



Office of the City Clerk

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

Legislation Text

File #: SO2022-2808, Version: 1

P"BL,CA

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 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

FINAL[^]UCA

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

Al. 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.

o
co

c
o o

O f) K O i; O ^ CO 03 CO
1- CD CO CD CD
O CD C.) CD
y co
to
UJ CD
■Em .
LU t- O
CD
E
CD JZ CL CD
@ C CD CO
c
CD
V . c c
Eo
E o o r o c:

f*
o-
oin^
~d
x:n.<o <o ■£
o-f; o o qj
↔ <f 5 j 01 r
Hi ^
~^m p. b
O if So

c-2
^0-
Q5 m co r- c.) o)
CO

CO

■2.

o

O

u- O- ■2- O

CO LU

3

CD LO CO

A3~l 1 V Oliand ,9 V

,00St'
p\ \ \ \ \ \ - \ - \ - I \ \ \ \ - ■.

>, CD" O ~ -

C) = CD

Z m

CD i= CD ° o °

"<5 6Q̄

tj jz

■ Z-o

O 4: u- O
>? <?CT) O -- ■•

-i cn Nmi

0)r O) £ ° D CO r=

*- _ .. 2 32 jz

CD'

CD

"CD

cn

.E c

X LU

W ° -

- !8.?

CQ

CO JZ

CL ■£

3 g

o ro ro_ Q-

<

! 1

.OO'St?

^IGmudis J3iaiDuo0 uuil'.jixg

.J

O;
o'

& 9. o P

a- ^ o-

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 ..-}
^{^XX/^-} ^{^V c\$/>'}
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