



# City of Chicago



SO2015-6406

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/24/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 817 W Lake St - App No. 18516T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

18516T-1  
SJB

SUBSTITUTE ORDINANCE - 18516T1

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 C3-1 Commercial Manufacturing and Employment District symbols and indications as shown on Map No. 1-G in the area bounded by

A line 40 feet south of West Lake Street; a line 181.31 feet west of North Halsted Street; the public alley next south of West Lake Street; and North Green Street,

to those of a DS-3 Downtown Service District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 817 West Lake Street

**SUBSTITUTE "TYPE 1" REZONING NARRATIVE**

Applicant intends to redevelop and revitalize a blighted commercial property which has been vacant for over ten (10) years into a single-tenant restaurant space and needs additional FAR to complete the project as planned.

The property is currently improved with a vacant building containing approximately 4,959 square feet on the first floor, approximately 3,834 square feet of floor space on the second floor, and approximately 373 square feet of floor space on the third floor for a total floor space of approximately 9,166 square feet. Under the property's current Zoning District of C3-1, which provides for an FAR of 1.2, the property is restricted from utilizing its full potential because no additional square footage can be added to the existing building.

Accordingly, Applicant is requesting a zoning amendment for the property from a C3-1 Zoning District to a DS-3 Zoning District in order to complete its proposed redevelopment project into a single-tenant restaurant space. Specific project details are as follows:

<b>Proposed Land Use of Project:</b>	Single-Tenant Restaurant
<b>Floor Area Ratio of Project:</b>	2.6 FAR
<b>Density of Project:</b>	Zero (0) Dwelling Units
<b>Off-Street Parking for Project:</b>	Zero (0) per Zoning Code Section 17-10-0101-C
<b>Setbacks for Project:</b>	None
<b>Building Height for Project:</b>	44 Feet
<b>Floor Plans of Project:</b>	See Attached Exhibit A

The increased zoning for the property is in accordance with Fulton District Innovation Plan developed by the Chicago Department of Planning and Development, which provides that the property is located within the *Lake Street Business and Service Subarea*. Building scale within the subarea is suggested to be 3 to 8 stories and suggested uses in the subarea specifically include restaurants.

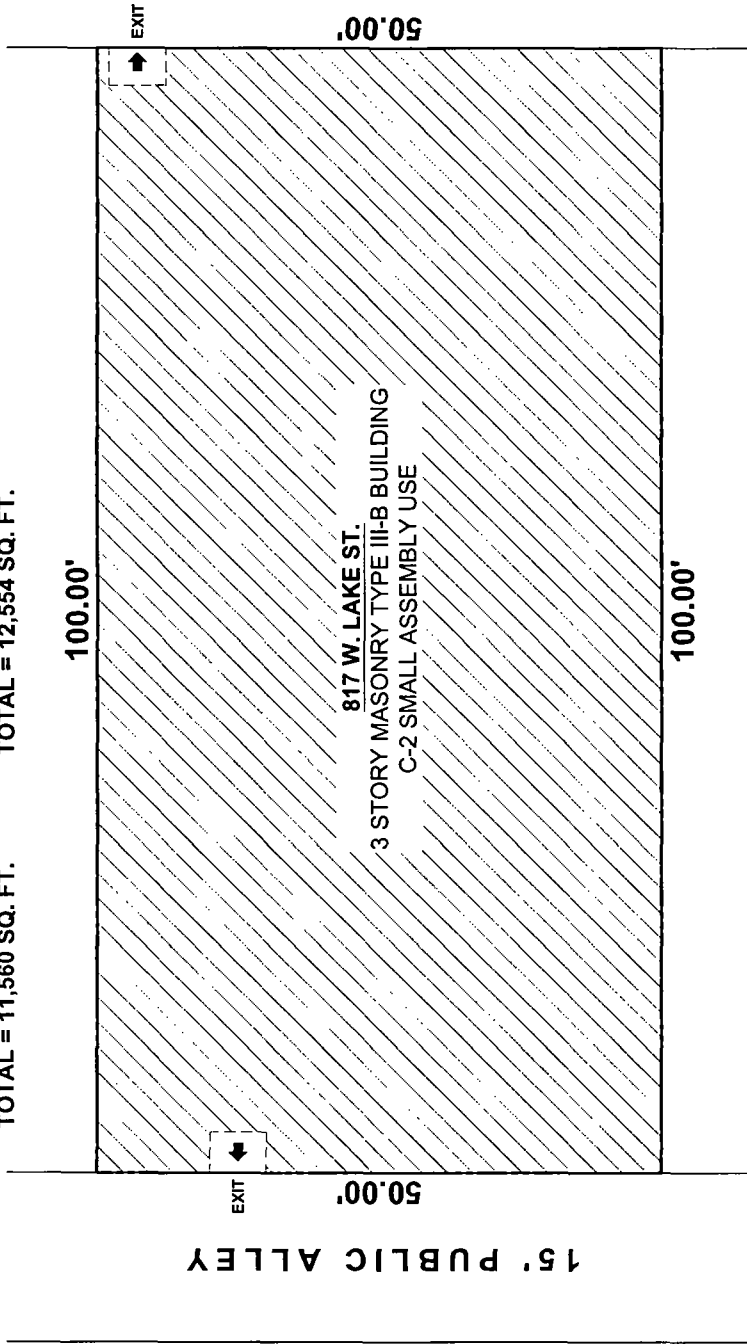
The increased zoning is also in accordance with Continuing Land Use Planning for Guiding Growth presentation developed by the Chicago Department of Planning and Development and the Chicago Department of Transportation, which provides that the property is located within the *Stay and Play* subarea. Building scale within the subarea is suggested to be 3 to 15 stories and suggested uses in the subarea specifically include restaurants.

The property is not located within the Historic Fulton-Randolph Market District and is not designated as a landmarked property. Further, there are currently no residential dwellings in the immediate vicinity of the property.

**FINAL FOR PUBLICATION**

**PHASE I**  
 1ST FLOOR - 4,966 SQ. FT.  
 2ND FLOOR - 4,594 SQ. FT.  
 3RD FLOOR - 2,000 SQ. FT.  
 TOTAL = 11,560 SQ. FT.

**PHASE II**  
 1ST FLOOR - 4,966 SQ. FT.  
 2ND FLOOR - 4,594 SQ. FT.  
 3RD FLOOR - 2,994 SQ. FT.  
 TOTAL = 12,554 SQ. FT.



W. LAKE ST.

ELEVATED CTA

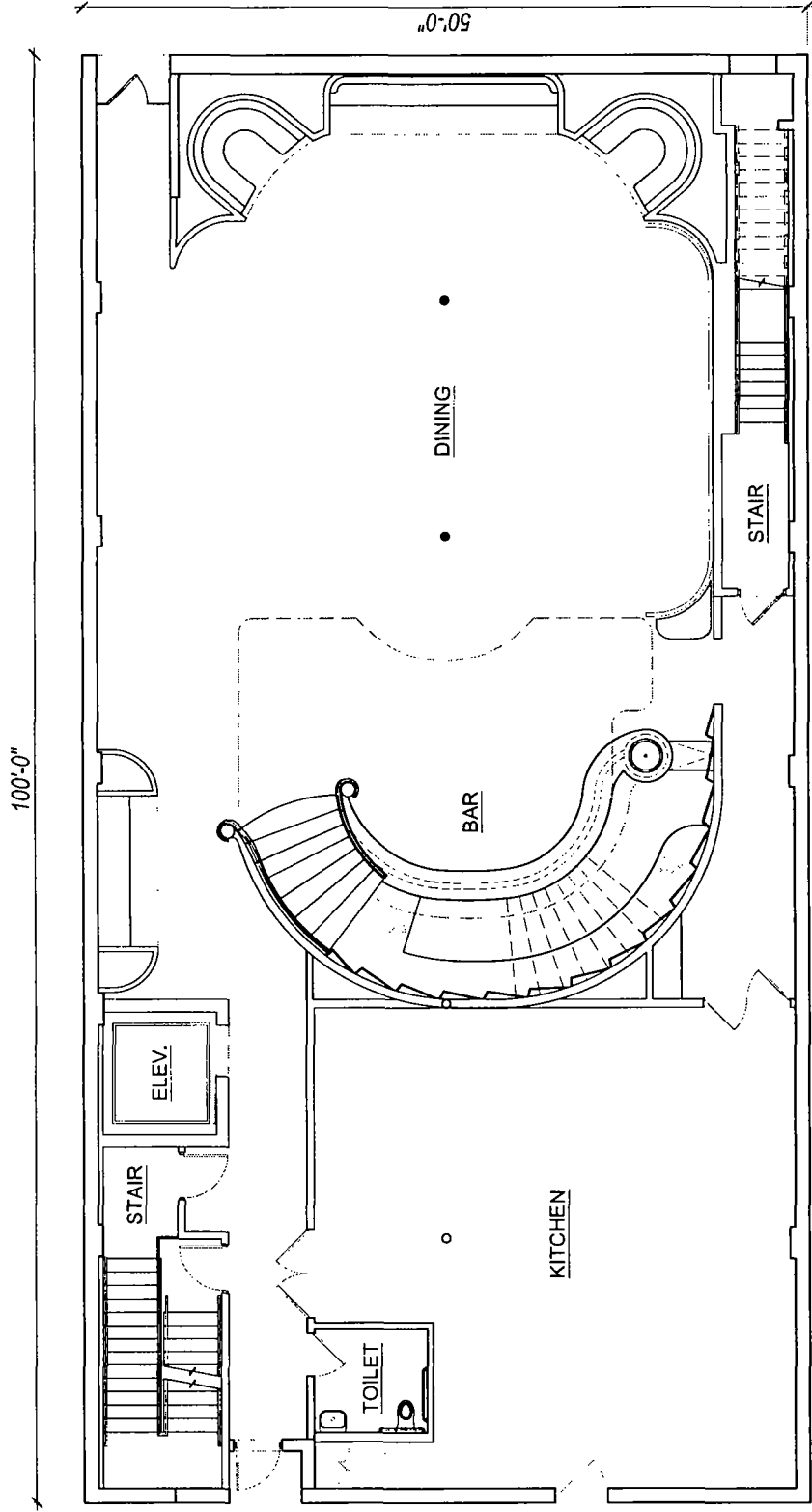


**1 SITE PLAN**  
 SCALE: 3/32" = 1'-0"

FINAL FOR PUBLICATION

P1 - SANCERRE HOSPITALITY  
 817 W. LAKE ST.  
 CHICAGO, ILLINOIS 60607

SPACE ARCHITECTS, PLLC  
 170 N. LAKE ST. SUITE 1000  
 CHICAGO, ILLINOIS 60601  
 VERSION **1.0**



AREA - 4,966 SQ. FT.

FINAL FOR PUBLICATION

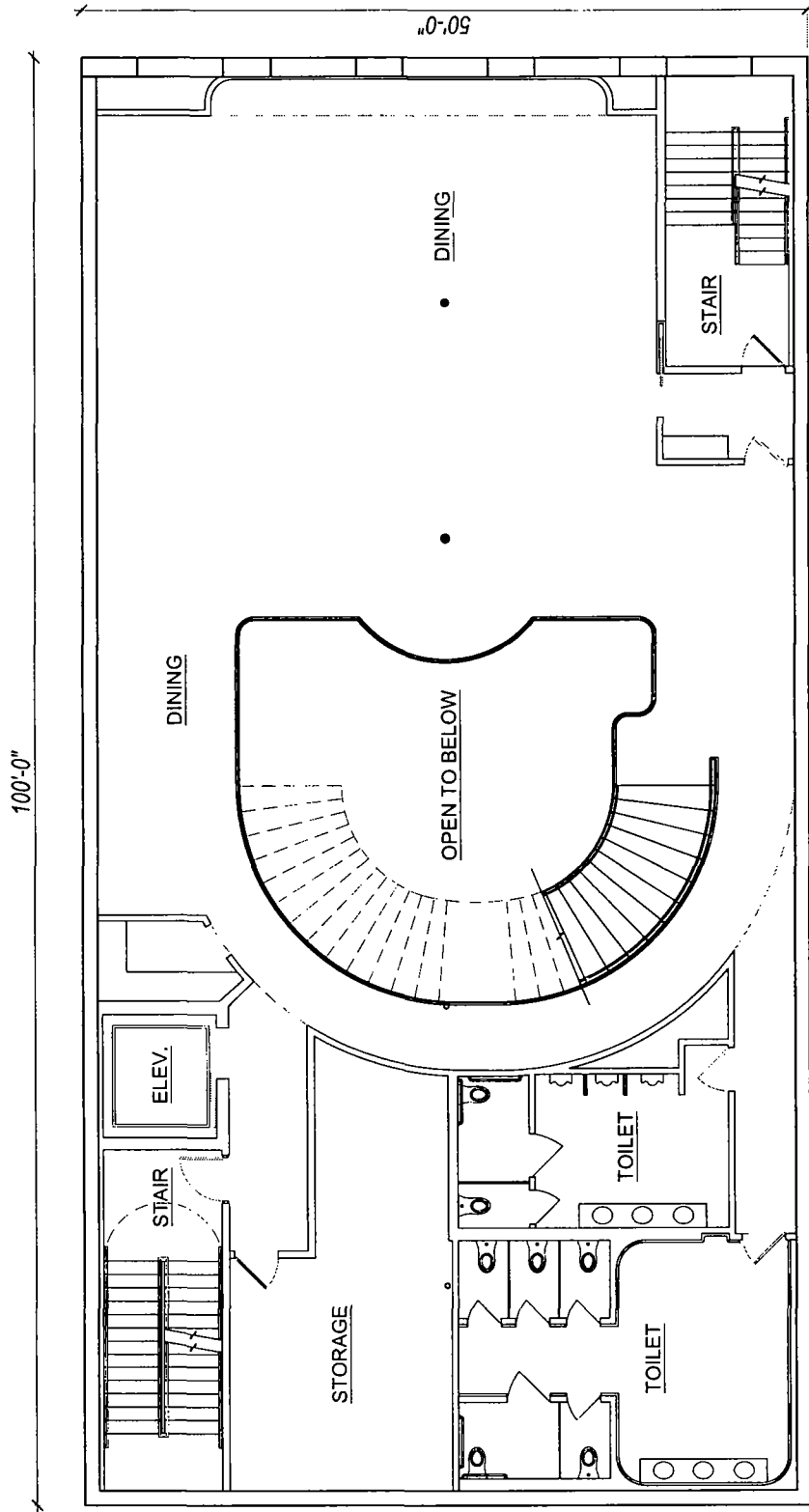


1 1ST FLR. PLAN  
SCALE: 1/8" = 1'-0"

SPACE  
VERSION  
1.1

P1 - SANCERRE HOSPITALITY  
877 W. LAKE ST.  
CHICAGO, ILLINOIS 60607

ARCHITECTS - PLANNERS  
1000 N. LAKE ST. SUITE 1000  
CHICAGO, IL 60611  
TEL: 312.427.1000



AREA - 4,594 SQ. FT.

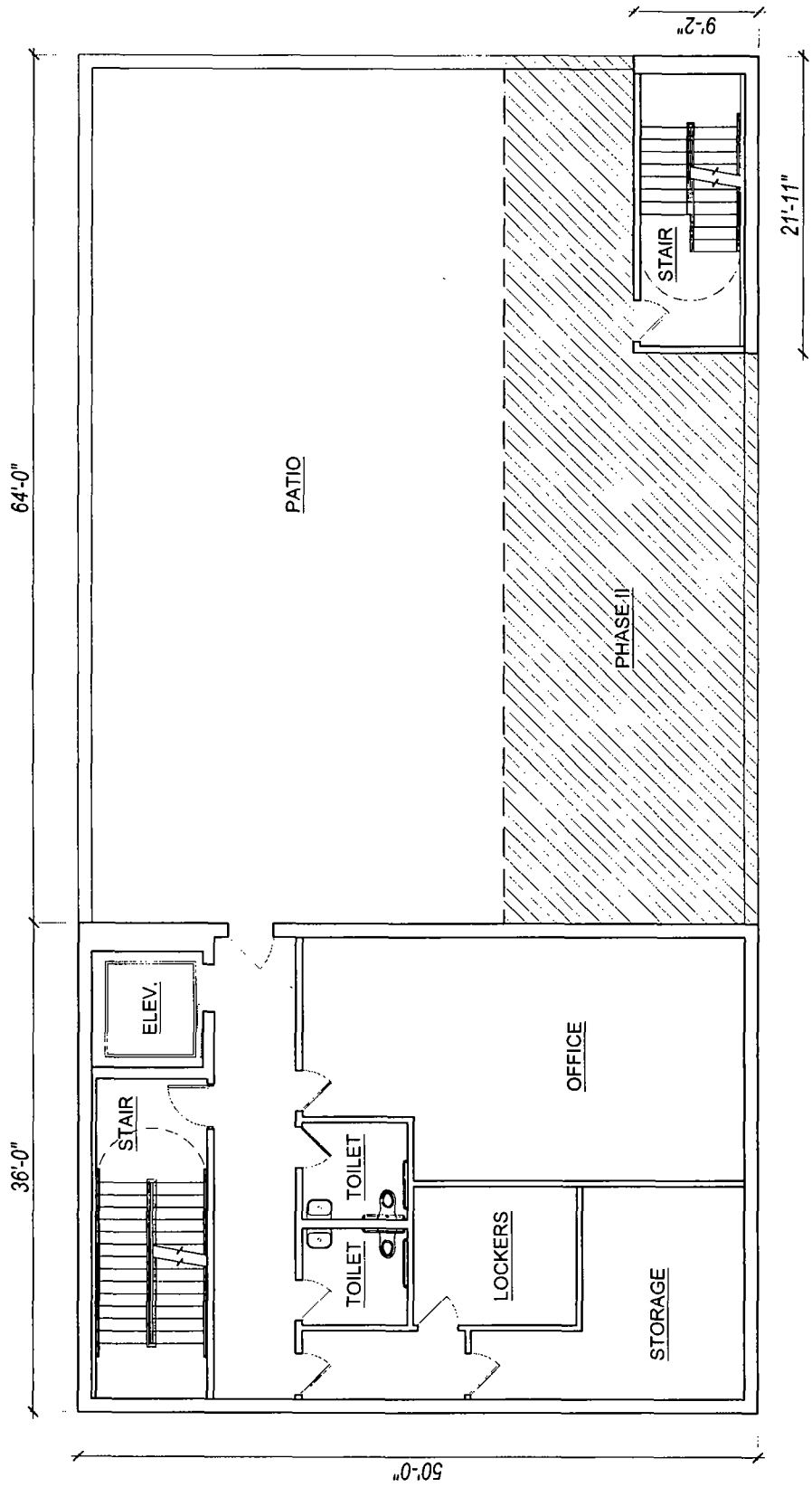
FINAL FOR PUBLICATION



1 2ND FLR. PLAN  
SCALE: 1/8" = 1'-0"

P1 - SANCERRE HOSPITALITY  
817 W. LAKE ST.  
CHICAGO, ILLINOIS 60607

SPACE ARCHITECTS + PLANNERS  
1000 N. LAKE ST. SUITE 1000  
CHICAGO, IL 60611  
VERSION 1.2



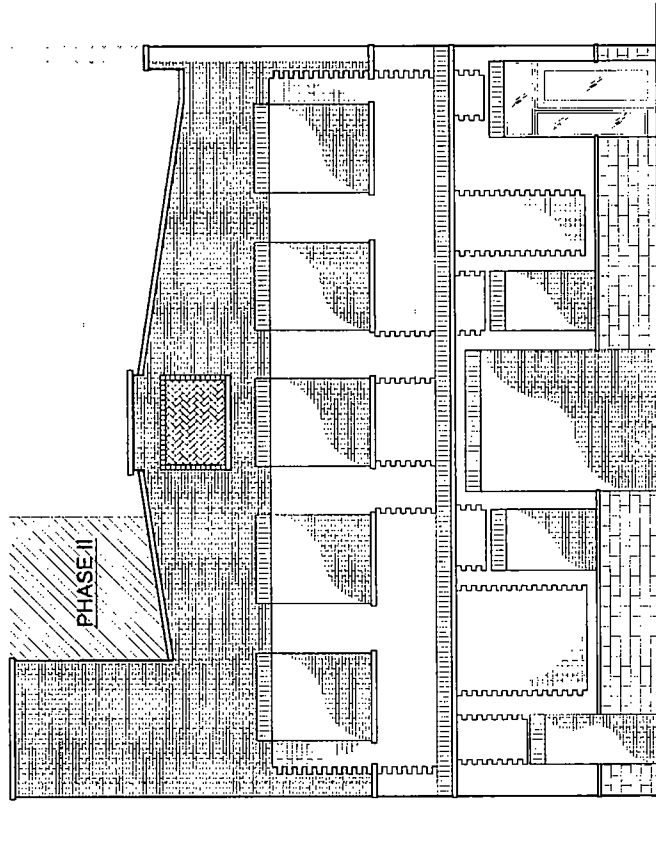
PHASE I AREA - 2,000 SQ. FT.  
 PHASE II AREA - 994 SQ. FT.

FINAL FOR PUBLICATION



1 3RD FLR. PLAN  
 SCALE: 1/8" = 1'-0"

- T / PARAPET  
43'-3"
- B / 3RD FL. CLG.  
38'-11"
- T / 3RD FL.  
28'-5"
- B / 2ND FL. CLG.  
26'-11"
- T / 2ND FL.  
16'-2"
- B / 1ST FL. CLG.  
14'-10"
- GRADE  
0'-0"



FINAL FOR PUBLICATION

# 1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



P1 - SANCERRE HOSPITALITY

817 W. LAKE ST.  
CHICAGO, ILLINOIS 60607

ARCHITECTS & PLANNERS  
SPACE  
VERSION 1.4

LESTER W. WILSON, P.A.



T / PARAPET  
43'-3"

B / 3RD FL. CLG.  
38'-11"

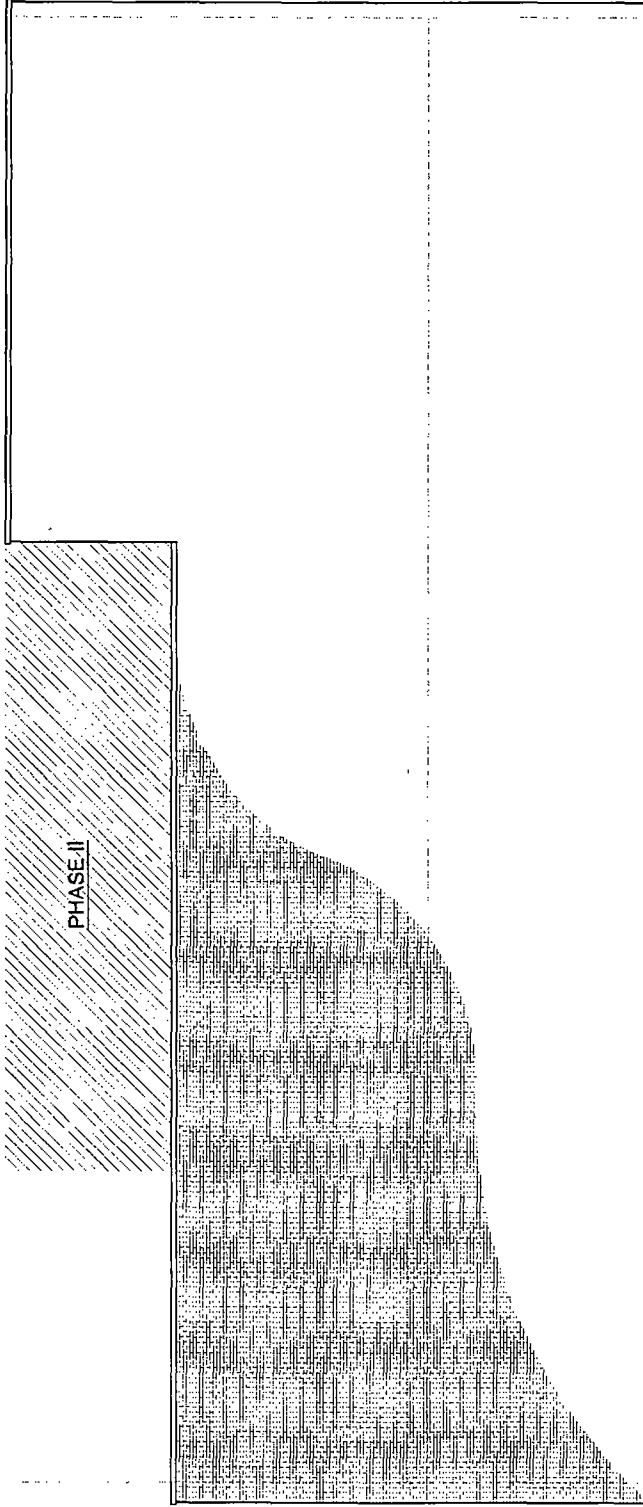
T / 3RD FL.  
28'-5"

B / 2ND FL. CLG.  
26'-11"

T / 2ND FL.  
16'-2"

B / 1ST FL. CLG.  
14'-10"

GRADE  
0'-0"



# 1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



# FINAL FOR PUBLICATION

P1 - SANCERRE HOSPITALITY

817 W. LAKE ST.  
CHICAGO, ILLINOIS 60607

SPACE ARCHITECTS - PLANNERS  
1700 NORTH LA SALLE  
CHICAGO, ILLINOIS 60610

VERSION  
**1.5**

T / PARAPET  
43'-3"

B / 3RD FL. CLG.  
38'-11"

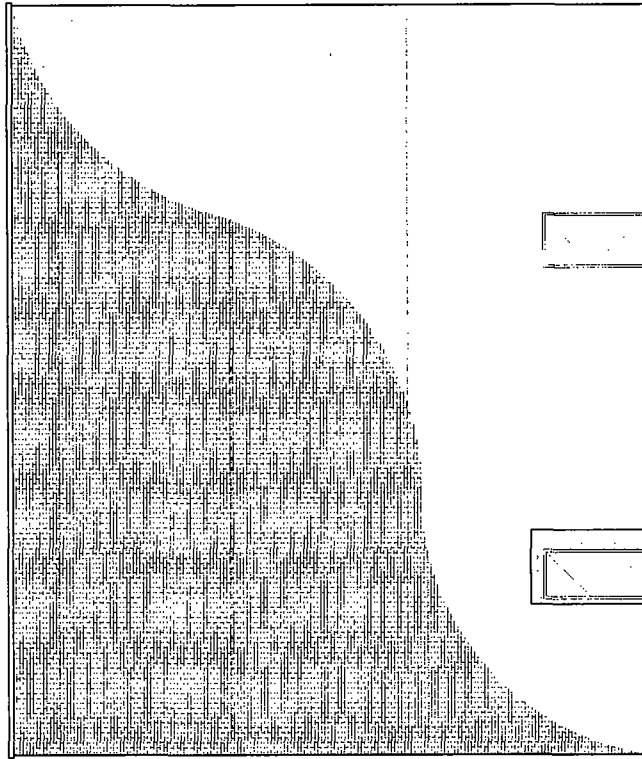
T / 3RD FL.  
28'-5"

B / 2ND FL. CLG.  
26'-11"

T / 2ND FL.  
16'-2"

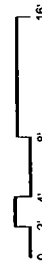
B / 1ST FL. CLG.  
14'-10"

GRADE  
0'-0"



# 1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



FINAL FOR PUBLICATION

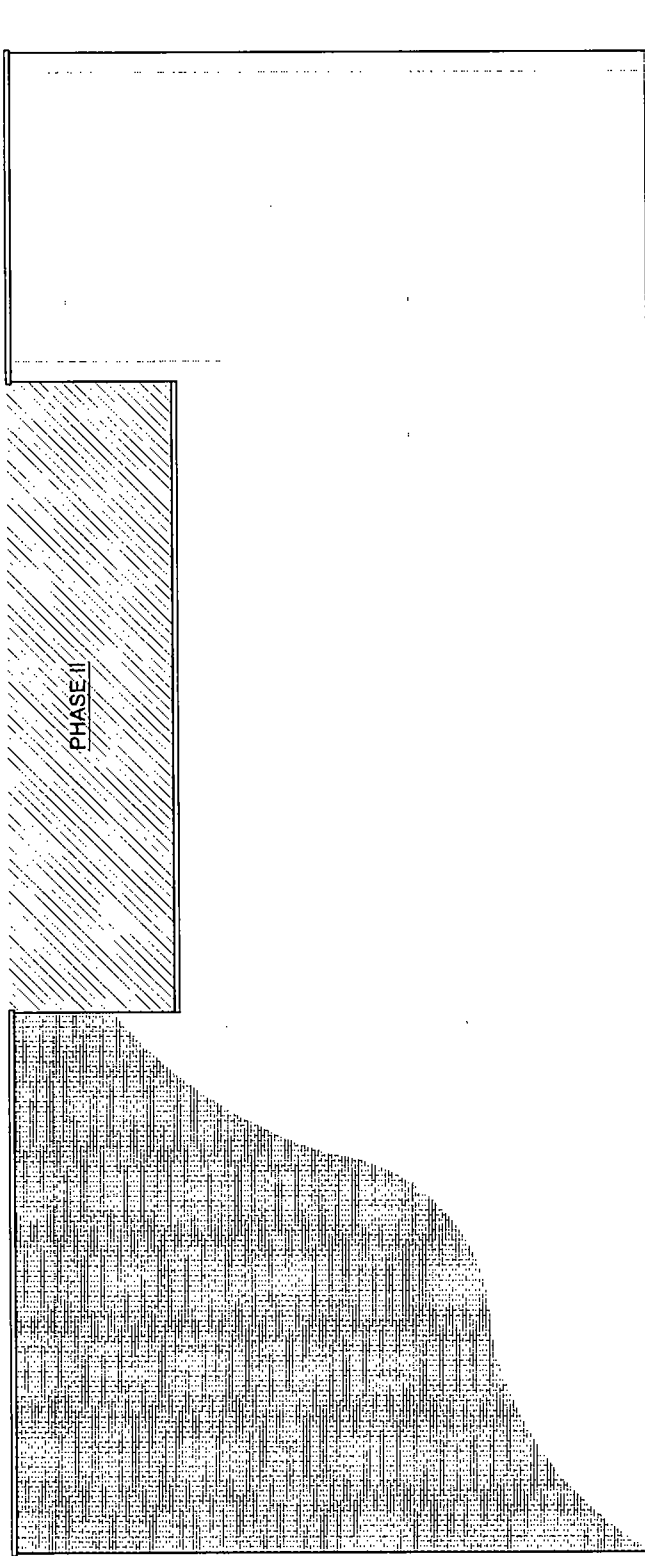
P1 - SANCERRE HOSPITALITY

817 W. LAKE ST.  
CHICAGO, ILLINOIS 60607

SPACE  
ARCHITECTS - PLANNERS  
FOR THE UNIVERSITY OF CHICAGO  
LANDSCAPE ARCHITECTS

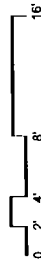
VERSION  
**1.6**

- T / PARAPET  
43'-3"
- B / 3RD FL. CLG.  
38'-11"
- T / 3RD FL.  
28'-5"
- B / 2ND FL. CLG.  
26'-11"
- T / 2ND FL.  
16'-2"
- B / 1ST FL. CLG.  
14'-10"
- GRADE  
0'-0"



# 1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



FINAL FOR PUBLICATION

P1 - SANCERRE HOSPITALITY

817 W. LAKE ST.  
CHICAGO, ILLINOIS 60607

SPACE ARCHITECTS - PLANNERS  
ARCHITECTS - PLANNERS  
1111 N. LAKE ST. SUITE 1000  
CHICAGO, IL 60610  
VERSION 1.7