



City of Chicago



SO2020-4566

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1352 W Lake St - App No. 20492T1
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. That the Chicago Zoning Ordinance be amended by changing all of the **M2-3 Light Industry District** symbols and indications as shown on Map I-G in the area bounded by:

The alley next north of and parallel to West Lake Street; North Ada Street; West Lake Street; a line 50 feet west of and parallel to North Ada 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 publication.

Address: 1352 W. Lake Street

1352 W. Lake Street
Narrative and Plans
Type I Zoning Map Amendment

M2-3 to DS3

Applicant: 1352 W Lake Restaurant LLC
Property Address: 1352 West Lake Street
Proposed Zoning: DS-3 Downtown Service District

I. Narrative

In order to allow for the use as a restaurant, general, and ground-level, outdoor patio. The parcel is improved with a one-story, 2,085 square foot building and an outdoor area of approximately 3,800 square feet. There will be no additions to the building. It is within the Downtown Expansion Area, as defined in Section 17-1-1500 of the Chicago Zoning Ordinance.

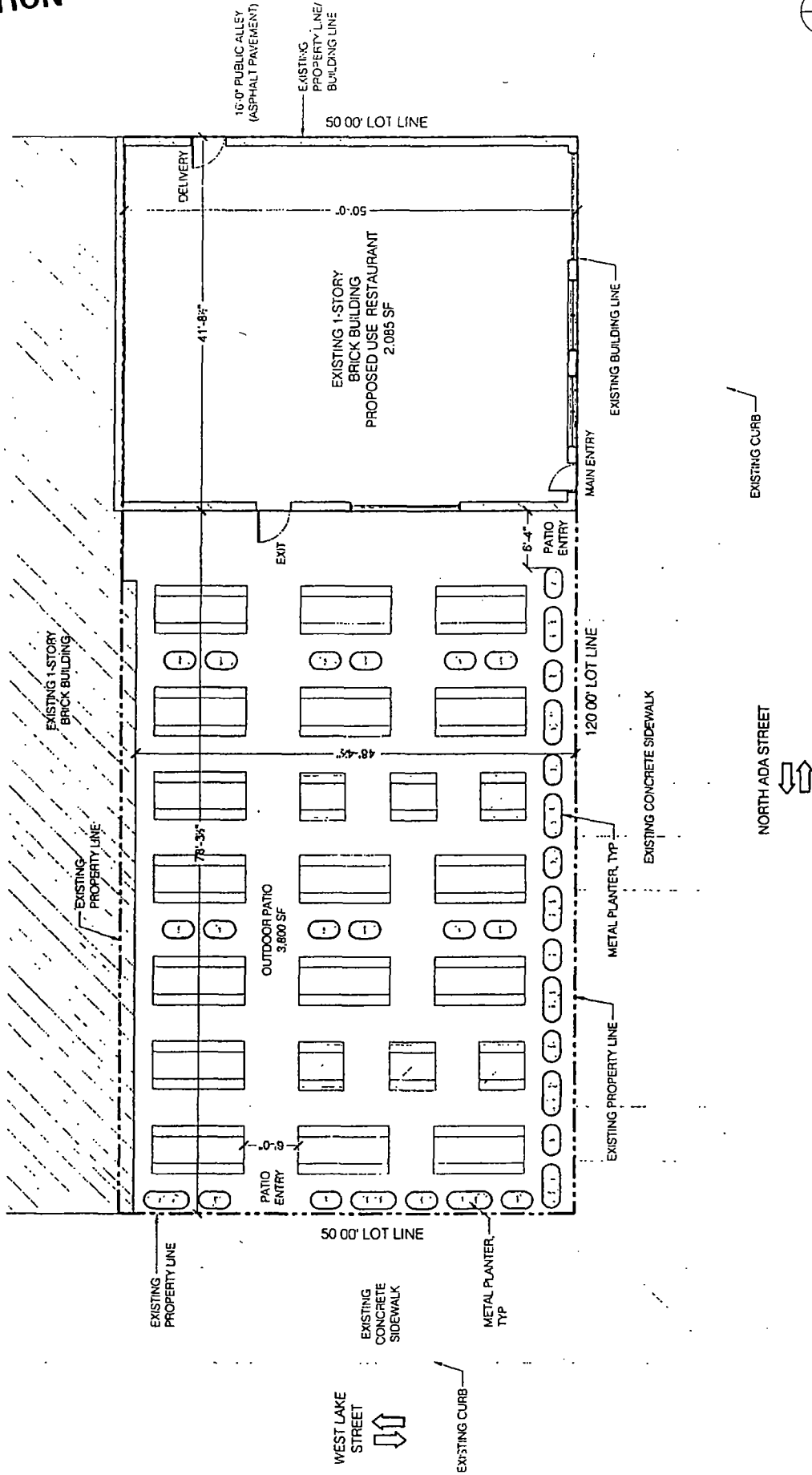
The property is within the Kinzie Industrial Corridor. The properties immediately north and west of it are zoned M2-3, as is the parcel across the street on the northeast corner of Lake and Ada streets. There is a mixed use planned development, PD 1384 on the southwest corner.

The purpose of the ordinance is to convert an existing 1-story building into an eating and drinking establishment, general restaurant with an outdoor patio at grade level. There will be no other uses in the building. There will be no additions to the building or its existing height.

Zoning Analysis

- 1) Floor Area and Floor Area Ratio
 - a) Lot Area 6,000 sq. ft.
 - b) Total building area 2,085 sq. ft.
 - c) FAR 0.35
- 2) Density (lot area per dwelling unit): Not applicable
- 3) Off-street Parking:
0 vehicular parking spaces
0 loading dock
- 4) Setbacks: 0 ft.
- 5) Building Height: 16'-5" ft. (existing)

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A-1

SMALL CHEVAL
1352 W LAKE STREET
CHICAGO, IL 60607

PROPOSED SITE AND
LANDSCAPING PLAN

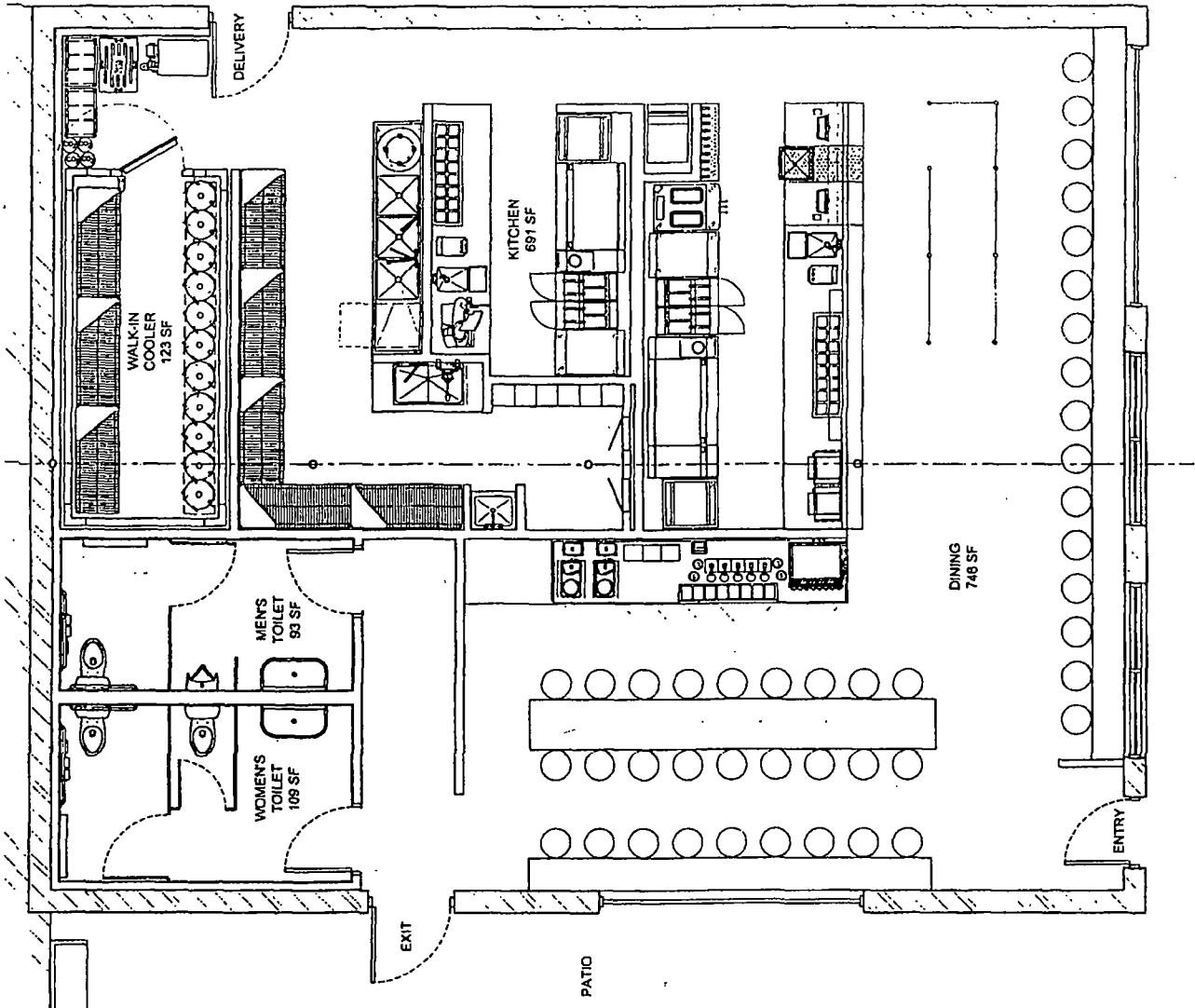
HOGSALT

SCALE: 1:200 DATE ISSUED: 06/26/20

FINAL FOR
PUBLICATION



ALLEY



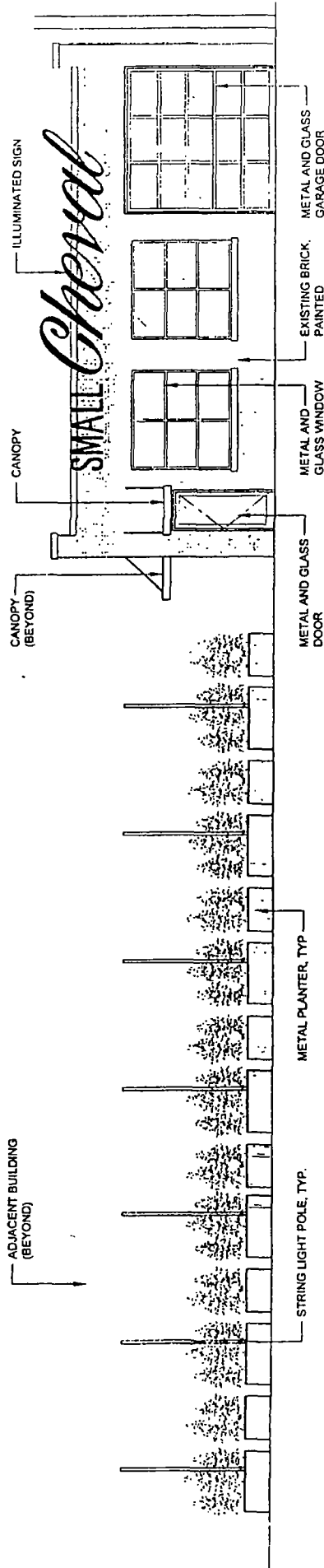
A-2

SMALL CHEVAL
1352 W LAKE STREET
CHICAGO, IL 60607

PROPOSED FLOOR PLAN

HOGSALT

SCALE 1/8" = 1'-0" DATE ISSUED 06/26/20



FRONT ELEVATION (PATIO - VIEW WEST)

HOGSALT

PROPOSED EXTERIOR
PATIO ELEVATION

SMALL CHEVAL
1352 W LAKE STREET
CHICAGO, IL 60607

A-3

SCALE:

1/150

DATE ISSUED

06/26/20

Architectural elevation drawing of the front of a building, oriented vertically. The drawing shows a storefront with a large sign reading "SMALL CHOP" in a stylized script. The sign is mounted on a brick wall. To the left of the sign is a canopy and an illuminated sign. To the right of the sign are three windows and a door. The windows are labeled "METAL AND GLASS WINDOW" and "EXISTING BRICK, PAINTED". The door is labeled "METAL AND GLASS GARAGE DOOR". Dimensions are provided for various elements: 8'-0" for the sign height, 8'-0" for the window height, 8'-0" for the window width, 3'-6" for the door width, 8'-0" for the door height, 8'-4" for the total width, 3'-5" for the canopy width, 4'-0" for the canopy height, 12'-0" for the total height, 17'-11" for the total height including the canopy, 16'-3" for the total height including the canopy and sign, and 0'-0" for the total height including the canopy, sign, and door. The drawing is oriented vertically, with the top of the building at the bottom of the page.

HOGSALT:

PROPOSED EXTERIOR ELEVATION

SMALL CHEVAL
1352 W LAKE STREET
CHICAGO, IL 60607

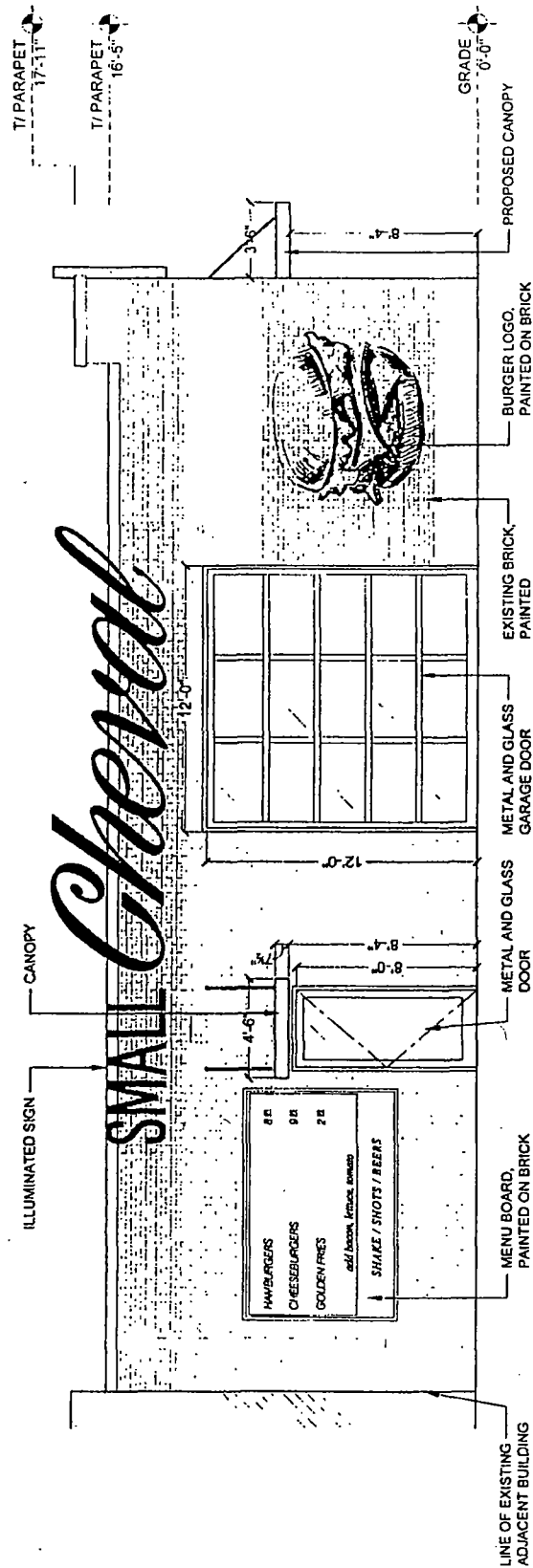
A-5

SCALE:

$1/8" = 1'-0"$

DATE ISSUED: _____

06/26/20



SIDE ELEVATION (VIEW NORTH)

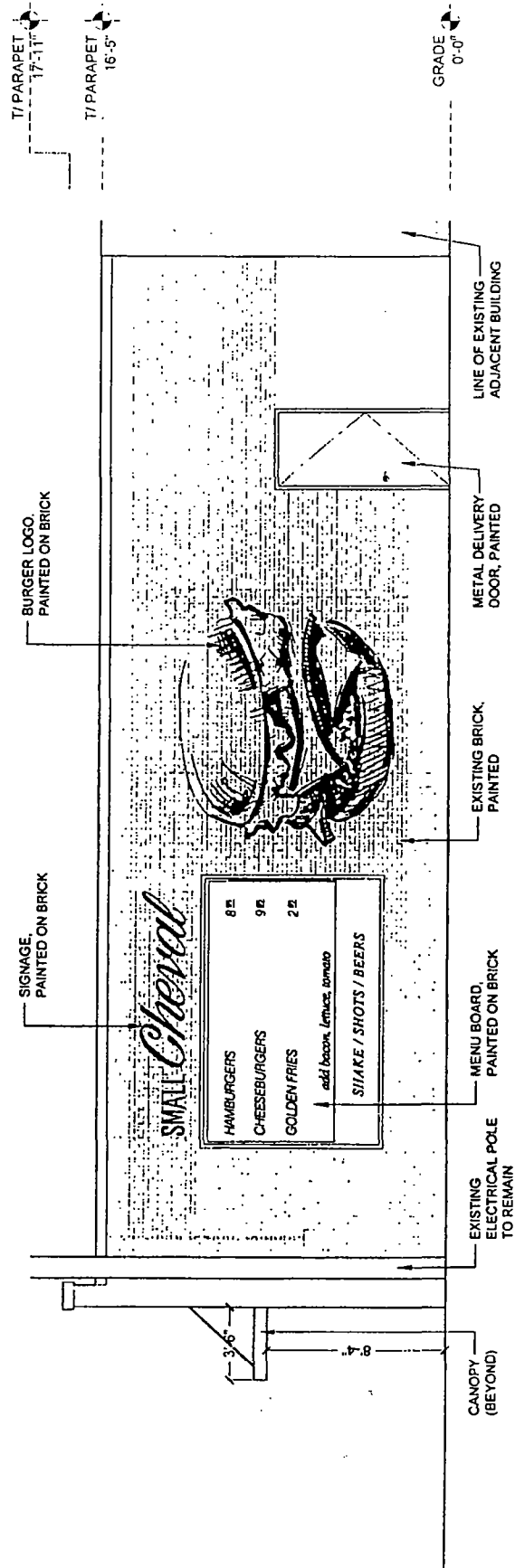
HOGSALT

PROPOSED EXTERIOR ELEVATION

SMALL CHEVAL
1352 W LAKE STREET
CHICAGO, IL 60607

A-6

SCALE	1/8" = 1'-0"	DATE ISSUED.	06/26/20
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SIDE ELEVATION (VIEW SOUTH)

HOGSALT

PROPOSED EXTERIOR ELEVATION

SMALL CHEVAL
1352 W LAKE STREET
CHICAGO, IL 60607

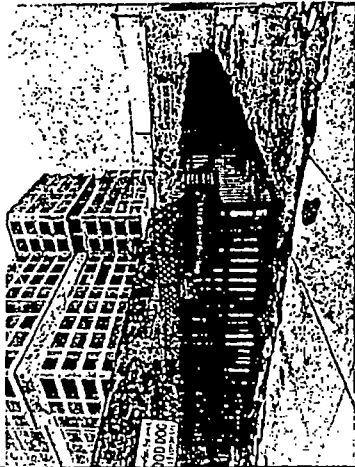
A-7

SCALE

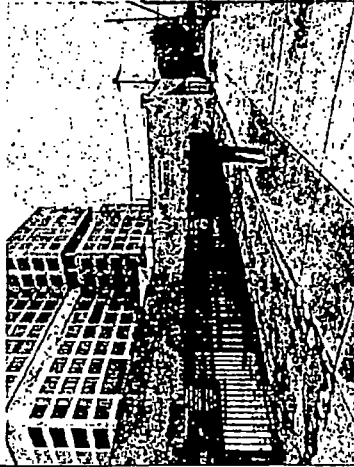
1/8" = 1'-0"

DATE ISSUED

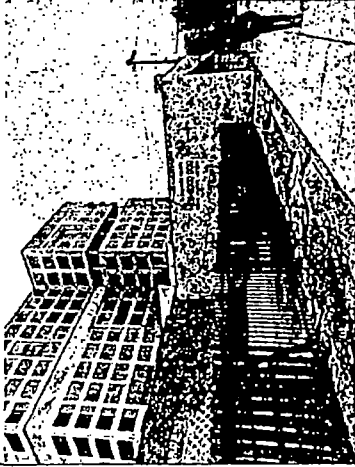
06/25/20



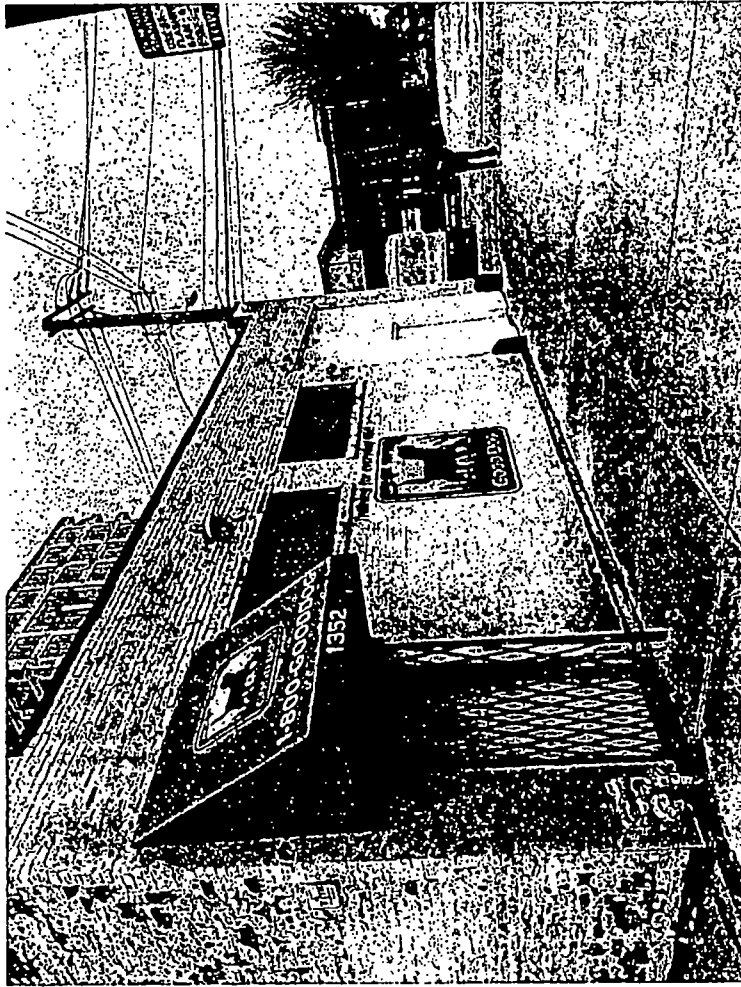
NORTH WEST VIEW - OPEN SITE, BUILDING, AND ADJACENT BUILDING



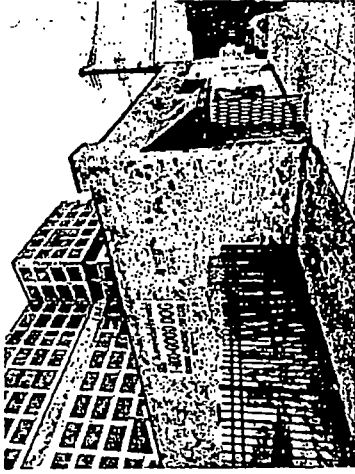
NORTH WEST VIEW - OPEN SITE, BUILDING, AND ADJACENT BUILDING



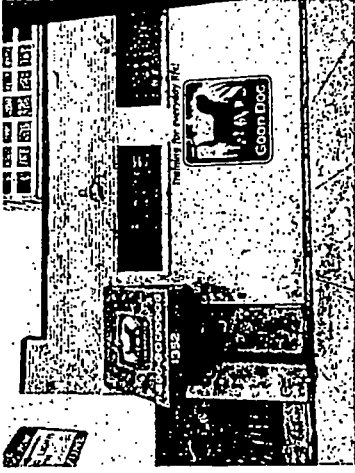
NORTH WEST VIEW - OPEN SITE, BUILDING, AND ADJACENT BUILDING



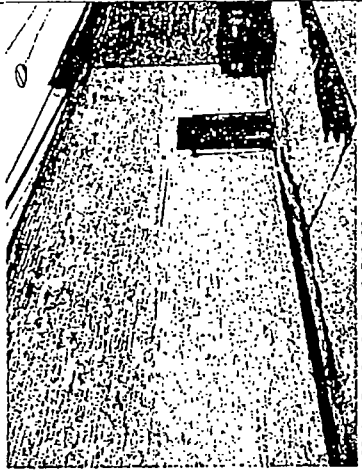
NORTH WEST VIEW - BUILDING MAIN FACADE



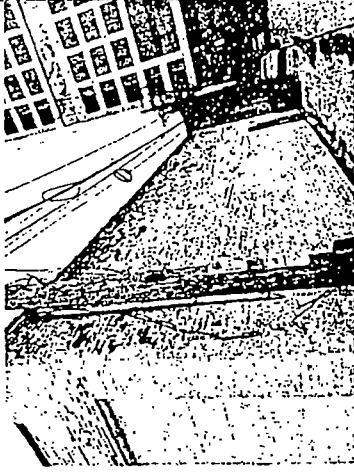
NORTH WEST VIEW - BUILDING MAIN AND SIDE FACADE



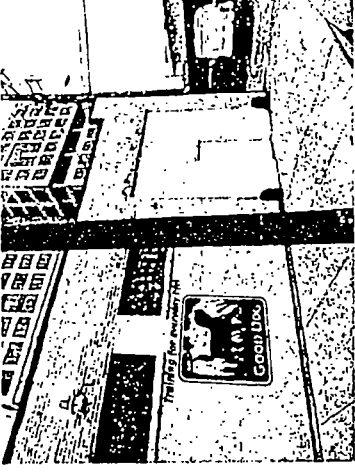
WEST VIEW - BUILDING MAIN FACADE



SOUTH VIEW - BUILDING MAIN FACADE



WEST VIEW - BUILDING MAIN FACADE



WEST VIEW - BUILDING MAIN FACADE

HOGSALT

EXISTING EXTERIOR PHOTOS

SMALL CHEVAL
1352 W LAKE STREET
CHICAGO, IL 60607

A-8

FINAL FOR PUBLICATION

SCALE:

1/8" = 1'-0"

DATE ISSUED:

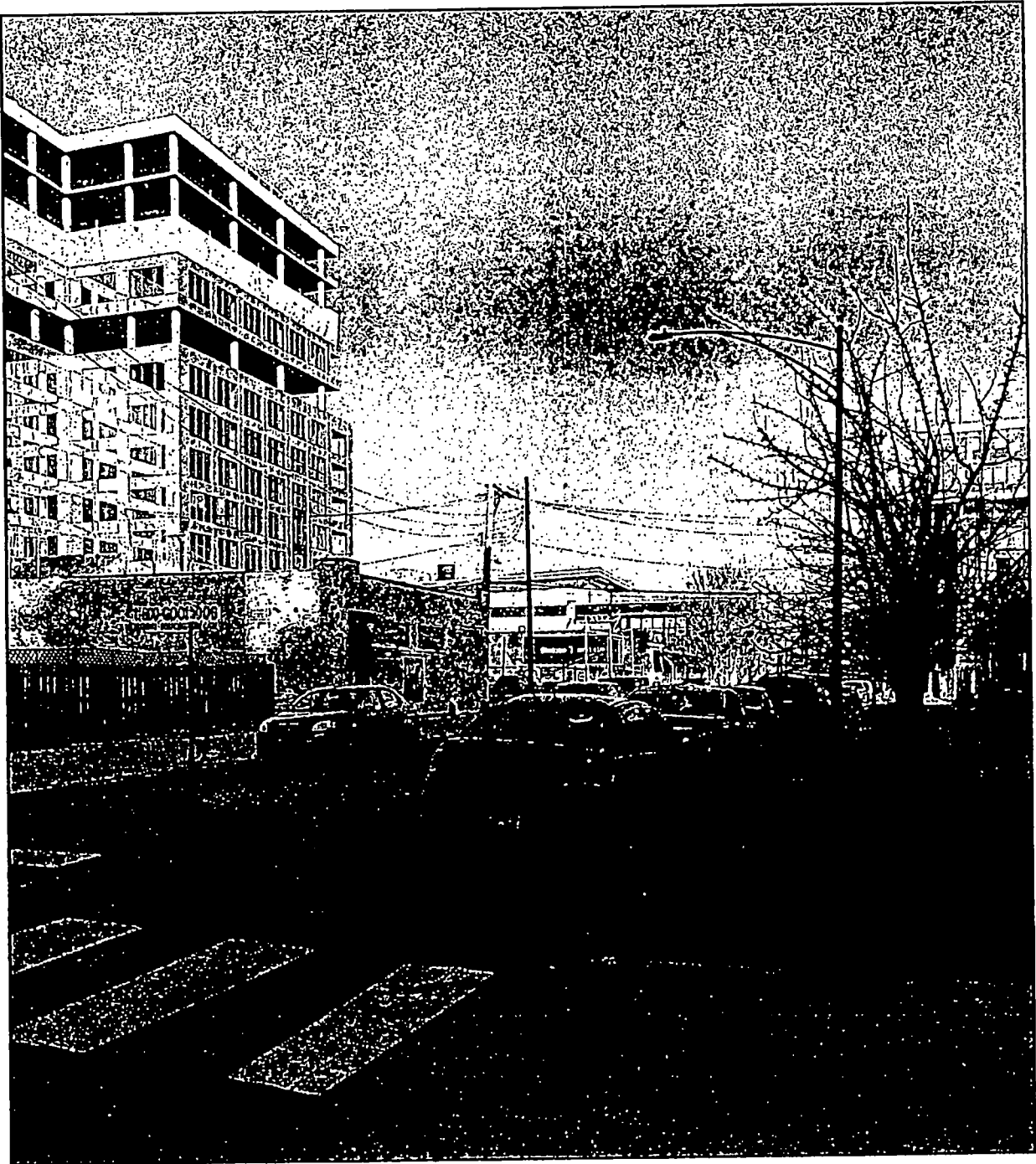
06/26/20

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PUBLICATION

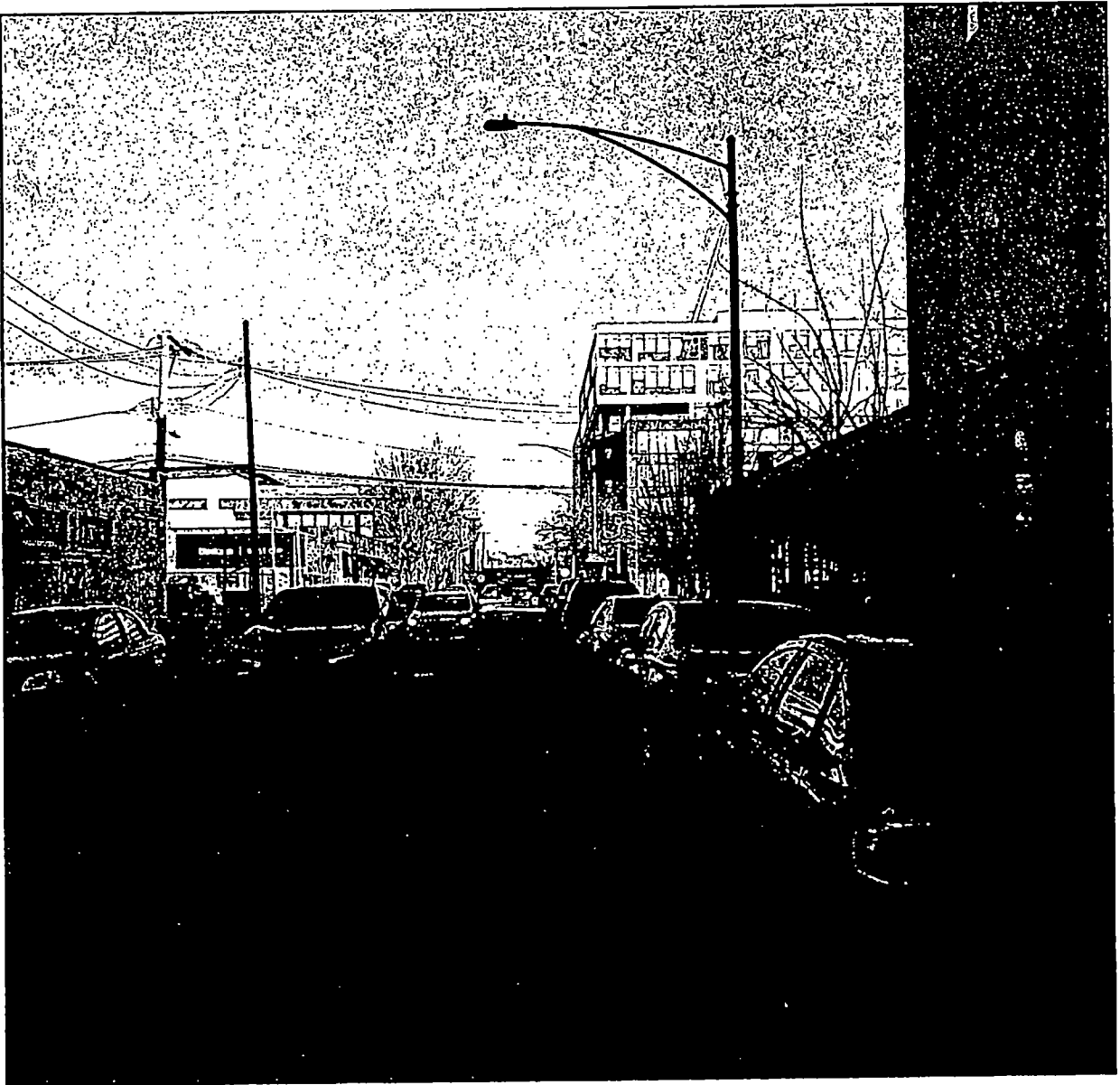
1352 W. LAKE STREET

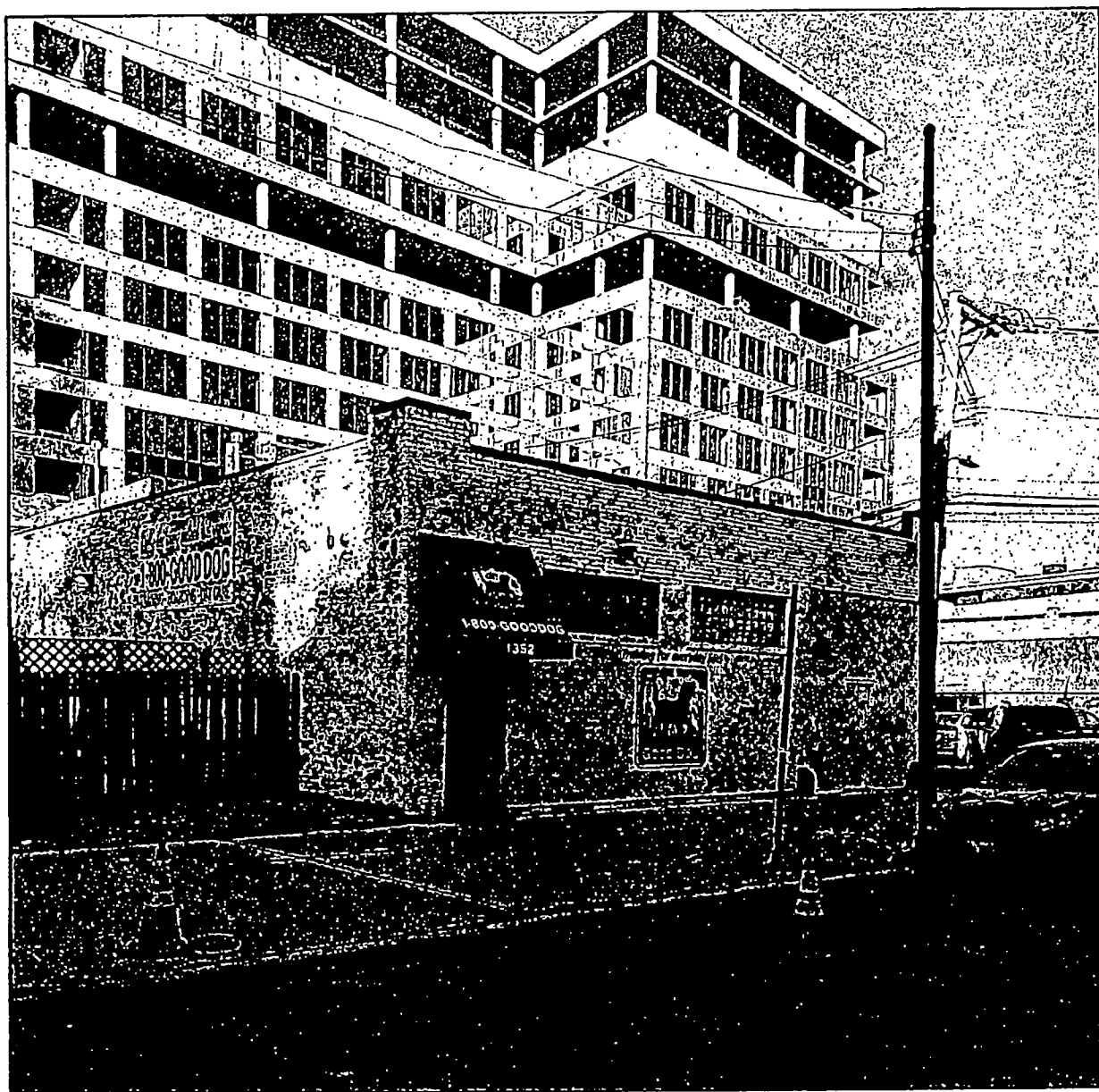


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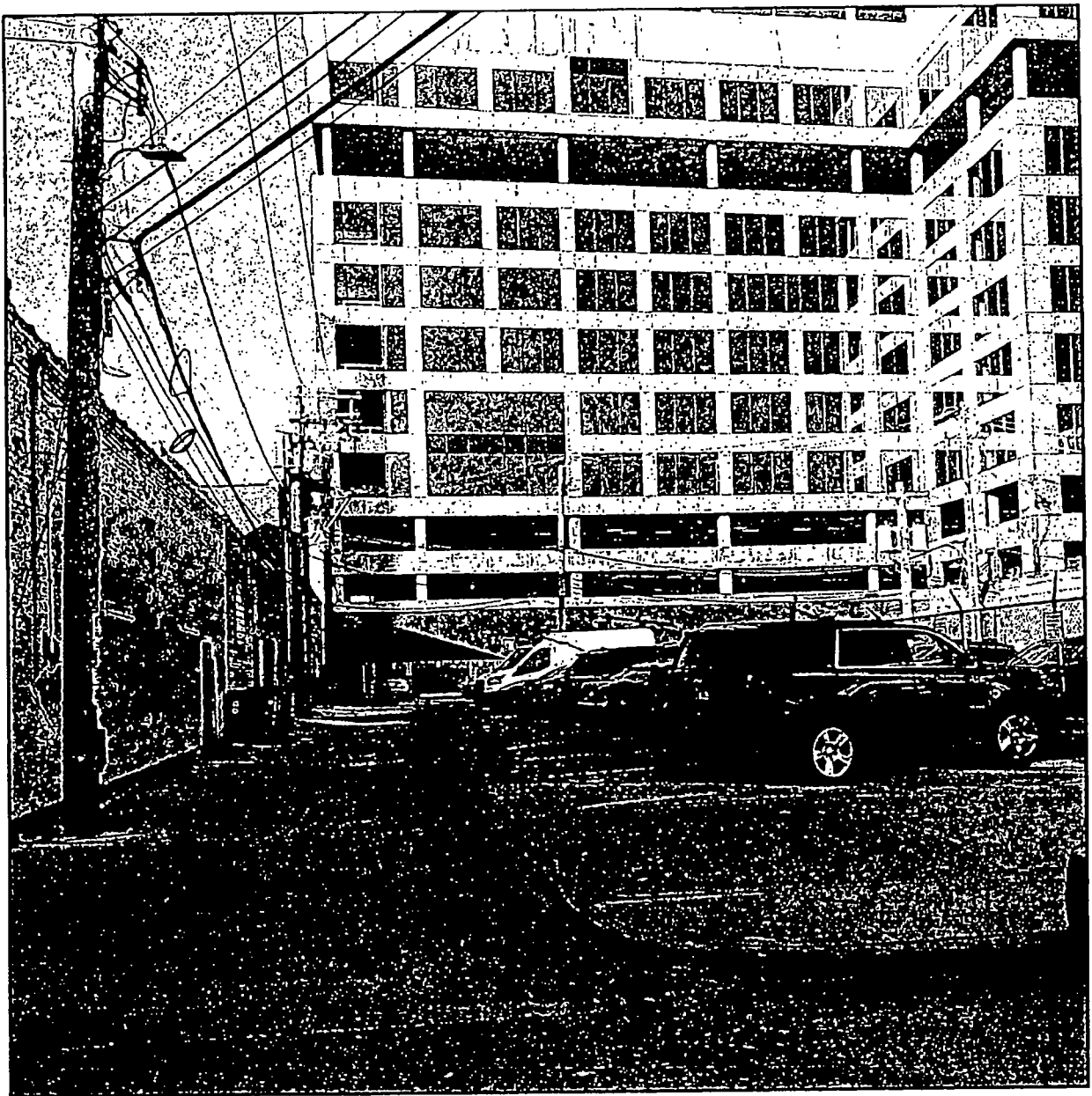


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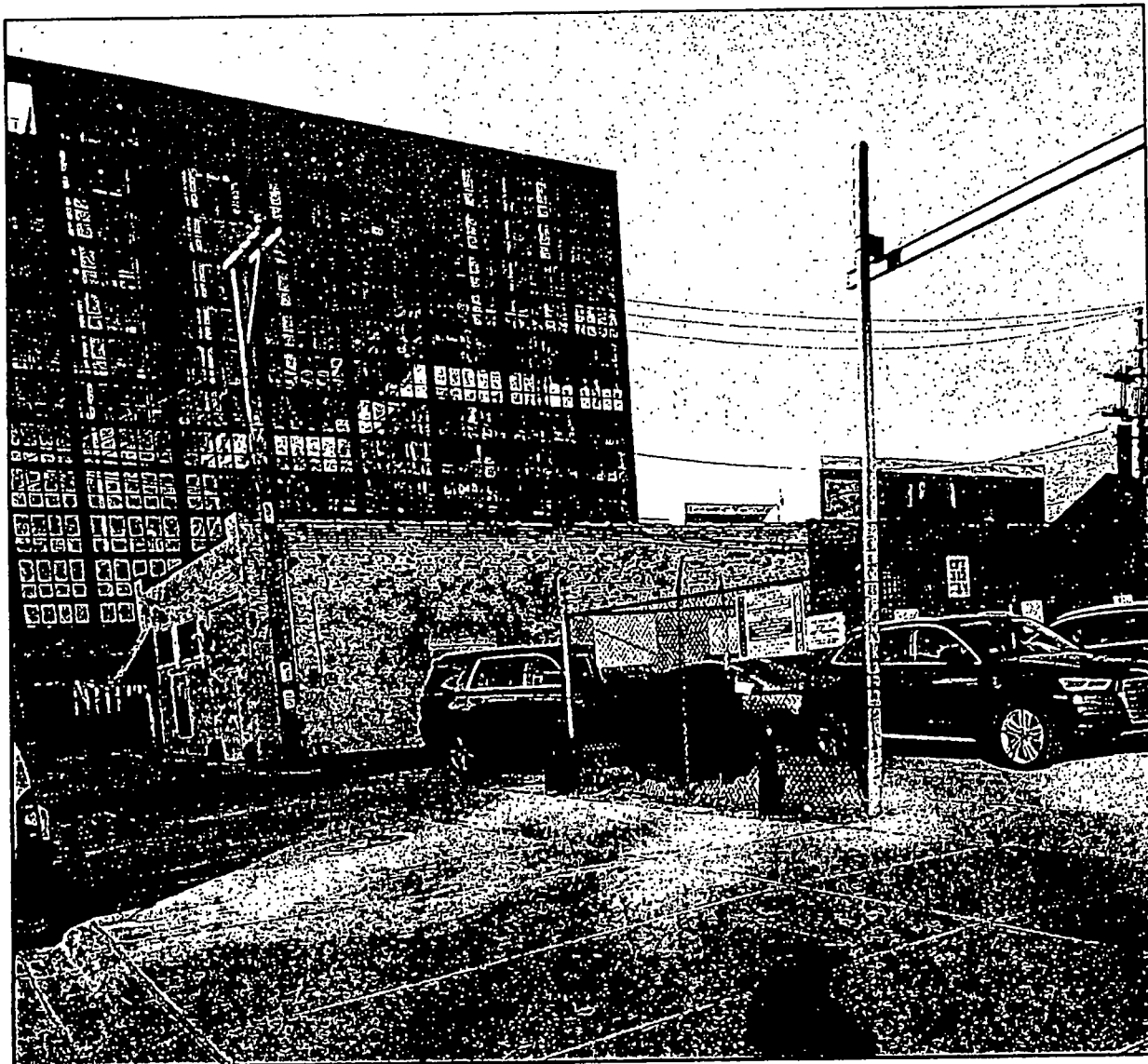




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PUBLICATION



FINAL FOR
PUBLICATION





Residential
Commercial
ALTA

PLAT OF SURVEY

Studnicka and Associates, Ltd.
studnicka2000@gmail.com

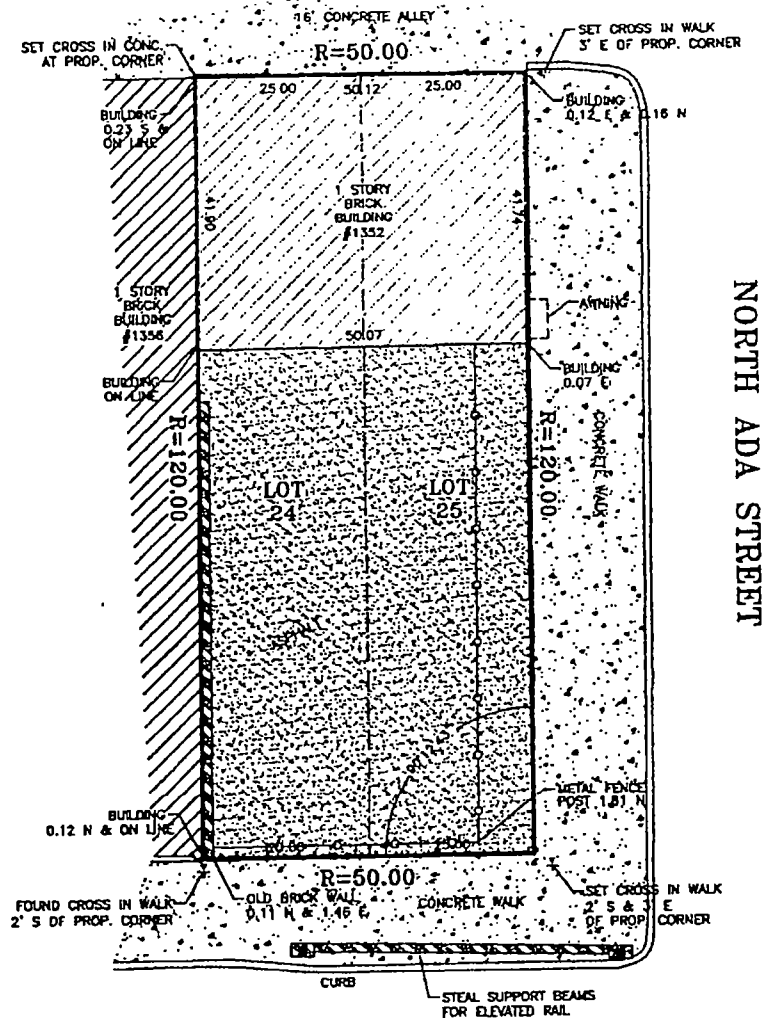
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOTS 24 AND 25 IN S.S. HAYES' RESUBDIVISION OF BLOCK 5 IN UNION PARK SECOND ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**FINAL FOR
PUBLICATION**



WEST LAKE STREET

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Thomas R. Raines

Order No.: 20-7-311

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

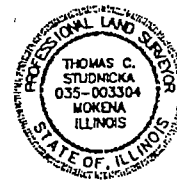
Field work completed: 8/13/20

Drawn by: J.G.S.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL }



Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL August 14, A.D. 2020

by

License No. 3304 Expires 11/30/20

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THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE · SUITE 530

CHICAGO, ILLINOIS 60606

(312) 750-1166 · (312) 750-1164

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(SECTION 17-13-0107)

August 31, 2020

Honorable Thomas M. Tunney
Chairman, Committee on Zoning,
Landmarks, and Building Standards
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

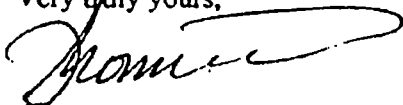
The undersigned, Thomas Raines, being first duly sworn on oath deposes and states the following:

The undersign certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys, and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 2, 2020.

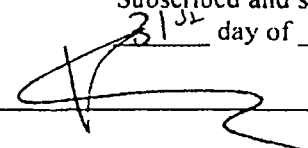
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

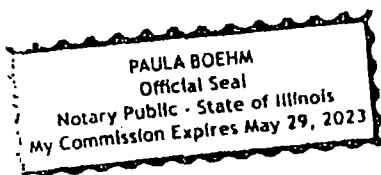
Very truly yours,



Thomas R. Raines

Subscribed and sworn to before me this
31st day of August, 2020.


Notary Public



FINAL FOR
PUBLICATION

THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE • SUITE 556

CHICAGO, ILLINOIS 60606

(312) 750-1166 • (312) 750-1164

August 31, 2020

Dear Property Owner:

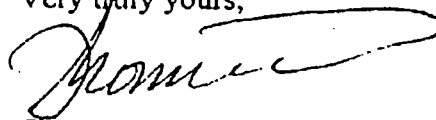
In accordance with Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about September 2, 2020, the undersigned will file an application for a change in zoning from a M2-3 Light Industry District to a DS3 Downtown Service District on behalf of 1352 W Lake Restaurant LLC (the "Applicant") for the property located at 1352 W. Lake St., Chicago, IL 60610 (the "Subject Property").

The Applicant is seeking a zoning amendment for the Subject Property to convert the current building to an eating and drinking establishment. The existing one-story building will be used as a general restaurant with an outdoor patio at grade level. It has floor area of approximately 2,085 square feet, and a height of 16'-5". There are no dwelling units, on-site parking spaces or loading zones on the property.

The owners of the Subject Property for 1352 W. Lake Street are: Randolph RR, LLC, Randolph DF, LLC, Randolph MT, LLC, Randolph MT, LLC, Randolph GN, LLC and 1352 W. Lake Street GF, LLC. They are located at 55 Water Mill Lane, Great neck, NY, 11021. The contact person for this application is attorney Thomas R. Raines who may be reached at 312-750-1166.

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Very truly yours,



Thomas R. Raines

June 10, 2020


Honorable Thomas Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

Re: Zoning Amendment for 1352 W. Lake Street

Dear Chairman Tunney,

The undersigned certifies that they are the owner of the above referenced property. Please be advised that, 1352 W. Lake Restaurant, L.L.C., an Illinois Limited Liability Corporation, is hereby authorized to file and process an application for a Zoning Amendment in order to change the zoning from a M2-3 Light Industry District to a DS-3 Downtown Service District.

Sincerely,



- Brian Teppel

Manager of Randolph BT, LLC and Owner of 1352 W. Lake Street

June 10, 2020

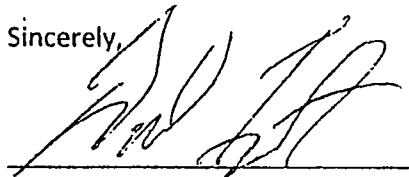
Honorable Thomas Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

Re: Zoning Amendment for 1352 W. Lake Street

Dear Chairman Tunney,

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Sincerely,

A handwritten signature in black ink, appearing to read 'David Firestein', is written over a horizontal line.

– David Firestein

Manager of Randolph DF, LLC and Owner of 1352 W. Lake Street

**FINAL FOR
PUBLICATION**

June 10, 2020

Honorable Thomas Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

Re: Zoning Amendment for 1352 W. Lake Street

Dear Chairman Tunney,

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Sincerely,



– Guss Firestein

Manager of 1352 W. Lake Street GF, LLC and Owner of 1352 W. Lake Street

June 10, 2020

Honorable Thomas Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

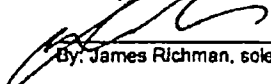
Re: Zoning Amendment for 1352 W. Lake Street

Dear Chairman Tunney,

The undersigned certifies that they are the owner of the above referenced property. Please be advised that, 1352 W. Lake Restaurant, L.L.C., an Illinois Limited Liability Corporation, is hereby authorized to file and process an application for a Zoning Amendment in order to change the zoning from a M2-3 Light Industry District to a DS-3 Downtown Service District.

Sincerely,

Randolph GN LLC


By: James Richman, sole member

Manager of Randolph GN, LLC and Owner of 1352 W. Lake Street

June 10, 2020


Honorable Thomas Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

Re: Zoning Amendment for 1352 W. Lake Street

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Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Teppel', is written over a horizontal line.

– Mark Teppel

Manager of Randolph MT, LLC and Owner of 1352 W. Lake Street

**FINAL FOR
PUBLICATION**

June 10, 2020

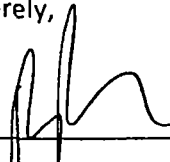
Honorable Thomas Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

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Sincerely,



– Robert Raphael

Manager of Randolph RR, LLC and Owner of 1352 W. Lake Street



**FINAL FOR
PUBLICATION**

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: November 19, 2020

Re: Proposed Industrial Corridor Map Amendment for the property generally located at
1352 West Lake Street

On November 19, 2020, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by, 1352 W Lake Restaurant, LLC. A copy of the proposed map amendment 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 and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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