



City of Chicago



O2019-3827

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/29/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1010 W Lake St - App No. 20028T1
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 the current C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by:

a line 100.55 feet north of and parallel to West Lake Street; a line 150.82 feet east of and parallel to North Carpenter Street; West Lake Street; and a line 125.64 feet east of and parallel to North Carpenter Street

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1010 West Lake Street

Final for Publication

NARRATIVE AND PLANS

1010 West Lake Street
TYPE I REGULATIONS

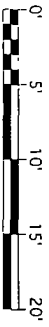
Narrative: The subject property is improved with a three-story mixed-use building with 1,278.00 square feet of ground commercial space, 264.00 square feet of ground floor office/storage space, and one residential dwelling duplex unit above the ground floor. The Applicant proposes to rezone the property from a C1-1 Neighborhood Commercial District to a DX-3 Downtown Mixed-Use District to construct a 649.00 square foot expansion to the third floor of the residential dwelling duplex unit. The existing two parking spaces allocated to the residential dwelling unit and the building's existing height of 38.00 feet will remain.

Lot Area: 2,532.00 square feet
FAR: 3.0
FLOOR AREA: 5,229 square feet
Residential Dwelling Unit: 1
MLA: 300 square feet
Height: 38.00 feet (existing)
Automobile Parking: 2 spaces for the residential dwelling unit

Setbacks (existing):

Front (West Lake Street):	0 feet
East Side:	0 feet
West Side:	0 feet
Rear First Floor (Alley):	18'-6" feet
Rear Second & Third Floor (Alley):	30'-0" feet

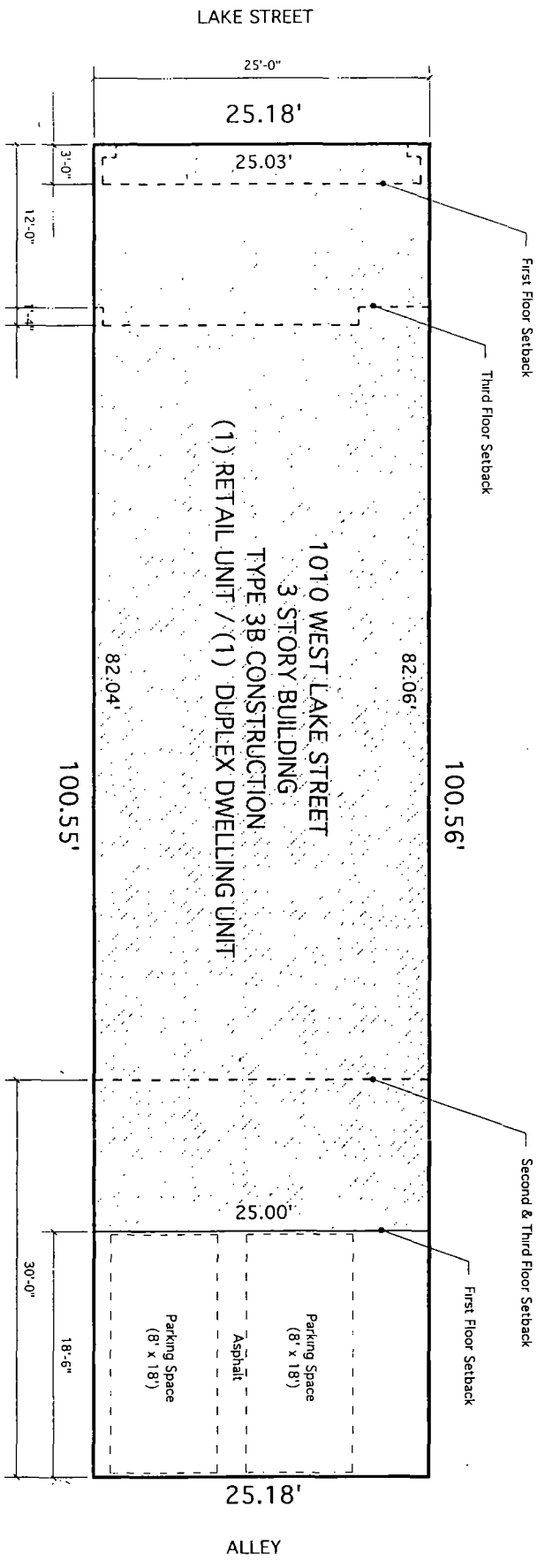
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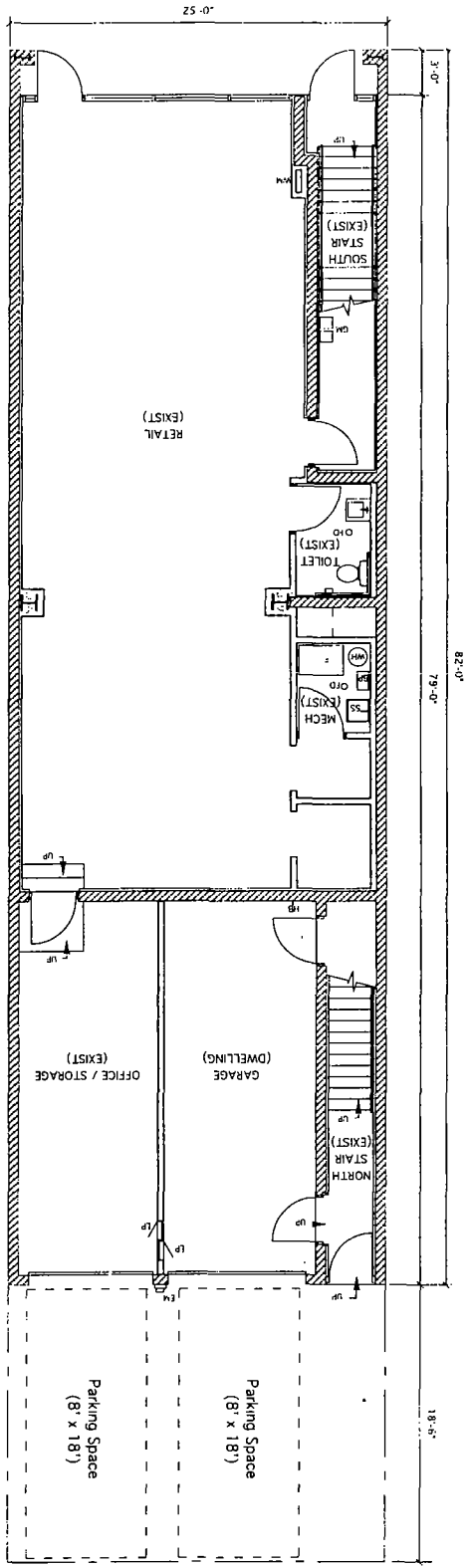
SITE PLAN
 1010 West Lake Street
 Chicago, IL 60607

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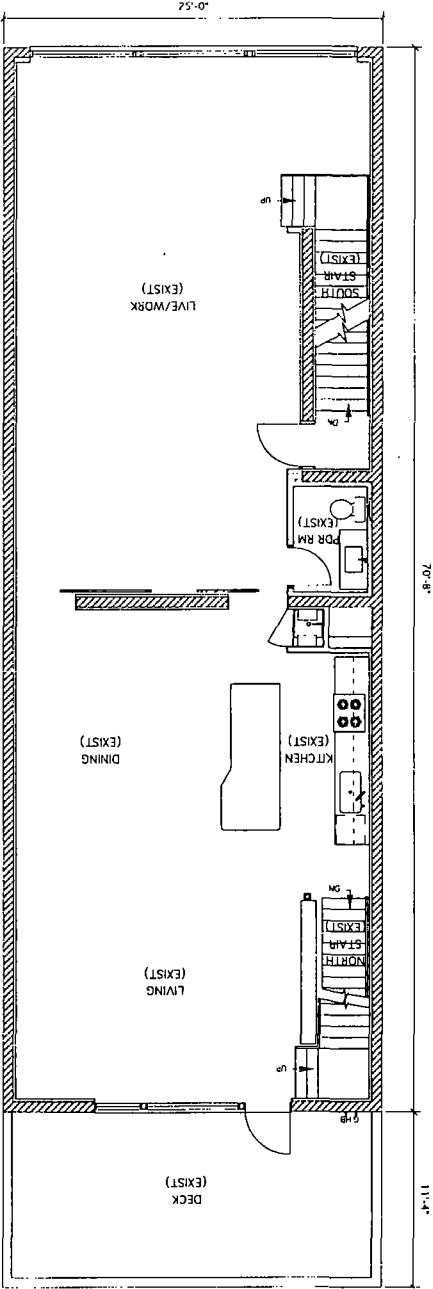
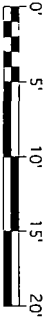
FIRST FLOOR PLAN
 1010 West Lake Street
 Chicago, IL 60607



FIRST FLOOR	
UNIT 1 RETAIL SPACE	1,278 SF
Retail Area	264 SF
Office / Storage	
UNIT 2 DWELLING SPACE	113 SF
North Stair	75 SF
South Stair	278 SF
Garage	

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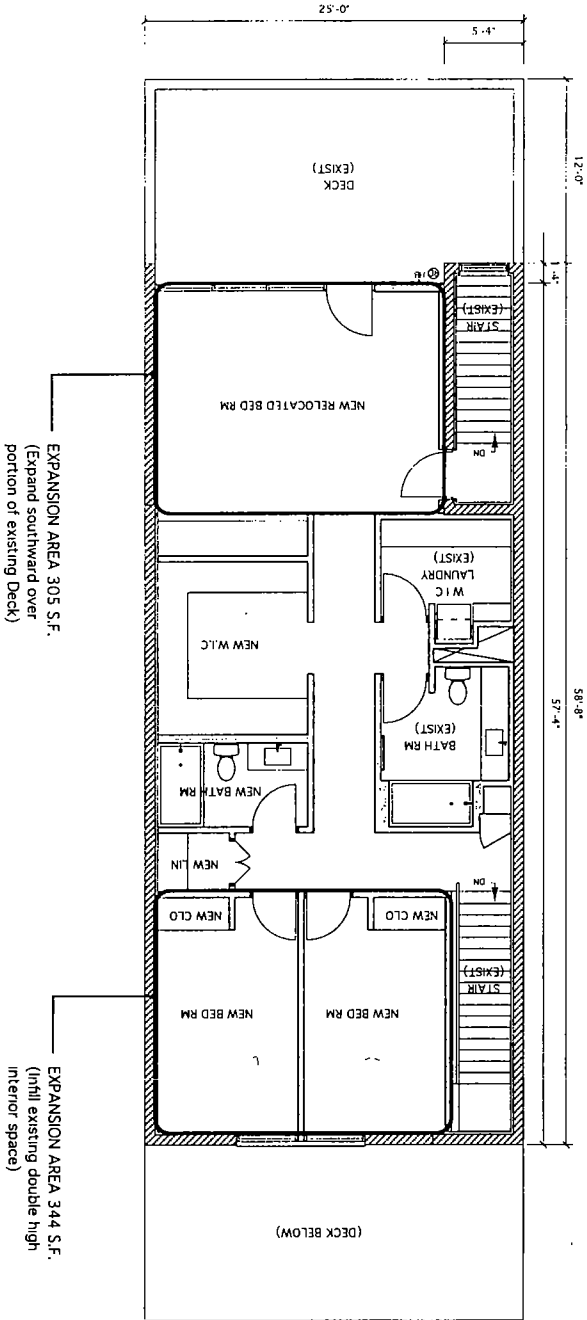
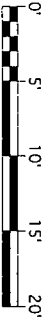
SECOND FLOOR PLAN
 1010 West Lake Street
 Chicago, IL 60607



SECOND FLOOR
 UNIT 2 DWELLING SPACE
 Living / Work Spaces
 1,767 SF

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THIRD FLOOR PLAN
 1010 West Lake Street
 Chicago, IL 60607



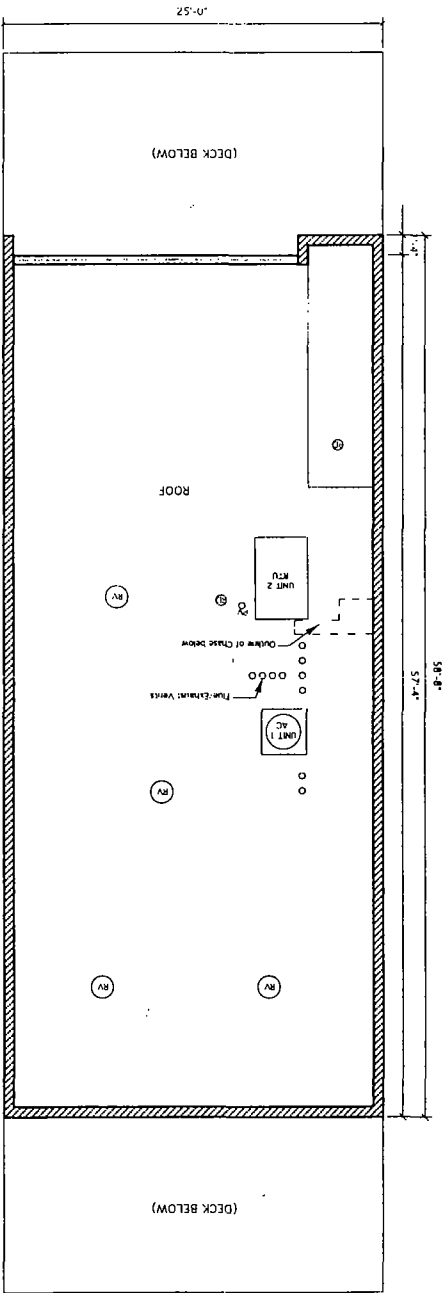
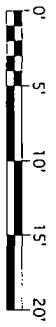
THIRD FLOOR	
UNIT 2 DWELLING SPACE	
Existing Floor Area	805 SF
Total Proposed Expansion Areas	649 SF
TOTAL THIRD FLOOR	1,454 SF

EXPANSION AREA 305 S.F.
 (Expand southward over
 portion of existing Deck)

EXPANSION AREA 344 S.F.
 (Infill existing double high
 interior space)

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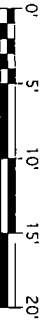
ROOF PLAN
 1010 West Lake Street
 Chicago, IL 60607



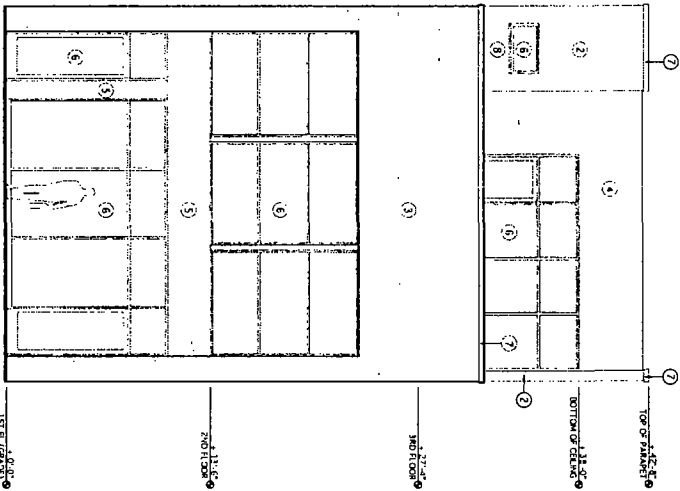
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FRONT ELEVATION - SOUTH
 1010 West Lake Street
 Chicago, IL 60607

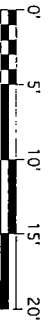


MATERIALS LEGEND	
1.	Concrete Masonry Unit (CMU)
2.	Cement Plaster Stucco over CMU
3.	Smooth Face Veneer Stone
4.	Cement Board Panels
5.	Aluminum Composite Panels
6.	Aluminum Storefront System
7.	Limestone Parapet
8.	Limestone Sill
9.	Aluminum Window
10.	Steel Door
11.	Overhead Door
12.	Scupper & Downspout
13.	Electric Meters

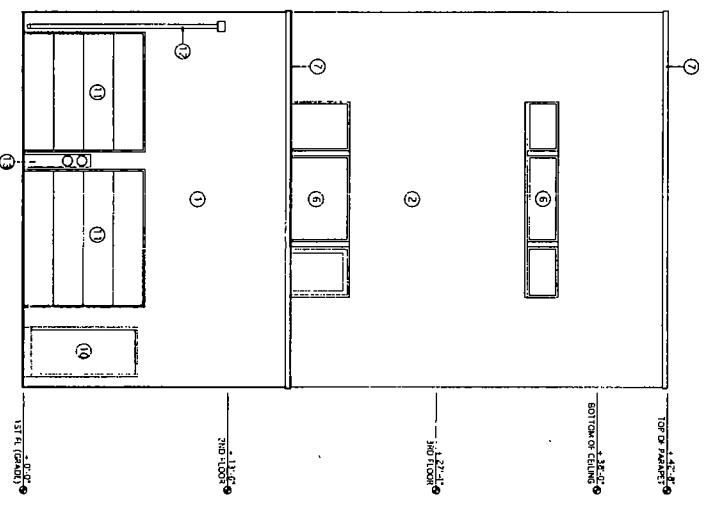


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REAR ELEVATION - NORTH
 1010 West Lake Street
 Chicago, IL 60607

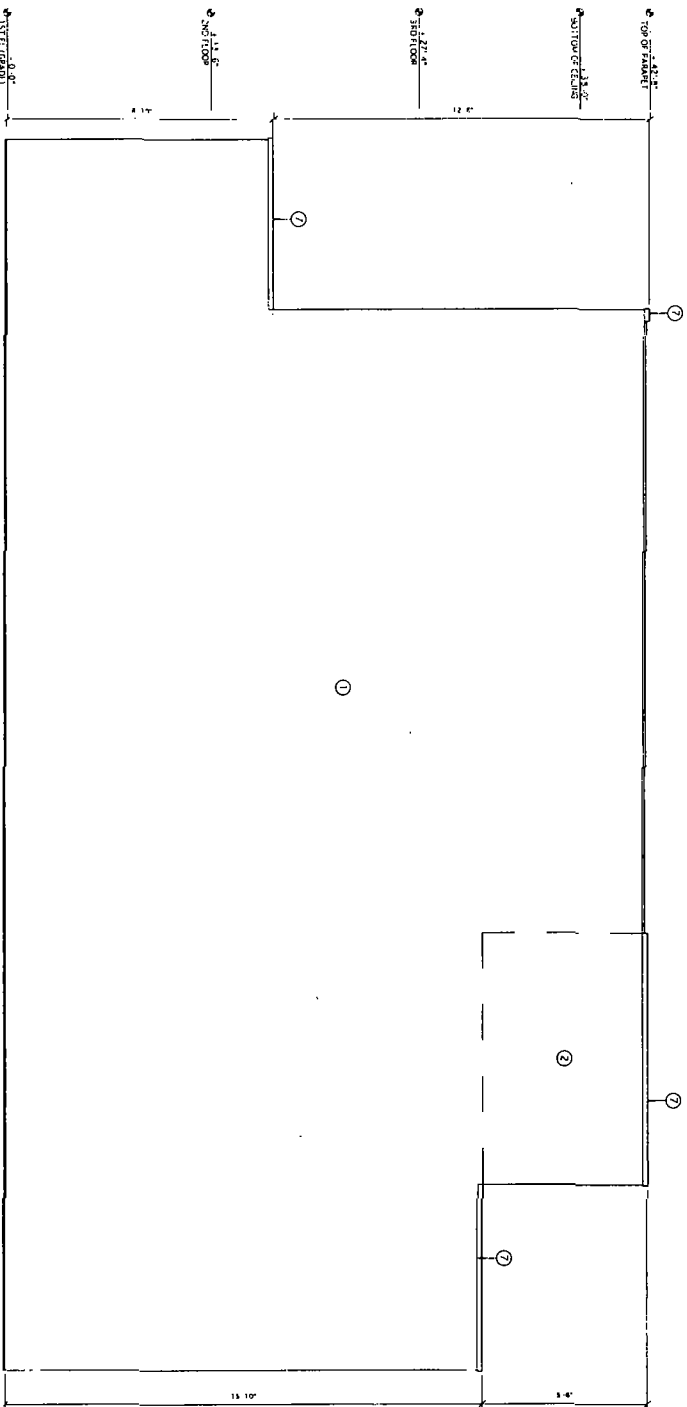
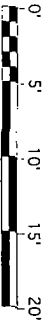


MATERIALS LEGEND	
1.	Concrete Masonry Unit (CMU)
2.	Cement Plaster Stucco over CMU
3.	Smooth Face Veneer Stone
4.	Cement Board Panels
5.	Aluminum Composite Panels
6.	Aluminum Storefront System
7.	Limestone Parapet
8.	Limestone Sill
9.	Aluminum Window
10.	Steel Door
11.	Overhead Door
12.	Scupper & Downspout
13.	Electric Meters



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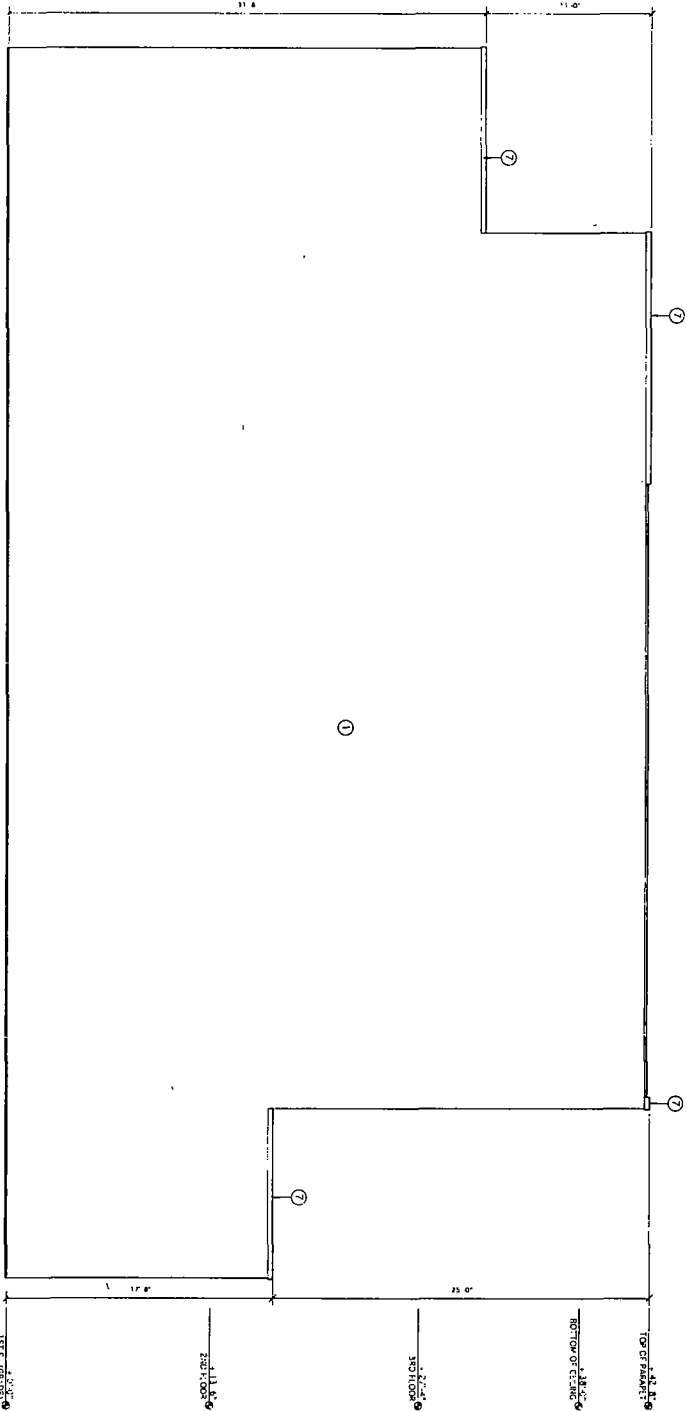
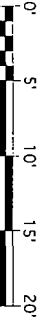
SIDE ELEVATION - WEST
 1010 West Lake Street
 Chicago, IL 60607



MATERIALS LEGEND	
1.	Concrete Masonry Unit (CMU)
2.	Cement Plaster Stucco over CMU
7.	Limestone Parapet

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SIDE ELEVATION - EAST
 1010 West Lake Street
 Chicago, IL 60607



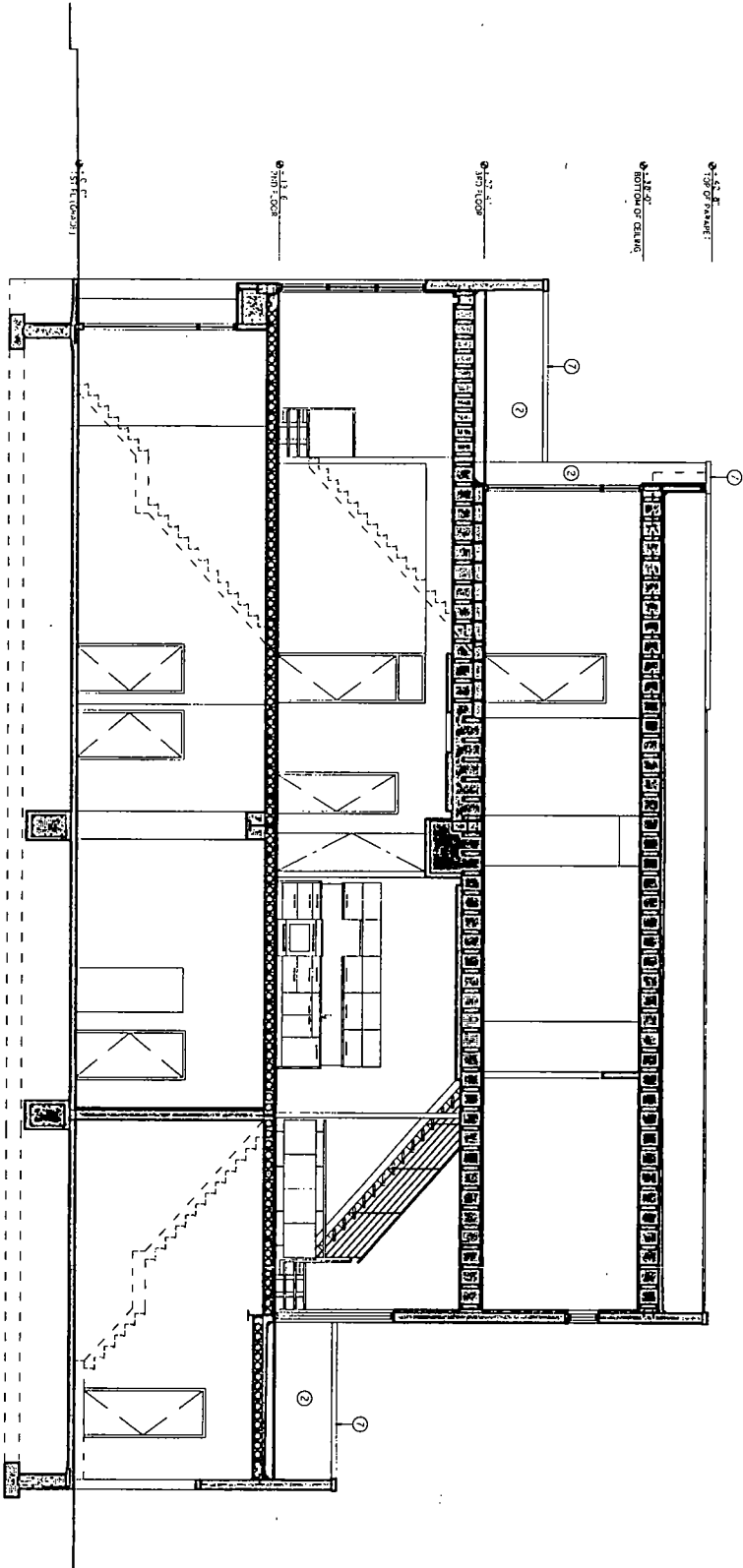
MATERIALS LEGEND

- 1. Concrete Masonry Unit (CMU)
- 7. Limestone Parapet

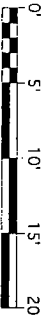
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SIDE ELEVATION - WEST
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