



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2018-6017
Type: Ordinance
File created: 7/25/2018
Status: Passed
In control: City Council
Final action: 9/20/2018
Title: Zoning Reclassification Map No. 9-I at 2608 W Addison St - App No. 19765T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-I
Attachments: 1. O2018-6017.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed	Pass
9/12/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/25/2018	1	City Council	Referred	

FINAL FOR PUBLICATION

Ordinance

ORDINANCE /

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 1.7 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M.2-2 Light Industry District symbols and indications as shown on Map No. 9T 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 pm P(°)p Q\m\ f^ATIAM 2608 WEST ADDISON
STREET ".n" 1 WrV rU~1 iV.s* 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.

FINAL FOR PUBLICATION

City of Chicago, Zoning Wansito

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List of Zoning Districts
Limited Manufacturing/Business Park District
Light Industry District
Regional of Community Park
Motor Vehicle-Related Commercial
Planned Development
Single Unit Detached House
Single Unit Detached House
Two-Mat, Townhouse, Multi-Unit

V3 Companies 7325 Janes Avenue Woodridge, Illinois 60517 630 724 9200 phone ▼y 630 724.9202 fax ~-^ www.v3co.com <http://www.v3co.com>
Visio, Virture, Virtuto .

PROJECT NO

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06240.123
CREATED BY

JWG

02/05/18
SCALE

See Scale Bar
CL"lvfcDonald's USA, LLC 711 Jorio Boulevard
Third Floor Oak Brook, IL 60523
BASE LAYER

ESRI World Street Map

EXISTING LAND USE MAP

2608 W Addison Street Chicago, IL

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V3 Companies ^ 7325 Janes Avenuo 1 Woodndge, Illinois 60517 ■' 630.724.9200 phone 630.724.9202 fax www.v3co <http://www.v3co> com

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"The Vrsren to Transform with Excellence"
PROJECT NO.

CREATED BY

06240 123

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01/22/18

SCALE

See Scale Bar

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Third Floor Oak Brook, IL 60523

ESRI World Street Map

ADDISON CORRIDOR MAP

2608 W Addison Street Chicago, IL

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