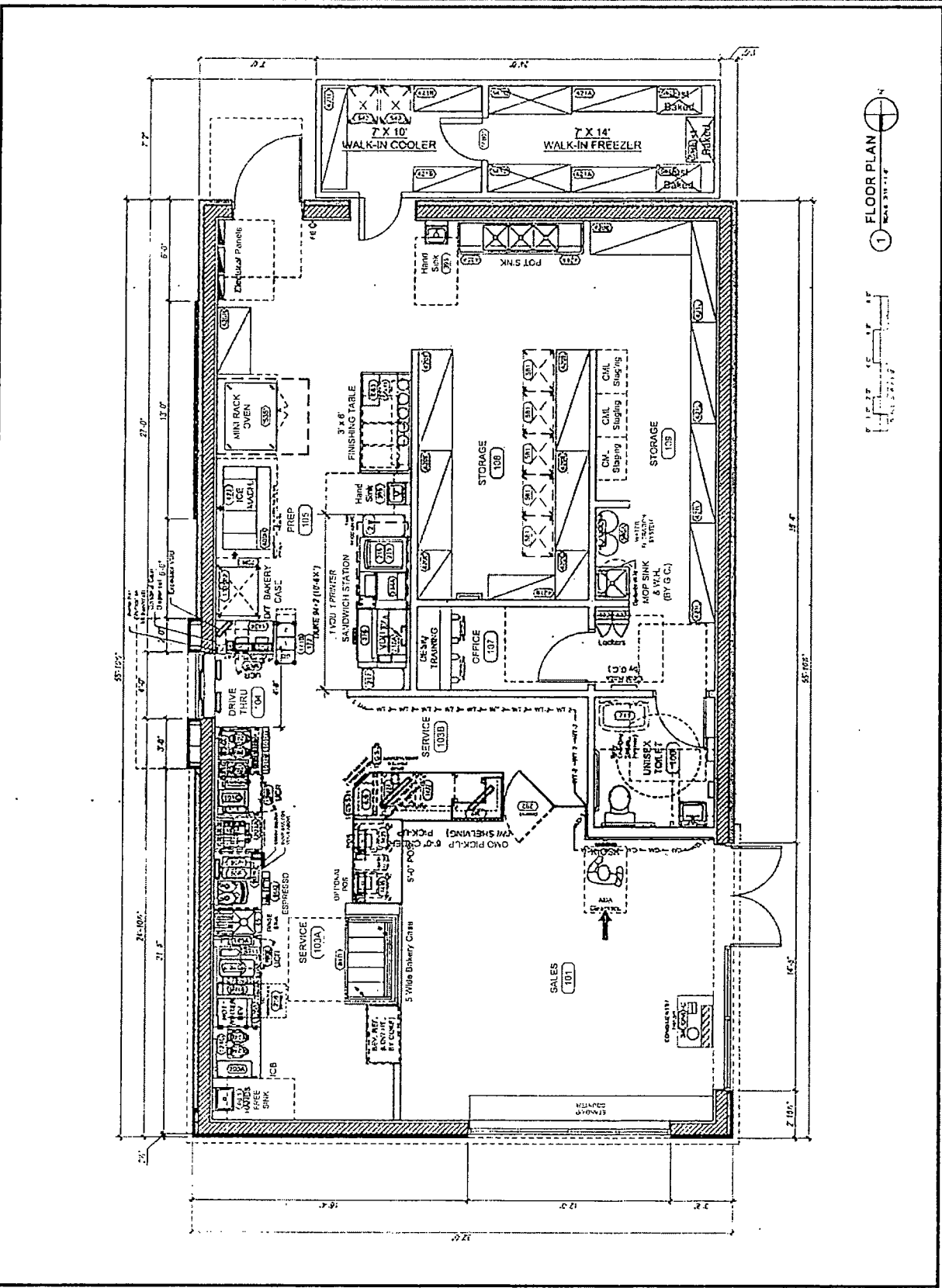
- SITE PLAN KEYNOTES**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 - 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 4. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED.
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 - 15. ALL DIMENSIONS ARE TO CENTERLINE OF BEAM UNLESS OTHERWISE NOTED.
 - 16. ALL DIMENSIONS ARE TO CENTERLINE OF SLAB UNLESS OTHERWISE NOTED.
 - 17. ALL DIMENSIONS ARE TO CENTERLINE OF FOOTING UNLESS OTHERWISE NOTED.
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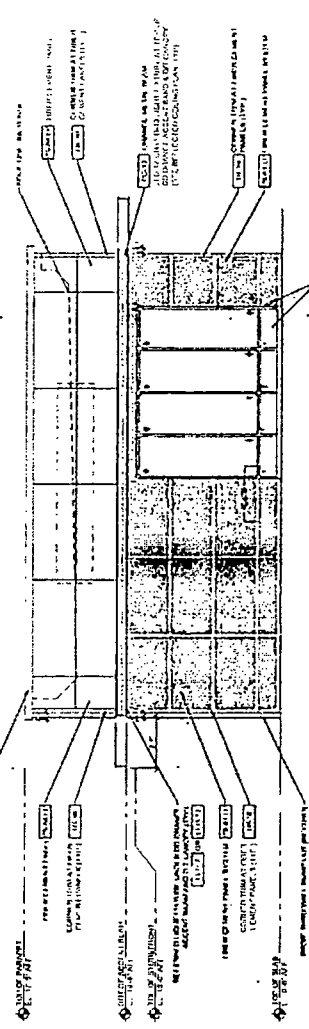
PROJECT: 519 WEST AVE, CHICAGO, IL DATE: 10/15/19 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT: 519 WEST AVE, CHICAGO, IL DATE: 10/15/19 DRAWN BY: [Name] CHECKED BY: [Name]
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FINAL FOR PERMITS

 <p>NICK SCARLATOS & ASSOCIATES, LLC ARCHITECTURE ENGINEERING</p>	<p>100 N. W. 10th St., Suite 1000, Ft. Lauderdale, FL 33304 Tel: 754.533.5200 Fax: 754.533.5201 www.nickscarlatos.com</p>	<p>NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL EXAMINERS' BOARD (IPMEB) CODE.</p> <p>3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).</p> <p>4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY EXAMINERS' BOARD (IFSEB) CODE.</p>
	<p>MECHANICAL AND PLUMBING (M&P) BY THE MECHANICAL AND PLUMBING EXAMINERS' BOARD (MPEB)</p>	
<p>NEW CONSTRUCTION</p>		<p>DUNKIN'</p>
<p>6971 S. PEREY-AVE LITTLETON, CO</p>		<p>FLOOR PLAN</p>
<p>Scale: 1/8" = 1'-0"</p>	<p>Sheet Number</p>	<p>A-1.0</p>
<p>Drawn: M.H.</p>	<p>Project No.</p>	<p>201831</p>



EXTERIOR FINISHES - OPTIONS		
SYMBOL	MATERIAL	PRODUCTS
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HICK SCARLAIS & ASSOCIATES, LTD
 ARCHITECTURE
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 5200 12th Street
 Calgary, Alberta T2C 1K8
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 (403) 243-1112

PROJECT NO. 2018-117
 SHEET NO. A-5.0
 DATE: 2018-11-17

NEW CONSTRUCTION
 DUNKIN'
 4001 5th Street SW
 Calgary, AB

RECORD
 2018-11-17

SCALE: 1/4" = 1'-0"

DATE: 2018-11-17

PROJECT NO. 2018-117

SHEET NO. A-5.0

DATE: 2018-11-17



NICK SCARLATI & ASSOCIATES, LTD.
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 Fax: 312.663.9702
 Email: nscarlati@scarlati.com

NOTES

1. REFER TO ALL DRAWINGS FOR NOTES.
2. SEE GENERAL NOTES FOR MATERIALS AND FINISHES.
3. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
4. SEE GENERAL NOTES FOR SPECIFICATIONS.
5. SEE GENERAL NOTES FOR SCHEDULES.
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100. SEE GENERAL NOTES FOR CONSTRUCTION.

RECORD

DATE: 12/22/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

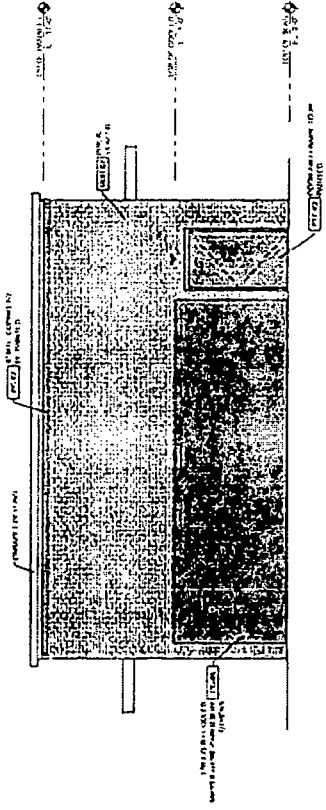
NEW CONSTRUCTION

DUNKIN'

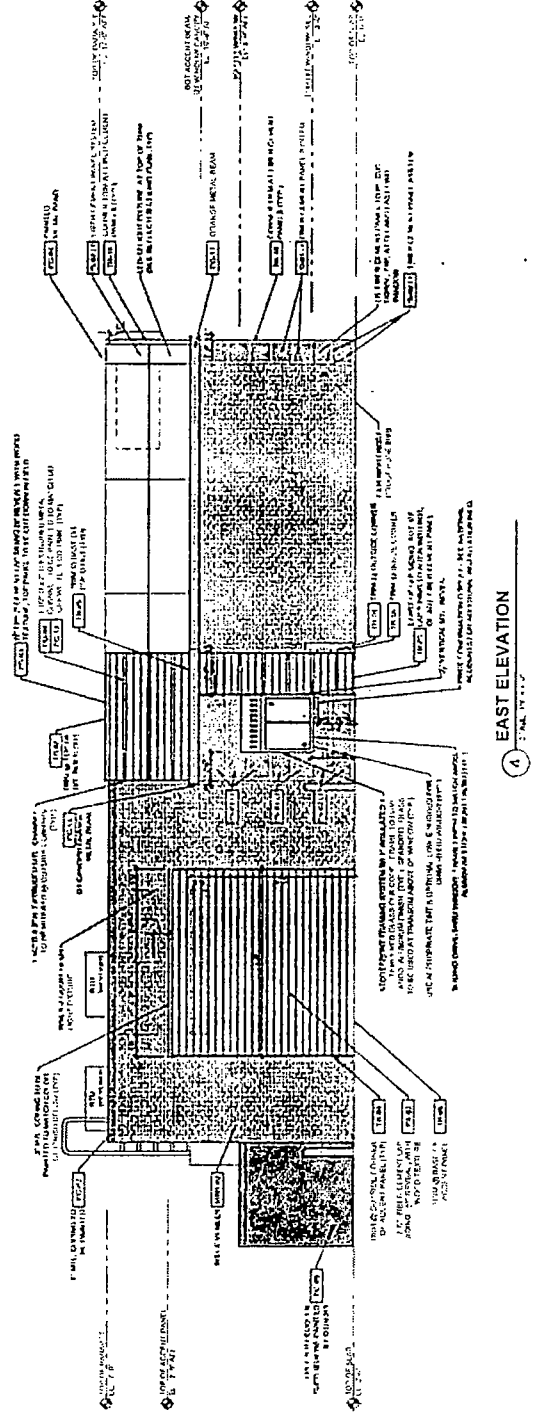
5900 S. DEWEY ST.
 CHICAGO, IL

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
 Project No: A-5.1
 Date: 12/22/2011



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



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