



City of Chicago



O2023-980

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/1/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 24-H at 10019 S Western Ave - App No. 22097T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map 24-H in the area bounded by:

A line 170.67 feet south of and parallel to west 100th Street; the alley next east of and parallel to South Western Avenue; a line 195.67 south of and parallel to west 100th Street; and South Western Avenue

to those of a C1-1 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: 10019 South Western Avenue, Chicago, Illinois 60643

17-13-0303-C (1) Narrative Zoning Analysis

10019 South Western Avenue, Chicago, Illinois 60643

Proposed Zoning: *C1-1 Neighborhood Commercial District*

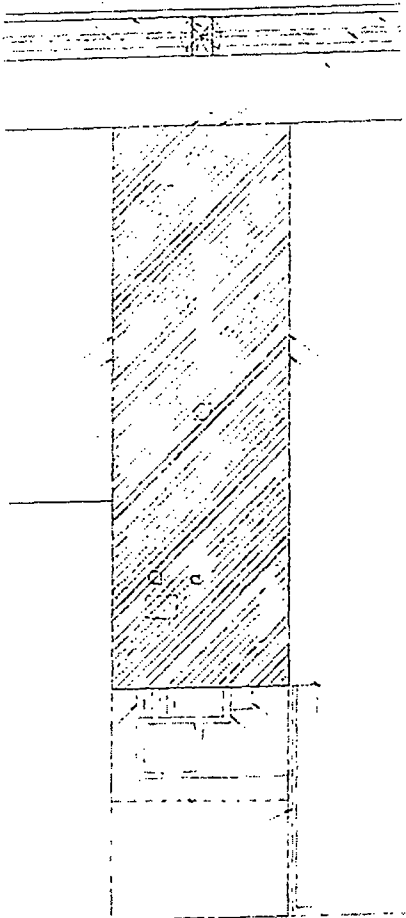
Lot Area: 2,675 square feet

a) Proposed Land Use:

After the rezoning, the property will be renovated and remodeled for use as a *Shared Kitchen* with the sole purpose as a *Commercial Kitchen Rental*. The renovation and remodeling of the property will consist of renovating the existing orthodontist/dental office interior and replacing it with a commercial shared kitchen design consisting of a shared kitchen space adjoined by four (4) preparation stations, a tasting room, reception and waiting room (approximately 1,900 square feet). The proposed floor to area ratio is 1.2 (this is no change to current building). The density (lot area per dwelling) is not applicable as there are no residential units proposed or existing at this location. There are two (2) off-street parking spaces. The current building height is 15 feet. The building height and exterior of the building (front, rear, side Setbacks) will remain the same after the renovation and remodeling.

- b) The project's proposed floor to area ratio is 1.2 (this is no change to current building)
- c) The project's density (lot area per dwelling) is not applicable as there are no residential units proposed or existing at this location.
- d) Off-street parking-there are 2 rear parking spaces.
- e) Setbacks for proposed use are as follows:
 - 1. Front set back = 0' – (existing to remain. exterior of building unaltered)
 - 2. Rear Setback = 16' – (existing to remain. exterior of building unaltered)
 - 3. Side Setbacks = 0' – (existing to remain. exterior of building unaltered)
- f) Building height = 15' - (existing to remain. exterior of building unaltered)

Applicant: Griffin-Burrell Holdings, LLC (Western Series)
Address: 10019 South Western Avenue, Chicago, Illinois 60643



A1 OVERALL SITE PLAN

SHARE THE LOVE
COMMERCIAL KITCHEN
BUSINESS GRIPPER FINISHINGS

A0.01

ARCHITECTURAL SITE PLAN



A1 OVERALL ROOF PLAN

0.000' (0.000')

G21 ROOF PLAN LEGEND

0.000' (0.000')

A21 ROOF NOTES

SHARE THE LOVE
COMMERCIAL KITCHEN
ADDRESS GRIFT AND KITCHENS

A1.2.0

ROOF PLAN



ROOF PLAN
0.000' (0.000')

ROOF PLAN
0.000' (0.000')

0.000' (0.000')

0.000' (0.000')