



City of Chicago



O2018-2612

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-J at 3456 W Lake St - App No. 19609T1
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 M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-J in the area bounded by

THE ALLEY NEXT NORTH OF WEST LAKE STREET; A LINE 25 FEET EAST OF NORTH ST. LOUIS AVENUE AS MEASURED ALONG THE NORTH LINE OF WEST LAKE STREET AND PERPENDICULAR THERETO; WEST LAKE STREET; AND NORTH ST. LOUIS AVENUE

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

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 3456 W. Lake Street, Chicago, IL

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Project Description
Type 1 Application
3458 W. Lake Street, Chicago, IL
Renovation of an existing three story mixed use building and
addition of one residential unit on 2nd floor.

Applicant requests a zoning change from the existing M1-2 Limited Manufacturing Zoning District, to a B2-3 Neighborhood Mixed-Use Zoning District, to allow the addition of one residential unit on the second floor, for a total of two residential units on the 2nd floor and two residential units on the 3rd floor (for a total of 4 residential units) and one commercial unit on the first floor.

Lot area= 2,313 SF

First Floor 1,969 SF (This is measured to outside of exterior walls)

Second Floor = 2,023 SF (This is measured to outside of exterior walls)

Third Floor = 2,023 SF (This is measured to outside of exterior walls)

Total Building = 6,015 SF

PROPOSED:

2nd Floor: New Unit 1 Front= 806 SF (This is measured inside of exterior walls)

 New Unit 1 Rear = 730 SF (This is measured inside of exterior walls)

3rd Floor: New Unit 2 Front = 822 SF (This is measured inside of exterior walls)

 New Unit 2 Rear = 730 SF (This is measured inside of exterior walls)

FAR proposed is 2.60; FAR permitted in B2-3 Zoning District is 3.0.

The project will be a mixed-use building with commercial on the first floor and residential on the second and third floors.

The project will contain no parking spaces. Building has been in existence for more than 50 years and applicant proposes to add only one residential unit.

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The project will have 0' front, side and rear setbacks. This is a renovation of an existing building and no addition is proposed or requested.

The proposed height is 39'-1" to the underside of the third-floor roof joist and is existing.

Site plan, floor plans and a survey are attached.

Attorney:

Lawrence M. Lusk
2 N. LaSalle Street
Suite 5908
Chicago, IL 60602
312-327-3409
Facsimile 312-466-0808
Email llusk@mflegalgroup.com

Architect:

Mohr Architecture
171 N. Ada St.
Chicago, IL
P: 312-374-1154
F: 773-648-1073

Developer:

Adaptive Properties Group, LLC
2507 Lincoln Avenue
Evanston, IL 60201
847-361-0220

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EXACTA

ILLINOIS SURVEYORS, INC.



PROPERTY ADDRESS: 3468 W. LAKE CHICAGO, ILLINOIS 60624

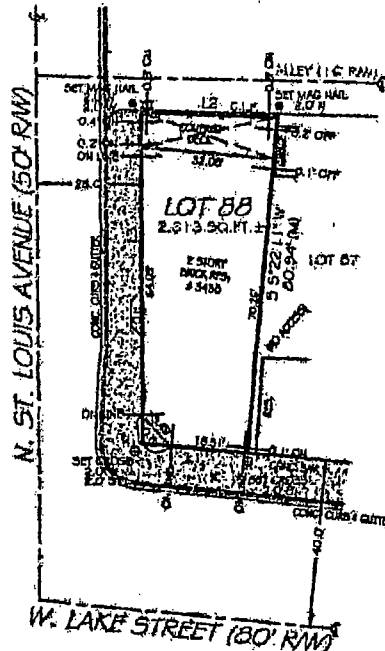
SURVEY NUMBER: IL1704.1338

FIELD WORK DATE: 4/13/2017

REVISION DATE: 5/15/2017

17041338
BOUNDARY SURVEY
COOK COUNTY

LOT 88, IN JOHN D. PARKER'S SUBDIVISION OF WEST 8 ACRES OF THE EAST HALF OF WEST HALF OF THE SOUTHEAST QUARTER, SOUTH OF THE RAILROAD AND NORTH OF LAKE STREET, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



TABLE

L1	N 64°30'44" W 23.00' (R) 25.17' (M)
L2	S 69°18'09" E 32.91' (M) 32.90' (R)
L3	N 70°11'55" W 70.50' (R) 70.60' (M)

STATE OF ILLINOIS } 99
COUNTY OF DUFARE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF APRIL, 2017 AT ST. LOUIS, MISSOURI, IN WITNESS WHEREOF, I SIGN MY HAND AND SEAL.

Warren D. Johnson

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES: 11/30/2018
EXACTA LAND SURVEYORS LBA 5763



GRAPHIC SCALE (in Feet)
1 inch = 30' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER

DATE: 4/13/2017

BUYER: F.O. CONNOR LLC

SELLER: CTT # 42300

CERTIFIED TO: F.O. CONNOR LLC, CASH

POINTS OF INTEREST
NONE VISIBLE

THEcaraPROGRAM

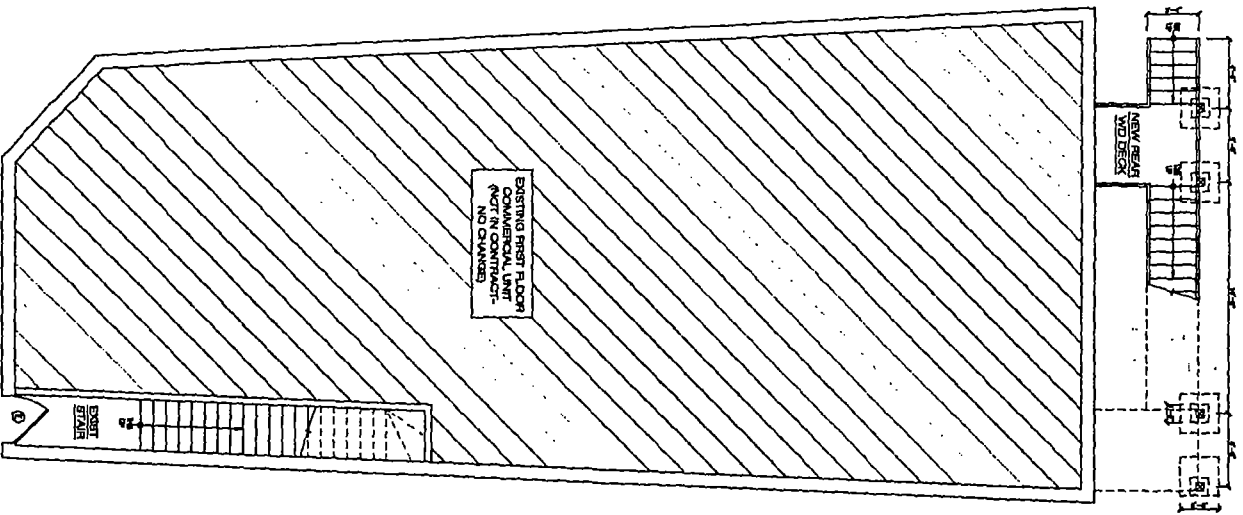
confirming lives

EXACTA
ILLINOIS SURVEYORS, INC.

184 184003763
www.exactaillinois.com
P: (773) 303-4010 • F: (773) 303-4011
814 East Jackson Street, North, IL 60460

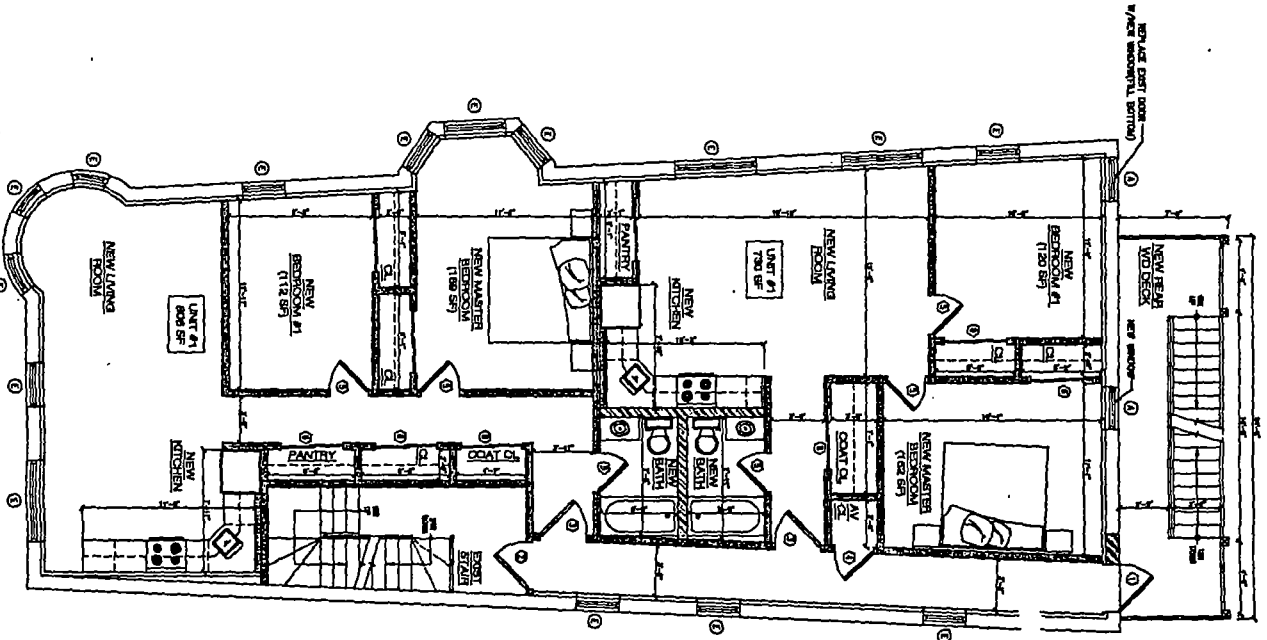
This is page 1 of 2 and is not valid without all pages.

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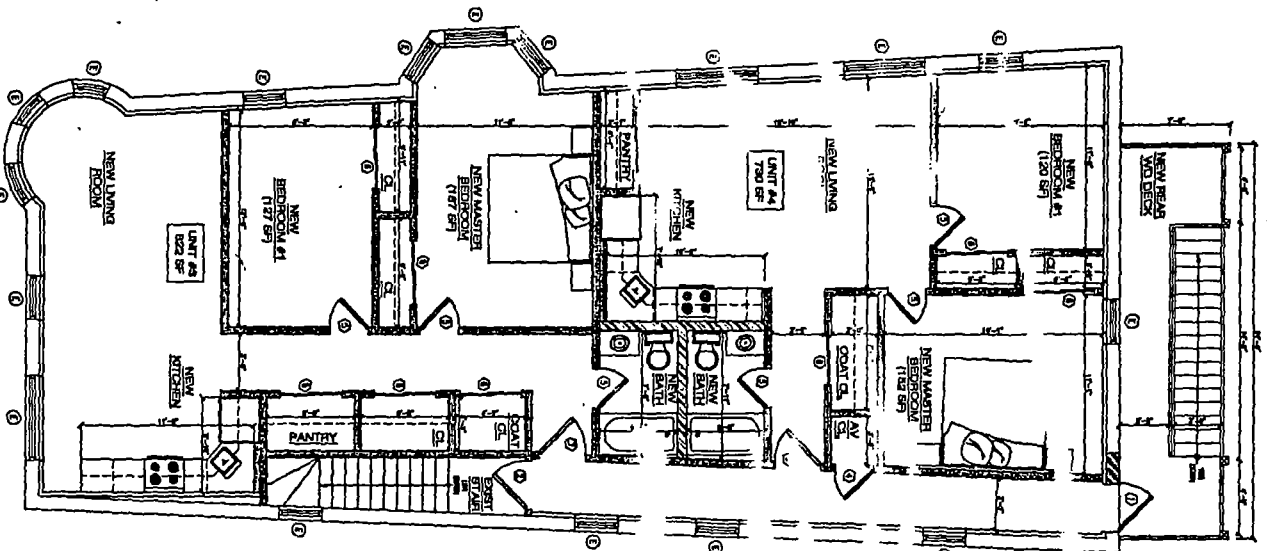
Existing First Floor Plan

SCALE 1/4" = 1'



Proposed Second Floor Plan

SCALE 1/4" = 1'



Proposed Third Floor Plan (Option B)

SCALE 1/4" = 1'

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