



City of Chicago



SO2021-4581

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1860 N Milwaukee Ave - App No. 20863
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE
ORDINANCE**

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

SECTION 1. Title 17 of the Municipal Code - Chicago Zoning Ordinance, be amended by changing all the *B3-3 Community Shopping District* symbols and indications as shown on Map No. 5-H in the area bounded by

North Milwaukee Avenue; West Moffat Street; the alley next southwest of and parallel with North Milwaukee Avenue; and a line 44 feet northwest of and parallel with the north right-of-way line of West Moffat Street

to those of an *B1-3 Community Shopping District*, which is hereby established in the above-described area.

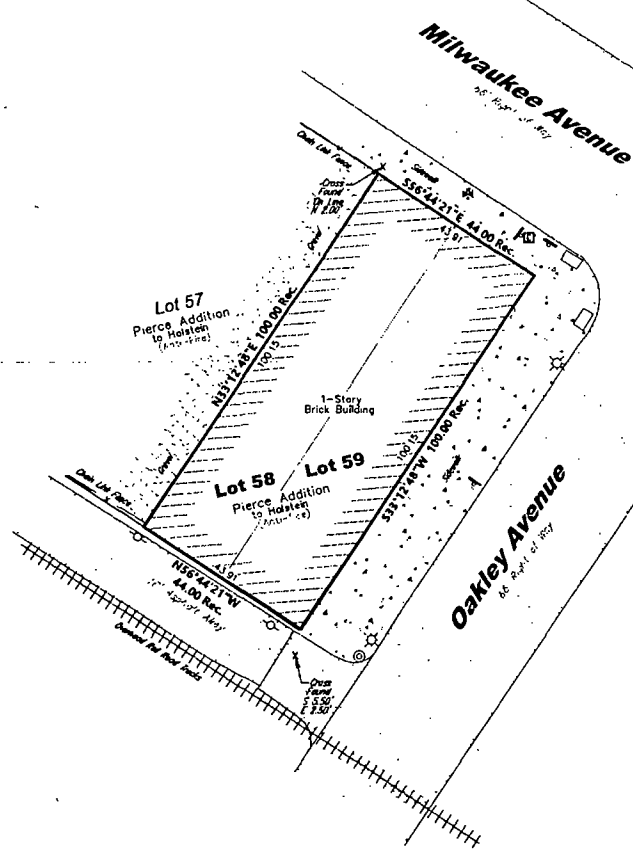
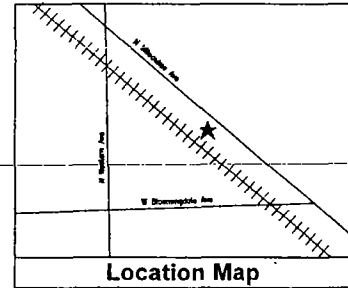
SECTION 2. This ordinance shall be in full force and effect upon its passage and due publication.

Common Address of Property: 1860 North Milwaukee Avenue



ALTA/NSPS Land Title Survey

LOTS 58 AND 59 IN BLOCK 12 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



- Legend**
- Set 1/2" Iron Pipe
 - ⊗ 2" Iron Pipe
 - ✕ Found Cross
 - UTILITY POLE
 - TELEPHONE HANDHOLE
 - △ SIGN
 - ELECTRIC HANDHOLE
 - ⊗ LIGHT POLE
 - ⊗ WATER BOX

- SURVEYOR NOTES**
- 1 FIELD WORK COMPLETED ON 06-15-2021
 - 2 PREPARED FOR CHODY REAL ESTATE CORPORATION
 - 3 SITE ADDRESS 1860 N. MILWAUKEE AVENUE, CHICAGO, IL
 - 4 PIN NO 14-31-208-022
 - 5 TOTAL LAND AREA 4400 SQUARE FEET 0.10 ACRES
 - 7 THERE ARE NO DESIGNATED PARKING AREAS PER ITEM 9 IN TABLE A
 - 8 AUTO CAD FILES WILL NOT BE RELEASED UNDER THIS CONTRACT
 - 9 THIS PLAT WAS PREPARED WITH THE AID OF CHICAGO TITLE COMMITMENT NUMBER CGH217984LD DATED MAY, 13, 2021
 - 11 ALL BUILDING DIMENSIONS AND TIES ARE TO THE CURRENT SIDING MATERIAL AND NOT TO THE FOUNDATION
 - 12 THE PROPERTY HEREON APPEARS TO BE IN ZONE "C" AN AREA OUTSIDE THE 100 YEAR FLOOD PLAIN. FLOOD INSURANCE RATE MAP, PANEL NUMBER 17051C0414J, DATED AUGUST 19, 2009. SUCH REVIEW MAY BE SUBJECT TO POSSIBLE SCALING INTERPRETATION AND MAP REPRODUCTION ERRORS
 - 13 BUILDING AREA 4397.25 SQFT
 - 14 THERE ARE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
 - 15 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINE. IF INFORMATION IS AVAILABLE FROM CONTROLLING JURISDICTIONS, OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

STATE OF ILLINOIS)
COUNTY OF LAKE)

TO: Parkway Bank and Trust Company
TO: 1860 Milwaukee LLC
TO: 1860 N. Milwaukee Canal LLC
TO: Chicago Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD METH. REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B, 8, 9, 10, 11, 12, 13, 14, 15 AND 16 FROM TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON (DATE) 06-15-2021.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF JUNE A.D. 2021
AT LAKE ZURICH, ILLINOIS
[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 9229



ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1976 AND ADOPTED BY THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 17, 1976

Drawn	KD	Date	06-16-2021
Revision	Date	Drawn	Checked
Revised Certificate	6-30-2021		

Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph (847)847-1079 Fax (847)847-1278
Professional Design Firm License No. 184-003632

Field Work Completed 06-15-2021 Scale 1" = 20' Date 06-16-2021
Site Address:
1860 N. Milwaukee Avenue
Chicago, Illinois

Job Number
LS161044-2
Sheet Number
ALTA/NSPS
Sheet Name
ALTA/NSPS SURVEY