



# City of Chicago



O2022-3459

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/26/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-J at 3450 W Lake St - App No. 22009T1
<b>Committee(s) Assignment:</b>	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 M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-J in the area bounded by

The public alley next north of West Lake Street; a line 125 feet east of the east line of North St. Louis Avenue as measured along the north line of West Lake Street; West Lake Street; a line 50 feet east of the east line of North St. Louis Avenue as measured along the north line of West Lake Street

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Street Address: 3450 W. Lake Street

Narrative and Plans

Type 1 Zoning  
 Narrative for  
 3450 West Lake Street  
 M1-3 to B2-3

A. The applicant proposes to rezone the subject property from M1-3 Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District. The subject property is currently improved with a 2-story building. The purpose of the zoning amendment is to permit the applicant to occupy the existing building with a children's play center.

- |                                |  |
|--------------------------------|--|
| B. Lot Area                    | 6,297 square feet                      |
| C. FAR                         | 1.5                                    |
| D. Number of Dwelling Units    | No dwellings unit permitted            |
| E. Building Height             | Not to exceed existing building height |
| F. Front setback (Lake Street) | 0 feet                                 |
| G. Side setback (East)         | 24 feet                                |
| H. Side setback (West)         | 0 feet                                 |
| I. Rear Setback (Alley)        | 0 feet                                 |
| J. Parking*                    | 0 parking spaces                       |

\* Parking relief for a Transit-Served Locations in accordance with 17-10-0102-B.1 will be requested as an administrative adjustment.

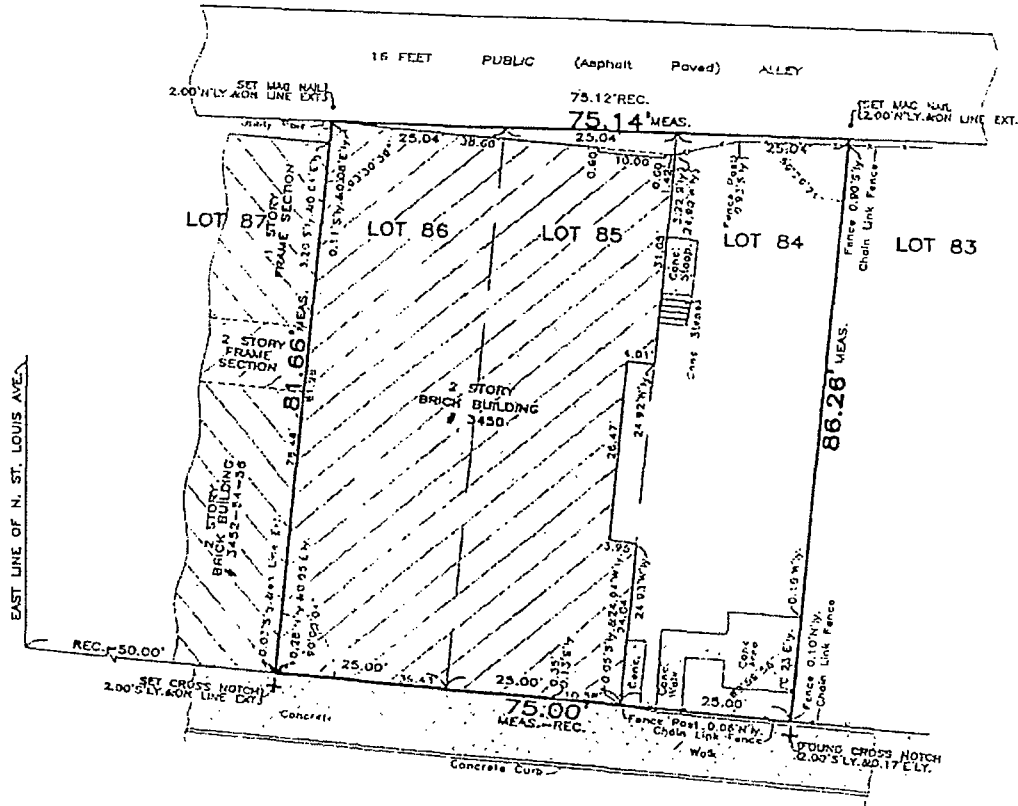
# 3450 W. Lake Street Site Plan



LOTS 84, 85, AND 86 IN JOHN D. PARKER'S SUBDIVISION OF WEST 8 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, SOUTH OF THE RAILROAD AND NORTH OF LAKE STREET, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 420376, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 6,297 SQ. FT. = 0.145 ACRE.

COMMONLY KNOWN AS 3450 WEST LAKE STREET, CHICAGO ILLINOIS



W. LAKE ST.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE RECORD. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

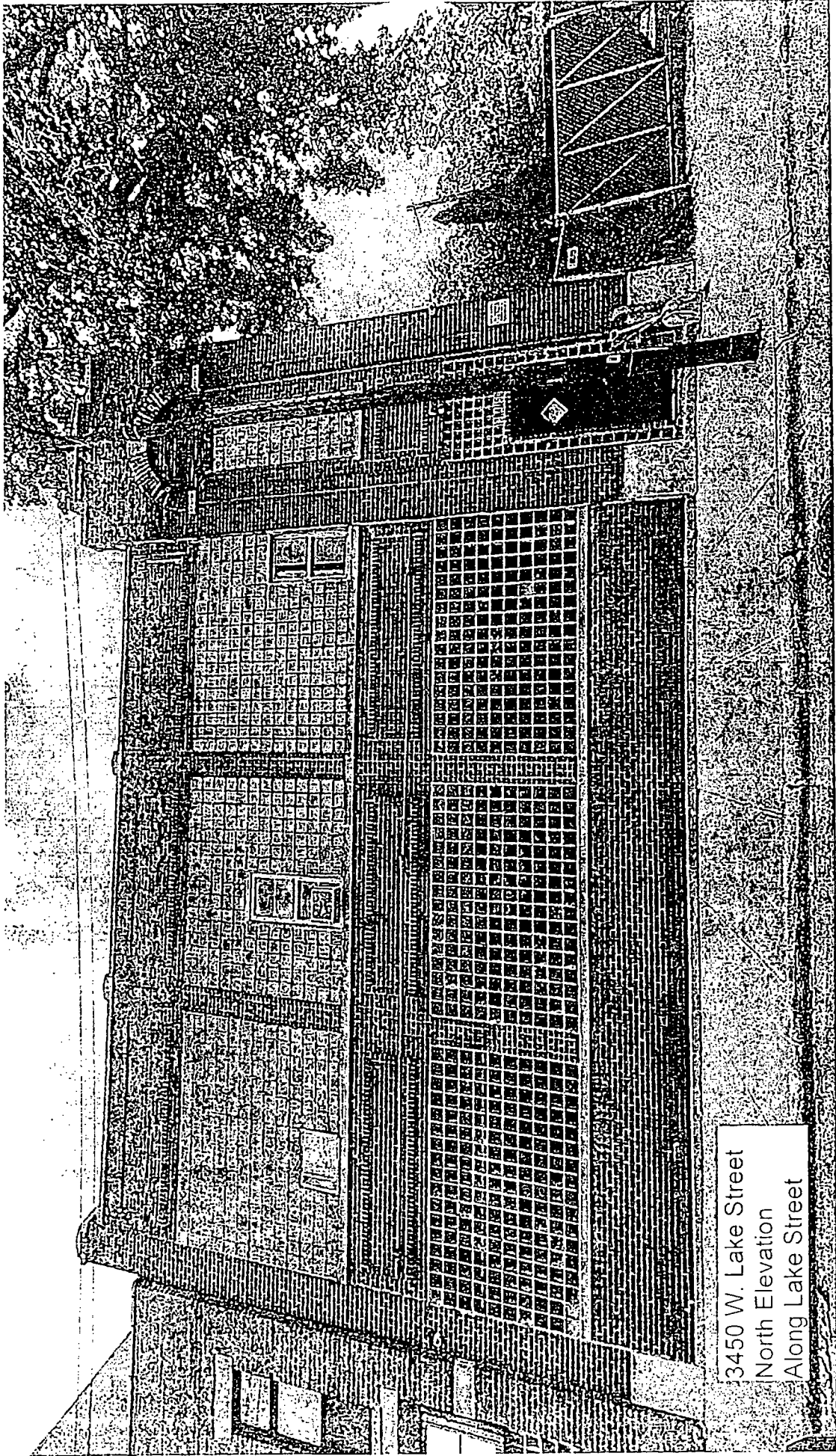
Order No. 106615  
 Sheet 16 of 150  
 Date of Field Work September 5, 2022  
 Prepared by GARY MARKS BUILDS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

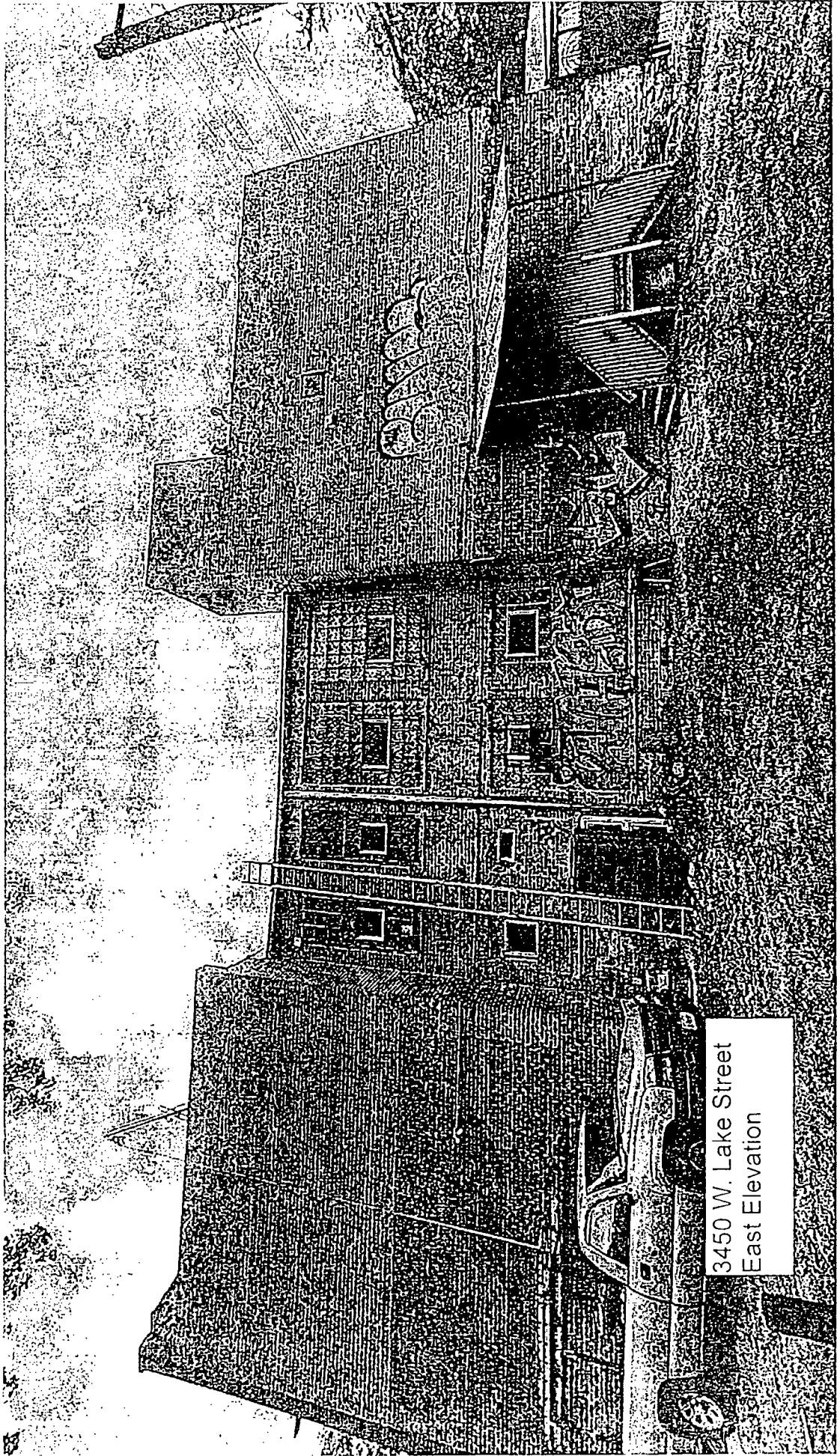
State of Illinois  
 County of Cook

We, PROFESSIONALS ASSOCIATED (MM SURVEY) Co., do hereby certify that we have surveyed the above described property and that to the best of our knowledge, the plat hereon drawn is an accurate representation of this survey.

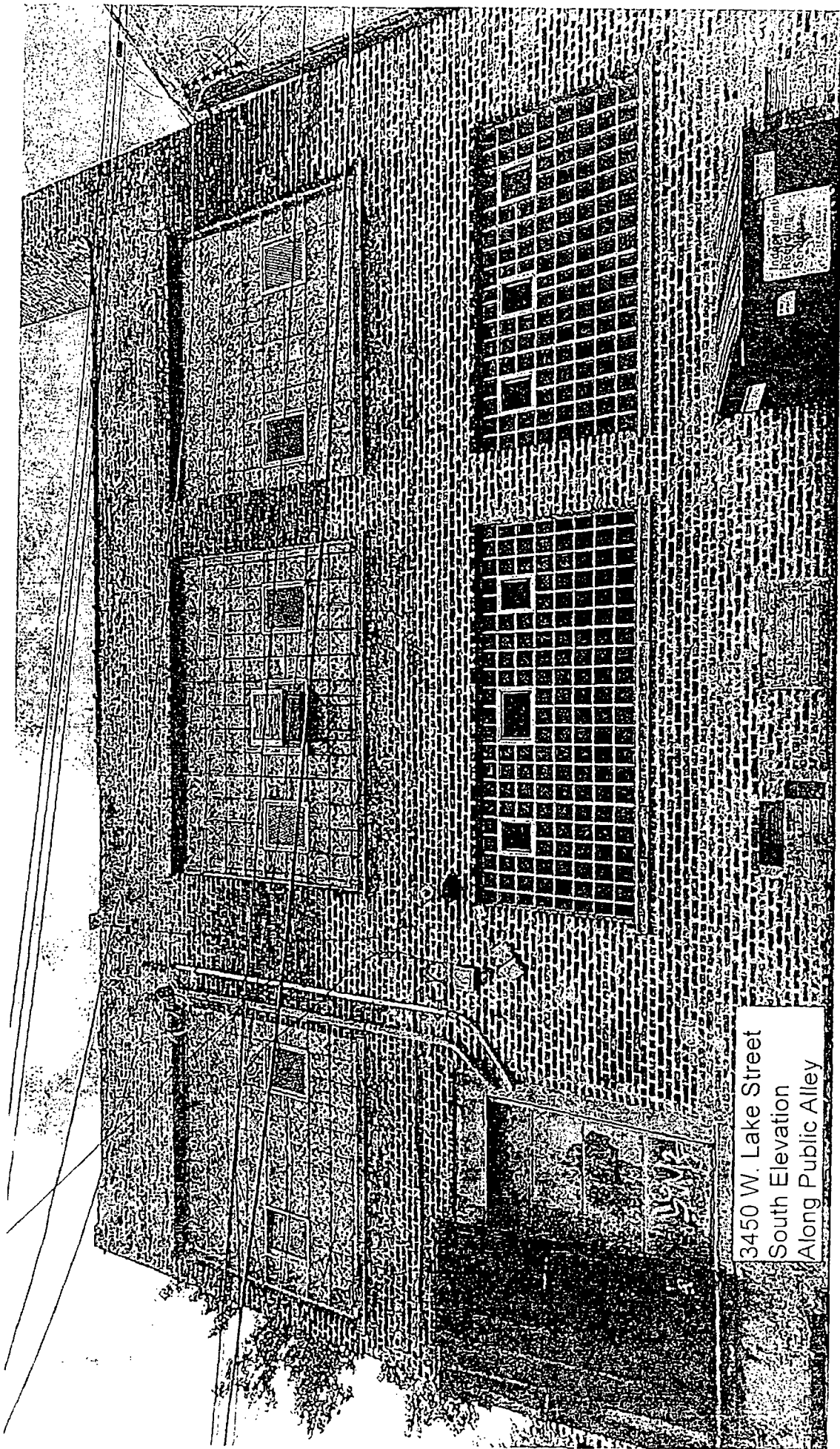
Date OCTOBER 10 2022  
Zbigniew Domozych 035-3758  
 PROFESSIONAL LAND SURVEYOR  
 DRAWN BY ZZ



3450 W. Lake Street  
North Elevation  
Along Lake Street



3450 W. Lake Street  
East Elevation



3450 W. Lake Street  
South Elevation  
Along Public Alley