



City of Chicago



O2019-8466

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-G at 3301 S Morgan St - App No. 20233T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 8-G in the area bounded by

West 33rd Street; the alley next east of and parallel to South Morgan Street; a line 29.20 feet south of and parallel to West 33rd Street; and South Morgan Street,

to those of a C1-3 Neighborhood Commercial District and a corresponding use district is hereby established in the area above described.

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

Common address of property: 3301 South Morgan Street

17-13-0303-C (1) Narrative Zoning Analysis

3301 South Morgan Street, Chicago, IL

Proposed Zoning: C1-3 Neighborhood Commercial District

Lot Area: 3,796.0 square feet

Proposed Land Use: The Applicant is seeking a Zoning Change to permit a restaurant and bar use in the retail/commercial unit, at grade, of the existing two-story, mixed-use building, at the subject site. The FAR, height, and footprint of the existing building will remain without change. No onsite parking will be provided.

(A) The Project's Floor Area Ratio: 6,110 square feet (1.61 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):

2 dwelling units (1,885 square feet of lot area per dwelling unit)

(C) The amount of off-street parking: 0 parking spaces

(D) Setbacks:

a. Front Setback: 0 feet-0 inches

b. Rear Setback: 15 feet-6 inches

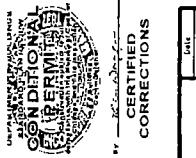
c. Side Setbacks:

North: 0 feet-0 inches

South: 0 feet-0 inches

(E) Building Height:

20 feet-0 inches



INTERIOR RENOVATION OF SUPER MARKET 3301 S MORGAN ST. CHICAGO, ILLINOIS 60608

Final for Publication

CERTIFIED
CORRECTIONS

DATE	8-23-2011
DESIGNED BY	DAVID LEE
DATE	JAN 12
REVISION	
1	1.351.4
2	0.530.7
3	0.530.7

Client: 3301 S Morgan St
Chicago IL, 60608
Comments as noted
Reference to specifications of
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INTERIOR RENOVATION
3301 S MORGAN ST
CHICAGO IL, 60608

VARI AND ASSOCIATES
1109 BOND BLVD SUITE 250
CHICAGO, IL 60603

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1109 BOND BLVD SUITE 250
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GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
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CHICAGO ENERGY CONSERVATION CODE NOTES

- THE CHICAGO ENERGY CONSERVATION CODE (CEC) SHALL APPLY TO THIS PROJECT.
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ALLOWABLE AIR INFILTRATION RATES (AIR)

SPACING (IN FT)	DOORS (PER 100 SQ FT OF DOOR AREA)	SPACING	SPACING
0.2 (B, C)	0.3	0.5 (D)	0.5 (D)

0.2 (B, C) - 10 MINUTE WIND SPEED TEST, 75 FPM
0.3 - 10 MINUTE WIND SPEED TEST, 75 FPM
0.5 (D) - 10 MINUTE WIND SPEED TEST, 75 FPM

PRESCRIBED ENVELOPE REQUIREMENTS TABLE

DESCRIPTION	U-VALUE (BTU/HR-FT ² -IN)	ACTUAL
CEILING U-VALUE (MAX)	0.15	EXCEL
CEILING U-VALUE	R-20	EXCEL
EXTERIOR WALL U-VALUE	R-10	EXCEL
FLOOR U-VALUE	R-10	EXCEL
BACKGROUND U-VALUE	R-5	EXCEL
GLASS PERIMETER	R-2.5	EXCEL
GLASS WALL	R-5	EXCEL
DOOR U-VALUE	U/A	U/A
DOOR AIR LEAKAGE	U/A	U/A

EXIT CAPACITY

EXIT #	POSITION	AREA (SQ FT)	15 MIN PER PERSON	30 MIN PER PERSON	TOTAL	37
1	10	150	15	15	300	37
2	10	150	15	15	300	37

GENERAL SCOPE OF WORK

RENOVATION OF EXISTING 2-STORY CONCRETE FRAME BUILDING TO BE USED AS COMMERCIAL OFFICE SPACE.

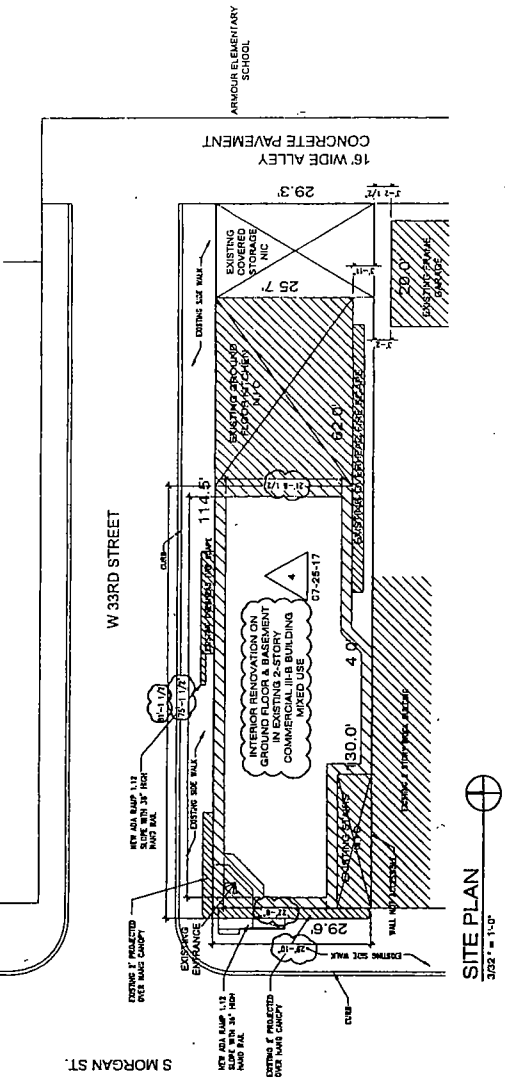
- NO EXTERIOR WORK
- NO STRUCTURAL WORK
- REPLACING EXISTING PARTS OF EXTERIOR CURB AND SIDE WALK

ZONING INFORMATION:

C-2 (COMMERCIAL OFFICE)
 - MAX FLOOR AREA: 3,153 SQ FT
 - MAX BAY: 35'-0" WIDE
 - MAX HEIGHT: 35'-0" TO MAINTAIN

OCCUPANCY CALCULATIONS

AREA	SF/PERSON TOTAL
EXISTING AREA	15 SF/PERSON
BLANK FLOOR AREA	1.5 SF/PERSON
EXISTING RESTROOM #1	100 SF/PERSON
EXISTING RESTROOM #2	100 SF/PERSON
TOTAL	37



INDEX OF DRAWINGS

SYMBOL	DESCRIPTION
1	GENERAL NOTES, SCHEDULES, & GENERAL NOTES
2	PROPOSED FLOOR PLANS & NOTES
3	ELEVATIONS
4	MECHANICAL FLOOR PLANS & SCHEDULES
5	ELECTRICAL FLOOR PLAN
6	MECHANICAL DIAGRAMS & NOTES

PROFESSIONAL SEAL: DAVID LEE, PE, License No. 001-02138, State of Illinois.

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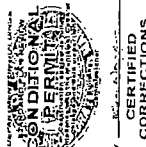
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David Lee



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WALL/PARTITION SCHEDULE

WALL/PARTITION	DESCRIPTION
A	WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON BOTH SIDES
B	WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE
C	WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE

WINDOW SCHEDULE

WINDOW	FRAME	GLASS	GLASS AREA	LOCAL OPENING
1	ALUMINUM	CLERESTORY	30'-0" x 4'-0"	NA
2	ALUMINUM	DOUBLE GLAZED	3'-0" x 4'-0"	NA

DOOR SCHEDULE

DOOR	FRAME	LATCH	HARDWARE	ADJUNCT
1	3'-0" x 7'-0"	NO	NO	EMERIC
2	3'-0" x 7'-0"	NO	NO	EMERIC
3	3'-0" x 7'-0"	NO	NO	EMERIC
4	3'-0" x 7'-0"	NO	NO	EMERIC

OCCUPANCY CALCULATIONS

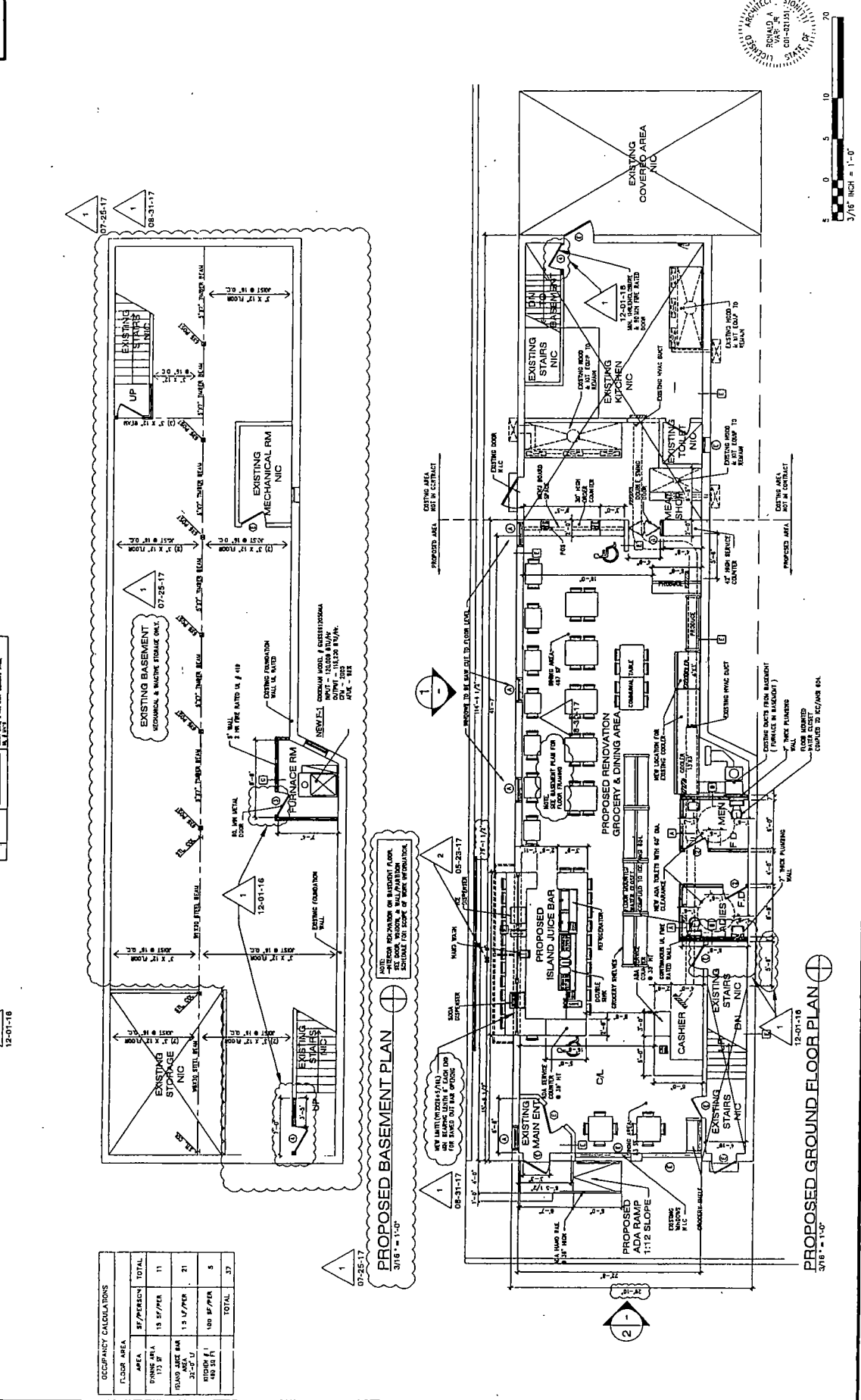
FLOOR AREA	AREA	SF/PERSON	TOTAL
STORAGE AREA	173 SF	15 SF/PER	11
STAIRS	21 SF	15 SF/PER	21
MECHANICAL ROOM	100 SF	15 SF/PER	5
TOTAL			37

PROPOSED BASEMENT PLAN
3/16" = 1'-0"

PROPOSED GROUND FLOOR PLAN
3/16" = 1'-0"

VARI AND ASSOCIATES
708 JSK 4005 OFFICE
1000 BROADWAY SUITE 260
CHICAGO, IL 60608

DATE: 07-25-17
PROJECT: 07-25-17
SCALE: 3/16" = 1'-0"





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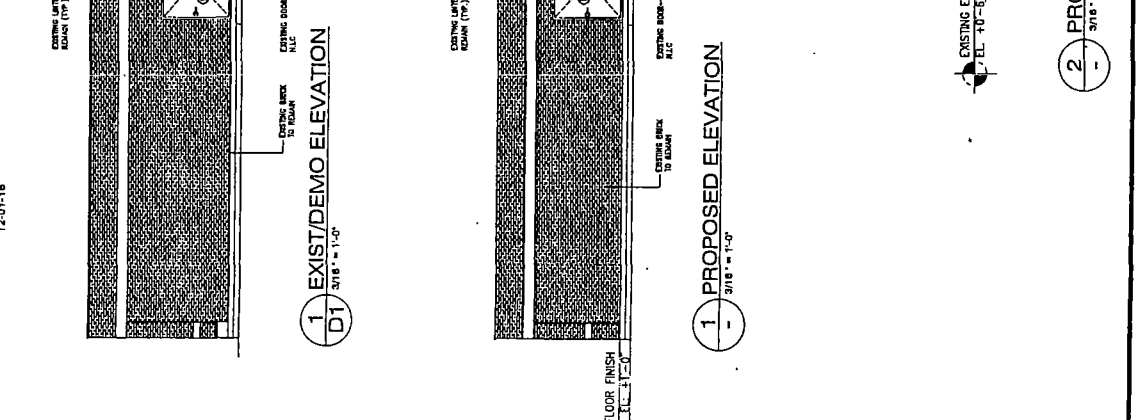
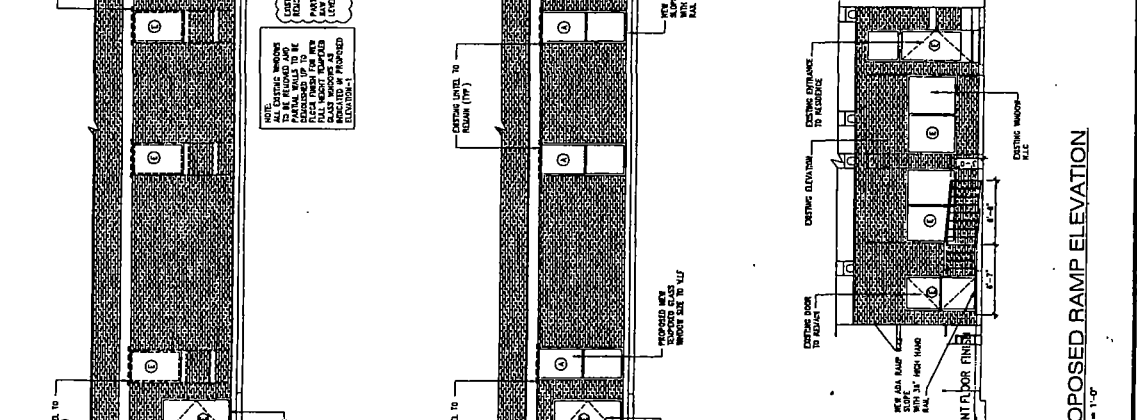
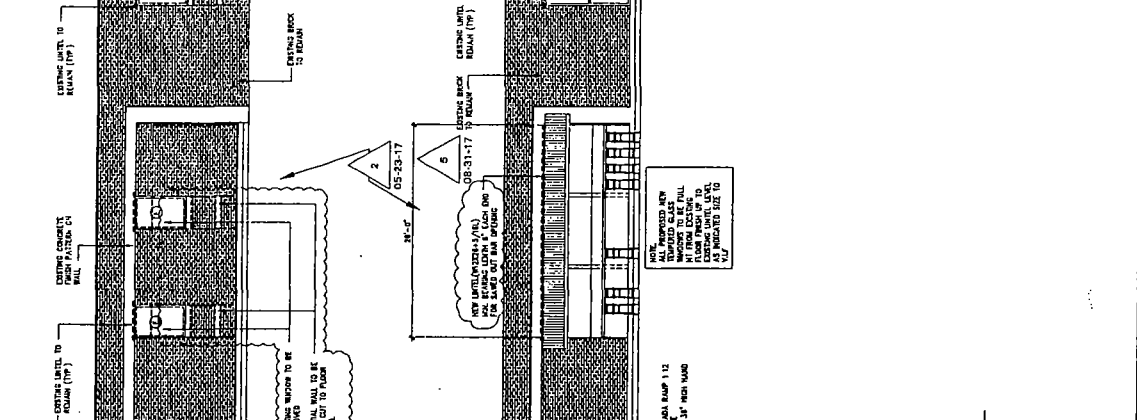
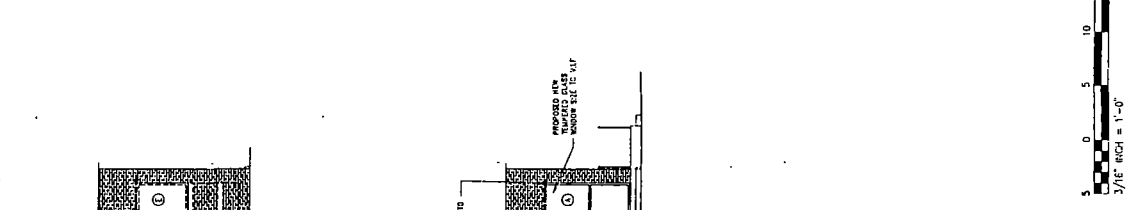
WINDOW SCHEDULE

NO.	TYPE	FRAME	GLASS	GLASS AREA	NOTES
1	WINDOW	ALUMINUM	CLIMATE CONTROL	12'-0" x 18'-0"	SEE ELEVATION
2	WINDOW	ALUMINUM	CLIMATE CONTROL	12'-0" x 18'-0"	SEE ELEVATION
3	WINDOW	ALUMINUM	CLIMATE CONTROL	12'-0" x 18'-0"	SEE ELEVATION
4	WINDOW	ALUMINUM	CLIMATE CONTROL	12'-0" x 18'-0"	SEE ELEVATION

DOOR SCHEDULE

NO.	TYPE	FRAME	GLASS	GLASS AREA	NOTES
1	DOOR	ALUMINUM	CLIMATE CONTROL	12'-0" x 18'-0"	SEE ELEVATION
2	DOOR	ALUMINUM	CLIMATE CONTROL	12'-0" x 18'-0"	SEE ELEVATION
3	DOOR	ALUMINUM	CLIMATE CONTROL	12'-0" x 18'-0"	SEE ELEVATION
4	DOOR	ALUMINUM	CLIMATE CONTROL	12'-0" x 18'-0"	SEE ELEVATION

DATE: 8-25-2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 VARI AND ASSOCIATES
 708 JONES BLVD SUITE 200
 CHICAGO IL, 60608
 3301 S MORGAN ST.
 INTERIOR RENOVATION
 R. A2
 1109 JONES BLVD SUITE 200
 CHICAGO IL, 60623



EXISTING FLOOR FINISH
 PAYMENT EL. 40'-6"
 1 EXIST/DEMO ELEVATION 3/16" = 1'-0"
 2 PROPOSED ELEVATION 3/16" = 1'-0"
 3 PROPOSED RAMP ELEVATION 3/16" = 1'-0"