



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2018-2784, Version: 1

#19612-T1

SUBSTITUTE 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 the current C3-3 Commercial Manufacturing and Employment 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 34th Street and ending at a point 94.38 feet north of West 34th street as measured along south Damen Avenue; South Damen Avenue; and West 34th Street.

to those of a CI-3 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: 2000 W 34th Street, Chicago, IL 60608

FINAL FOR PUBLICATION

Substitute Project Narrative and Plans: 2000 W. 34th Street, Chicago

The Applicant is proposing to establish a C1-3 Type 1 zoning change. The proposed amendment is a change from the current C3-3 zoning district to a C1-3 zoning district. The Applicant is seeking to alter a previous Type I zoning change and establish a C1-3 Type I with modified plans. The Applicant intends to keep the existing use of the land as a restaurant. The proposed expansion will include a level three apartment unit and new addition at levels one, two and three with an open roof terrace. The applicant will seek a special use permit for the roof deck. The square footage of the project is under 10,000 and the height of the building will be 37' with no setbacks.

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.

Lot Area: 7,294 sq. ft.

On-site parking: Currently zero. The Applicant will seek a Variance in order to waive the one parking spot requirement for the proposed one dwelling unit. The Applicant will also seek parking reduction pursuant to the Transit-Oriented Development Ordinance.

Note that nine parking spaces will be available after completion of City of Chicago Department of Transportation project is completed. The diagonal parking project on 34th St. Damen to Seeley is a Menu funded project. Menu forces will construct the project per the CDOT drawings to be completed by later spring or early summer. The parking spaces will not belong to the Applicant.

The Applicant owns a vacant lot at 3338 South Damen Avenue which may serve for up to and additional six off-site parking spaces. The Applicant will move forward with a zoning amendment for the lot located within 600 feet of the subject property 2000 W. 34th Street. If required, this vacant lot amendment and special use application will accommodate the one parking spot requirement for the proposed one dwelling unit,

Building area: 8,327.00 sq.ft.

Front Setback: 0'-0"

FINAL FOR PUBLICATION

Building height: 37'-0"

Density (lot area per dwelling unit) = 400 sq.ft. Per Dwelling Unit * Applicant will seek variance or administrative relief if necessary

FINAL FCR PUBLICATION

33 i-

TI

O

TJ CZ CJ i-

O O

ro o o

m
m < £. £ m 9 o

> o o

H
I
ili
IT
MSI PI

.^■: \$ri

wm

.v -•

Stilly!^

>!-n'j..

Hi.. if⁷

•!•
•!•

•••

i I

15 ■ .P¹ i
E -D, TJ

■:S-" S "ii
S!S: ?!?!;hiss l s a ?; s

"M" n«^s = :-5
pi? 5

241 20 PK'

Si- ill. t>

|

311

I-
TI
O

TJ
CZ CU
f-O

O

>

CO
OO

1/19/2018 22 PM

ZI O ■ O
~rrm R'IT
! : i

1/18/2018 01 PM

i: 'J

33 2=

i-

0

Ti

CZZ

OEJ

0

*;

0

1/15/2018 5:41 PM

i J

i f

1W2018 7 44 34 PM