

Common Address of Property: 1356-1366 W. Lake Street

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**NARRATIVE & PLANS FOR TYPE 1 ZONING MAP AMENDMENT AT
1356-1366 W. LAKE STREET CHICAGO, IL 60640 FROM M2-3 TO DS-3**

A1. Narrative: Ephemeral Solutions, Inc. ("Ephemeral" or the "Applicant") seeks to change the zoning for 1356 W. Lake Street from its existing M2-3, Light Industry District to DS-3, Downtown Service District to allow Ephemeral to operate a tattoo studio in the existing commercial and retail mix-use building containing 18,376 square feet on the property. No structural or other significant changes would be made to the existing building, which has a current FAR of 0.92. The existing 12 parking spaces behind the existing building will remain, as will the current setbacks and building height.

a.) Floor Area Ratio: 0.92

b.) Density (lot area per dwelling unit): N/A, no dwelling units.

c.) Off-Street Parking: 12 on-site parking spaces.

d.) Set backs: Front - 0-0"

Rear - 113 feet Side: East - 0-0" West -

0-0"

e.) Building height: Existing, 22 feet at highest point, 14 feet 3³/_t inches for most of building.

* The applicant will comply with Section 17-13-0400, the Industrial Corridor criteria.

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Application #211 55-T1

Department of Planning and Development city of chicago

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: Maurice D. Cox / Chicago Plan Commission

Date: November 17, 2022

Re: Proposed Industrial Corridor Map Amendment for the property generally located at 1356-66 West Lake Street

On November 17, 2022, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by Ephemeral Solutions, Inc. A copy of the proposed map amendment is

attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 312-744-9476.

Cc: Noah Szafraniec
PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602