



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-4591
Type: Ordinance **Status:** Passed
File created: 10/14/2021 **In control:** City Council
Final action: 11/17/2021
Title: Zoning Reclassification Map No. 22-D at 823-833 E 87th St - App No. 20857T1
Sponsors: Misc. Transmittal
Indexes: Map No. 22-D
Attachments: 1. O2021-4591 (V1).pdf, 2. O2021-4591.pdf

Date	Ver.	Action By	Action	Result
11/17/2021	1	City Council	Passed	Pass
11/16/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/14/2021	1	City Council	Referred	

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 the B3-2 Community Shopping District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 22-D in the area bounded by

East 87th Street; a line 175 feet east of and parallel to the alley next east of and parallel to South Cottage Grove Avenue; the alley next south of and parallel to East 87th Street; and the alley next east of and parallel to South Cottage Grove 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: 823-833 East 87th Street

FINAL FOR
FLIBUCATION

17-13-0303-C(I) Narrative & Plans - 823-833 E. 87th Street, Chicago, IL

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 21,907 square feet

Proposed Land Use: The Applicant is proposing to adapt and reuse the existing retail building and permit site improvements to support a quick service restaurant proposed at the subject site. In order to permit the project, the Applicant is required to establish a uniform underlying zoning district for the proposed retail/commercial use. The existing one-story retail building contains approximately 1,430 sq. ft. of building area. The existing building and canopy will remain. The Applicant's plan proposes a drive-through lane* and twelve (12) off-street parking spaces.

- A) The Project's Floor Area Ratio: 1,430 square feet (0.065)
- B) The Project's Density (Minimum Lot Area Per D.U.): N/A
- C) The amount of off-street parking: 12 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 9 feet-8¹/₂ inches
 - b. Rear Setback: 54 feet-3 inches
 - c. Side Setbacks:
 - West: 24 feet-11 inches East:
 - 101 feet-3 inches
- E) Building Height: 11 ft.

*The proposed drive-through lane facility is subject to Special Use review and approval by the Chicago Zoning Board of Appeals.