



# Office of the City Clerk

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

## Legislation Text

File #: O2018-6017, Version: 1

# 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**

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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, Verture, 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 Avenue 1 Woodndge, Illinois 60517 ■' 630.724.9200 phone 630.724.9202 fax www.v3co <http://www.v3co> com

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ESRI World Street Map

## ADDISON CORRIDOR MAP

2608 W Addison Street Chicago, IL

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