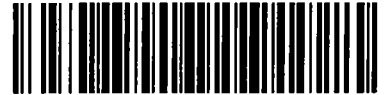




City of Chicago



SO2017-1921

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1229-1233 W Lake St - App No. 19136T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE TO
TYPE 1
ORDINANCE

19136 T1

INTRO. DATE:

MARCH 29, 2017

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by:

West Lake Street; a line 208.87 feet east of North Elizabeth Street; a line 91 feet south of West Lake Street; a line 209.87 feet east of North Elizabeth Street; the public alley next south of West Lake Street; and a line 156.48 feet east of North Elizabeth Street

to those of a DX-3 Downtown Mixed-Use District which is hereby established in the area described above.

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

Property Address: 1229-33 West Lake Street

NARRATIVE
1229-33 West Lake Street

The subject property consists of approximately 9,572 square feet of land and is improved with a two-story commercial building. The Applicant proposes to rezone the Property to DX-3, and to redevelop and reuse the existing building with approximately 4,354 square feet of ground floor retail space, approximately 5,260 square feet of office space, no automobile parking spaces and no loading berth. The height of the building will remain at 39 feet 11 inches.

FAR: 1.00

FLOOR AREA: 9,610 square feet

Retail Space: Approximately 4,354 square feet

Office Space: Approximately 5,260 square feet

Height: 39 feet 11 inches

Dwelling Units: 0

Setbacks:

North Property Line: 91 feet

East Property Line: 0

West Property Line: 0

South Property Line: 0

Automobile Parking Spaces: 0

Loading Berth: 0

FINAL FOR PUBLICATION

EXISTING 1-STORY
MASONRY BUILDING

WEST LAKE ST.
TWO WAY STREET

52.39'

PROPOSED
COURTYARD

91.00'

EXISTING 1-STORY
MASONRY BUILDING

1.00'

PROPOSED ELEVATOR
PENTHOUSE

181.00'

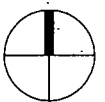
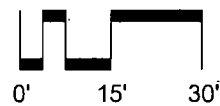
EXISTING 2-STORY
RETAIL/ OFFICE
BUILDING

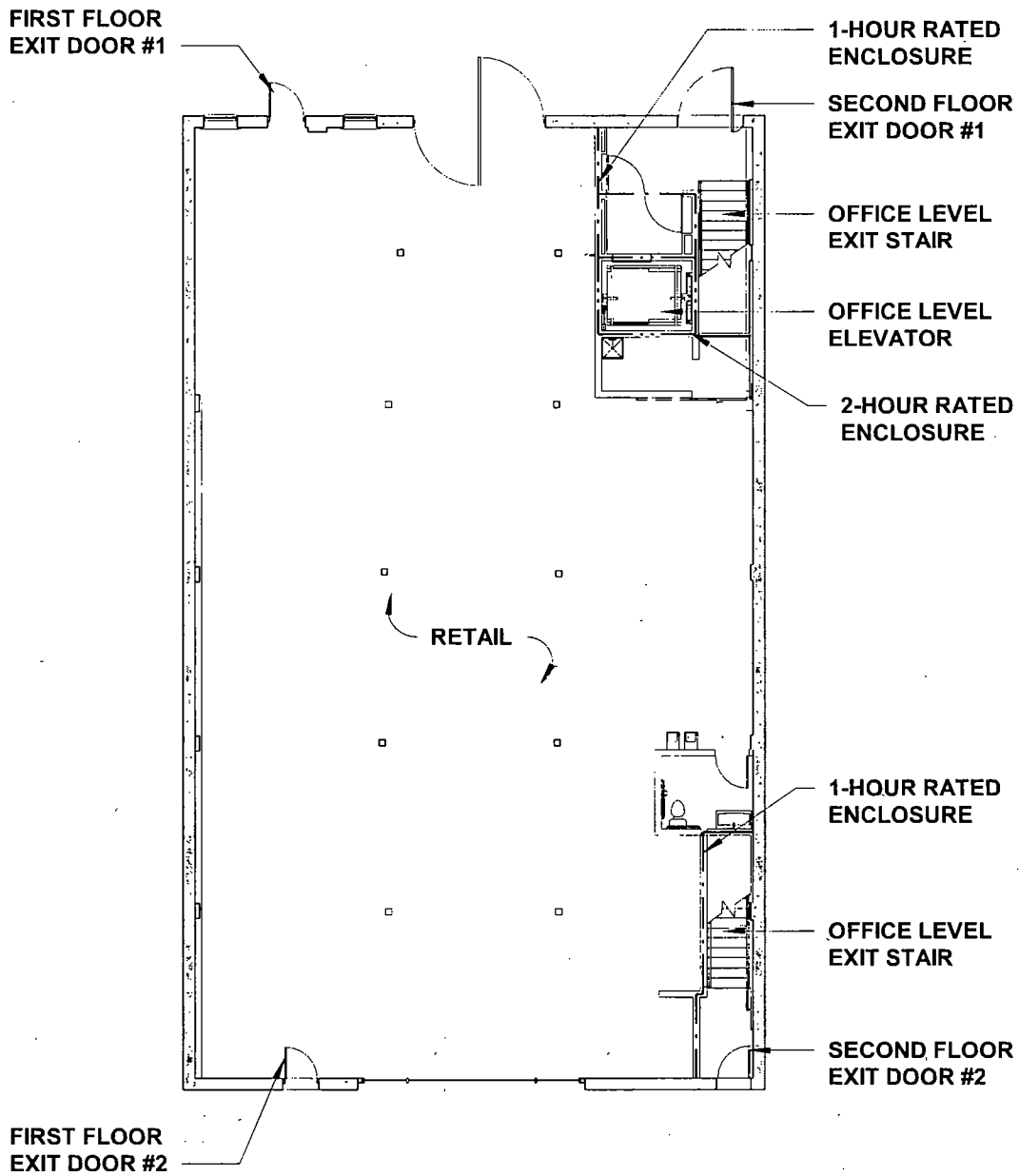
90.00'

53.39'

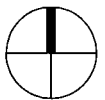
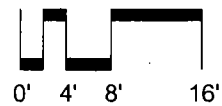
18.00 FEET PUBLIC
(ALPHALT PAVED) ALLEY

FINAL FOR PUBLICATION





FINAL PUBLICATION



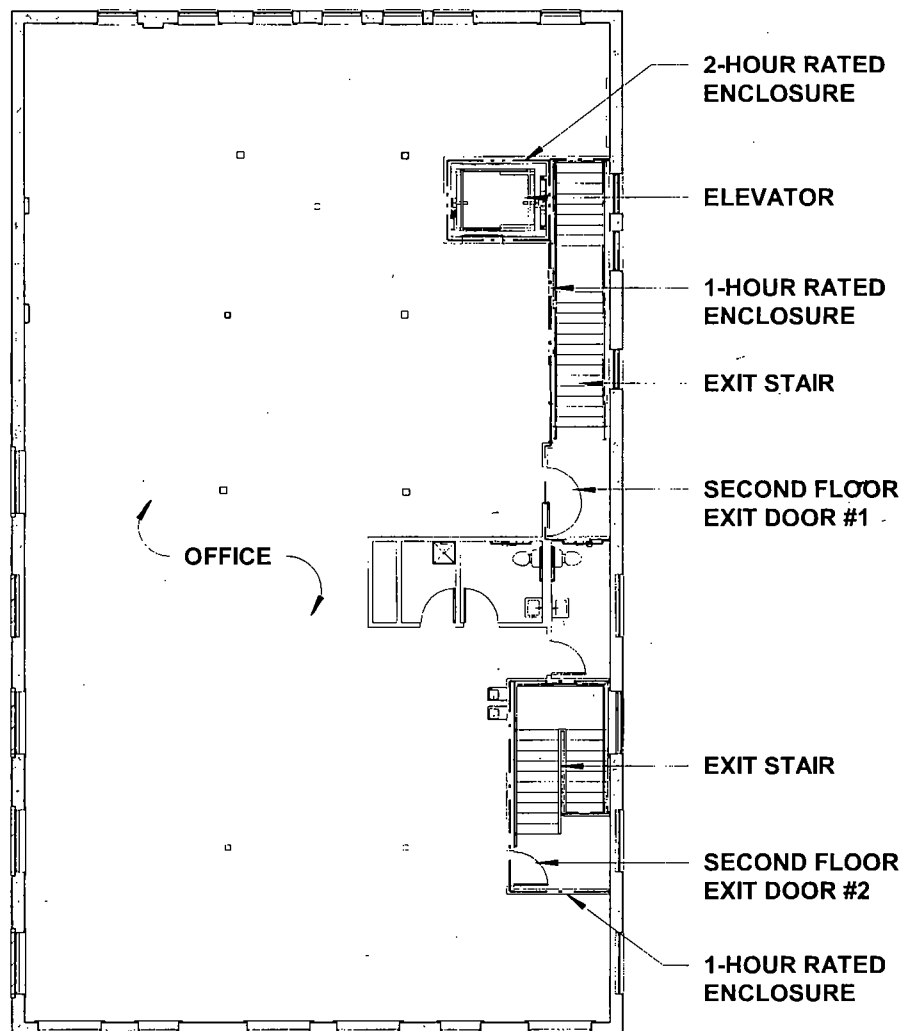
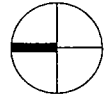
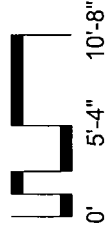
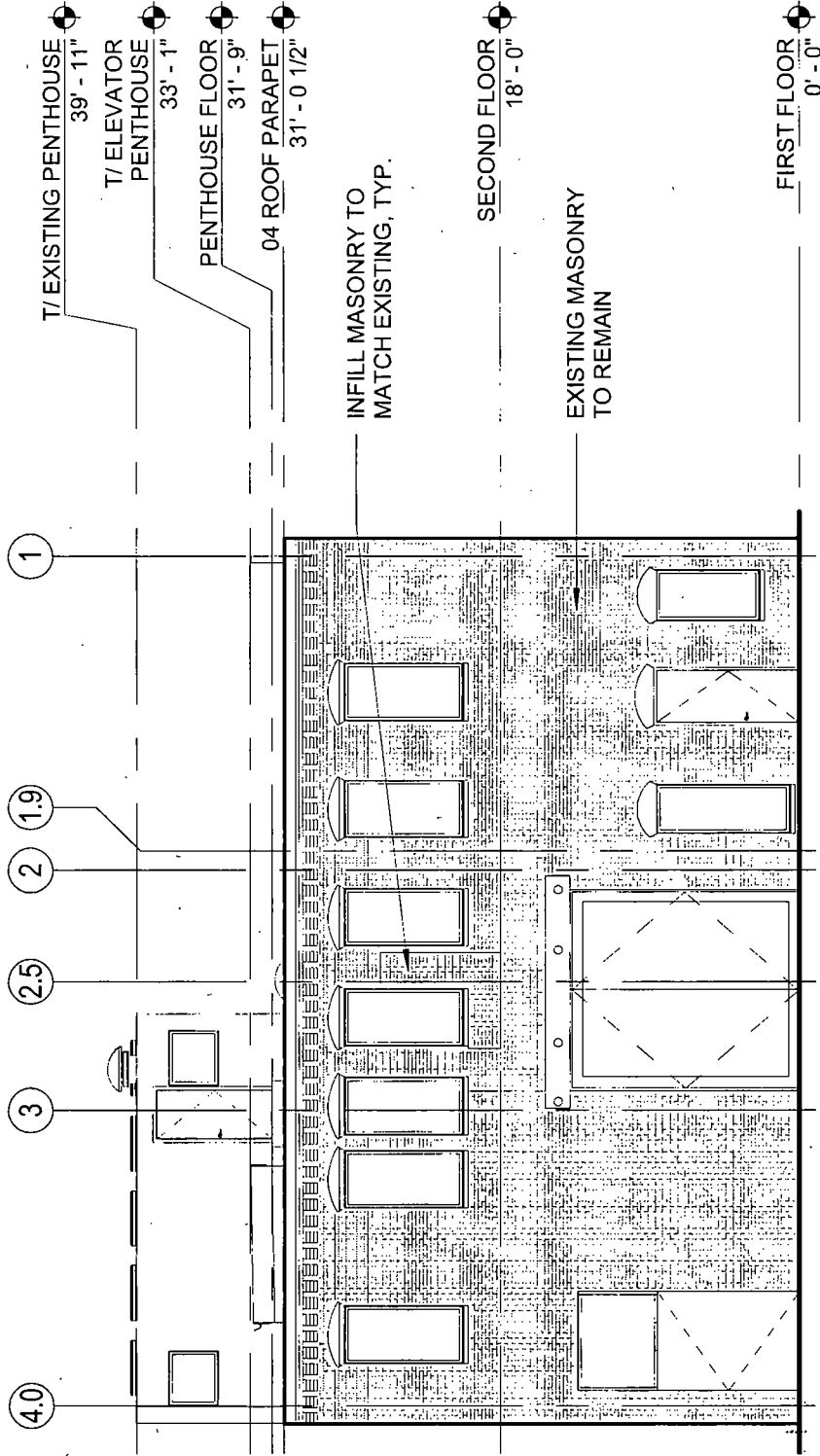
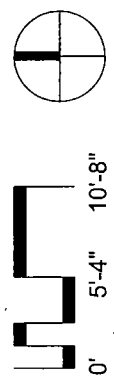
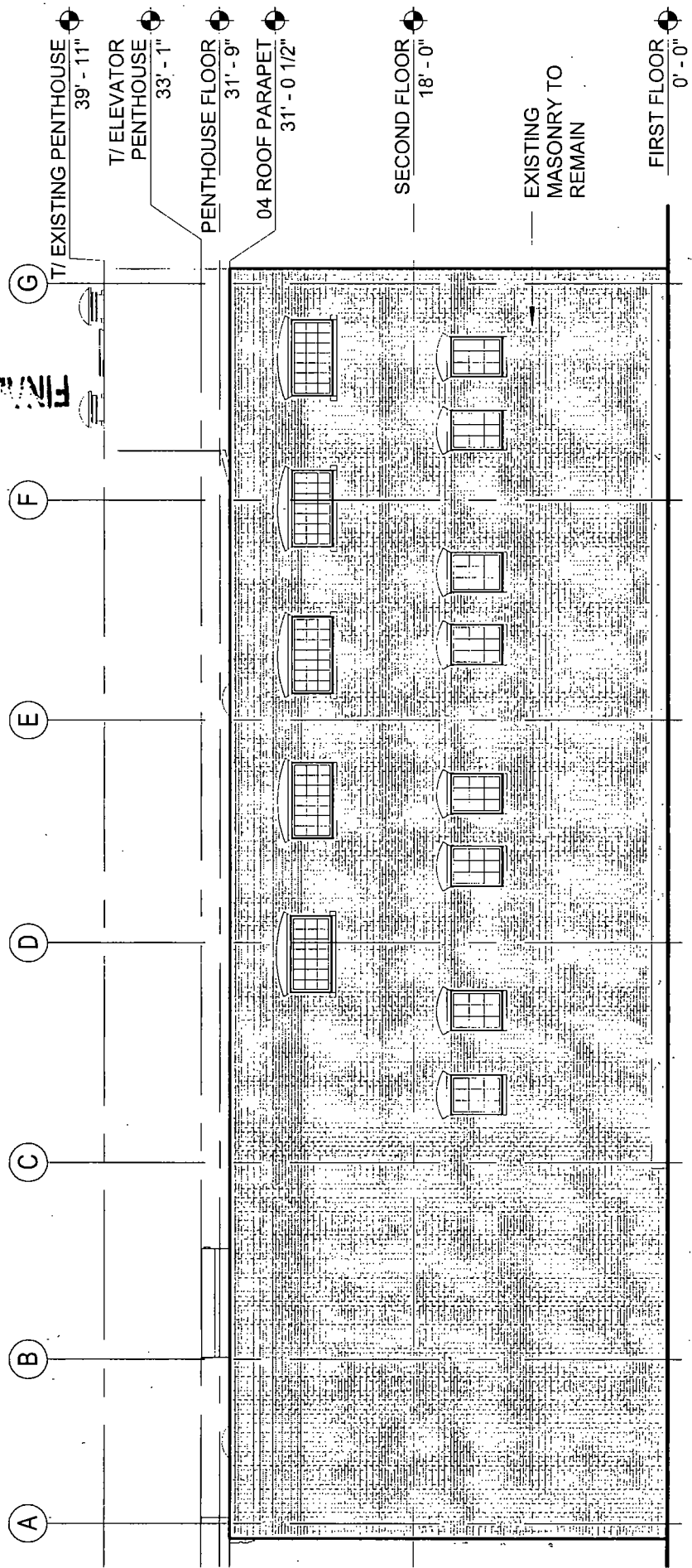


FIGURE FOR PUBLICATION



FINAL FOR PUBLICATION

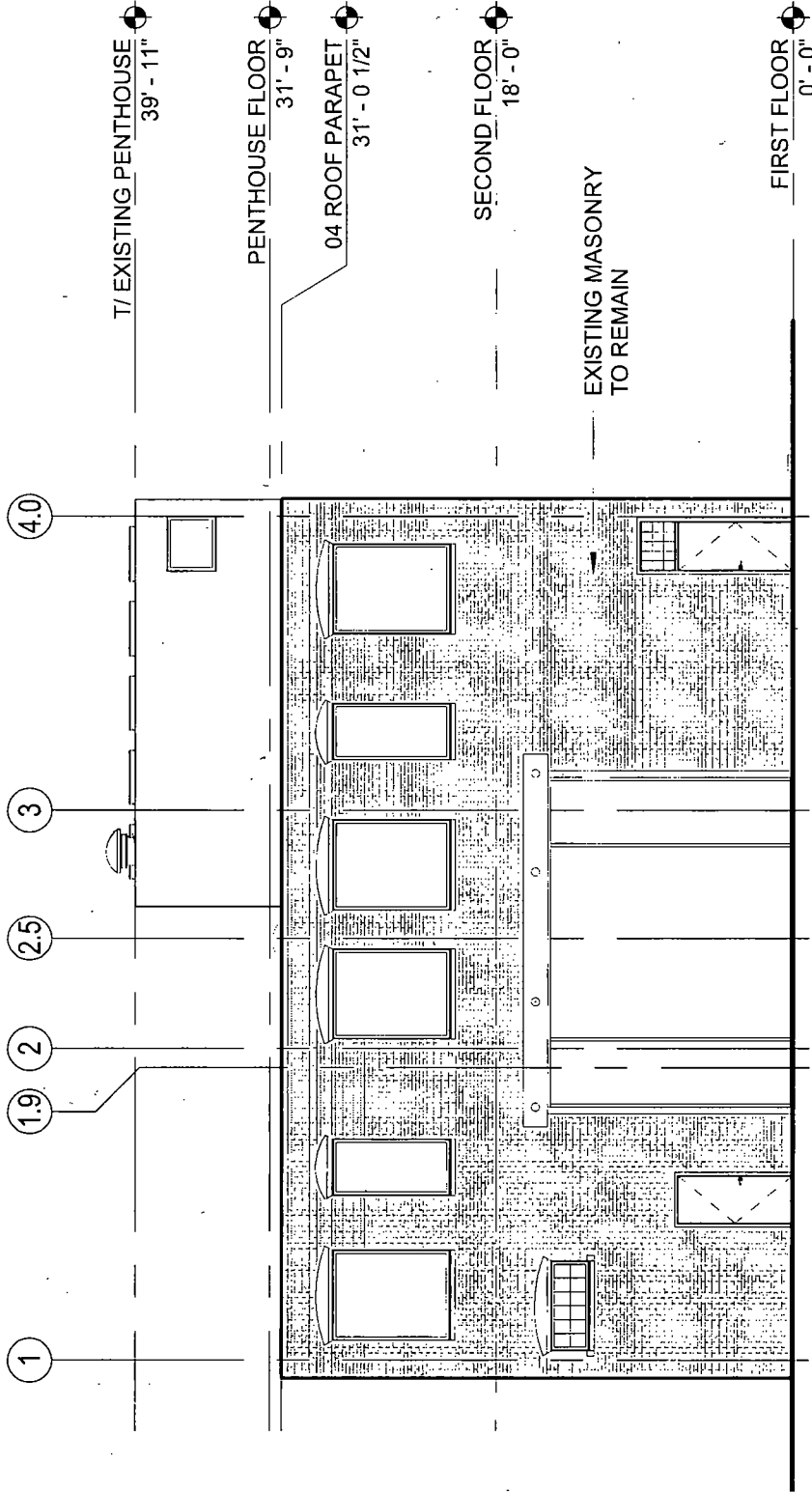


FitzGerald
Associates Architects

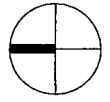
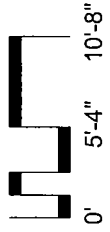
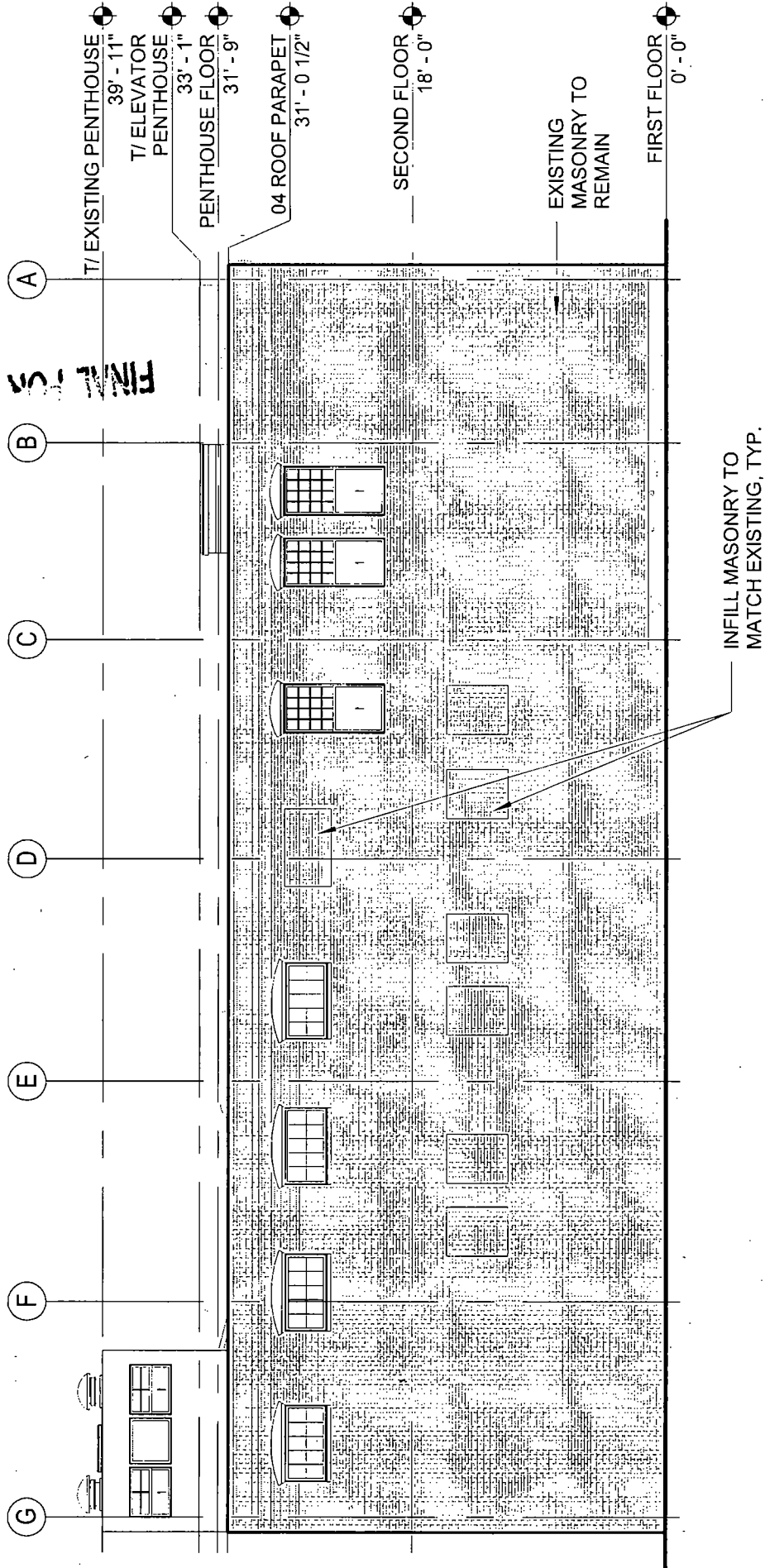
WEST ELEVATION

MONTAUK SHOWROOM
16090
05/15/17

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



EAST ELEVATION

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Associates Architects

MONTAUK SHOWROOM
16090
05/15/17

07