



# City of Chicago



O2019-4093

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/12/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-J at 3953-3957 W Polk St and 801 S Pulaski Rd - App No. 20047T1
<b>Committee(s) Assignment:</b>	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 of the C1-2 Neighborhood Commercial District and RT4 Residential Two Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 2-J in the area bounded by

West Polk Street; A line 75.0 east of and parallel to South Pulaski Rd; The Alley south of and parallel to west Polk Street and South Pulaski Rd.

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:  
3953-3957w. Polk Street and  
801sPulaskiRd, ChgoIL60624

3953-57 W. Polk street and 801-821 S. Pulaski Rd, Chicago Il, 60624 .

The Applicant is seeking to change the current split zone from C1-2 and RT4 to a C1-2 to allow a restaurant and commercial spaces within the existing 1 and 2 story commercial building. No residential proposed; No parking on site; existing 1 and 2 story building size is approximate 9471.4 sq.ft of commercial space, existing height no change to exterior building.

<b>Lot Area</b>	9366 Sq Ft.
<b>MLA</b>	No residential proposed
<b>Parking</b>	None existing
<b>Floor Area Ratio (FAR)</b>	1.2 (11,239.2)
<b>Existing Building Area</b>	9471.4 Sq Ft.
<b>Building Height Existing</b>	20 Feet
<b>Setbacks Existing</b>	Front 0.0 /Side 0.0 /Rear 0.0

OFFICE:  
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lrpassassoc@yahoo.com

# PLAT OF SURVEY

L. R. PASS & ASSOCIATES  
Professional Land Surveyors

Plat of Surveys  
Topography  
Mortgage Inspection  
Condominiums  
Land Development  
Legal Descriptions

LOTS 1, 2 AND 3 IN CUMMING'S GARFIELD BOULEVARD ADDITION A SUBDIVISION TO LOT 2 IN BLOCK 3 AND LOT 2 IN BLOCK 4 OF CIRCUIT COURT PARTITION BEING A SUBDIVISION OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 3957 W. POLK ST./ 801-21 W PULASKI RD., CHICAGO, ILLINOIS.)

AREA= 9,366.00 SQ. FT. (MORE OR LESS)  
PERIMETER=399.76 FT. (MORE OR LESS)  
ACREAGE=0.2150137741 (MORE OR LESS)

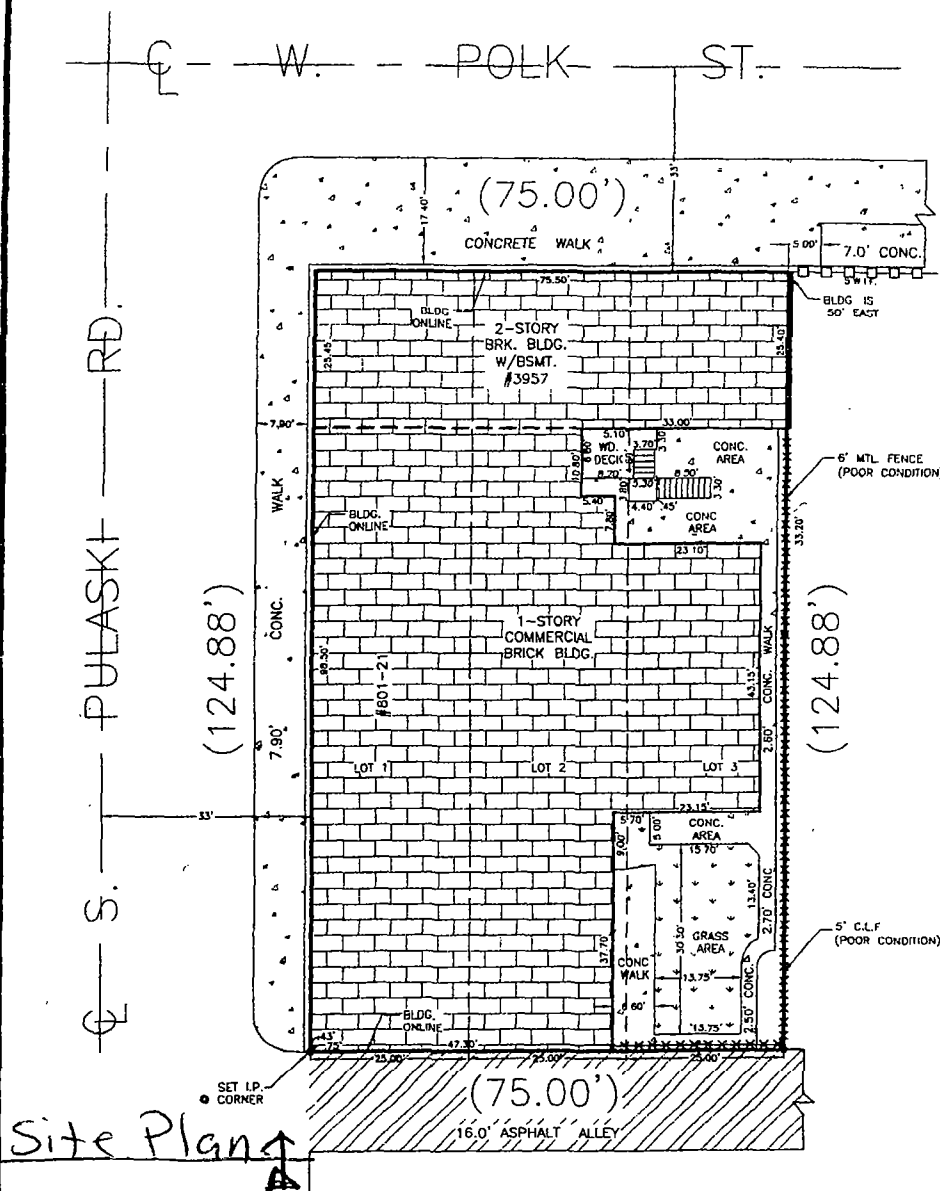


SCALE: 1"=20'



VICINITY MAP

Final for Publication



Site Plan

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 05-03-19  
P. I. N.: 16-14-313-001-0000  
BOOK NO.: G.P.  
SURVEYOR: S.S.  
DIMENSIONS ARE NOT TO BE SCALED.  
ORDER NO.: 19MAY-0610  
SCALE: 1" = 20 FEET  
ORDERED BY: TKVD INC.  
A. C. S. M.

COMPARE ALL POINTS BEFORE BUILDING. IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



STATE OF ILLINOIS  
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF MAY 2019.  
LICENSE EXPIRATION DATE: 11/30/20

LEGEND	
#	WIRED FENCE
□	METAL FENCE
●	FENCE POST (F.P.)
○	"MAG" NAIL SET
○	SET IRON PIPE
●	IRON PIPE FOUND
+	CUT CROSS- FOUND OR SET
—	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
( )	NOTCH
—	WOOD FENCE (W.F.)
—	CHAIN LINK FENCE (C.L.F.)
□	WROUGHT IRON FENCE (W.I.F.)
●	5 NAILS (SET)

FLOOR PLAN

STAIRS

STAIRS

STAIRS

STAIRS

DOOR

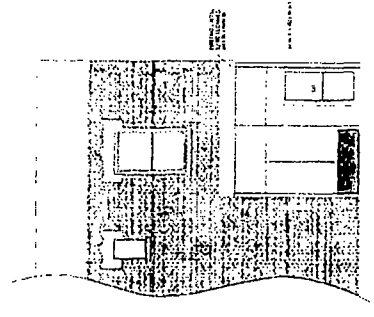
DOOR

STORAGE

Floor plan of the second floor showing various rooms and dimensions:

- OFFICE (14' x 14')
- OFFICE (12' x 12')
- KITCHENETTE (10' x 10')
- BATH (6' x 6')
- CONFERENCE (10' x 10')
- CLOSET (4' x 4')
- REAR PORCH (10' x 10')
- ROOF

ENTRANCE TO REAR PORCH EXISTING DOOR, AND REAR PORCH REMOVED

[illegible][illegible]

**WEST ELEVATION: PROPOSED**  
S&P 310.114

[illegible]

## REVISIONS

$\mu_{\text{max}} = 0.47$   $(\text{h}^{-1})$

$\mathbb{R}^n$   
 $\mathbb{C}^n$   
 $\mathbb{H}^n$   
 $\mathbb{O}^n$

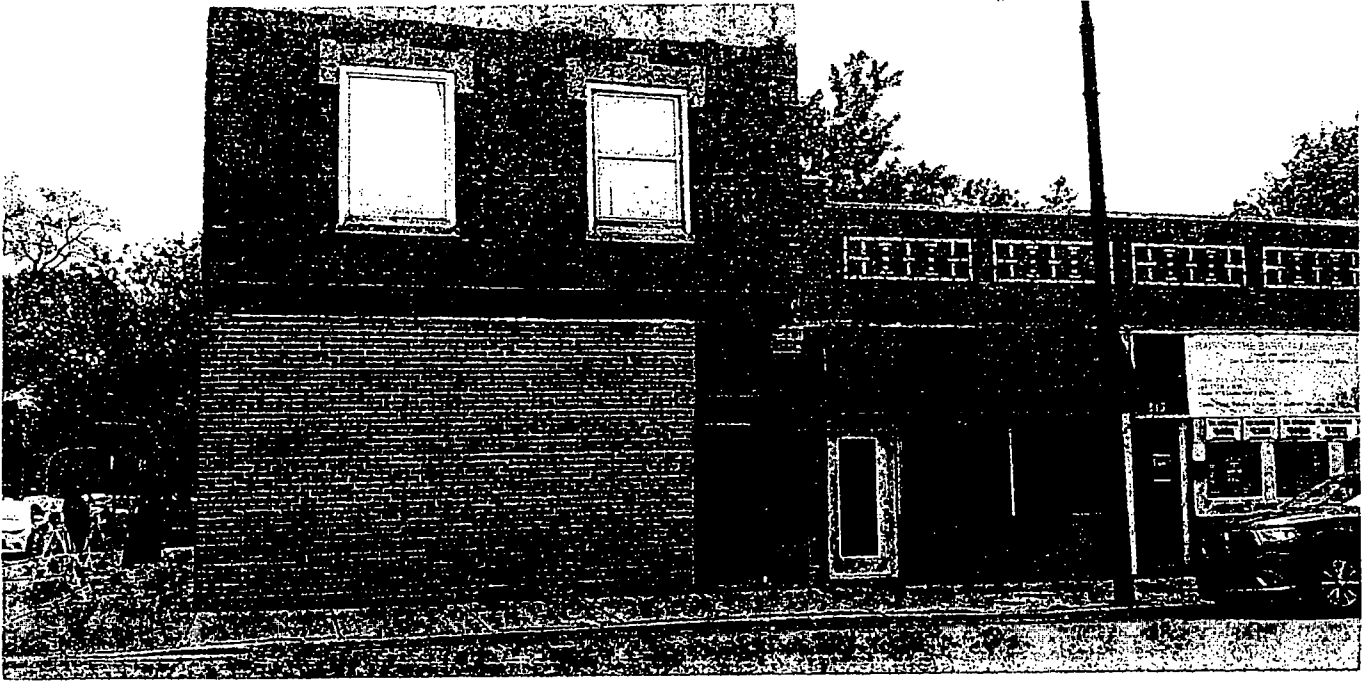
801 S PULASKI  
CHICAGO IL

PERMIT #: P100.....

### PROPOSED PLANS AND SCHEDULES

A300

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North Pulaski Rd

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West Polk St.



North Pulaski Rd.

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