



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2019-4093  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 6/12/2019  
**In control:** City Council  
**Final action:** 7/24/2019  
**Title:** Zoning Reclassification Map No. 2-J at 3953-3957 W Polk St and 801 S Pulaski Rd - App No. 20047T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 2-J  
**Attachments:** 1. O2019-4093 (V1).pdf, 2. O2019-4093.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed	Pass
7/23/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/12/2019	1	City Council	Referred	

### 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**

**ZONING AMENDMENT TYPE 1**  
***II***

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 CI-2 and RT4 to a CI-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

*L. R. PASS &c ASSOCIATES*

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 IM BLOCK 3 AND LOT 2 II 8LOCK 4 OF CIRCUIT COURT PARTITION BEING A SUBDIVISION OF THE WEST 1 OF THE SOUTHWEST 1 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./ BOI-2) W PULASKI RD., CHICAGO. ILLINOIS.)

AREA= 9.366.00 SQ. FT.' (MORE OR LESS) PERIMETER=399.76 FT. (WORE OR LESS) ACR£AGE=0.2150137741 (MORE OR LESS)

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.

1 \

itqittsWMSIS 1 OASIS'

COMPARE ALL POINTS BEFC% IMPROVEMENTS SHOULD BE uj THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION ESTABLISHED PRIOR TO THE COMMI 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. <

$$\begin{array}{c} 5 \text{ } 3 \text{ Si} \\ \text{uj U O} \\ \S \S \end{array}$$
$$\begin{array}{l} f_{\$} m \\ m \text{ lit} \end{array}$$

tit  
i  
li  
i  
*m*  
if Sf  
mis

Si

If SI

ffii  
i

i. ■  
Si!  
is

Si  
00:  
o  
CL Ql  
cc! Q-i  
§

LU -1 LU  
l:  
r-l  
Qr s  
Os z3

Qi LU (f) O o.  
o cc a

O  
I  
ui  
LU J

I<sup>1</sup> n  
*In*  
I?3

l \_ ll  
j i  
51  
—  
l | \j

*i*  
ii  
1.  
3?  
3

Ji-

ff.. , i

<<https://mail.google.com/mail/u/1/>>

5/24/2019. 3:32 PM

<<https://mail.google.com/mail/u/1/>>

5/24/2019, 1:56 PIV  
luip.s://inail.google.com/mail/u/1/

5/24/2019, 3:25 P^