



# Office of the City Clerk

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

## Legislation Text

File #: SO2022-1110, Version: 1

### 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 M1 -2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 26-A in the area bounded by:

A line 72.50 feet north of and parallel to East 108<sup>th</sup> Street, the alley next east of and parallel to South Burley Avenue; East 108<sup>th</sup> Street; and South Burley Avenue

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.

Address: 10759 S. Burley Avenue, Chicago, IL 60617

### FINAL FOR PUBLICATION

Narrative and Plans Type 1 Zoning

Amendment 10759 S Burley Ave

From M1-2 to C1-2

A1, Proposed land use, to establish a Banquet Hall/Meeting Hall within the existing 1 story vacant commercial building containing 1884 Sq. Ft. with adjacent vacant lots that will be used as an accessory parking lot.

- a.) Floor area ratio 0.207 Sq. Ft.
  - Lot size 9,077 Sq. Ft.
  - Building size 1,884 approximate
- b.) Density (lot area per dwelling) No residential N/A
- c.) Off street parking: 13
- d.) Setbacks: Front O'-O"
  - Rear 35' 0" Side North 48'
  - 5" South O'-O"
- e.) Building 18' top of parapet wall.

Note:

The applicant will comply with section 17-3-0307 exceptions specifically, The Air Quality Ordinance, if applicable may require a special use of the Zoning Board of Appeals.

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### DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

#### MEMORANDUM

To: Alderman Tom Tunney  
Chairman, City Council Committee on Zoning

From: ■ ~ ">-' x" \_ ^: v' ■ -- y ■ ■ / Maurice D.  
Cox / Chicago Plan Commission

Date: July 21, 2022

Re: Proposed Industrial Corridor Map Amendment - 10759 S. Burley Avenue

On July 21, 2022, the Chicago Plan Commission recommended approval of the proposed Industrial Corridor Map Amendment within the Calumet Industrial Corridor, submitted by Maria Medina, for the property generally located at 10759 S. Burley Avenue. The applicant proposes to rezone the site from M1-2 (Limited Manufacturing/Business Park District) to C1-2 (Neighborhood Commercial District) to facilitate the reuse of an existing commercial building as a banquet hall/meeting hall with a 120-person occupancy. A copy of the proposed ordinance is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Erika Sellke at 312-744-9146.

Cc: PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602