



City of Chicago



O2018-6983

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-I at 3118 W Lake St - App No. 19806T1
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 M1-3 Limited Manufacturing/Business Park/Light Industry/Heavy Industry District symbols and indications as shown on Map No. 1-I in the area bounded by:

A line 125.00 feet north of and parallel to West Lake Street; a line 184.11 feet west of and parallel to North Albany Avenue; West Lake Street; and a line 204.19 feet west of and parallel to North Albany Avenue

to those of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Common Address of Property: 3118 W. Lake St.

FINAL FOR PUBLICATION

Narrative and Plans for Type 1 Rezoning Application
3118 W. Lake Street

The applicant requests a zoning change for the property located at 3118 West Lake Street from the M1-3 Limited Manufacturing/Business Park/Light Industry/Heavy Industry District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, in order to legalize the existing 2-story Residential Two-Flat. No work is to be done.

The floor area ratio is: 1.2 allowed, 0.5952 existing

The density (lot area per dwelling unit) is: 1000 square feet, allowed 2.5 dwelling units

Off-street parking: none, existing

Front setback is 0.0 feet, existing

East Side setback is 0.0 feet, existing

West Side setback is 0.0 feet, existing

Rear setback is 40 feet, existing

Building height is 30 feet, existing

The building is not in a trust or partnership.

FINAL FOR PUBLICATION

LEGEND

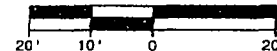
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST

NY = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

---X---X--- = CHAIN LINK FENCE
---O---O--- = WOOD FENCE
---D---D--- = METAL FENCE
---A---A--- = VINYL FENCE
---E---E--- = EASEMENT LINE
---S---S--- = SETBACK LINE
---I---I--- = INTERIOR LOT LINE

PLAT OF SURVEY OF

THAT PART OF LOT FIVE (5) IN JONES SUBDIVISION OF LOTS 16, 17, 18, 19 AND 20 IN BLOCK FOUR (4) IN THE SUBDIVISION OF BLOCK EIGHT (8) IN LEE AND OTHER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT FIVE (5); THENCE RUNNING NORTH ON THE WEST LINE OF SAID LOT FIVE (5), ONE HUNDRED TWENTY-FIVE (125) FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LAKE STREET TO THE EAST LINE OF SAID LOT FIVE (5); THENCE SOUTH ON THE EAST LINE OF SAID LOT FIVE (5), ONE HUNDRED TWENTY-FIVE (125) FEET TO THE NORTH LINE OF LAKE STREET; THENCE WEST ALONG NORTH LINE OF LAKE STREET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



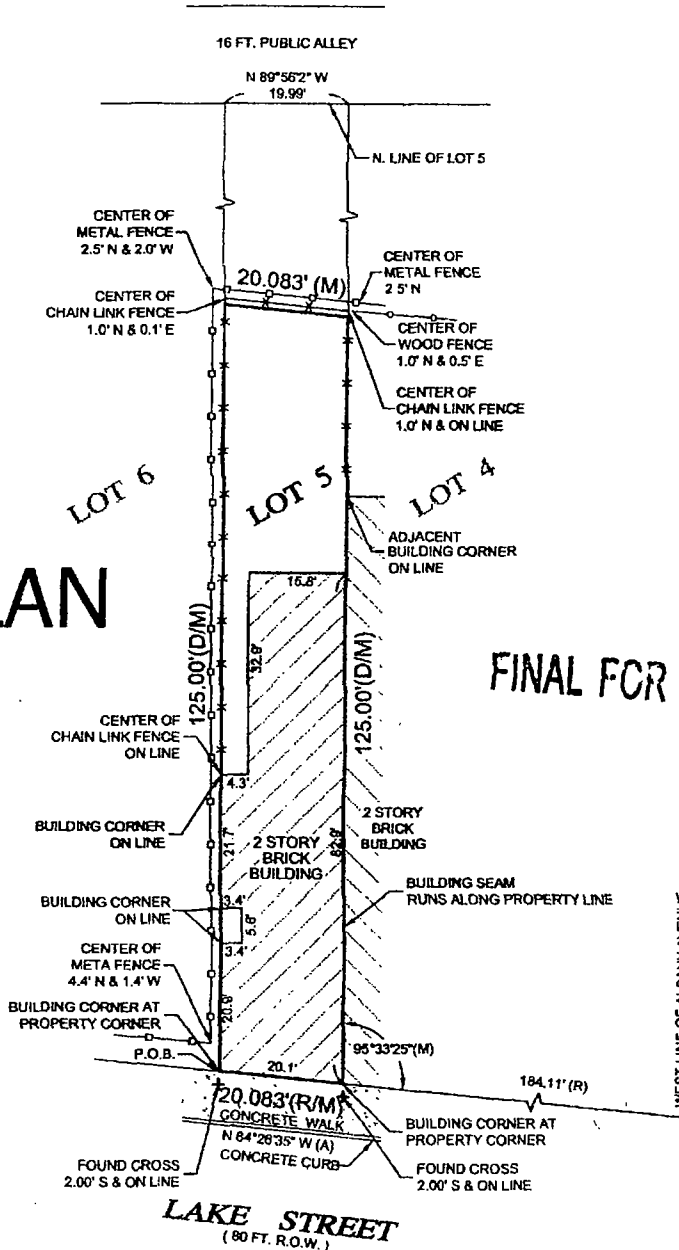
BASIS OF BEARING:
NORTH LINE OF W. LAKE STREET AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 84°26'35" W (A)

AREA OF SURVEY:

"CONTAINING 2,499 SQ. FT. OR 0.05 ACRES MORE OR LESS"

SITE PLAN ONLY

FINAL FOR PUBLICATION



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS
COUNTY OF DAUPHIN

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 19TH DAY OF JULY, A.D. 2018, AT Lisle, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2019
ILLINOIS BUSINESS REGISTRATION NO. 184-002245



NOTE:

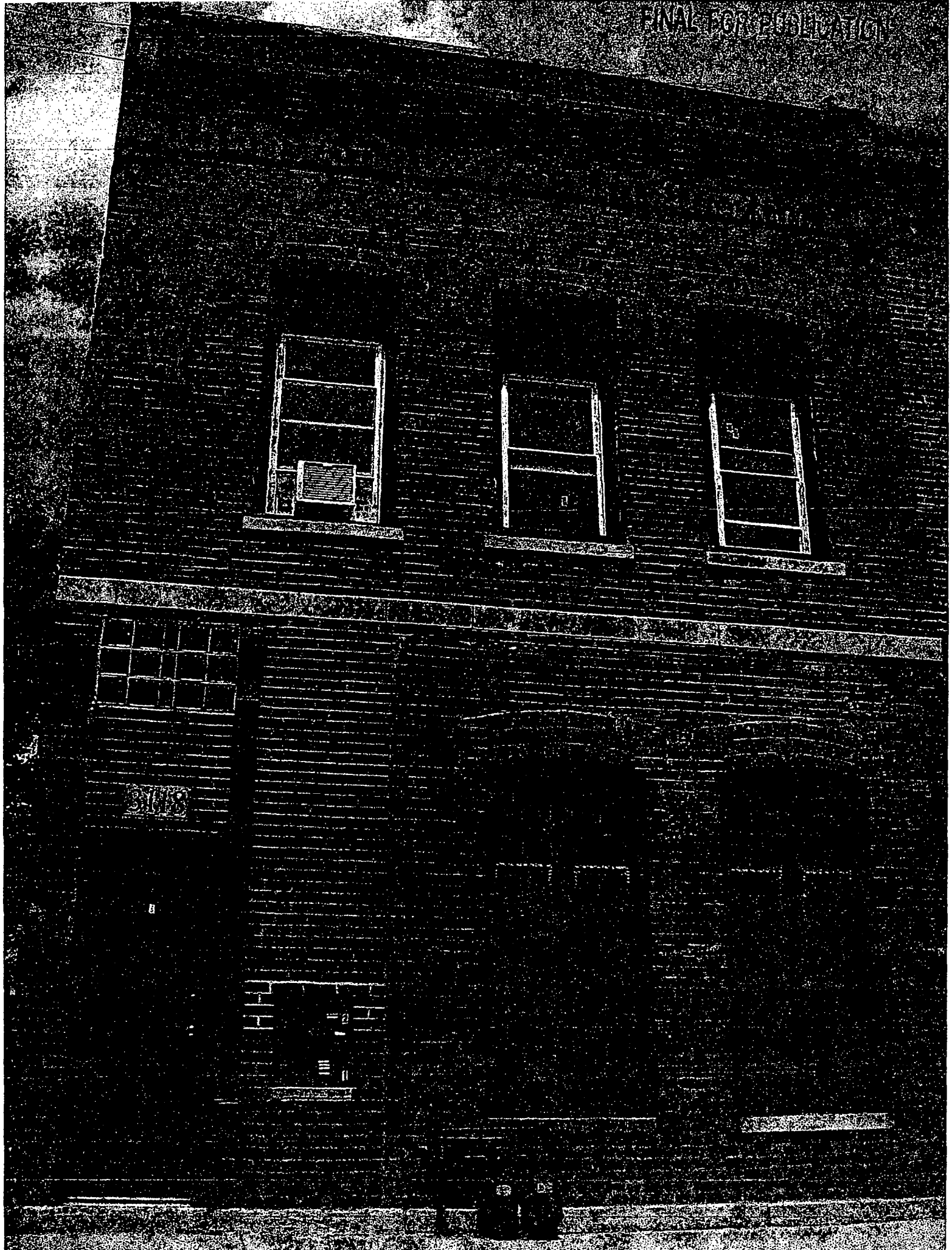
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 3110 W. LAKE STREET
CHICAGO, ILLINOIS

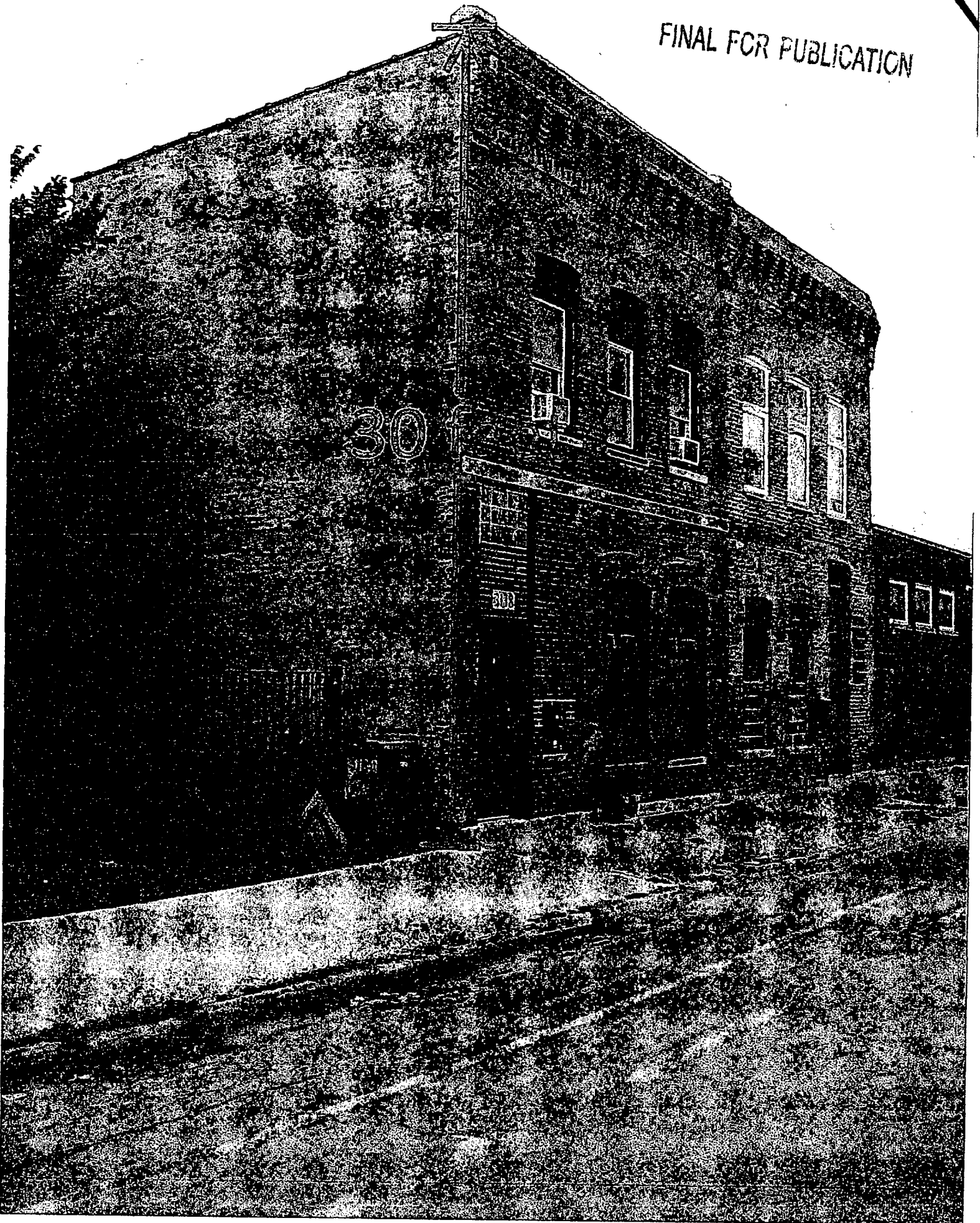
CLIENT EVAN TYLER

FIELDWORK DATE (CREW) 07/19/2018 (AT/MT)

DRAWN BY: R.S. REVISED: JOB NO 18-07-0111

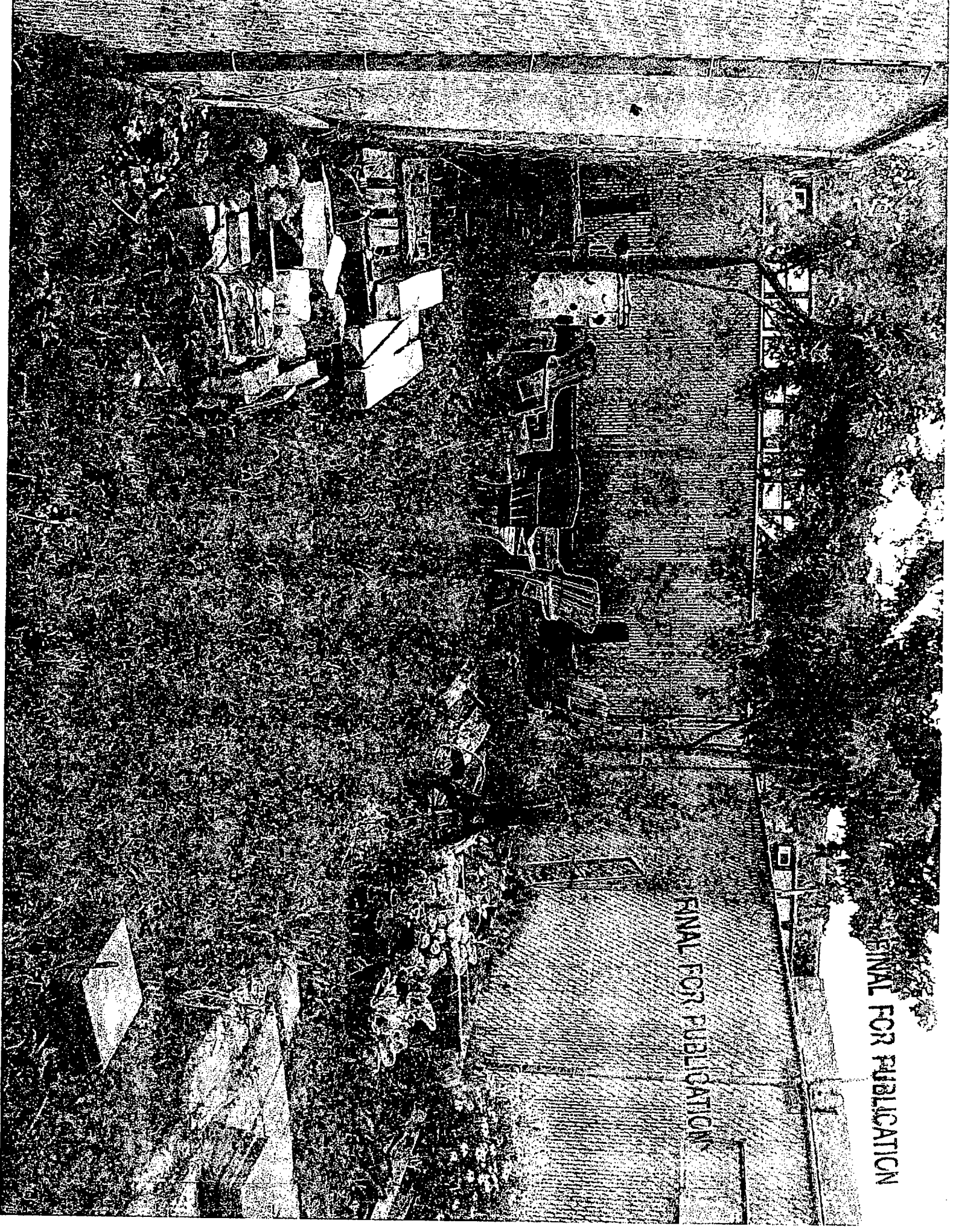


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