



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2017-1921  
**Type:** Ordinance **Status:** Passed  
**File created:** 3/29/2017 **In control:** City Council  
**Final action:** 5/24/2017  
**Title:** Zoning Reclassification Map No. 1-G at 1229-1233 W Lake St - App No. 19136T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. SO2017-1921.pdf, 2. O2017-1921.pdf

Date	Ver.	Action By	Action	Result
5/24/2017		City Council	Passed as Substitute	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/29/2017	1	City Council	Referred	

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### ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the CI-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:

9,610 square feet

Approximately 4,354 square feet

Approximately 5,260 square feet

39 feet 11 inches

Dwelling Units:

Setbacks:

North Property Line: East Property Line: West Property Line: South Property Line:

91 feet

**0 0 0**

Automobile Parking Spaces: 0

Loading Berth: 0

WEST LAKE ST. -

TWO WAY STREET

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^ 52.39' n ^

EXISTING 1-STORY MASONRY BUILDING  
PROPOSED', , COURTYARD '

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EXISTING 1-STORY " < t MASONRY BUILDING £=f .. J

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PROPOSED ELEVATOR PENTHOUSE

EXISTING 2-STORY  
RETAIL/ OFFICE  
BUILDING-

\_ 7

o' <=>

cn

HIUJ'H!

53.39<sup>1</sup>

18.00 FEET PUBLIC (ALPHALT  
PAVED) ALLEY

**uin.**

0' 15' 30'

MONTAUK SHOWROOM  
16090 n.  
05/15/17 , U I  
FIRST FLOOR EXIT DOOR #1

// -? -1" ~

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1-HOUR RATED ENCLOSURE  
SECOND FLOOR EXIT DOOR #1

OFFICE LEVEL EXIT STAIR

OFFICE LEVEL ELEVATOR

2-HOUR RATED ENCLOSURE

RETAIL

na

1-HOUR RATED ENCLOSURE

OFFICE LEVEL EXIT STAIR

FIRST FLOOR EXIT DOOR #2  
SECOND FLOOR EXIT DOOR #2

0' 4' 8'

MONTAUK SHOWROOM  
16090 'no  
05/15/17 UZ

2-HOUR RATED ENCLOSURE

ELEVATOR

1-HOUR RATED ENCLOSURE

EXIT STAIR

O O  
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SECOND FLOOR EXIT DOOR #1

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EXIT STAIR

SECOND FLOOR EXIT DOOR #2

1-HOUR RATED ENCLOSURE

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0' 4' 8"

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... MONTAUK SHOWROOM  
SECOND FLOOR PLAN 16090 no

05/15/17 UO

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