



# Office of the City Clerk

City Hall  
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## Legislation Text

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File #: O2019-1378, Version: 1

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# Final for Publication

## ORDINANCE

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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 of the M1-3 (Limited Manufacturing/Business Park) District symbols and indications as shown on Map No. 1-1 in the area bounded by:

A line 125 feet North of and parallel to West Lake Street;

A line 103.75 feet West of and parallel to North Albany Avenue, West Lake Street; And a line 184.08 feet West of and parallel to North Albany Avenue.

To those of a B2-2 (Neighborhood Mixed -Use) District

SECTION 2 This ordinance shall be full force and effect from and after is passage due publication.

Common Address: 3110-3116 West Lake Street

# Final for Publication

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### ZONING AMENDMENT

#### TYPE 1 NARRATIVE AND PLANS FOR

#### **3110-16 W LAKE St CHICAGO, IL 60612**

This project is proposing a total of (2) dwelling Units, using the existing structure footprint as follow:

One (1) Ground level Unit of 2,054 Sq. ft. One (1)  
Second floor dwelling of 921 Sq. ft. One (1) ground  
level office space 1040 Sq.ft. (4) Off street parking  
spaces

The height of the proposed building is 34'-0" and will remain as existing

#### Project Description:

Zoning Change from M1-3 to B2-2

#### Use:

Residential building with (2) dwelling Units

#### Floor Area Ratio:

Existing FAR  
Existing Zoning District:  
M1-3 B2-2  
Lot Area: 10041 sqft  
FAR.: 3.0  
Maximum F.A.R: 30123 sqft  
Existing F.A.R: 4930 sqft

Proposed FAR  
Proposed Zoning District  
  
Lot Area: 10041 sqft  
FAR: 3.0  
Maximum F.A.R: 30,123 sqft.  
Proposed F.A.R: 4930 sqft

Density

(4) Parking Spaces

Existing Set backs:

Front: 0'-0"  
Rear: 29'-10' East:  
39'-5 West: 0'-0"

Building Height