



City of Chicago



O2018-6017

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-I at 2608 W Addison St - App No. 19765T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

ORDINANCE

#19765-TJ
INTRO DATE
JULY 25, 2018

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 of the M2-2 Light Industry District symbols and indications as shown on Map No. 9-I in the area bounded by

West Addison Street; a line 217.22 feet east of and parallel to
North Talman Avenue; a line 183.46 feet north of and parallel to
West Addison Street; and a line 431.61 feet east of and parallel to
North Talman Avenue

to those of a C3-1 Commercial, Manufacturing and Employment District.

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

Common Address of Property: 2608 West Addison Street

NARRATIVE AND PLANS **FINAL FOR PUBLICATION**
2608 WEST ADDISON STREET
ZONING AMENDMENT "TYPE 1"

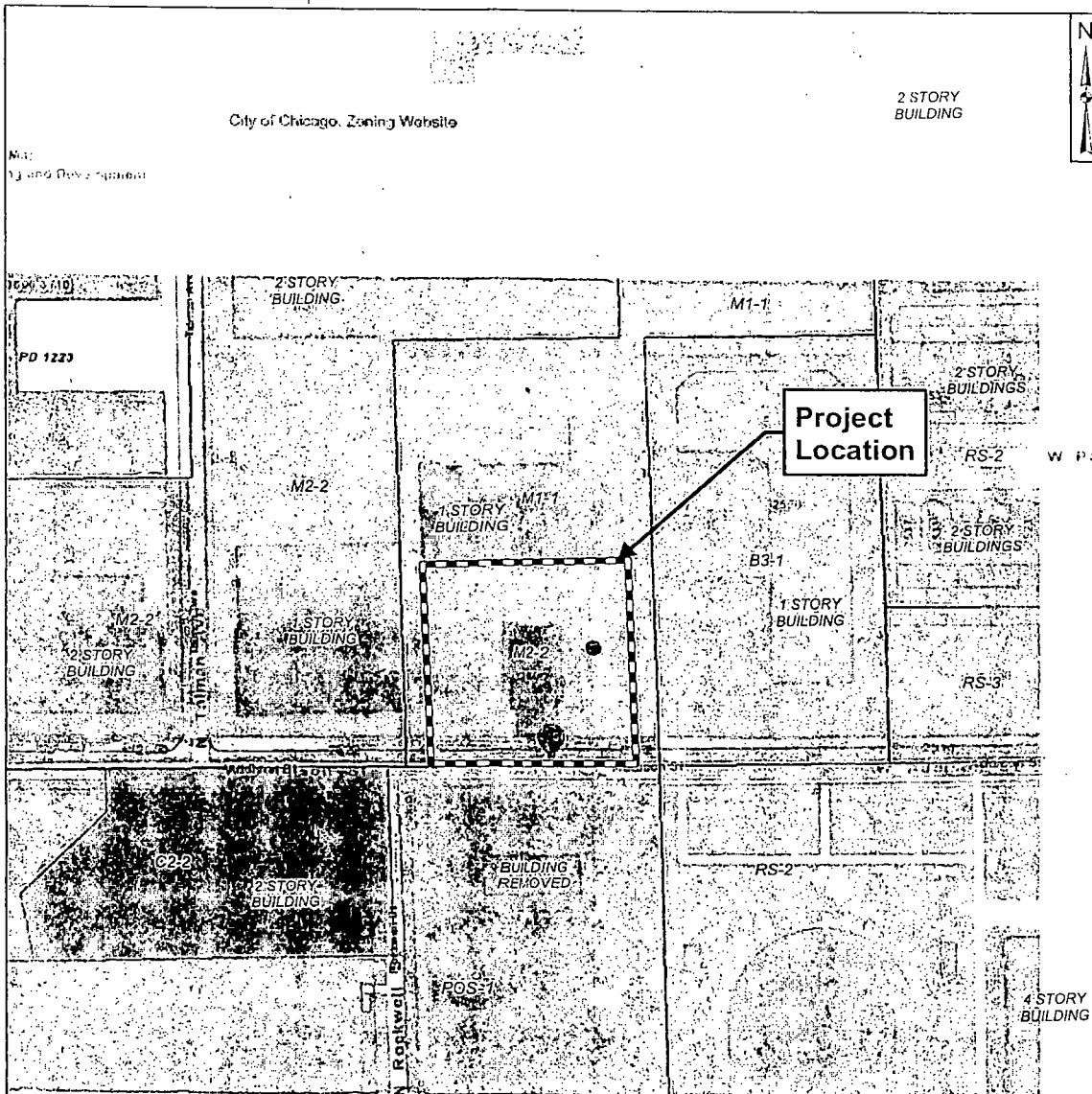
Project Description:

The zoning lot is situated along the north side of West Addison Street between North Talman Avenue and North Campbell Avenue, and is commonly known as 2608 West Addison Street in Chicago, Illinois. The zoning lot is currently zoned as M2-2, which classifies as a Light Industry District. The zoning lot is also located in the Addison Industrial Corridor. The zoning lot is a 39,635 square foot parcel, currently improved with a McDonald's restaurant with drive-through facility and on-site parking. The Applicant proposes to rebuild the restaurant building with "playplace" and utilize a double lane drive through facility for ordering with a single lane along the building with three (3) service windows and approximately 27 on-site parking spaces. The proposed new building will have a height of 21 feet 7 inches, and is 6,230 square feet, which exceeds the maximum gross floor area in the M2-2 District. The Applicant proposes a zoning map amendment in the Addison Industrial Corridor to the C3-1 Commercial, Manufacturing and Employment District. The process would include the recommendation from the Chicago Plan Commission.

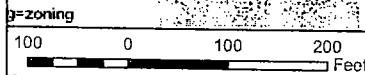
Bulk Table Information:


a) proposed land use:	restaurant with drive-through facility and on-site parking
b) the project's floor area ratio:	0.16
c) the project's density (lot area per dwelling):	N/A
d) the amount of off-street parking:	approximately 27 parking spaces
e) setbacks:	front: building: 65 feet parking: 10 feet side: building: 35 feet parking: 5 feet rear building: 51 feet parking: 4 feet
f) building heights	21 feet 7 inches

The Applicant will also seek a special use for the new drive through facility.



List of Zoning Districts	
M1-1	Unlimited Manufacturing/Business Park District
M2-2	Light Industry District
POS-1	Regional or Community Park
C2-2	Motor Vehicle-Related Commercial
PD 1223	Planned Development
RS-2	Single Unit Detached House
RS-3	Single Unit Detached House
RT-4	Two-Flat, Townhouse, Multi-Unit



 V3 Companies 7325 Janes Avenue Woodridge, Illinois 60517 630 724 9200 phone 630 724.9202 fax www.v3co.com	PROJECT NO 06240.123	CLIENT McDonald's USA, LLC 711 Jorie Boulevard Third Floor Oak Brook, IL 60523	TITLE EXISTING LAND USE MAP	
	CREATED BY JWG		DATE 02/05/18	BASE LAYER ESRI World Street Map
Visio, Vertute, Virtute "The Vision To Transform with Excellence"	SCALE See Scale Bar		EXHIBIT 1	

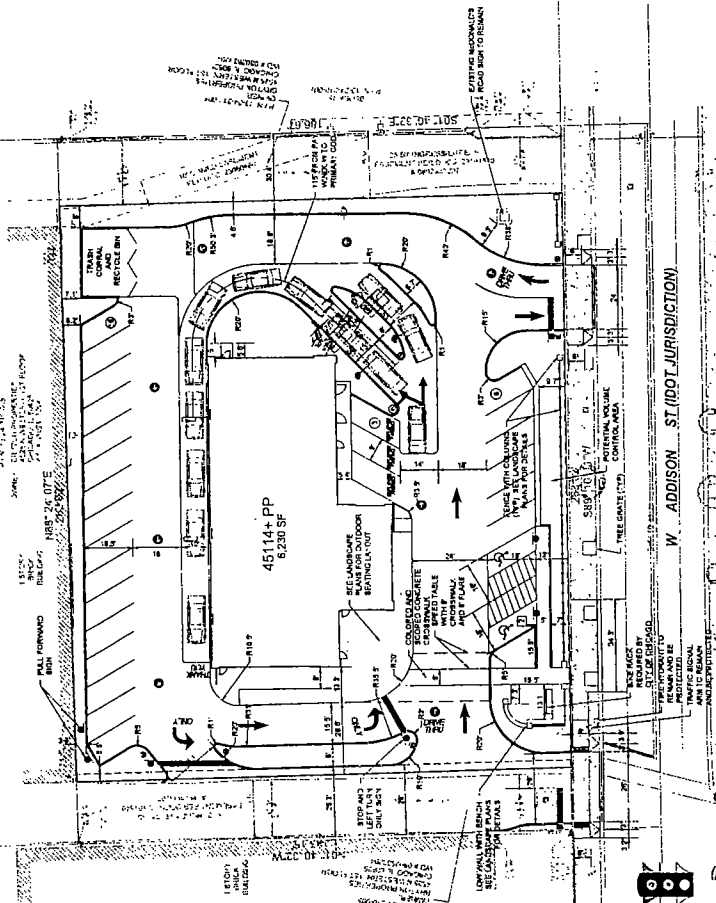


NOT FOR PUBLICATION

PARKING SUMMARY

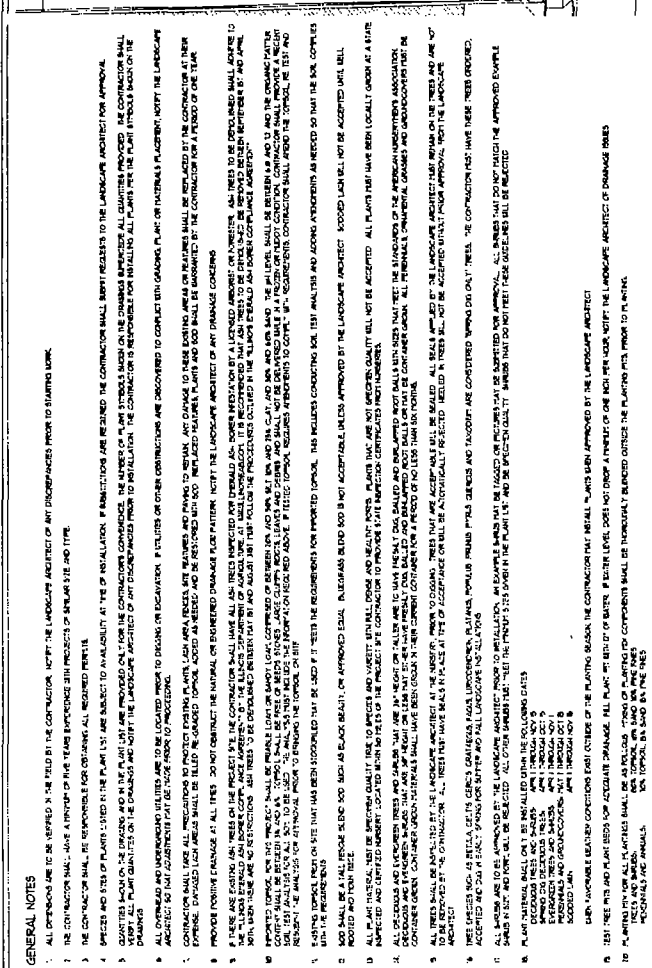
EXISTING PARKING SPACES	48
PROPOSED PARKING SPACES	48
TOTAL PARKING SPACES	96
PROPOSED BIKE SPACES	2
PROPOSED TRUCK SPACES	2
PROPOSED TOTAL SPACES	100

100% PARKING SUMMARY
100% PARKING SUMMARY



N ROCKWELL ST
(DOT JURISDICTION)

W. ADDISON ST (DOT JURISDICTION)

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