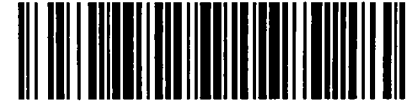




City of Chicago



SO2021-1091

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-I at 3100-3110 W Peterson Ave/6001-6013 N Lincoln Ave/6000-6028 N Albany Ave - App No. 20639T1
Committee(s) Assignment:	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 RS3, Residential Single-Unit (detached house) and B3-2, Community Shopping, District symbols and indications as shown on Map No. 15-I in the area bounded by

A line 276.04 feet north of and parallel to West Peterson Avenue; North Albany Avenue; West Peterson Avenue; North Lincoln Avenue; a line 69.63 feet as measured along the northeast right of way of north Lincoln Avenue and West Peterson Avenue perpendicular thereto; and the alley next west of and parallel to north Albany Avenue.

to those of a B3-2, Community Shopping, District.

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

Common Address of Property: 3100-3110 W. Peterson Avenue/6001-6013 N. Lincoln Avenue/6000-6028 N. Albany Avenue, Chicago, IL 60659

Final for Publication

**Substitute Narrative and Plans for the Proposed Type 1 Zoning Amendment at
3100-3120 W. Peterson Avenue
6001-6007 N. Lincoln Avenue
6000-6028 N. Albany Avenue**

A. Proposed Land Use:

The applicant intends to change the split zoning district from RS-3 and B3-2 to B3-2 to construct a new 1 story 4,137 sq. ft. general restaurant with a two lane drive through and a 540 sq. ft. outdoor patio and 34 on-site parking spaces.

B. Lot Area 38,936 sq. ft.
F.A.R. 0.11

C. The Projects Density (Lot Area Per Dwelling): N/A (No residential)

D. Amount of off-street parking: 34 Spaces

E. Setbacks:

Front:	(N. Albany Ave)	55.8 ft
Side:	North	92.5 ft
	South	74.9 ft
Rear:	W. Alley	16.7 ft

F. Building Height 23.25 Ft.

SWORN STATEMENT BY OWNER
 I, THE UNDERSIGNED, ACKNOWLEDGE THAT THE LANDSCAPE PLAN AND LAYOUT OF THE PROPOSED BUILDING AND LANDSCAPE AT CALIFORNIA AVE & 35TH STREET CHICAGO, ILLINOIS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BELIEF AND FAITHFUL OPINION, COMPLY WITH ALL THE REQUIREMENTS AS REQUIRED BY THE CURRENT AND SUBSEQUENT ORDINANCES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDSCAPE ARCHITECTURE PRACTICE ACT AND THE PUBLICATION GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

DATE: _____

ANTICIPATED TIME OF PLANTING: MONTH, YEAR _____

OWNER: _____

LANDSCAPE ARCHITECT: _____

MONTH, YEAR: _____

DATE: _____

SWORN STATEMENT BY OWNER:
 I, THE UNDERSIGNED, ACKNOWLEDGE THAT THE LANDSCAPE ARCHITECT HAS COMPLETED THE DESIGN AND LAYOUT OF THE PROPOSED BUILDING AND LANDSCAPE AT CALIFORNIA AVE & 35TH STREET CHICAGO, ILLINOIS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BELIEF AND FAITHFUL OPINION, COMPLY WITH ALL THE REQUIREMENTS AS REQUIRED BY THE CURRENT AND SUBSEQUENT ORDINANCES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDSCAPE ARCHITECTURE PRACTICE ACT AND THE PUBLICATION GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

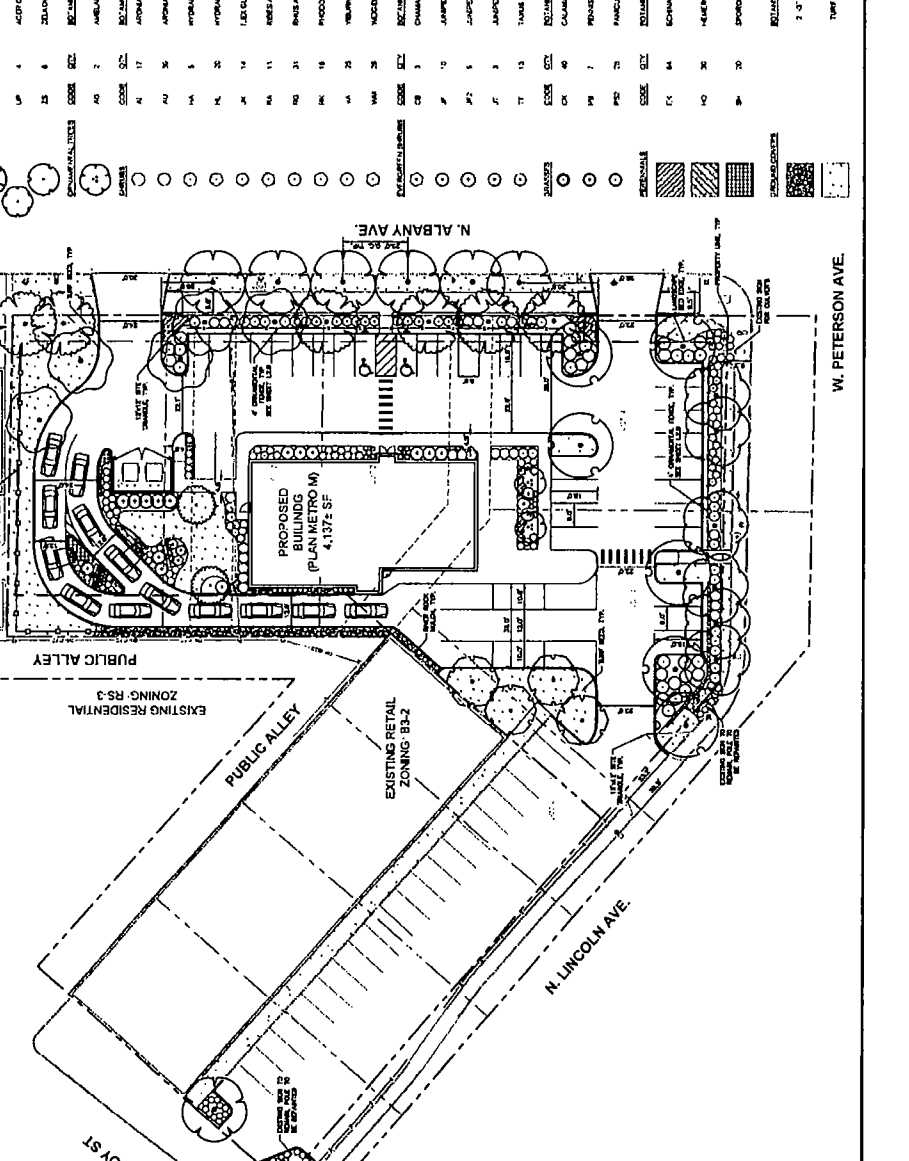
DATE: _____

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY LAYOUT	01/15/20	AS
2	REVISED LAYOUT	02/10/20	AS
3	FINAL LAYOUT	03/05/20	AS
4	FINAL LAYOUT FOR PUBLICATION	03/20/20	AS

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PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY
1	(Symbol)	ACTINORHYZON	18" CAL DB	1
2	(Symbol)	ACTINORHYZON	18" CAL DB	1
3	(Symbol)	ACTINORHYZON	18" CAL DB	1
4	(Symbol)	ACTINORHYZON	18" CAL DB	1
5	(Symbol)	ACTINORHYZON	18" CAL DB	1
6	(Symbol)	ACTINORHYZON	18" CAL DB	1
7	(Symbol)	ACTINORHYZON	18" CAL DB	1
8	(Symbol)	ACTINORHYZON	18" CAL DB	1
9	(Symbol)	ACTINORHYZON	18" CAL DB	1
10	(Symbol)	ACTINORHYZON	18" CAL DB	1
11	(Symbol)	ACTINORHYZON	18" CAL DB	1
12	(Symbol)	ACTINORHYZON	18" CAL DB	1
13	(Symbol)	ACTINORHYZON	18" CAL DB	1
14	(Symbol)	ACTINORHYZON	18" CAL DB	1
15	(Symbol)	ACTINORHYZON	18" CAL DB	1
16	(Symbol)	ACTINORHYZON	18" CAL DB	1
17	(Symbol)	ACTINORHYZON	18" CAL DB	1
18	(Symbol)	ACTINORHYZON	18" CAL DB	1
19	(Symbol)	ACTINORHYZON	18" CAL DB	1
20	(Symbol)	ACTINORHYZON	18" CAL DB	1



CULVER'S

LANDSCAPE PLAN

CHICAGO, ILL. 60622

5011 W. LINCOLN AVE.

ORIGINAL DATE: 12/18/2019

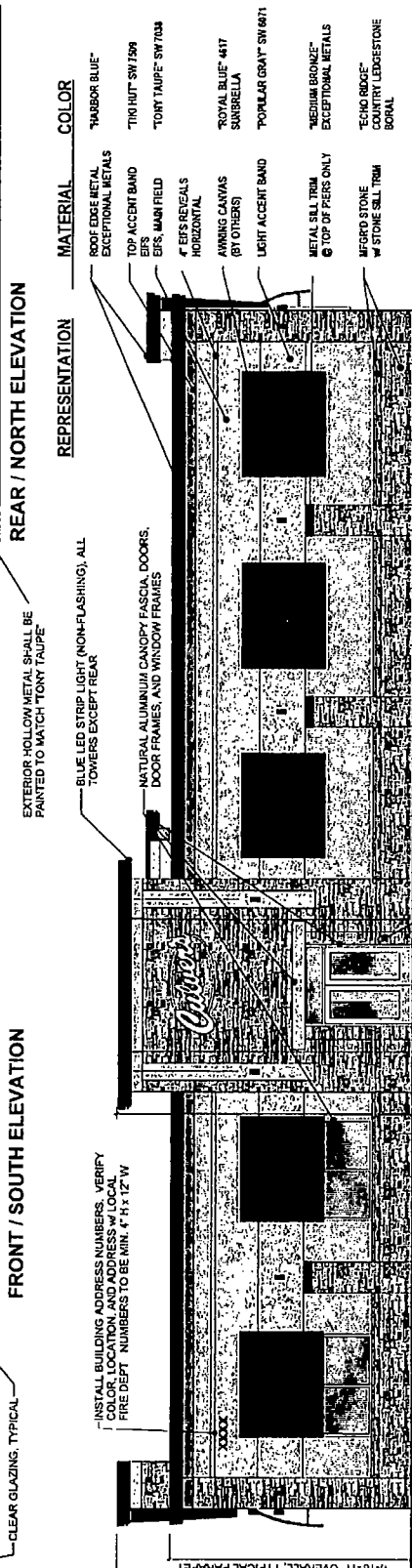
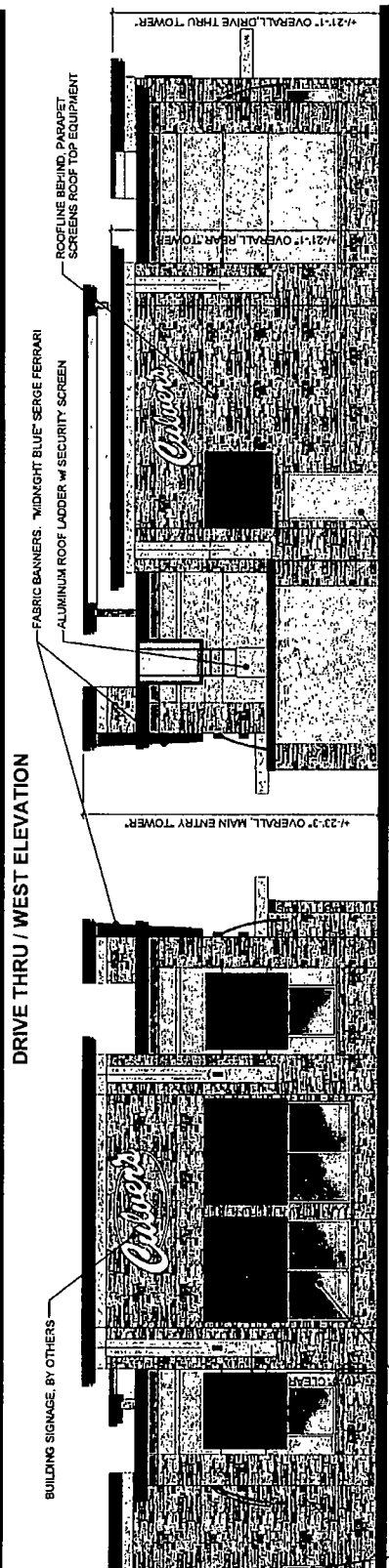
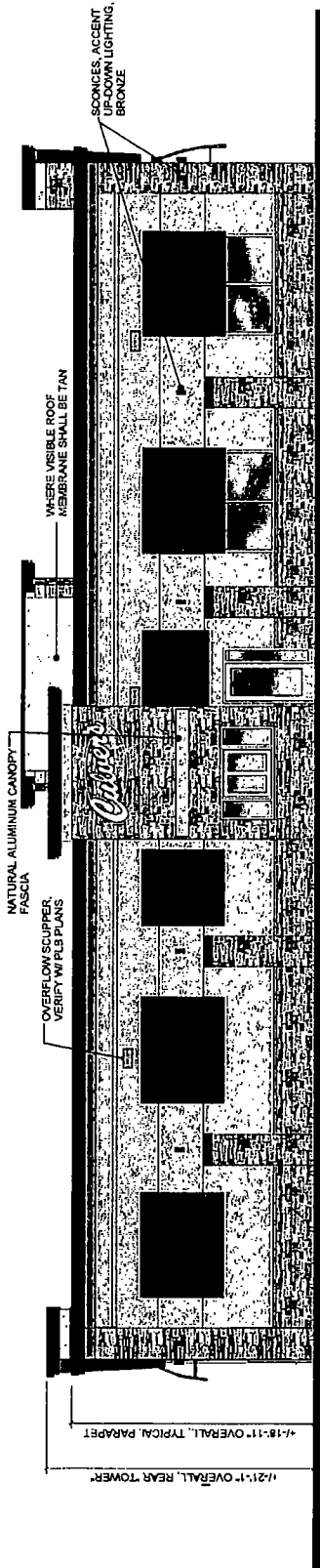
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SHEET NUMBER

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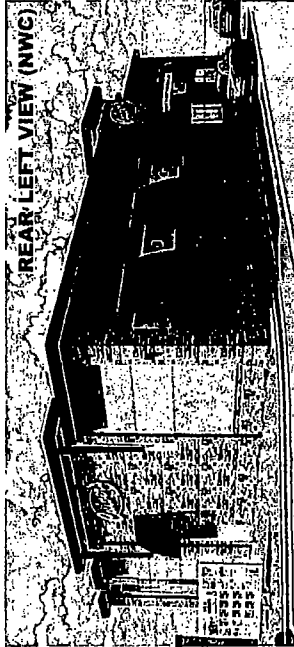
 <p>OLLMANN ERNEST MARTIN ARCHITECTS 200 South State Street DeKalb, IL 60115 815-544-7790 Phone 815-544-7790 Fax</p>	 <p>NEW CULVERS RESTAURANT 6001 N Lincoln Avenue Chicago, IL 60659 County of COOK</p>	 <p>COUNTRY OF COOK 1200 North State Street DeKalb, IL 60115 815-544-7790 Fax 815-544-7790 Phone</p>	<p>ELEVATIONS NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE. DATE: 11/2011 PROJECT: 11/11/11</p>
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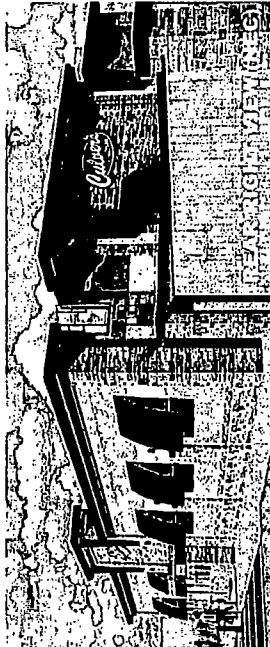
REPRESENTATION	MATERIAL	COLOR
ROOF EDGE METAL	EXCEPTIONAL METALS	HARBOR BLUE
TOP ACCENT BAND	TOP ACCENT BAND	T10 HUT SW 1509
EIFS, MAIN FIELD	EIFS, MAIN FIELD	TONY TAUPE SW 7033
4 EIFS REVEALS HORIZONTAL	4 EIFS REVEALS HORIZONTAL	
AWNING CANVAS (BY OTHERS)	AWNING CANVAS (BY OTHERS)	ROYAL BLUE 4417
LIGHT ACCENT BAND	LIGHT ACCENT BAND	SANSABELLA
METAL SILL TRIM	METAL SILL TRIM	POPULAR GRAY SW 6871
TOP OF PERS ONLY	TOP OF PERS ONLY	MEDIUM BRONZE
VEGETO STONE	VEGETO STONE	EXCEPTIONAL METALS
4 STONE SILL TRIM	4 STONE SILL TRIM	TECHO BRONZE
		COUNTRY LEDGESTONE
		BORAL

TYPICAL FINISHES AND COLORS ARE SHOWN. OWNER'S FINAL SELECTIONS MAY VARY.

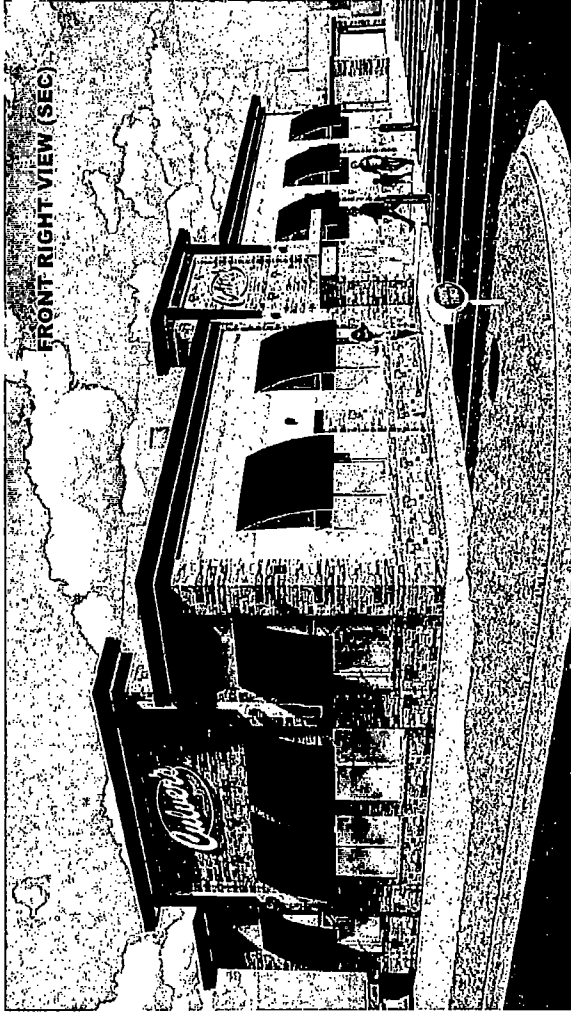
KNOX BOX - VERIFY LOCATION & TYPE W/ LOCAL FIRE DEPT



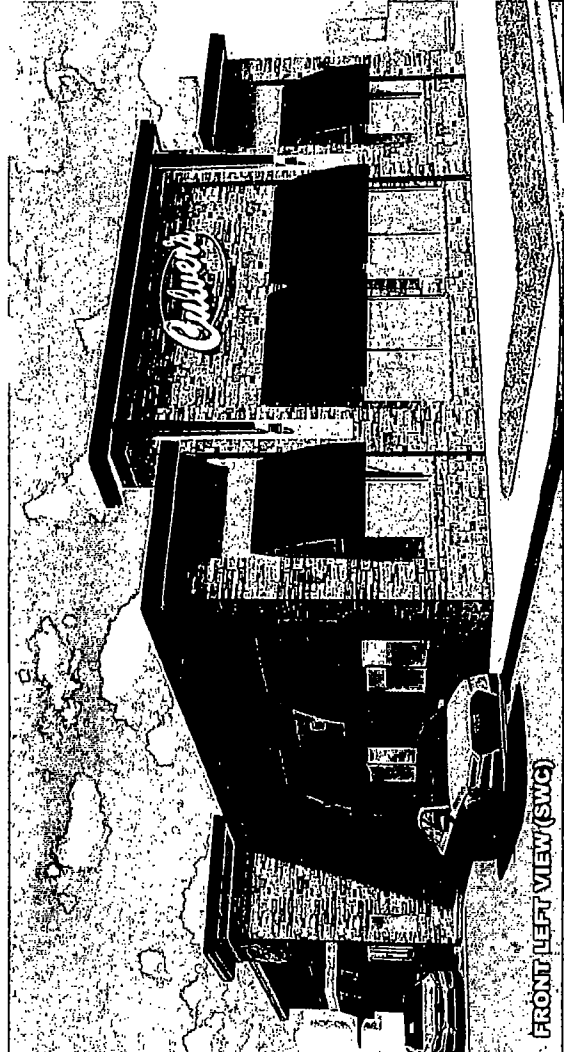
REAR LEFT VIEW (NWC)



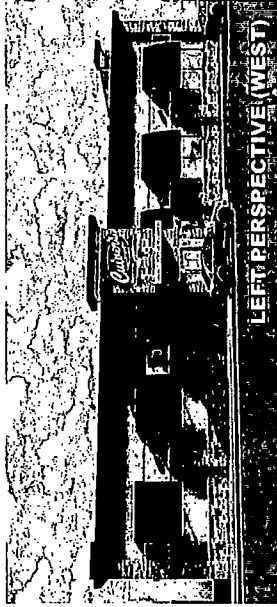
REAR RIGHT VIEW (SEC)



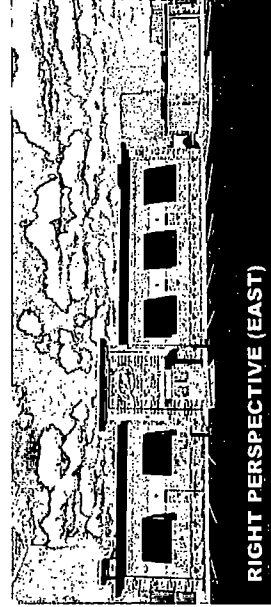
FRONT RIGHT VIEW (SEC)






FRONT LEFT VIEW (SWG)



LEFT PERSPECTIVE (WEST)

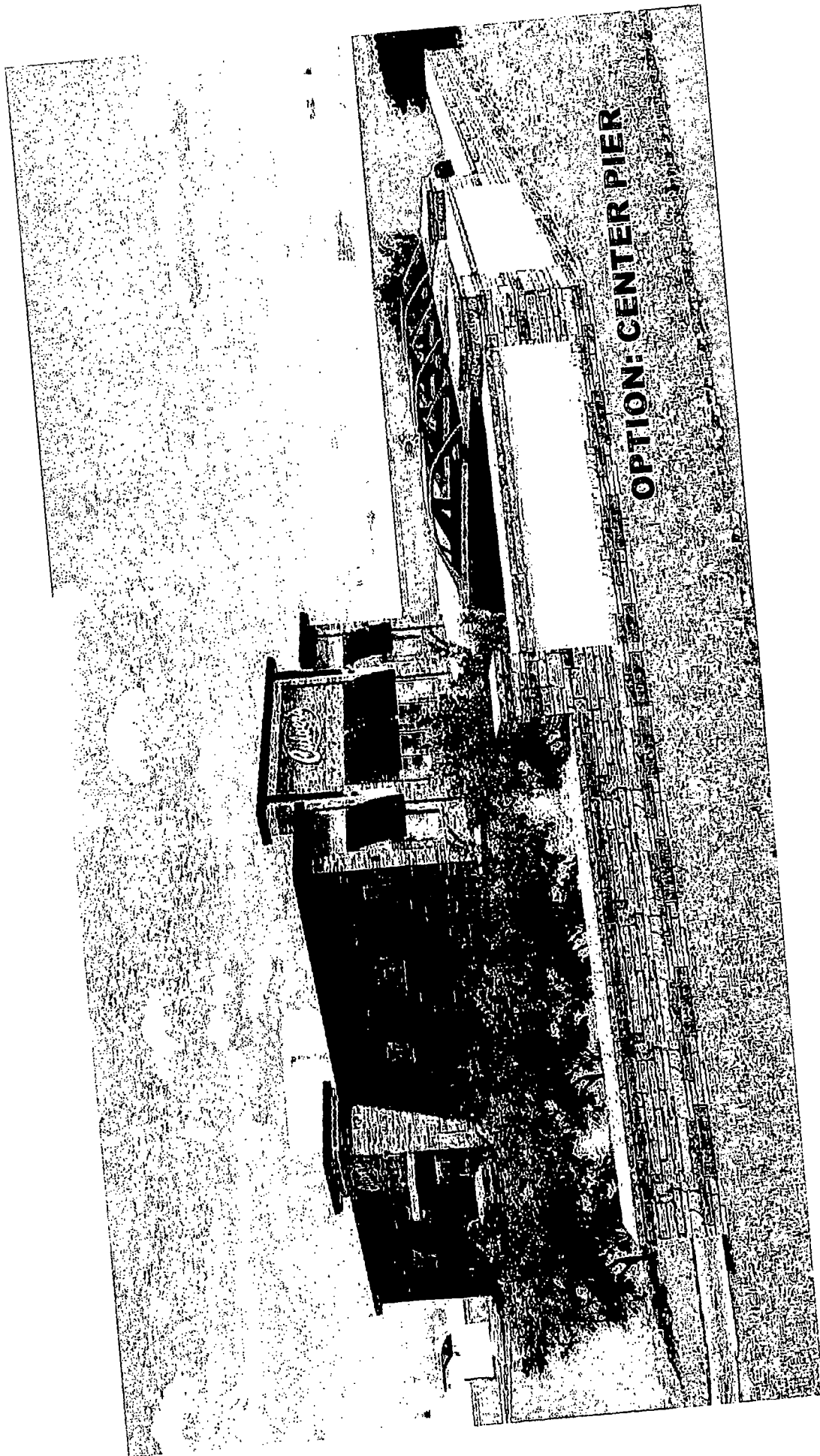


RIGHT PERSPECTIVE (EAST)

	<p>NEW CULVER'S RESTAURANT 6001 N Lincoln Avenue Chicago, IL 60659 County of COOK</p>	 <p>Clearing & Grading System, Inc. 12477 Frank Street Chicago, IL 60638 Phone: (773) 544-7800</p>		<p>OLMANN ERNEST MARTIN ARCHITECTS 200 South State Street Chicago, IL 60604 Phone: 312-544-7780</p>	<p>A2</p>
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ELEVATIONS
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REALISM QUALITIES, THE ACTUAL BUILDING
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Date: 3.11.2011

Final for Publication



Final for Publicatic

