



# City of Chicago



O2017-3210

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/19/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-H at 2000 W 34th St - App No. 19200T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19200 T1

INTRO. DATE:

APRIL 19, 2017

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 M1-2 Limited Manufacturing/Business Park 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 34<sup>th</sup> Street) and ending at a point 94.38 feet north of West 34<sup>th</sup> Street (as measured along South Damen Avenue); South Damen Avenue; and West 34<sup>th</sup> Street,

to those of a C3-3 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: 2000 West 34<sup>th</sup> Street

Project Narrative: 2000 W. 34<sup>th</sup> Street, Chicago

The Applicant is proposing to re-use existing building and land in order to expand restaurant services. The Applicant intends to keep the existing use of the land and add an outdoor patio. The proposed amendment is a change from the current M1-2 zoning district to a C3-3 zoning district. The Applicant does not intend to have residential use.

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.

**FINAL FOR SUBMISSION**

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FIGURE FOR APPLICATION

CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

A-100

Proposed Floor  
Layout (Level-1)

CHICAGO, ILLINOIS

2000 West  
34th Street

LAM  
ARCHITECTS INC.

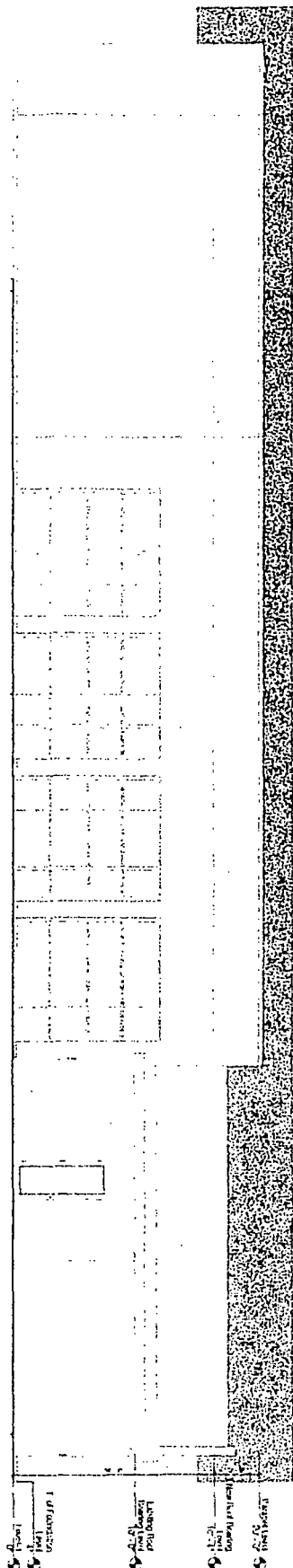
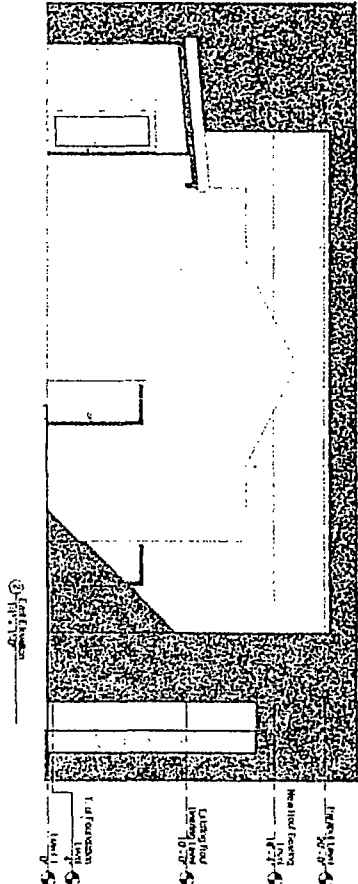
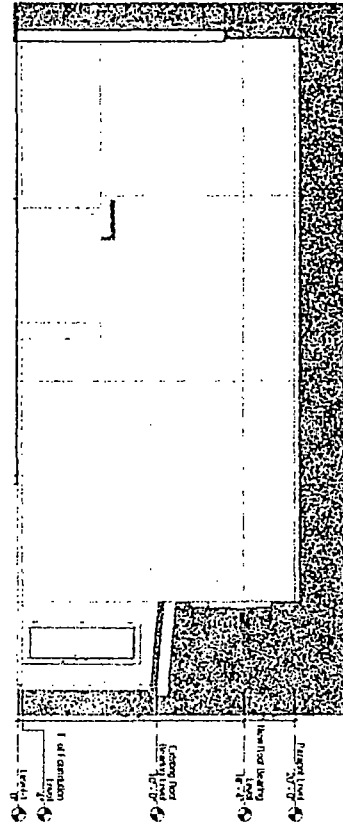
LOUIS A. MARTINEZ

ARCHITECT'S CONSULTANTS  
 1111 WEST 34TH STREET, SUITE 100  
 CHICAGO, ILLINOIS 60608  
 (312) 321-1111  
 FAX (312) 321-1112  
 WWW.LAMARCHITECTS.COM

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CHICAGO, ILLINOIS



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 1100 MARSHALL AVENUE SUITE 200  
 CHICAGO, ILLINOIS 60601-1000  
 TEL: (312) 462-1000  
 FAX: (312) 462-1001  
 WWW.TMARCHITECTS.COM

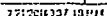
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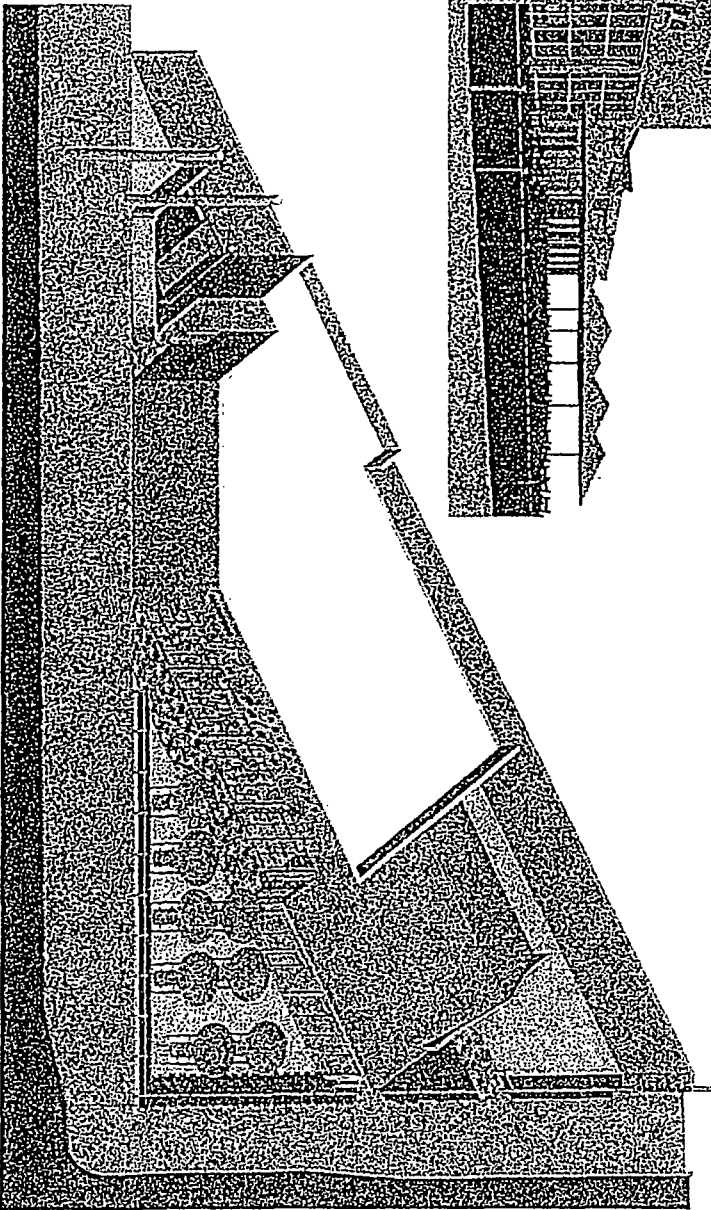
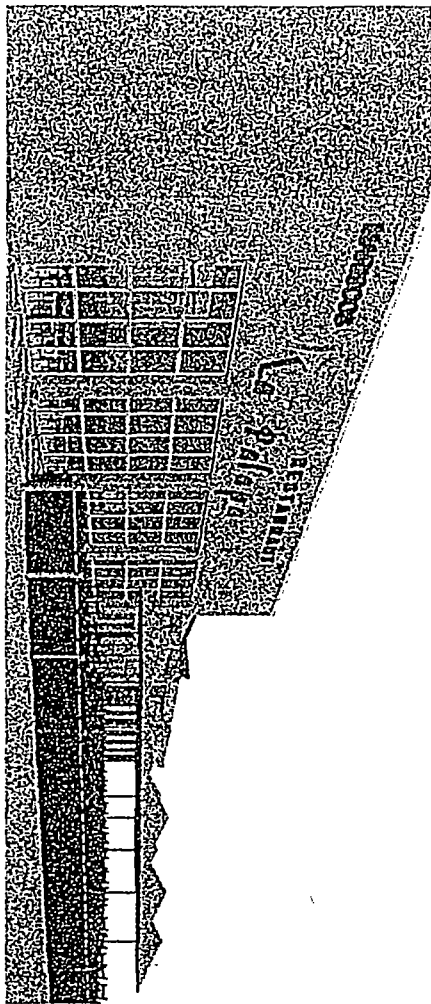
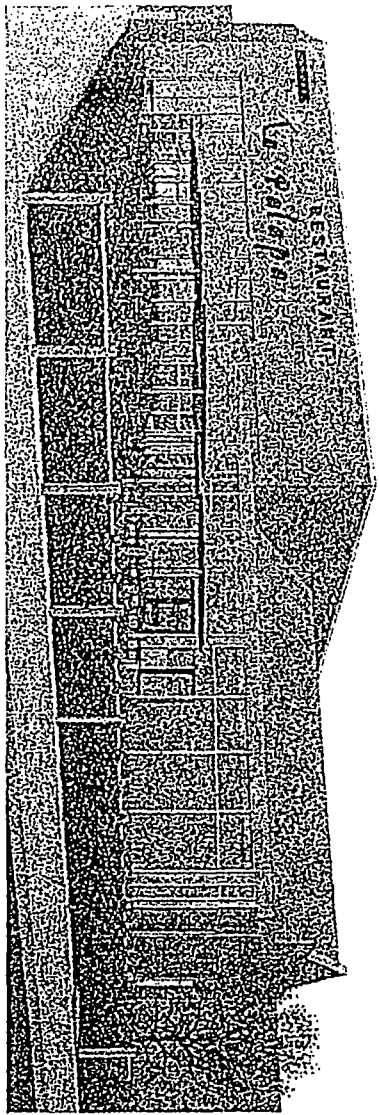
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2000 West  
 34th Street

CHICAGO, ILLINOIS  
 Exterior  
 Elevations

A-200





CONCEPTUAL EXTERIOR VIEWS

FINAL FOR PUBLICATION



ARCHITECT: LUIS A. MARTINEZ  
 111 W. WASHINGTON ST., SUITE 4100  
 CHICAGO, IL 60601  
 PHONE: (312) 467-1111  
 FAX: (312) 467-1112  
 E-MAIL: LAM@LAM-ARCH.COM  
 WWW: WWW.LAM-ARCH.COM

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CHICAGO, ILLINOIS  
 2000 West  
 34th Street

SK-100





ENGINEERING SURVEY  
TOPOGRAPHY  
BOUNDARY  
ALTA & MORTGAGE  
CONDOMINIUM

WAYS SURVEY, LTD.  
PLAT OF SURVEY  
OF

10848 SOUTH HALSTED STREET  
CHICAGO, IL 60628  
TEL: (773) 253-8539  
CELL: (708) 785-1985  
FAX: (773) 253-8271  
WAYSURVEY@YAHOO.COM

THAT PART OF LOT 7 IN S.J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED IN DETAILS AS FOLLOWS:

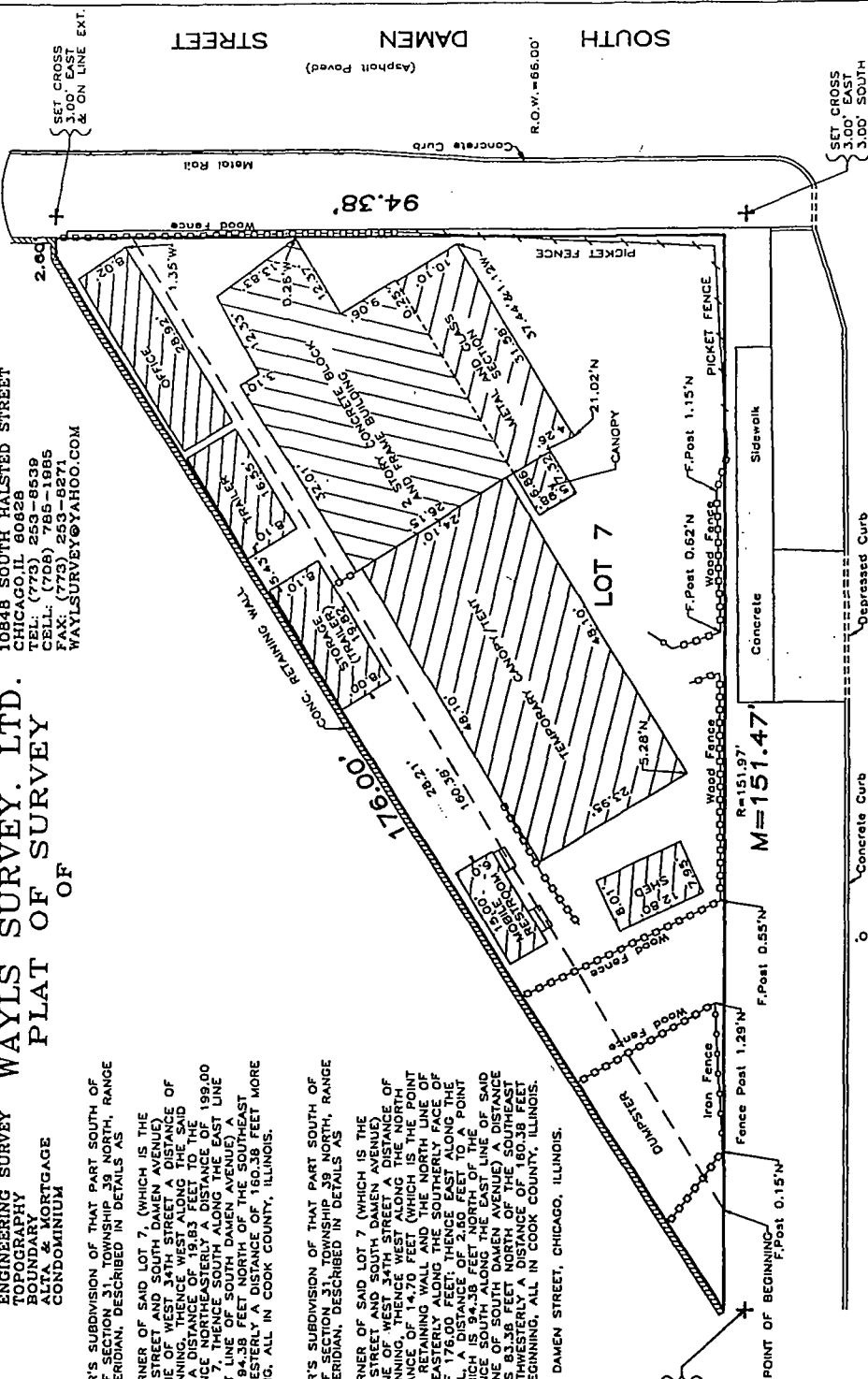
NORTHWEST CORNER OF SAID LOT 7 (WHICH IS THE NORTHWEST CORNER OF WEST 34TH STREET AND SOUTH DAMEN AVENUE) THENCE WEST ALONG THE NORTH LINE OF WEST 34TH STREET A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING, THENCE WEST ALONG THE SAID NORTH LINE OF WEST 34TH STREET A DISTANCE OF 183.33 FEET TO THE SOUTHWEST CORNER OF LOT 7, THENCE NORTHWESTERLY A DISTANCE OF 199.00 FEET TO THE NORTHEAST CORNER OF LOT 7, THENCE SOUTH ALONG THE EAST LINE OF LOT 7 (WHICH IS ALSO THE WEST LINE OF SOUTH DAMEN AVENUE) A DISTANCE OF 40.72 FEET (WHICH IS 94.38 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 7) THENCE SOUTHWESTERLY A DISTANCE OF 160.38 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 7 IN S.J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED IN DETAILS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7 (WHICH IS THE NORTHWEST CORNER OF WEST 34TH STREET AND SOUTH DAMEN AVENUE) THENCE WEST ALONG THE NORTH LINE OF WEST 34TH STREET A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING, THENCE WEST ALONG THE SAID NORTH LINE OF WEST 34TH STREET A DISTANCE OF 183.33 FEET TO THE SOUTHWEST CORNER OF LOT 7, THENCE NORTHWESTERLY A DISTANCE OF 199.00 FEET TO THE NORTHEAST CORNER OF LOT 7, THENCE SOUTH ALONG THE EAST LINE OF LOT 7 (WHICH IS ALSO THE WEST LINE OF SOUTH DAMEN AVENUE) A DISTANCE OF 40.72 FEET (WHICH IS 94.38 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 7) THENCE SOUTHWESTERLY A DISTANCE OF 160.38 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3400 SOUTH DAMEN STREET, CHICAGO, ILLINOIS.



STATE OF ILLINOIS } ss.  
COUNTY OF COOK.

WE, WAYS SURVEY, LTD., do hereby certify that we have surveyed the above described property and that the same is a correct representation of said survey.

SIGNATURE:	REVISION
	DATE
PROFESSIONAL LAND SURVEYOR NO. 0036-002810 LICENSE EXPIRES 11/30/2018.	

FIELDWORK: JA & KK  
CAD: JJ

ORDER NO. 2017-08-38  
DATE: FEBRUARY 27, 2017  
ORDERED BY: ALEX GUERRA

WEST 34TH STREET (Asphalt Paved)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER AND FOR ACCURACY IT SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.



EXPIRES: 11/30/2018