



City of Chicago



SO2022-2808

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1356-1366 W Lake St - App No. 21155T1
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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the M2-3 symbols and indications as shown on Map No. 1-G in the area bounded by:

A line 233 feet north of and parallel to West Lake Street; the alley next west of and parallel to North Ada Street; the alley next north of and parallel to West Lake Street; a line 50 feet west of and parallel to North Ada Street; West Lake Street; and a line 173 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 due publication.

Common Address of Property: 1356-1366 W. Lake Street

**NARRATIVE & PLANS
FOR TYPE 1 ZONING MAP AMENDMENT
AT 1356-1366 W. LAKE STREET CHICAGO, IL 60640
FROM M2-3 TO DS-3**

AI. Narrative: Ephemeral Solutions, Inc. (“Ephemeral” or the “Applicant”) seeks to change the zoning for 1356 W. Lake Street from its existing M2-3, Light Industry District to DS-3, Downtown Service District to allow Ephemeral to operate a tattoo studio in the existing commercial and retail mix-use building containing 18,376 square feet on the property. No structural or other significant changes would be made to the existing building, which has a current FAR of 0.92. The existing 12 parking spaces behind the existing building will remain, as will the current setbacks and building height.

a.) Floor Area Ratio: 0.92

b.) Density (lot area per dwelling unit): N/A, no dwelling units.

c.) Off-Street Parking: 12 on-site parking spaces.

d.) Set backs: Front – 0-0”

Rear – 113 feet

Side: East – 0-0”

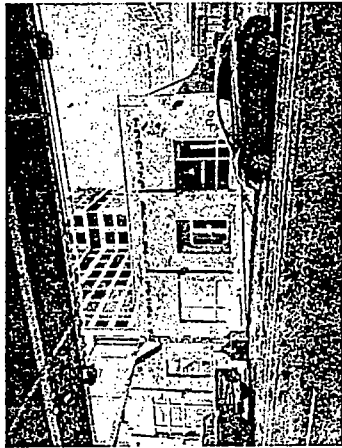
West – 0-0”

e.) Building height: Existing, 22 feet at highest point, 14 feet 3¾ inches for most of building.

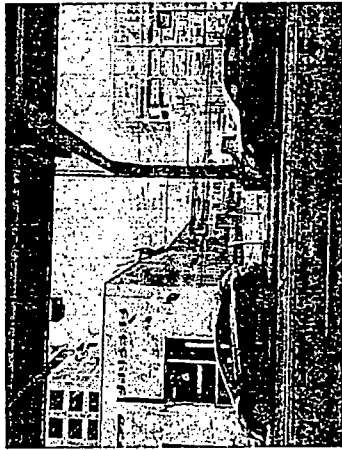
* The applicant will comply with Section 17-13-0400, the Industrial Corridor criteria.

FINAL FOR
PUBLICATION

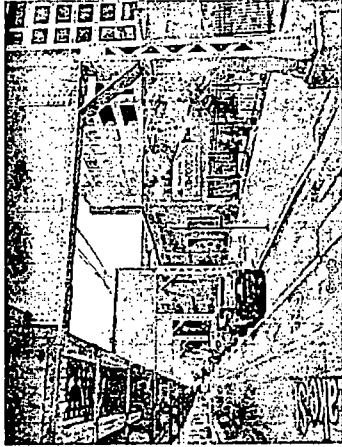
1356 W LAKE ST.



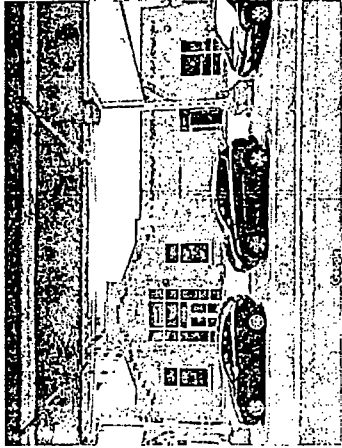
Building Facade Looking North



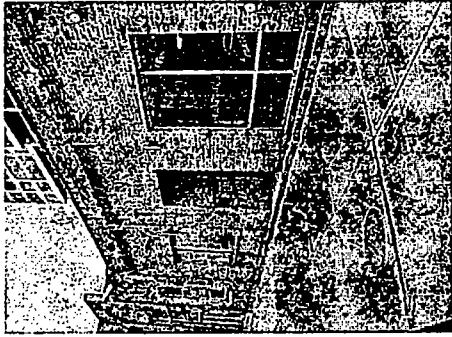
Adjacent Vacant Lot to East



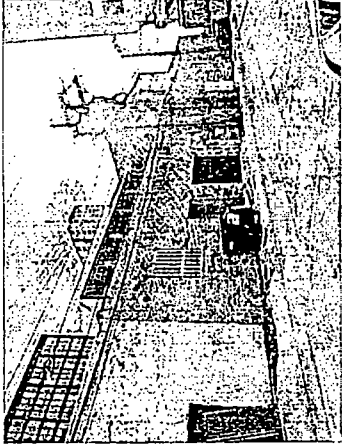
Lake Street Looking West



Adjacent Building to West



Building Entrance Looking North



Alley Access Looking South

Client:

Ephemeral Tattoo
1356 W Lake Street.
Chicago IL 60607
(718) 669-9973
danny.orenstein@ephemeral.tatto

Architect:

Rivetna Architects Inc
340 E Randolph St #505
Chicago IL 60601
(312) 341-9006
crivetna@rivetna.com

Drawing Index:

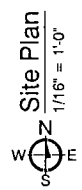
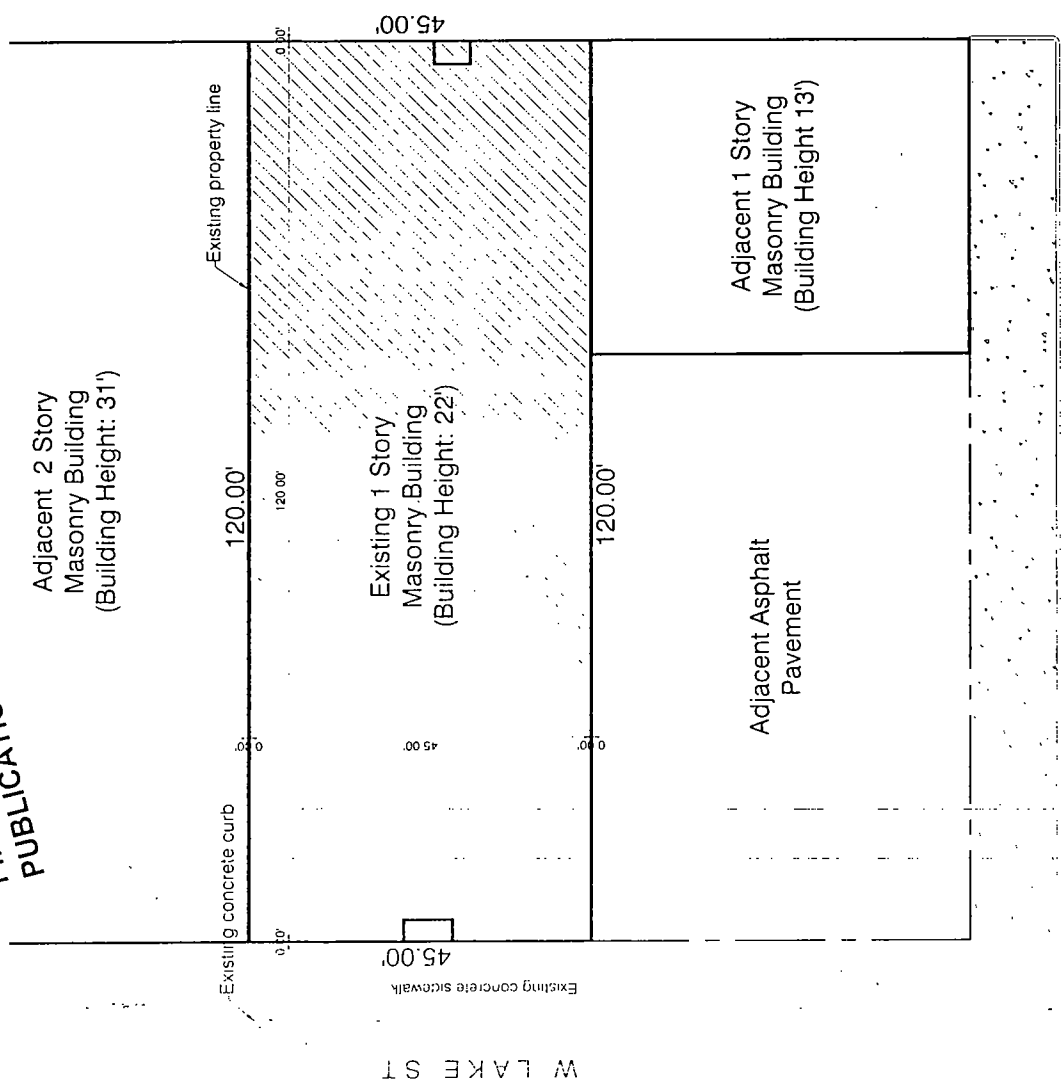
Existing Building Images
Existing Site Plan

Issued:

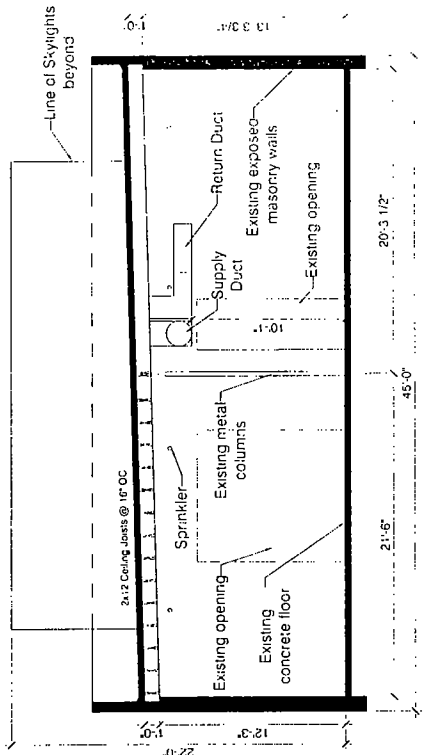
Zoning Application
July 13, 2022

1356 W LAKE ST

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N ADA STREET

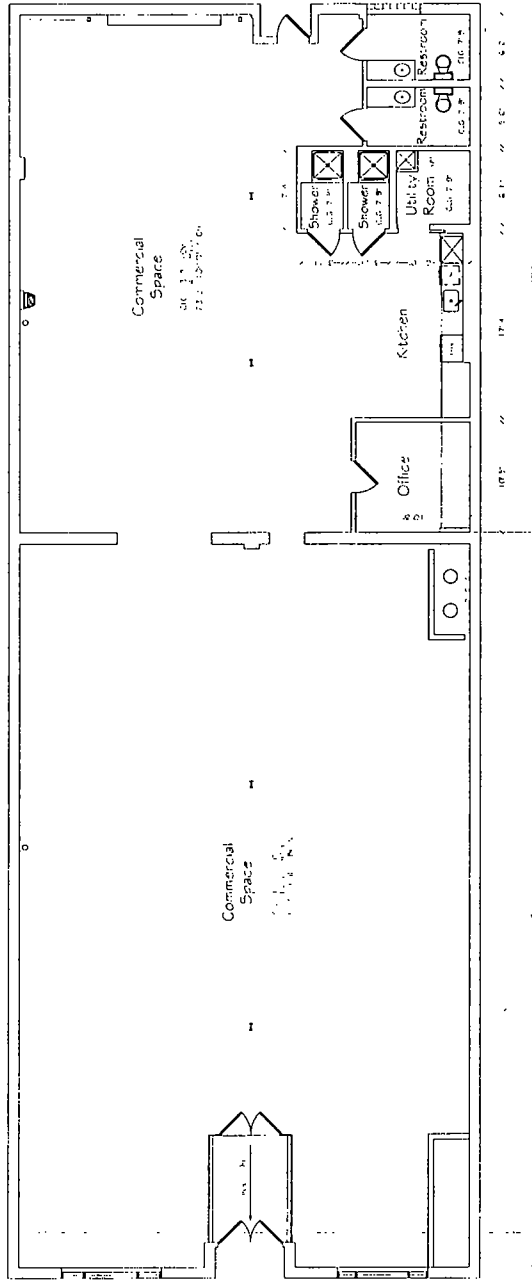


Building Section
1/8" = 1'-0"

Ephemeral Trace
1356 W Lake St
Chicago IL 60607
340 E Randolph St #505
Chicago IL 60631
(773) 341-8993
civeland@etrace.com

Existing
July 13, 2022
Rivetta Architects Inc

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FIRST FLOOR
P.L.S.

N

First Floor

606-111-1111

606-111-1111

606-111-1111

606-111-1111

606-111-1111

606-111-1111

606-111-1111


606-111-1111



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 17, 2022

Re: Proposed Industrial Corridor Map Amendment for the property generally located at
1356-66 West Lake Street

On November 17, 2022, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by Ephemeral Solutions, Inc. 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 312-744-9476.

Cc: Noah Szafraniec
PD Master File (Original PD, copy of memo)