



Office of the City Clerk

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Legislation Text

File #: SO2015-6406, **Version:** 1

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:

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] .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:

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

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