

Address: 1352 W. Lake Street

**FINAL FOR
PUBLICATION**

1352 W. Lake Street Narrative and Plans
Type 1 Zoning Map Amendment

M2-3 to DS3

Applicant: Property Address: Proposed Zoning:
1352 W Lake Restaurant LLC
1352 West Lake Street
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'

Floor Area and Floor Area Ratio

- a) Lot Area
- b) Total building area
- c) FAR

6,000 sq. ft. 2,085 sq. ft. 0.35

Density (lot area per dwelling unit):

0 vehicular parking spaces 0 loading dock

Setbacks:

16'-5" ft. (existing)

FINAL FOR PUBLICATION

i- tr tu tn

o
at*

LU
F
V
EXD
6

I

11_ ^

J JO
J' ><
> m +

3

Q_

<
CO

< LU

CO
Q LU
CO O
O W 0_ Q
O z
DC <
CL -I

<

O
FINAL FOR PUBLICATION

:3a
IPS

TZJ

<n
ay w 8S8

13

liti max] CH - flpffi
1441141 m

000000000

○○○○○○○○○○○○ ○○○○○○○○○○○○ .

a u.
z co

a r-
C C C C

3

o
r r o o

a
LU GO

O
CL O DC q_

Xs - . . \ \ - v \ .

PUBLICATION

o
cm =r
-J > < < ^
00 2°

DC

kg

Q _J LU LU 00
O
O O_
O

DC Q_

111

5
UJ
>
-
g
<
2 O I-
UJ UJ V-2 O
tr: u.

<
un

O X

FINAL FOR PUBLICATION

U

U
V

U
LU
Z o

• a &

JJO
• > o

o

LU
LU
CC

o
DC LU

LU
o LU 00 o CL
DC CL

i-

<

O

HNAL FOR PUBLICATION

CO:

a: o z

**u
v**

2
UJ
_1
LU LU
g

UJ
X o
m o

< oo

_1
LU CC
O
CC LU

LU
O LU 00 O CL
O
CC
Q.

<
un

O X

FINAL FOR PUBLICATION

U2 U, U
o y

J JO
J><

CO "

II

a. o
U U U
o f or £ z < ca a.

a. o
U U U
is

<o:
In 8
2 O

co z x <

g i-

UJ

OK v) a.
co

er z < 0

W
CE
O
CC
LU h-X UJ
a
LU CO O CL
O
DC Q_
I-11 ■ i.<.
■ if *
«3|
c~uj
x_10

I-

WJ LU
LU Q CO
<

un

O X

FINAL FOR PUBLICATION

1352 W. LAKE STREET

**FINAL FOR
PUBLICATION**

**FINAL
FOR
PUBLICA**

FINA

**FINAL
FOR
PUBLICATI**

**FINAL
FOR
PUBLI**

PLAT OF SURVEY

Topographical

cSiTro^i Studnicka and Associates, Ltd. ^ ^ura
NORTH ALTA studnicka2000@gmail.com <mailto:studnicka2000@gmail.com>

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 ADOTTION TCI CHICAGO
IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANG13 1^4 EAST THE THERD PRINCIPAL
MERIDIAN. IN COOK COUNTY. ILLINOIS.

FOUND CROSS LN * 2' S OF PROP. C0RHJ3R

ni'. conc-rete AU^r'" - :R=50COO ■*'
SV1 H 6 .. *-.-■> .-.. ;',.. ; ; , "Jr prop

■STEW. SUPPORT BEAMS FOR BJEWTED RAIL

- ■' - Sir'

WEST LAKE STREET

Scale: 1' = 20 feet

Distances are marked in feet and decimals. Ordered by. Thomas S. Haines Order No.: 20-7-3!/
Compare ell points before building by
same and at once report any difference.
For building lines, restrictions, ar easements not
shown hereon, rerer to abstract, deed or ordinance.
Held vork completed: 8/13/SO
Dram by. J.G.S.
Proofed bj-. T.S.
Design Firm Registration f 134-002791
THOMAS C. ^A ■■■ STUDDKICCA 035-003304 MOKENA

V)>.-

A.Q. 2020

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

Mokena, IL August 14, by
License No. 3304 Erpires 11/30/20

FINAL FOR

PUBLICATION

THOMAS R. RAINES

ATTORNEY AX LAW, LLC
20 W. WACKER DRIVE • STL IT12 330
CHICAGO, ILLINOIS 60606
(312) 730-1160 • (312) 730-1161

"WRITING 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 undersigned 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.

ATTORNEY AT LAW, LLC

20 W. WACKER DRIVE •

CHICAGO, ILLINOIS 60606,
(312) 730-1160 • (312) 730-1161

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.

**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,

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,

- Boan T/oppel

Manager of Randolph BT, 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,

- David Firestein

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

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.

**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,

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.

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

Sincerely,

**FINAL FOR
PUBLICATION**

June 10, 2020

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

60602

Re: Zoning Amendment for 1352 W. Lake Street

Oear 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.

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

Sincerely,

**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,

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

Sincerely,

**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,

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,

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: *Mr-h\G\J*
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)

121 NORTH LASALLE STREET, ROOM 1000. CHICAGO, ILLINOIS 60602