



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2022-2808
Type: Ordinance
File created: 9/21/2022
Status: Passed
In control: City Council
Final action: 12/14/2022
Title: Zoning Reclassification Map No. 1-G at 1356-1366 W Lake St - App No. 21155T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2022-2808.pdf, 2. SO2022-2808.pdf

Date	Ver.	Action By	Action	Result
12/14/2022	1	City Council	Passed as Substitute	Pass
11/29/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	1	City Council	Referred	

P"BL,CA

ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the M2-3 symbols and indications as shown on Map No. 1-G in the area bounded by:

A line 233 feet north of and parallel to West Lake Street; the alley next west of and parallel to North Ada Street; the alley next north of and parallel to West Lake Street; a line 50 feet west of and parallel to North Ada Street; West Lake Street; and a line 173 feet west of and parallel to North Ada Street,

to those of a DS-3, Downtown Service District.

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

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 3³/₄ 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: „,X X ..-
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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