



Office of the City Clerk

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Legislation Details (With Text)

File #: O2018-2612
Type: Ordinance **Status:** Passed
File created: 3/28/2018 **In control:** City Council
 Final action: 5/25/2018
Title: Zoning Reclassification Map No. 1-J at 3456 W Lake St - App No. 19609T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-J
Attachments: 1. O2018-2612 (V1).pdf, 2. O2018-2612.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/28/2018	1	City Council	Referred	

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.

3456 W. Lake Street, Chicago, IL

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3458

Project Description Type 1 Application

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)

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.

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.

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