



City of Chicago



SO2018-2784

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-H at 2000 W 34th St - 19612T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 current C3-3 Commercial Manufacturing and Employment District symbols and indications as shown on Map No. 8-H in the area bounded by:

A northeasterly line 176 feet long starting at a point 151.97 feet west of south Damen Avenue as measured along west 34th Street and ending at a point 94.38 feet north of West 34th street as measured along south Damen Avenue; South Damen Avenue; and West 34th Street.

to those of a C1-3 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: 2000 W 34th Street, Chicago, Il. 60608

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Substitute Project Narrative and Plans: 2000 W. 34th Street, Chicago

The Applicant is proposing to establish a C1-3 Type 1 zoning change. The proposed amendment is a change from the current C3-3 zoning district to a C1-3 zoning district. The Applicant is seeking to alter a previous Type I zoning change and establish a C1-3 Type 1 with modified plans. The Applicant intends to keep the existing use of the land as a restaurant. The proposed expansion will include a level three apartment unit and new addition at levels one, two and three with an open roof terrace. The applicant will seek a special use permit for the roof deck. The square footage of the project is under 10,000 and the height of the building will be 37' with no setbacks.

The Applicant believes the zoning amendment project aims to achieve the purpose and intent identified in the Chicago Zoning Ordinance and Land Use Ordinance (Title 17-1-0500). By expanding the service of this unique family-friendly restaurant, this amendment project will preserve the overall quality of life for residents and visitors while protecting the character of the neighborhood. Given its distinctive location and enclosed layout to the northwest, the proposed zoning amendment and expansion will remain in the interest of public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.

Lot Area: 7,294 sq. ft.

On-site parking: Currently zero. The Applicant will seek a Variance in order to waive the one parking spot requirement for the proposed one dwelling unit. The Applicant will also seek parking reduction pursuant to the Transit-Oriented Development Ordinance.

Note that nine parking spaces will be available after completion of City of Chicago Department of Transportation project is completed. The diagonal parking project on 34th St. Damen to Seeley is a Menu funded project. Menu forces will construct the project per the CDOT drawings to be completed by later spring or early summer. The parking spaces will not belong to the Applicant.

The Applicant owns a vacant lot at 3338 South Damen Avenue which may serve for up to and additional six off-site parking spaces. The Applicant will move forward with a zoning amendment for the lot located within 600 feet of the subject property 2000 W. 34th Street. If required, this vacant lot amendment and special use application will accommodate the one parking spot requirement for the proposed one dwelling unit.

Building area: 8,327.00 sq.ft.

Front Setback: 0'-0"

Rear Setback: 30' *

Side Setback: 0'-0"

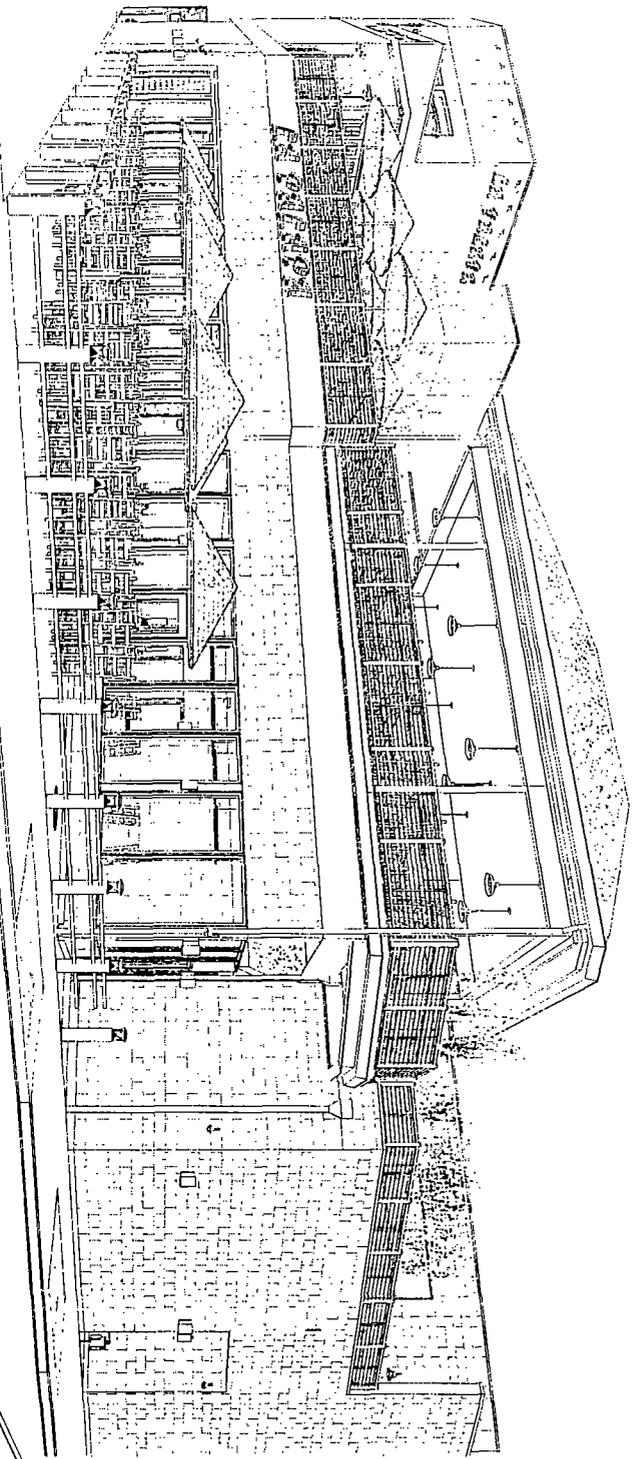
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Building height: 37'-0"

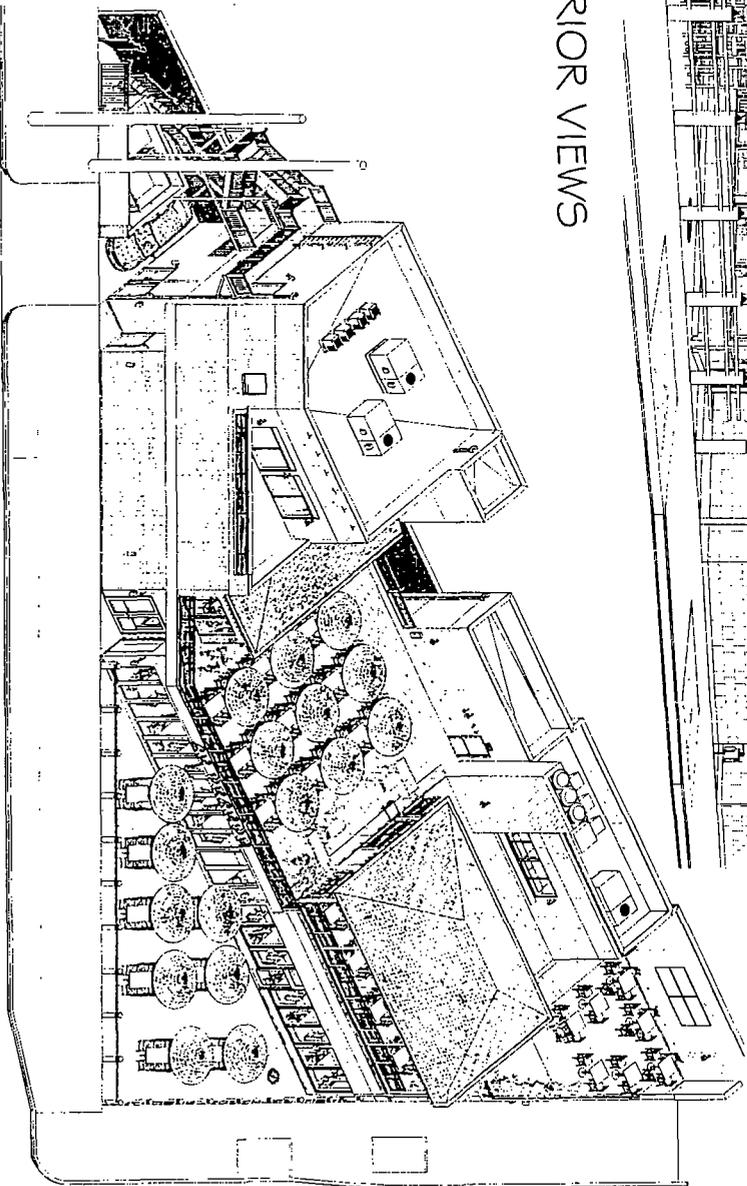
Density (lot area per dwelling unit) = 400 sq.ft. Per Dwelling Unit

*Applicant will seek variance or administrative relief if necessary

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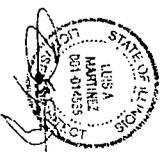
CONCEPTUAL EXTERIOR VIEWS



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LAM
 ARCHITECT
 CRUZ DENNIS & CONSULTANTS
 ARCHITECT

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 www.cruzdenis.com



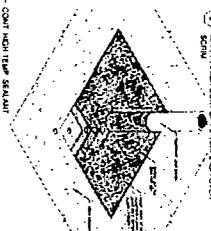
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2000 West
 34th. Street
 CHICAGO ILLINOIS

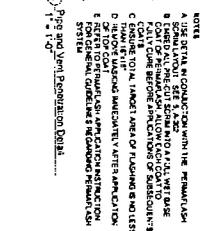
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WALL SECTIONS AND DETAILS LEGEND

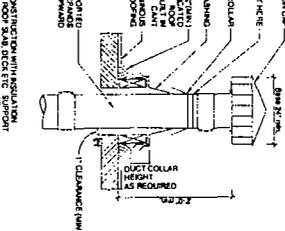
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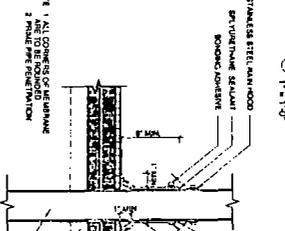
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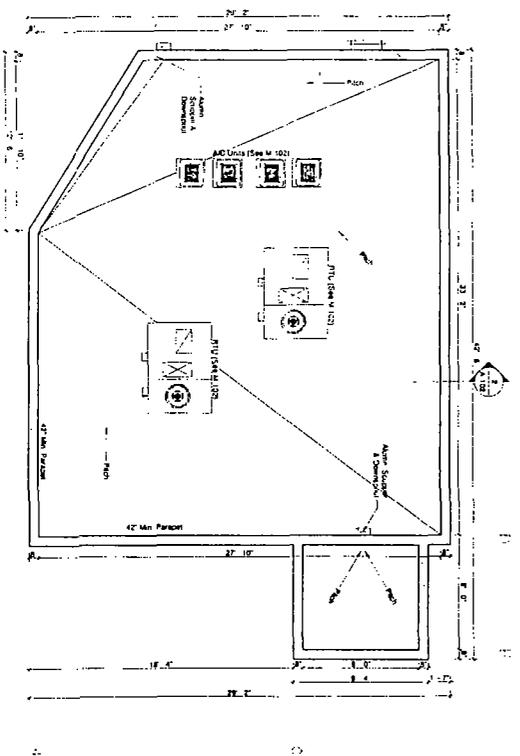
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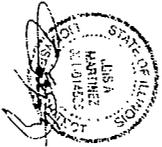


Proposed Floor Layout (Basement)

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LAW
 ARCHITECT
 LUIS A. MARTINEZ
 ARCHITECT

CHUIZ DESIGNS & CONSULTANTS
 ARCHITECT
 ARCHITECT
 ARCHITECT



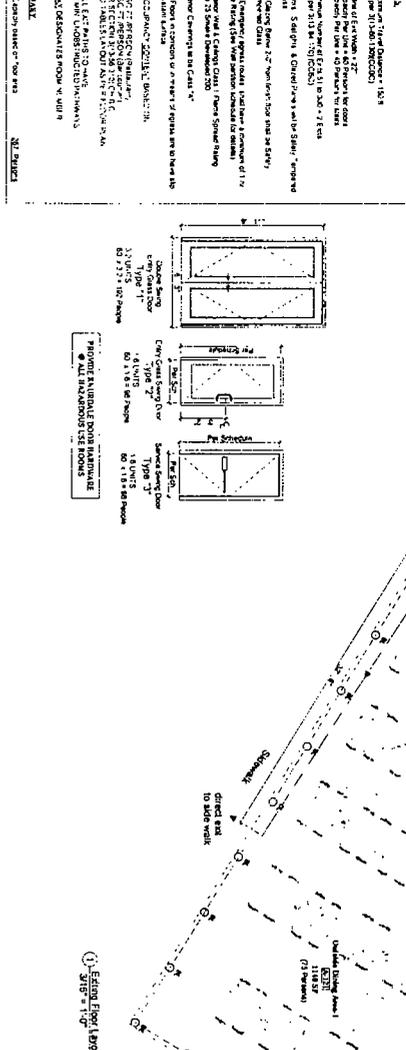
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CHICAGO, ILLINOIS
 2000 West
 34th Street
 Proposed Roof
 Layout

A-102

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Level	Number of Entrances	Region Conditions		Existing Calculations Based on Floor Width		Maximum Required Load	
		Area	Maximum SF Per Person	Actual load based on door width	Maximum Required Load	Actual load based on door width	Maximum Required Load
Level 1	A 101	1315	15	100' x 72' = 7200 sq ft	200/60 = 3.33	100' x 72' = 7200 sq ft	200/60 = 3.33
	A 102	197	15	100' x 72' = 7200 sq ft	200/60 = 3.33	100' x 72' = 7200 sq ft	200/60 = 3.33
	A 103	197	15	100' x 72' = 7200 sq ft	200/60 = 3.33	100' x 72' = 7200 sq ft	200/60 = 3.33
Sub-Total		201	12	450 Units x 60 Persons Per Unit = 27,000 Persons	3.33 Units x 4.50 Units	450 Units x 60 Persons Per Unit = 27,000 Persons	3.33 Units x 4.50 Units
Total Building Capacity		287					



EMERGENCY FURNITURE SCHEDULE

TYPE	MANUFACTURER & MODEL No.	LAIRS	DESCRIPTION
1	SAFETY CHAIR	24" x 14" x 18" x 18"	SAFETY CHAIR FOR EMERGENCY USE
2	SAFETY TABLE	24" x 14" x 18" x 18"	SAFETY TABLE FOR EMERGENCY USE
3	SAFETY STOOL	14" x 14" x 18" x 18"	SAFETY STOOL FOR EMERGENCY USE
4	SAFETY HIGH TABLE	24" x 14" x 18" x 18"	SAFETY HIGH TABLE FOR EMERGENCY USE

CHICAGO ILLINOIS

2000 West
34th Street

Exit & Emergency Floor Layout (Level-1)

A-112

LAW ARCHITECT

CRUZ BISHOP & CONSULTANTS

ARCHITECT

ARCHITECTS STATEMENT

REGISTERED ARCHITECTS

CHICAGO ILLINOIS 60602

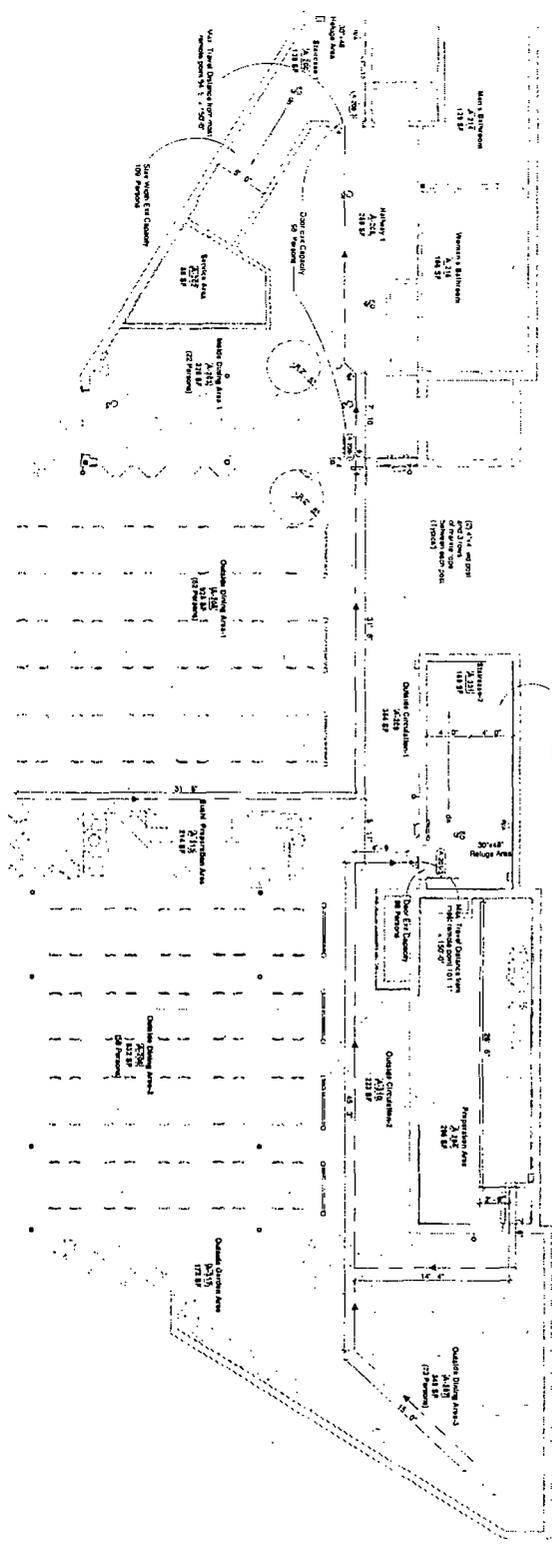
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ARCHITECTS

STATE OF ILLINOIS

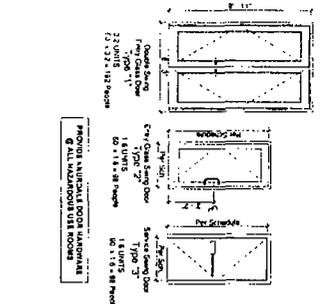
REGISTERED ARCHITECTS

CHICAGO ILLINOIS 60602



1 Existing Floor Layout (Level 2)
 5/16/2010

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PART OF TRAVEL LEGEND

LEGEND	DESCRIPTION
[Symbol]	Part of Travel
[Symbol]	Direction of Travel
[Symbol]	Direction of Flow of Travel
[Symbol]	Area of Refuge

FURNITURE LEGEND

LEGEND	DESCRIPTION
[Symbol]	Tables & Chairs
[Symbol]	Book Case
[Symbol]	High Table w/ 2 Seats
[Symbol]	High Table w/ 4 Seats

MAX TRAVEL DISTANCE FOR OCCUPANTS

MAX TRAVEL DISTANCE FOR OCCUPANTS

OCCUPANCY COUNT / TOTAL CAPACITY SCHEDULE

Level	Number	Use of Space	Area	Person	Maximum Capacity Based on Floor Area	Minimum Required Load	Actual Load Based on Floor Width	Minimum Required Load
Level 1	A-101	Waiting Area	1136	15	62	321000 ± 18	30700 ± 18	375000 ± 31
	A-102	Office	660	15	59	277700 ± 31 Units	318 Units of Full Width Min	433000 ± 31
	A-103	Office	170	15	13	1067700 ± 490 Units	433 Units of Full Width Min	433000 ± 31
Level 2	A-201	Office	2460	15	8	3171000 ± 60 Persons Per Unit - 186 Persons	288 Units ± 1177 Units	433 Units ± 490 Units
	A-202	Office	2460	15	8	3171000 ± 60 Persons Per Unit - 186 Persons	288 Units ± 1177 Units	433 Units ± 490 Units
Total Building Capacity							337	

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2000 West
 34th Street
 CHICAGO, ILLINOIS

Exiting &
 Emergency Floor
 Layout (Level-2)

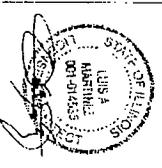
A-113

LAW
 ARCHITECT
 LUIS A. BARRIEZ
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 MARIO O. CRUZ
 ARCHITECT

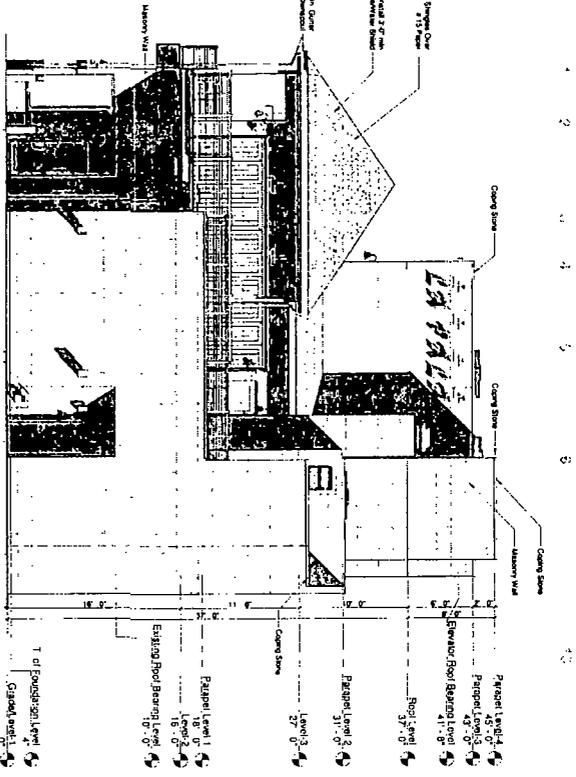
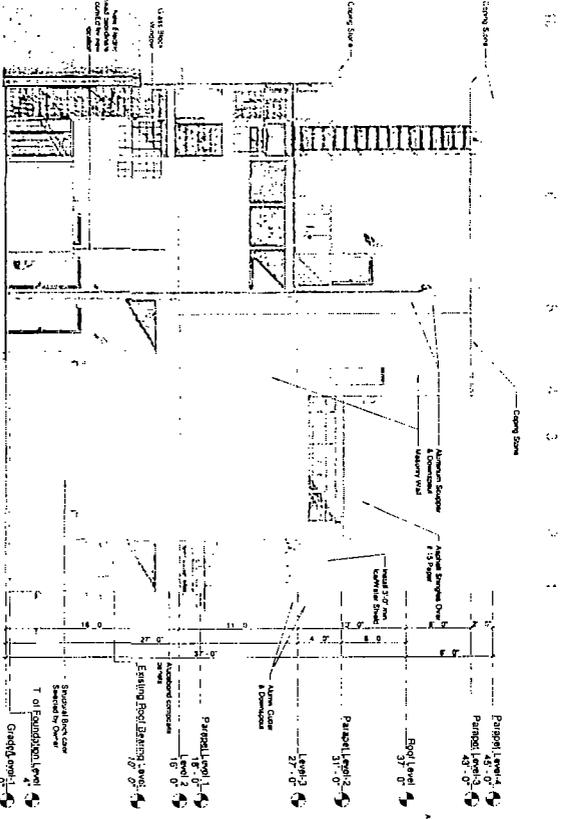
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No.	Description	Date
1	Issue for Publication	05/15/2010
2	Issue for Publication	05/15/2010
3	Issue for Publication	05/15/2010
4	Issue for Publication	05/15/2010
5	Issue for Publication	05/15/2010
6	Issue for Publication	05/15/2010
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91	Issue for Publication	05/15/2010
92	Issue for Publication	05/15/2010
93	Issue for Publication	05/15/2010
94	Issue for Publication	05/15/2010
95	Issue for Publication	05/15/2010
96	Issue for Publication	05/15/2010
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98	Issue for Publication	05/15/2010
99	Issue for Publication	05/15/2010
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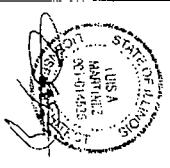


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No.	DESCRIPTION	DATE

CHICAGO ILLINOIS
2000 West
34th Street
Exterior
Elevations

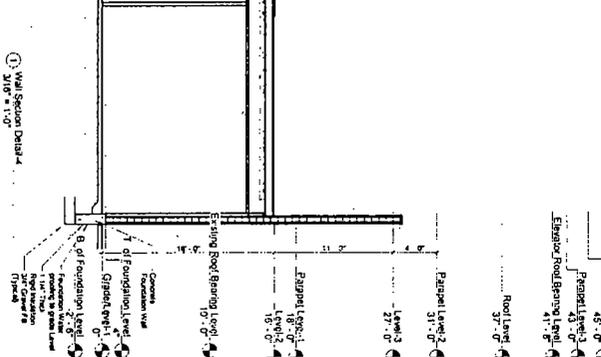
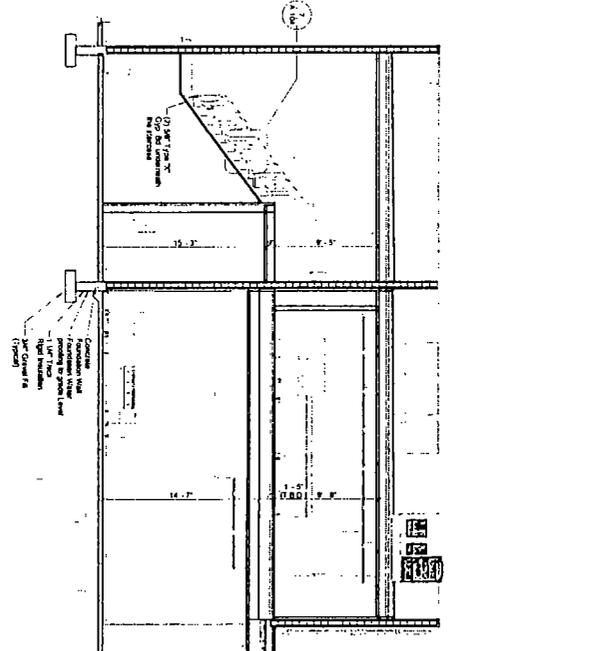
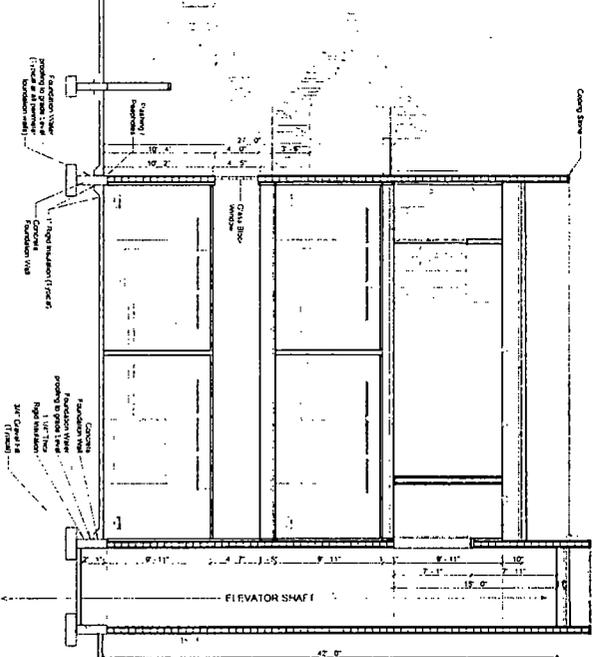
A-201

- Parade Level 4
- Parade Level 3
- Parade Level 2
- Parade Level 1
- Roof Level

- Parade Level 2
- Parade Level 1
- Roof Level

- Parade Level 1
- Parade Level 0
- Parade Level -1
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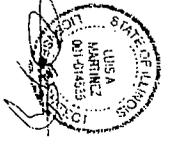
② WALL SECTION DETAIL 3
31'-0" x 1'-0"

① WALL SECTION DETAIL 4
31'-0" x 1'-0"

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LAW
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No.	Description	Date

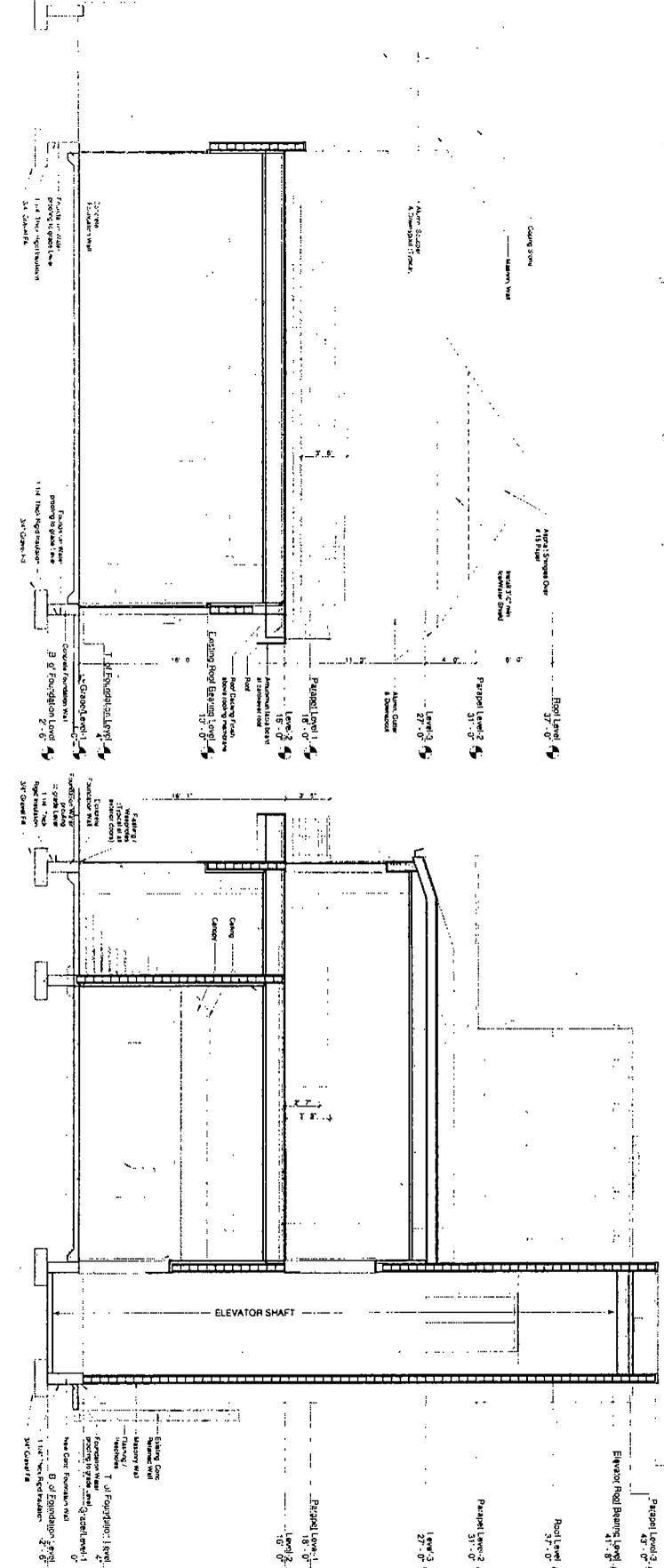
2000 West
34th Street
CHICAGO ILLINOIS

A-301

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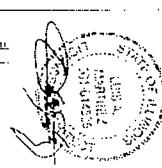
2 - Wall Section Type 6
1/4" = 1'-0"

1 - Wall Section on Details
1/4" = 1'-0"



A-302

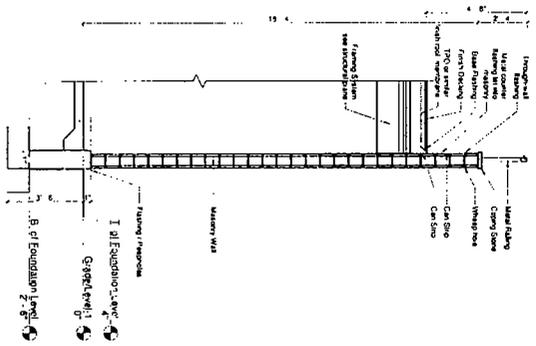
CHICAGO ILLINOIS
2000 West
34th Street
41
Wall Sections



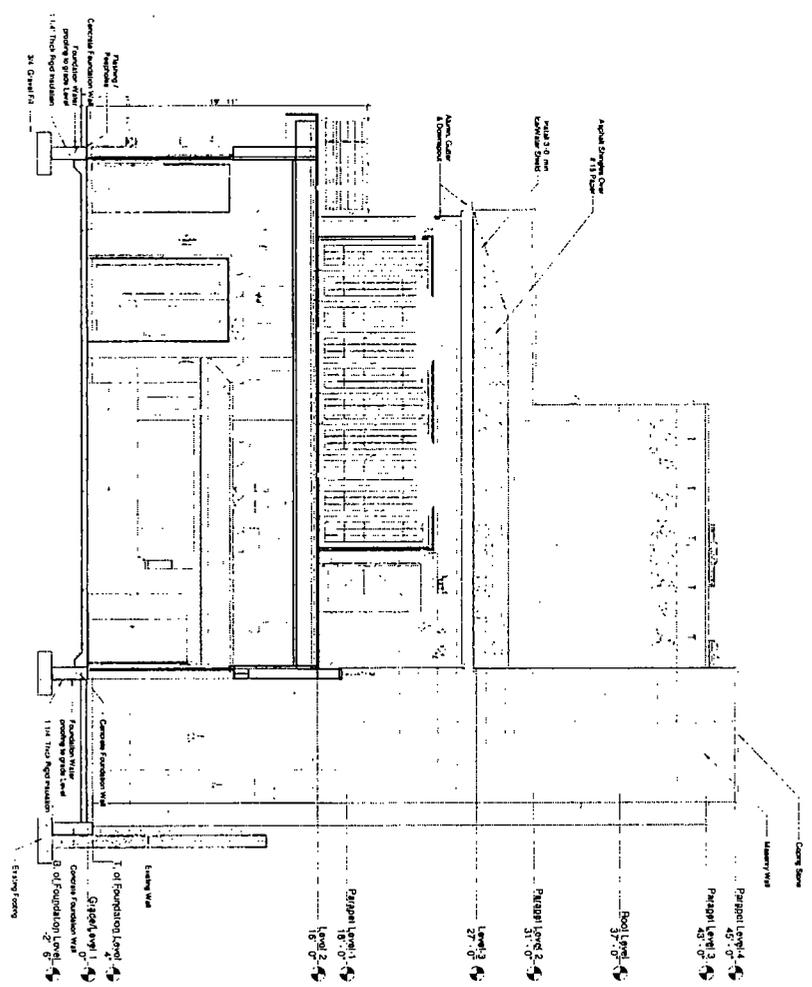
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ARCHITECT
ARCHITECT
CRUZ DESIGNS & CONSULTANTS
ARCHITECT





2- Wall Section Detail 10



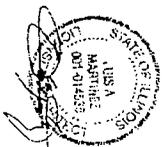
1- Wall Section Detail 1

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No.	Description	Disc.

2000 West
 34th Street
 CHICAGO ILLINOIS
 Wall Sections

A-304