



City of Chicago



O2021-5651

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/15/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-M at 1256 N Waller Ave - App No. 20893T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-M in the area bounded by

West Potomac Avenue, North Waller Avenue; a line 98.70 feet south of and parallel to West Potomac Avenue; and the alley next west of and parallel to North Waller 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: 1256 North Waller Avenue

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**NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING
AMENDMENT – 1256 NORTH WALLER AVENUE/**

The current zoning of the parcel is RS-3 Residential District. The zoning amendment is required to change the zoning of the parcel to C1-2 Commercial District. The zoning change is needed to allow the Church to operate a commercial kitchen on premises. There will be no exterior changes to the existing church 2 ½ story building.

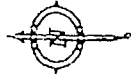
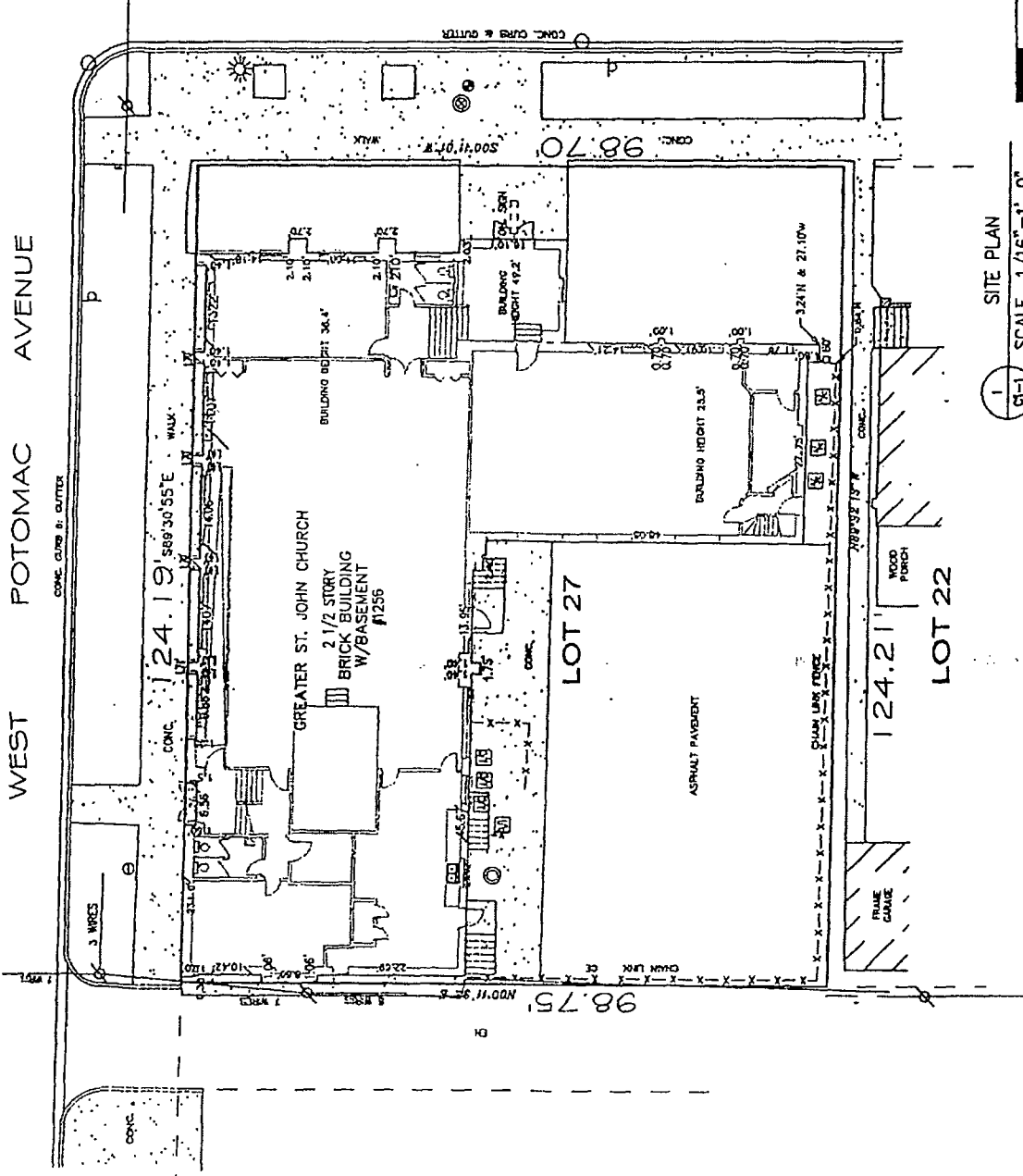
Lot Area:	12,258.54 sq. ft.
FAR:	1.09
Building Area:	13,407.8 sq. ft.
Density/Dwelling Unit:	N/A
Off Street Parking Spaces:	6 spaces
Front Setback: (Existing)	11.27 ft. Fronting Waller Avenue
Rear Setback: (Existing)	1.17 ft.
Sidyard (North): (Existing)	Zero ft.
Sidyard (South): (Existing)	3.24 ft.
Building Height: (Existing)	32 ft.

After rezoning, the property shall be used to operate a Commercial Kitchen

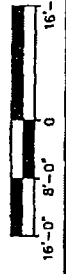
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WEST POTOMAC AVENUE

NORTH WALLER AVENUE



1
C-1
SCALE 1/16"=1'-0"
SITE PLAN



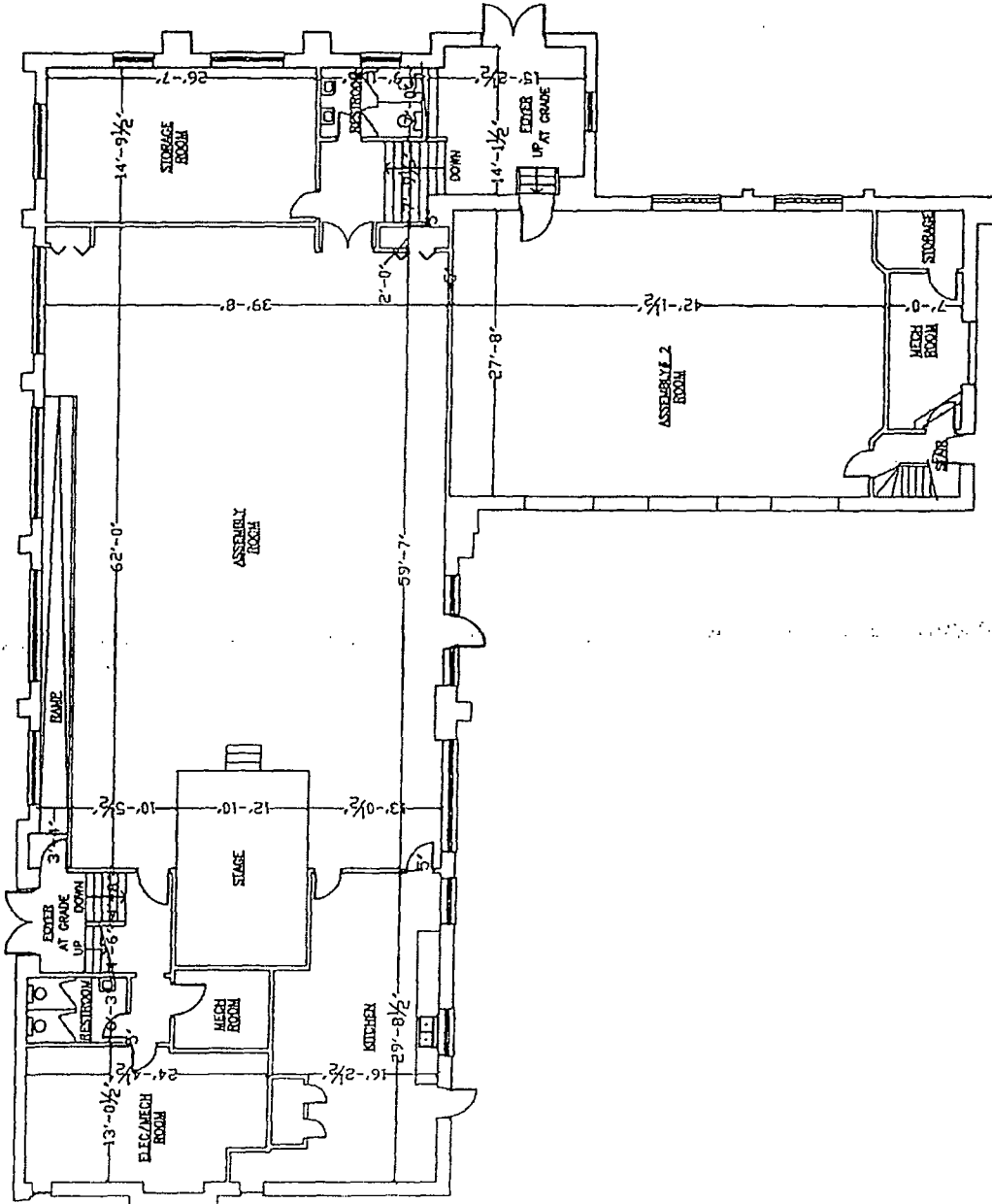
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS.

COMMUNITY KITCHEN
GREATER ST JOHN CHURCH
1256 N WALLER AVENUE
CHICAGO, ILLINOIS 60651

PROFESSIONAL ENGINEER
1256 N WALLER AVENUE
CHICAGO, ILLINOIS 60651
TEL: (773) 475-0781
FAX: (773) 475-0781
www.kenedysurveygroup.com

PROJECT NO.	8003	SHEET NO.	C-1
DATE	07/09/2021		
SITE PLAN			
SCALE	AS SHOWN		
DATE	07/09/2021		
BY	...		
CHECKED BY	...		
DATE	...		

FINAL FOR PUBLICATION



1 EXISTING BASEMENT FLOOR PLAN
SCALE 3/32"=1'-0"



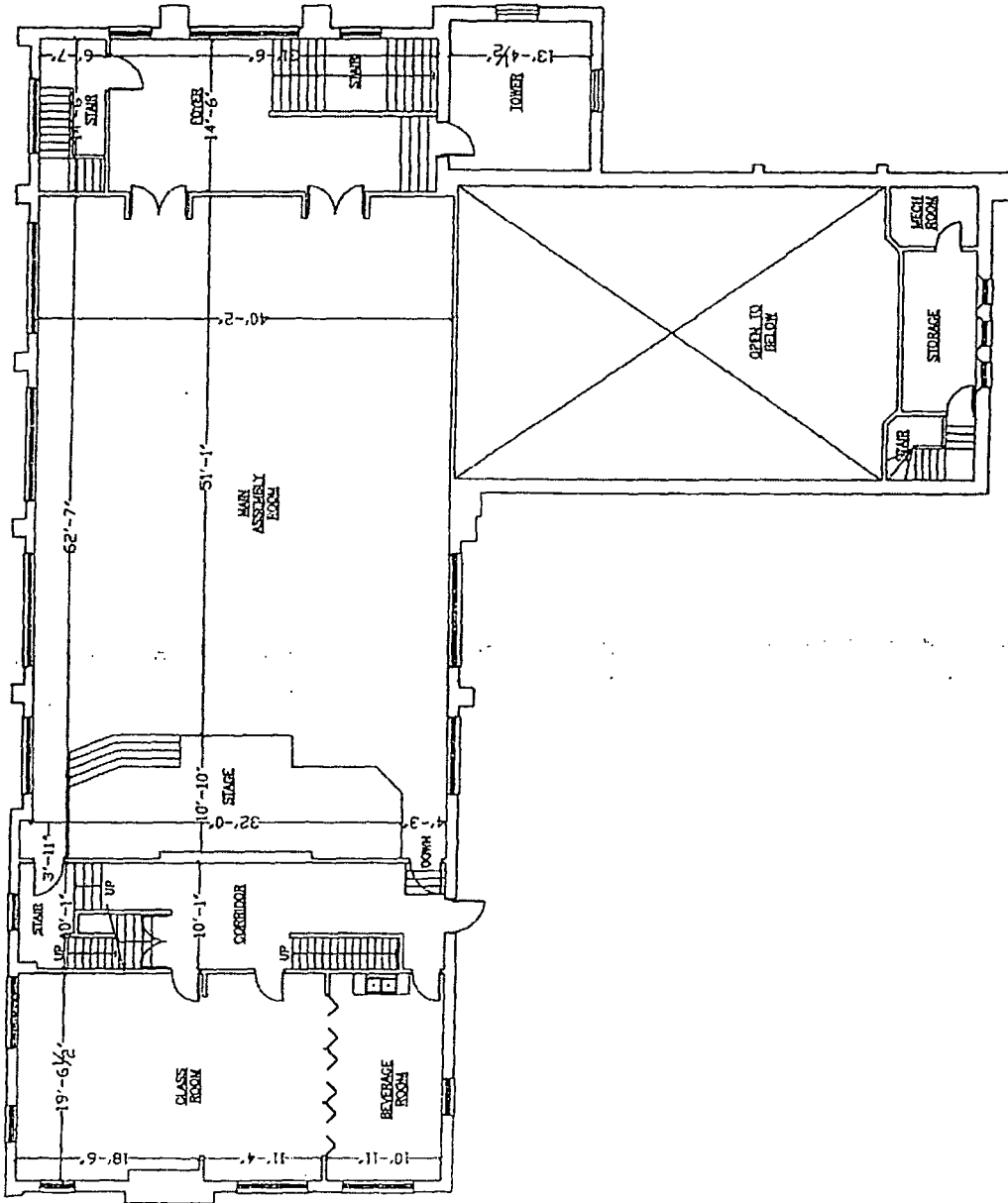
1. VERIFY EXISTING CONDITIONS AND USE
AS SHOWN UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS
NOTED OTHERWISE.

COMMUNITY KITCHEN
GREATER ST JOHN CHURCH
1256 N WALLER AVENUE
CHICAGO, ILLINOIS 60651

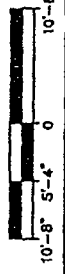
180 WEST WASHINGTON ST
SUITE 200
CHICAGO, IL 60604
TEL: (312) 467-0001
FAX: (312) 467-0001
www.henderson.com

PROJECT NO.	CHURCH FACILITY FLOOR PLAN
DATE	07/10/2011
SCALE	AS SHOWN
SHEET NO.	A1-1

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1 EXISTING MAIN FLOOR PLAN
SCALE 3/32" = 1'-0"



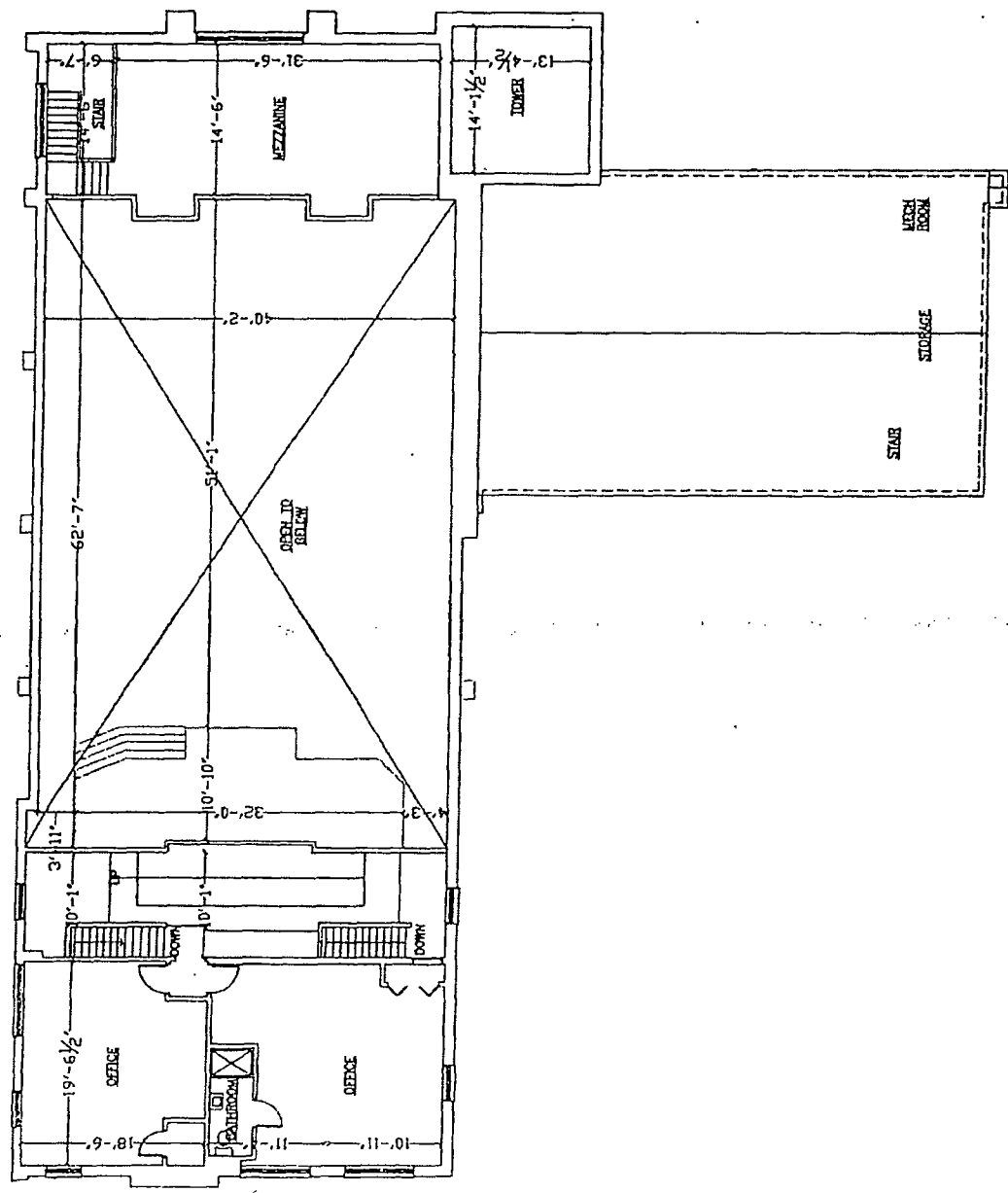
1. CHECK EVERY FOOT AND ALL DIMENSIONS
2. DIMENSIONS SHOWN BY DIMENSION LINES
3. DIMENSIONS SHOWN BY DIMENSION LINES
4. DIMENSIONS SHOWN BY DIMENSION LINES

COMMUNITY KITCHEN
GREATER ST JOHN CHURCH
1256 N WALLER AVENUE
CHICAGO, ILLINOIS 60651

ARCHITECT: [Logo]
PROJECT MANAGER: [Name]
1256 N WALLER AVENUE
CHICAGO, ILLINOIS 60651
TEL: (312) 473-0881
FAX: (312) 473-0881
http://www.ksa.com

PROJECT NO.	1003	SHEET NO.	A1-2
DATE	07/20/2001	PROJECT NAME	CHURCH REAR FLOOR PLAN
SCALE	AS SHOWN	DATE	
TOTAL NO. SHEETS	10	DATE	
NO. SHEETS USED	10	DATE	
NO. SHEETS CHECKED	10	DATE	
NO. SHEETS APPROVED	10	DATE	
NO. SHEETS REVISIONS	0	DATE	
NO. SHEETS CORRECTIONS	0	DATE	
NO. SHEETS REVISIONS	0	DATE	
NO. SHEETS CORRECTIONS	0	DATE	

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EXISTING SECOND FLOOR PLAN
SCALE 3/32"=1'-0"

ARCHITECT: [Logo]
130 WEST WASHINGTON ST
CHICAGO, ILLINOIS 60601
TEL: (312) 467-1000
FAX: (312) 467-1001
www.pjarchitect.com

COMMUNITY KITCHEN
GREATER ST JOHN CHURCH
1256 N WALLER AVENUE
CHICAGO, ILLINOIS 60651

PROJECT NO.	5003
DATE	07/20/2003
SHEET NO.	A1-3
CHURCH MEZZANINE FLOOR PLAN	
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