



City of Chicago



O2017-7762

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/8/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-K at 4346-4358 W Lawrence Ave - App No. 19438T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1943877

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 B3-1 Community Shopping District symbols and indications as shown on Map No. 13-K in the area bounded by.

the alley next north of and parallel to West Lawrence Avenue;
a line 134.82 feet east of and parallel to North Kostner Avenue;
West Lawrence Avenue, and North Kostner Avenue,

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 4346-4358 West Lawrence Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis – 4346-4358 W. Lawrence Avenue

Proposed Zoning: B3-3

Lot Area: 16,852.5 square feet.

Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain retail space at grade and twenty-four (24) residential units above. The proposed building will be masonry construction. The proposed building will be 52 feet 6 inches in height. The proposed gross retail space will be 6,209 square feet. Onsite garage parking for twenty-six (26) cars will be located within the rear of the proposed building.

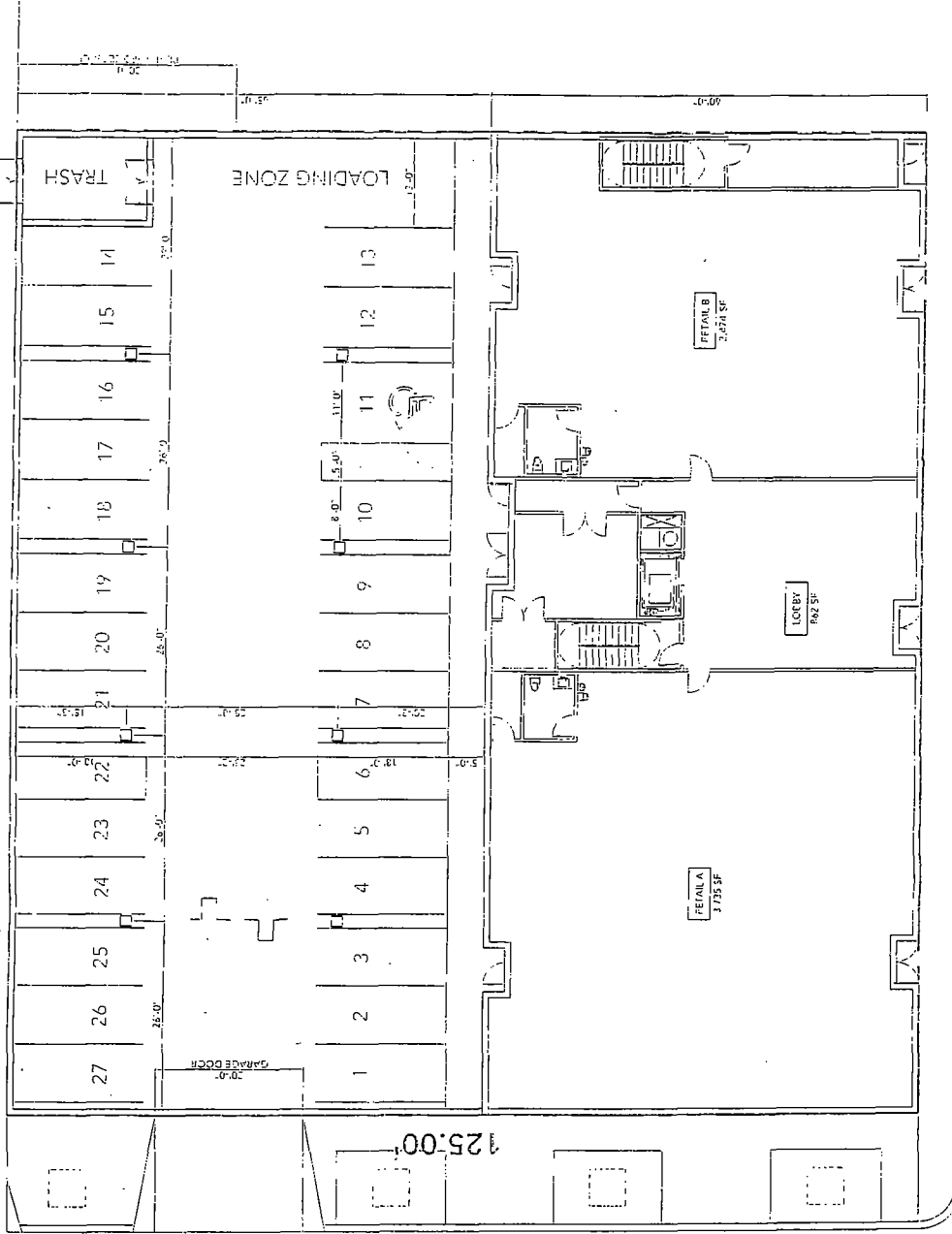
- (a) The Project's Floor Area Ratio: 1.55
- (b) The project's density (Lot Area per Dwelling Unit): 702.19 square feet
- (c) The amount of off-street parking: 26 parking spaces
- (d) Setbacks:
 - a. Front Setback: 0 feet
 - b. Rear Setback: 30 feet (for floors containing dwelling units)
 - c. Side Setbacks: East side – 0 feet / West side – 0 feet
 - d. Rear Yard Open Space: N/A
- (e) Building Height: 52 feet 6 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

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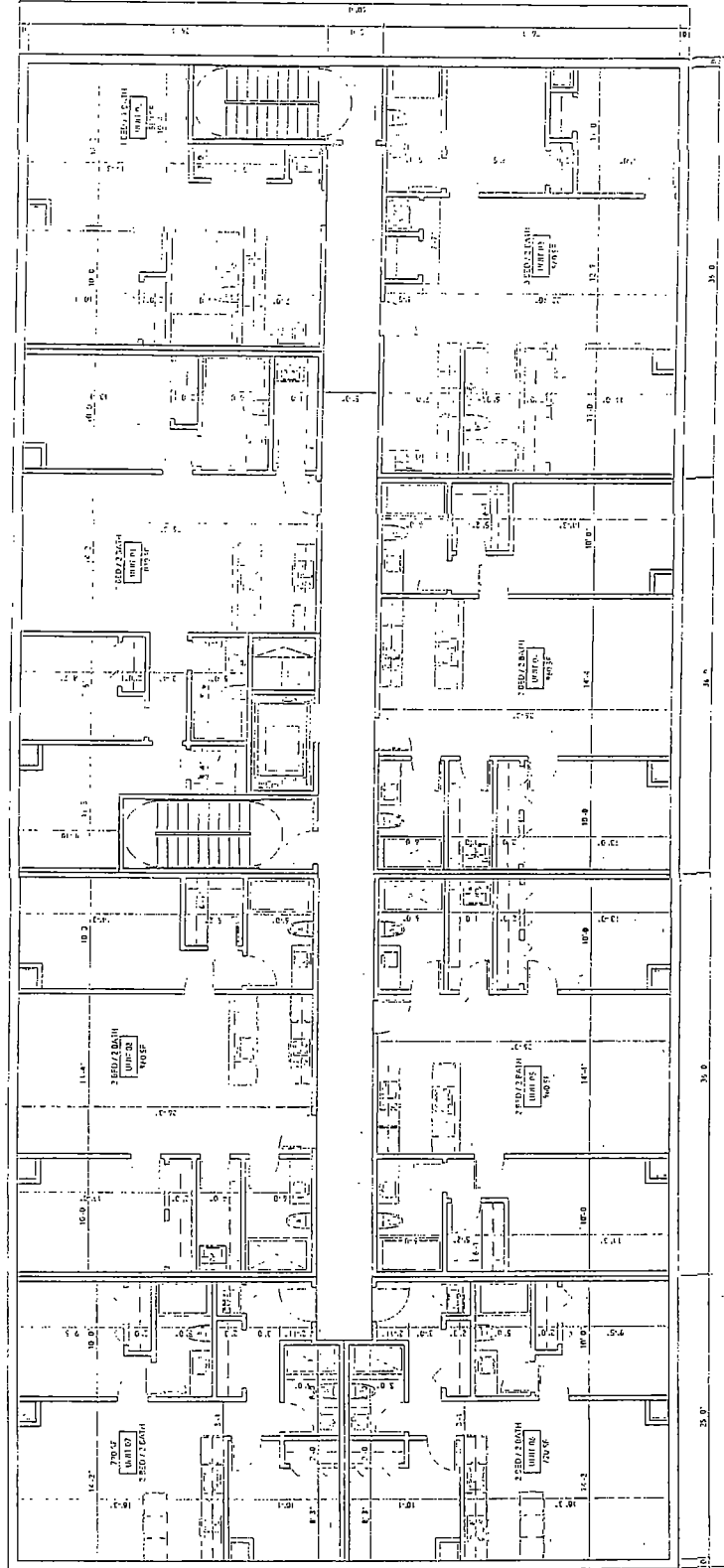
16' PUBLIC ALLEY
134.82'



N. KOSTNER AVE.
PUBL. C TWO WAY

SITE PLAN
1" = 10'-0"

LATENT DESIGN ARCHITECTURE URBANISM INTERIORS OTHER 900 North Ashland Avenue, Chicago, IL 60622 312-860-7337 hello@latentdesign.com WWW.LATENTDESIGN.DET	CLIENT CHICAGO PROGRESS, LLC 4111 ADDRESS EMAIL CHICAGOPROGRESS@AMDO.COM	CONTRACTOR TBD	4346 W. LAWRENCE AVE. CHICAGO ADDRESS, ETC BUREAU BUILDING PROJECT 1707 ISSUE FOR CLIENT REVIEW JULY 13, 2017	SITE PLAN ASK-01
	FINAL FOR PUBLICATION			



2ND - 4TH FLOOR PLANS
 SCALE: 1/8" = 1'-0"



ENLARGED
PLANS
ASK-02

4346 W. LAWRENCE AVE.
 CHICAGO PROGRESS, LLC (KINDRED BUILDING)

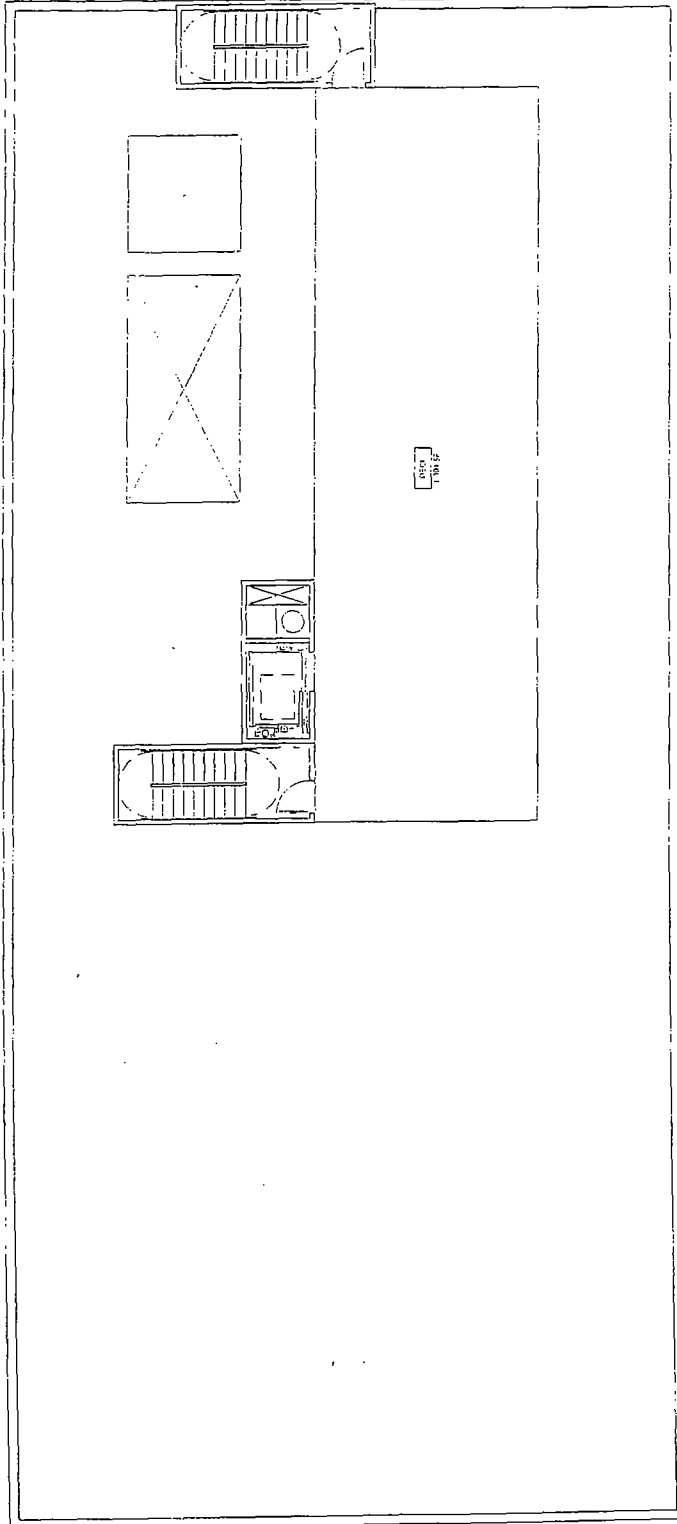
PROJECT 1707 | ISSUE FOR CLIENT REVIEW | JUNE 01, 2017

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CONTRACTOR: TBD

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ROOF PLAN
SCALE: 1/8" = 1'-0"



ENLARGED
PLANS
ASK-03

4346 W. LAWRENCE AVE.

CHICAGO PROGRESS, LLC | 1100 N. LEXINGTON

PROJECT 1/07 | ISSUE FOR CLIENT REVIEW | JUNE 01, 2017

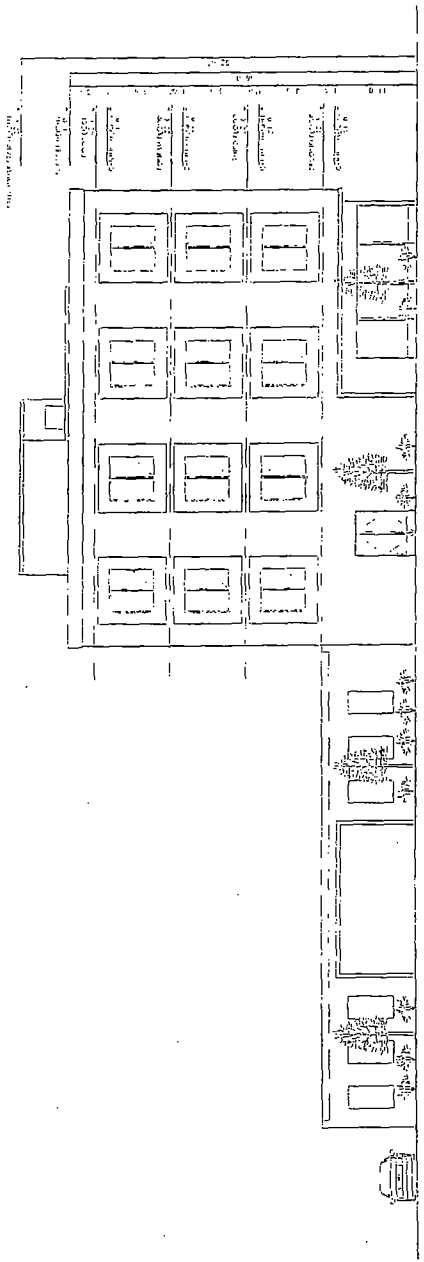
CONTRACTOR

CHICAGO PROGRESS, LLC

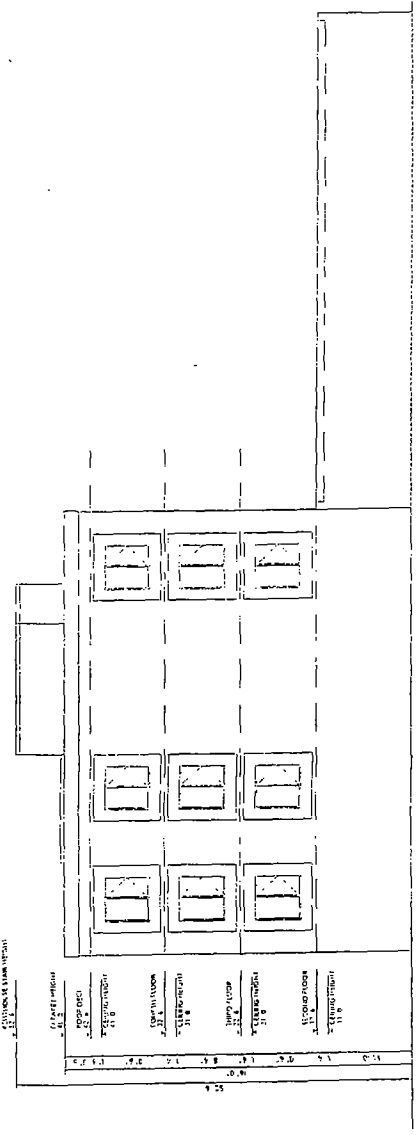
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DESIGN

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WEST ELEVATION - POSINER



EAST ELEVATION 2

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CLIENT
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CONTRACTOR
 TBD

4346 W. LAWRENCE AVE.
 CHICAGO PROGRESS, LLC | 1425 N. LAUREL DRIVE

PROJECT 1707 | ISSUE FOR CLIENT REVIEW | JULY 13, 2017

ELEVATIONS
 ASK-05

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