



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2018-2612, **Version:** 1

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

FINAL FOR PUBLICATION

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.

Attorney:

Lawrence M. Lusk
2 N. LaSalle Street
Suite 5908
Chicago, IL 60602
312-327-3409
Facsimile 312-466-0808
Email Uusk@mflKalgroun.com

Architect:

Mohr Architecture 171 N. Ada St.
Chicago, IL P: 312-374-1154 F:
773-648-1073

Developer:

Adaptive Properties Group, LLC 2507 Lincoln
Avenue Evanston, IL 60201 847-361-0220

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