



City of Chicago



SO2016-5550

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/20/2016

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No.13-H at 2144-2154 W
Lawrence Ave, commonly known as 2150 W Lawrence Ave -
App No. 18886T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

1888677

**Substitute Narrative and Plans
Type I Rezoning Attachment
2144-2154 W. Lawrence**

The Project

Sonco Real Estate LLC, 2150 W Lawrence Series, an Illinois limited liability company, the owner of the subject site (the "Applicant"), is proposing an adaptive reuse and addition to an existing 3 story brick building, originally built as an industrial building. The proposed addition will consist of 2 additional stories (5,600 square feet) above the existing building; and attached to the east side of the existing building, the Applicant proposes to build a 5 story 18,238 square foot addition. The overall development will consist of 69,986 square feet, inclusive of 3,490 square feet at the lower level (more than 50% above grade). The Applicant proposes to build 59 residential dwelling units, with approximately 3,844 square feet of commercial space, with on-site parking for 47 cars and 1 loading space. The Applicant's proposed mixed use development is to include residential and commercial uses and is an appropriate land use at this location.

To construct the proposed Project, the Applicant seeks a change of zoning classification for the subject property from B1-1 to B3-5.

The Site

The 19,231 square foot site (155 feet along Lawrence and 124 feet deep) is located at the northeast corner of Lawrence Avenue and Leavitt Street. The property address is 2144-2154 W. Lawrence Avenue, commonly known as 2150 W. Lawrence Avenue. The land use in the immediate area of the proposed rezoning is residential to the north, and commercial along Lawrence. To the north across the alley is a 2-flat residential building and the garage within the rear yard of a single family home; to the south across Lawrence Ave. is a multi-family building and the parking lot for a social security office; to the west across Leavitt is Roots Restaurant with residential above, and to the east is a vacant building, formerly used for a gargoyle and antique sales business.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 3.64

lot area per dwelling unit : 325.95 square feet per dwelling unit

off-street parking: 47 parking spaces; 1 loading zone

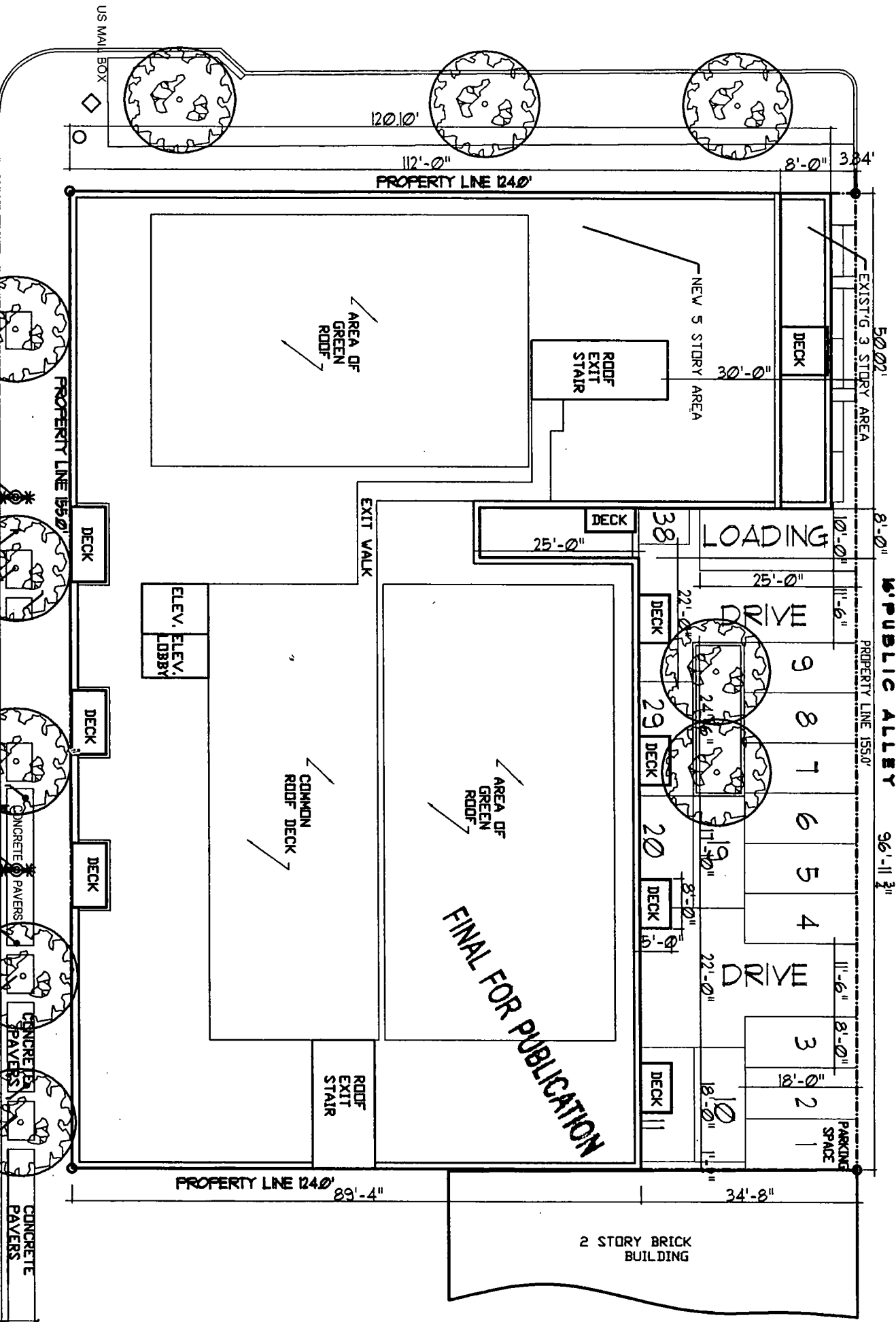
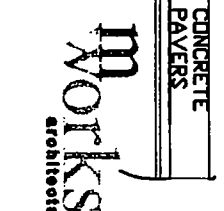
setbacks: front = 0 feet (Lawrence Ave. frontage)
rear = 3.84 feet
side/west = 0 feet
side/east = 0 feet

building height: 58 feet, and 62 feet to the top of the parapet wall

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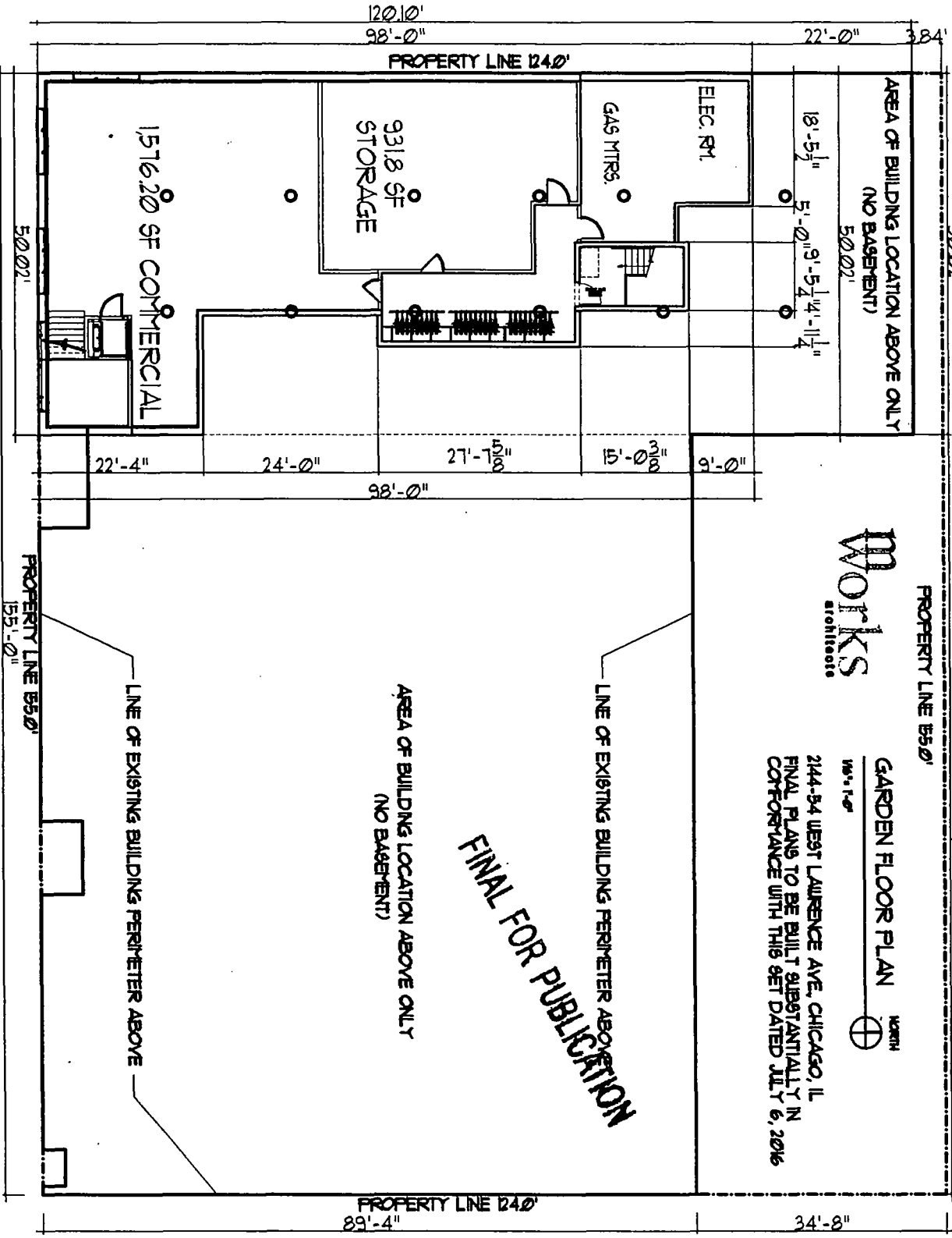
2144-54 WEST LAURENCE AVE., CHICAGO, IL
 FINAL PLANS TO BE BUILT SUBSTANTIALLY IN
 CONFORMANCE WITH THIS SET DATED JULY 6, 2016

- LIGHT POLE
- BUS STOP SIGN
- TREE PLANTER
- DECK
- DECK
- DECK
- DECK
- DECK
- WATER VALVE
- SIGN
- LIGHT POLE
- WATER VALVE
- TREE PLANTER
- WATER VALVE
- TREE PLANTER



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W. PUBLIC ALLEY 96'-11 3/4"



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GARDEN FLOOR PLAN NORTH
1/8" = 1'-0"
2144 WEST LAURENCE AVE, CHICAGO, IL
FINAL PLANS TO BE BUILT SUBSTANTIALLY IN
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PROPERTY LINE 124.0'

PROPERTY LINE 55.0'

50.02'

96'-11 3/4"

120.10'
98'-0"

22'-0" 384'

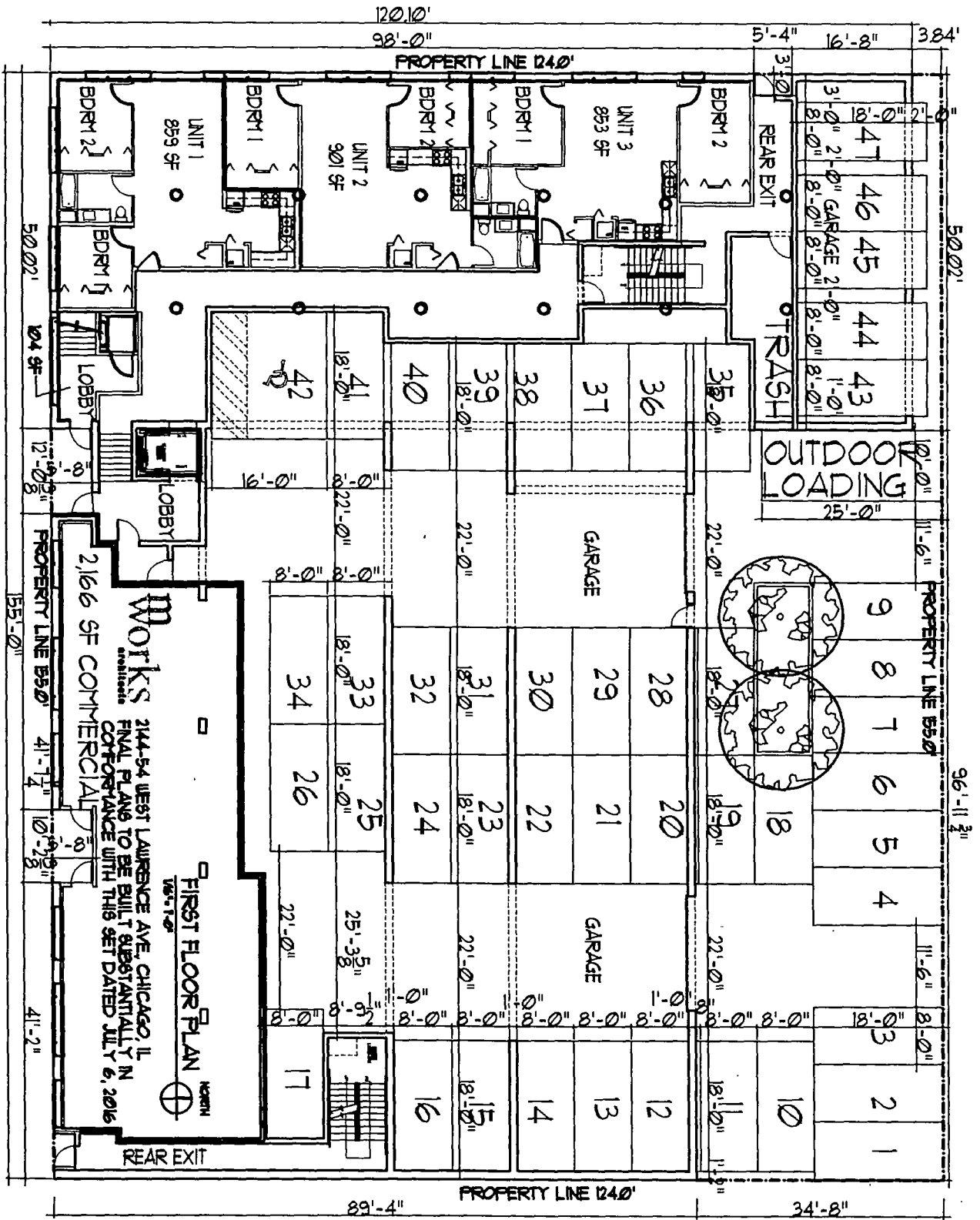
PROPERTY LINE 124.0'

50.02'

PROPERTY LINE 55.0'
155'-0"

PROPERTY LINE 124.0'
89'-4"

34'-8"



m WORKS
 2166 SF COMMERCIAL
 214-54 WEST LAURENCE AVE., CHICAGO, IL
 FINAL PLANS TO BE BUILT SUBSTANTIALLY IN
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FIRST FLOOR PLAN

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120'10"

50'02"

81'-0"

PROPERTY LINE 155'0"

96'-11 1/2"

155'-0"

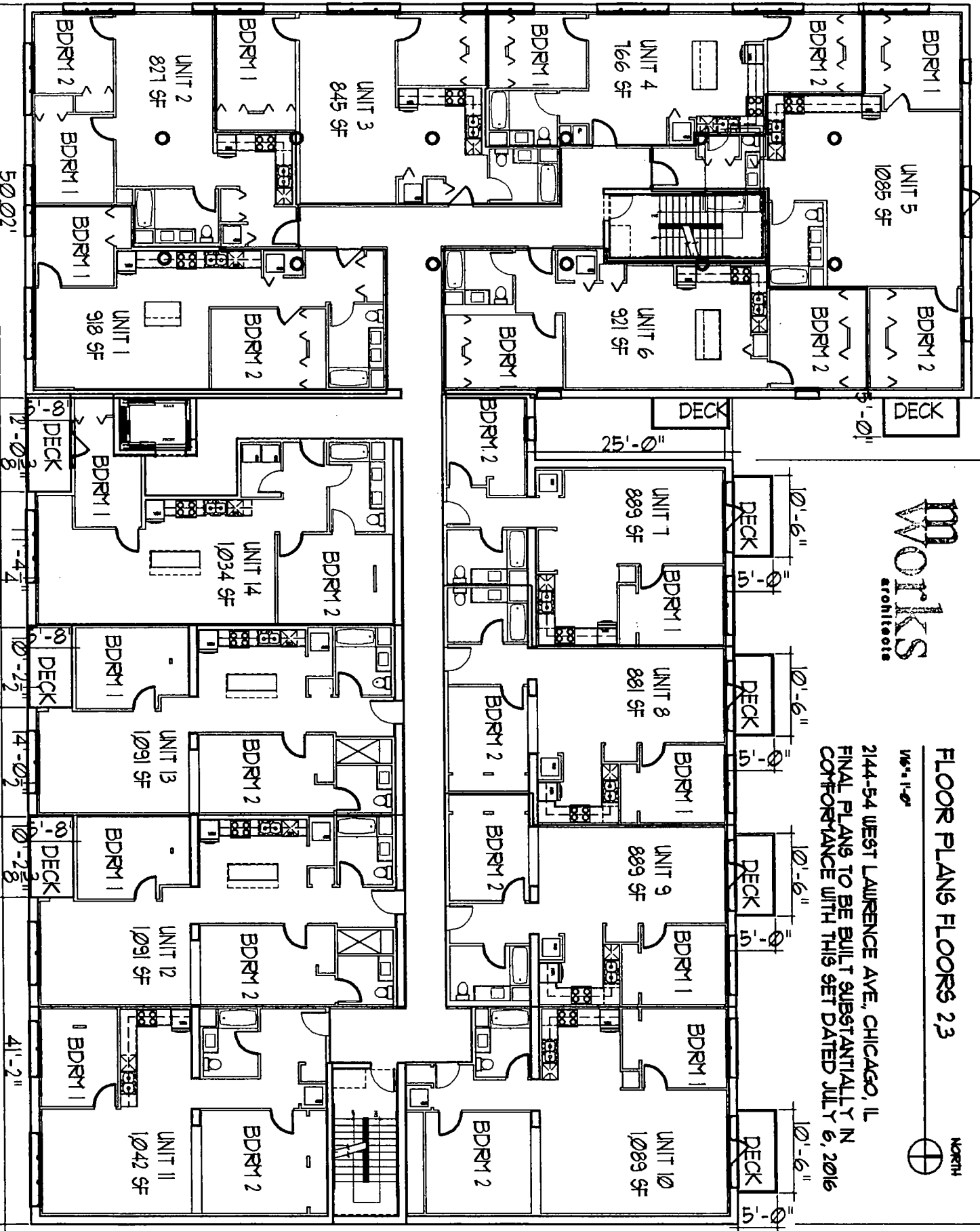
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FLOOR PLANS FLOORS 23

1/6" = 1'-0"



2144-54 WEST LAURENCE AVE., CHICAGO, IL
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50'02"

12'-0 3/8"

11'-4 1/2"

10'-2 1/2"

14'-0 1/2"

10'-2 3/8"

41'-2"

89'-4"

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34'-8"

120'-10"
112'-0"

8'-0"

50'-02"

8'-0"

155'-0"

96'-11 3/4"

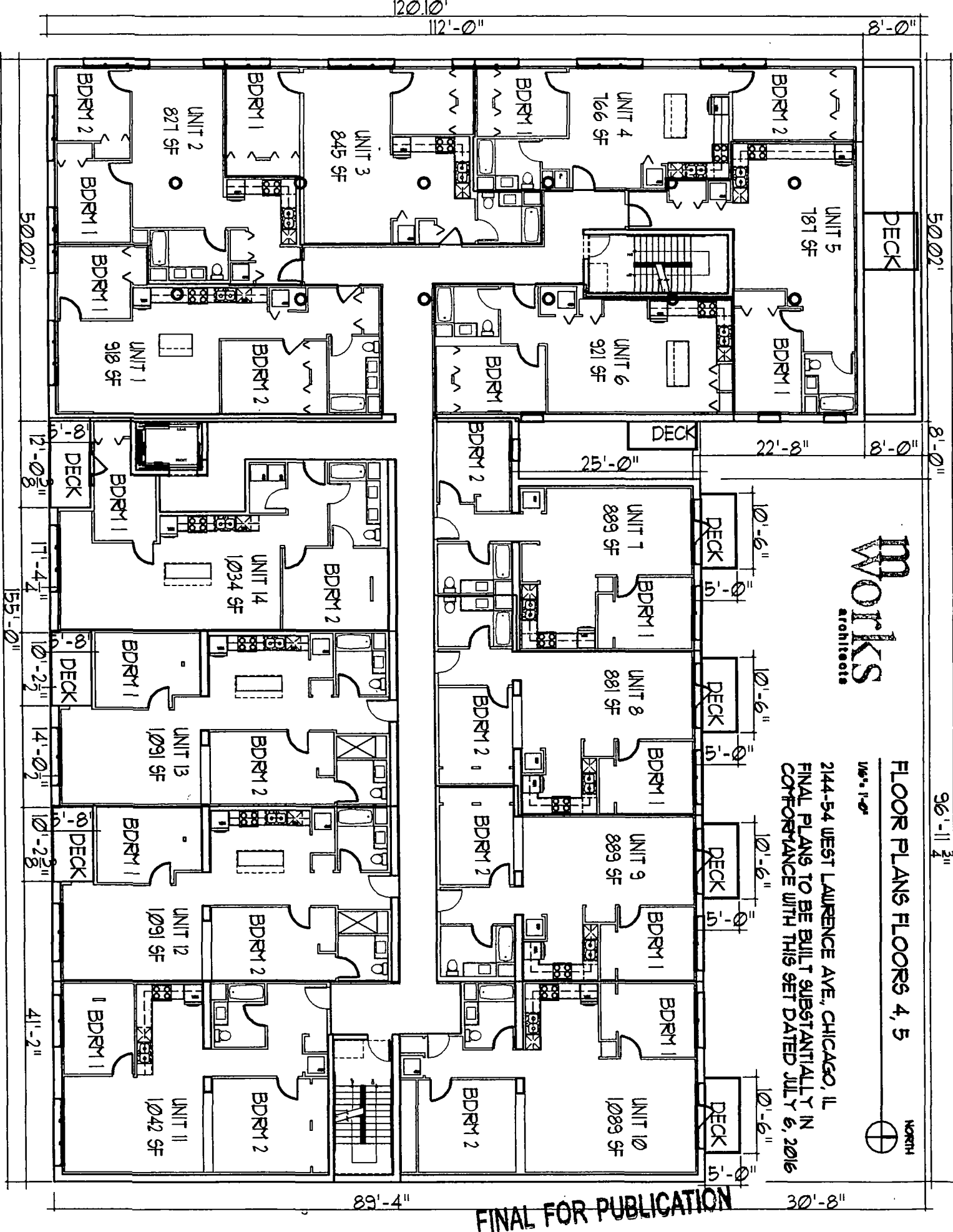
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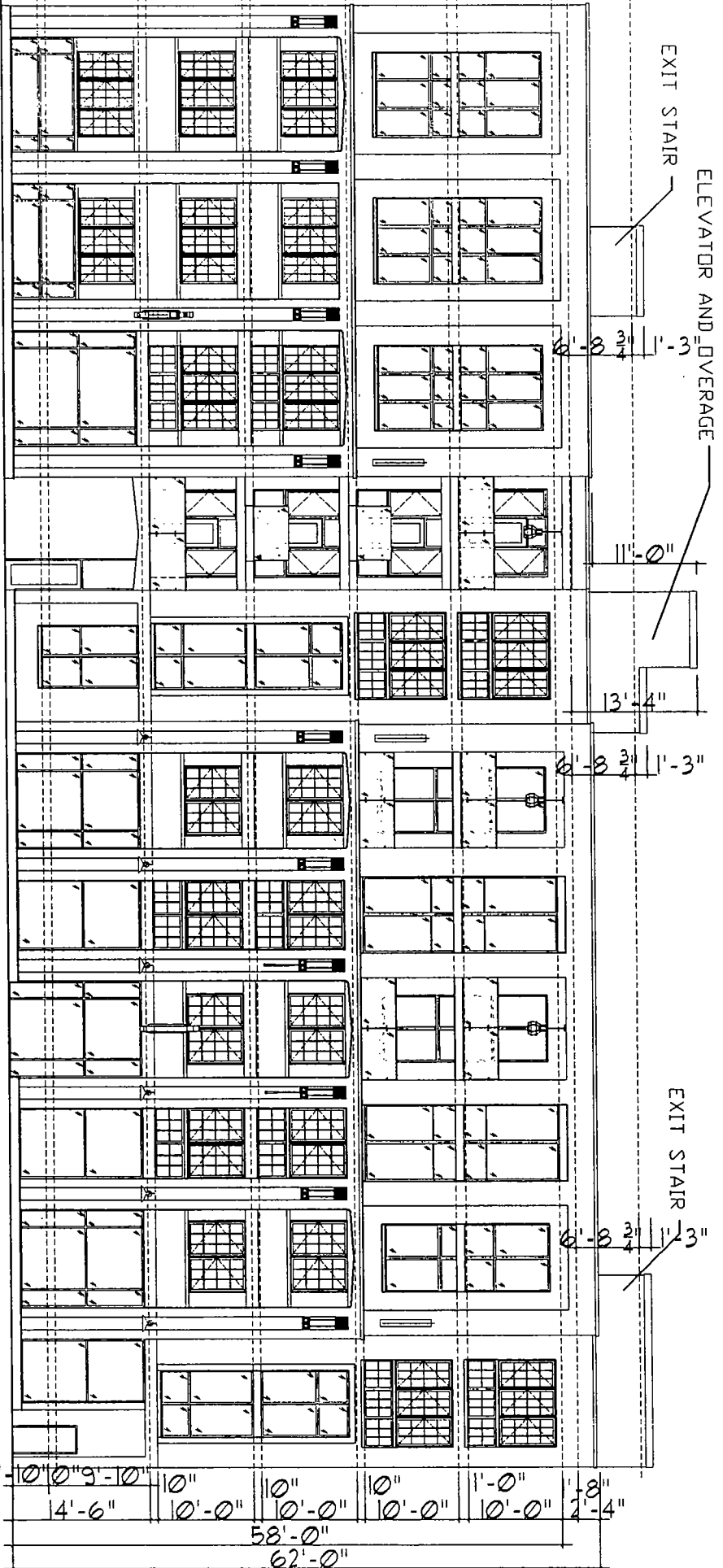
FLOOR PLANS FLOORS 4, 5
1/8" = 1'-0"



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SOUTH FRONT ELEVATION

1/8" = 1'-0"

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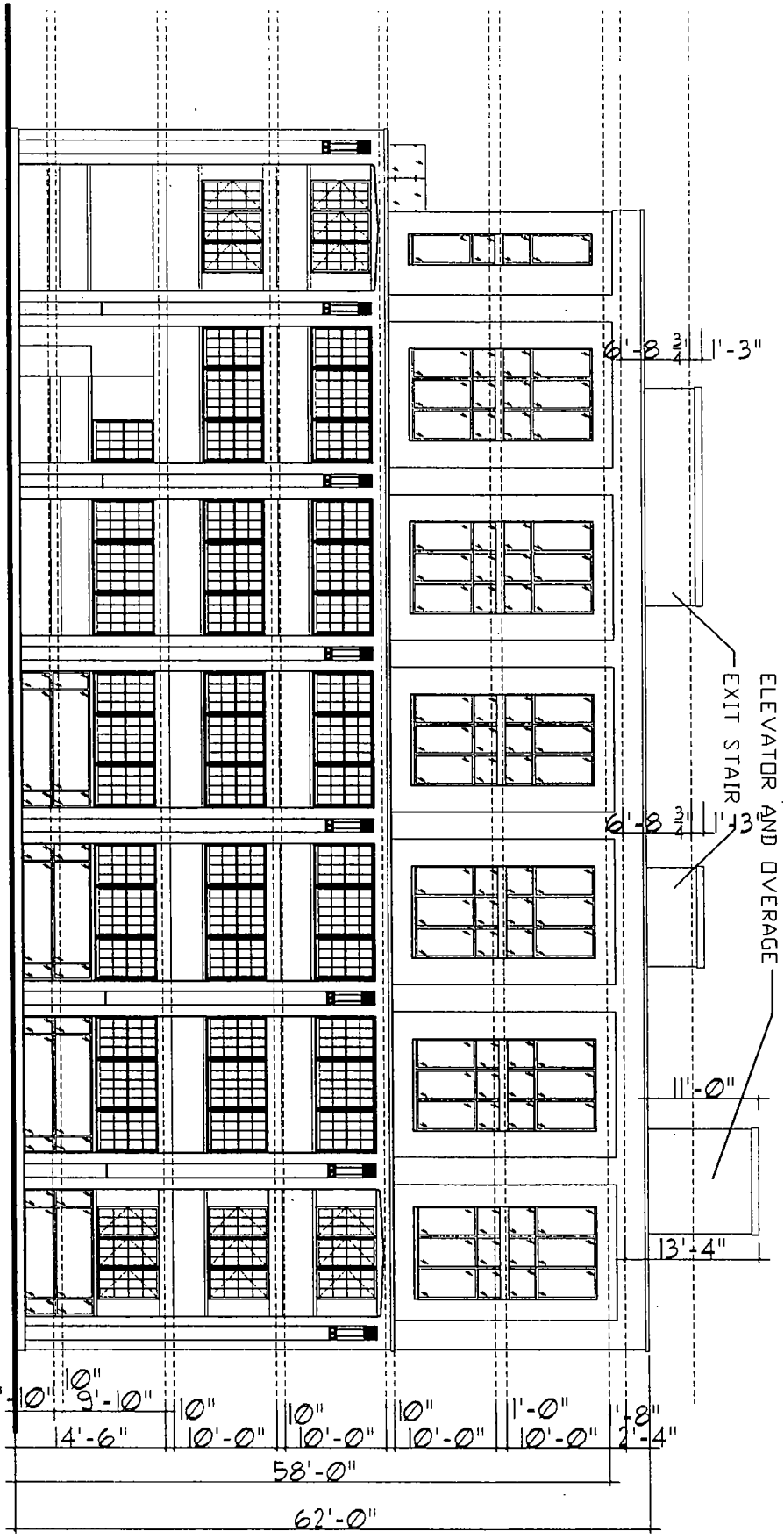
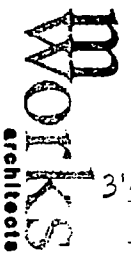
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WEST SIDE ELEVATION

1/8" = 1'-0"

2144-54 WEST LAURENCE AVE., CHICAGO, IL



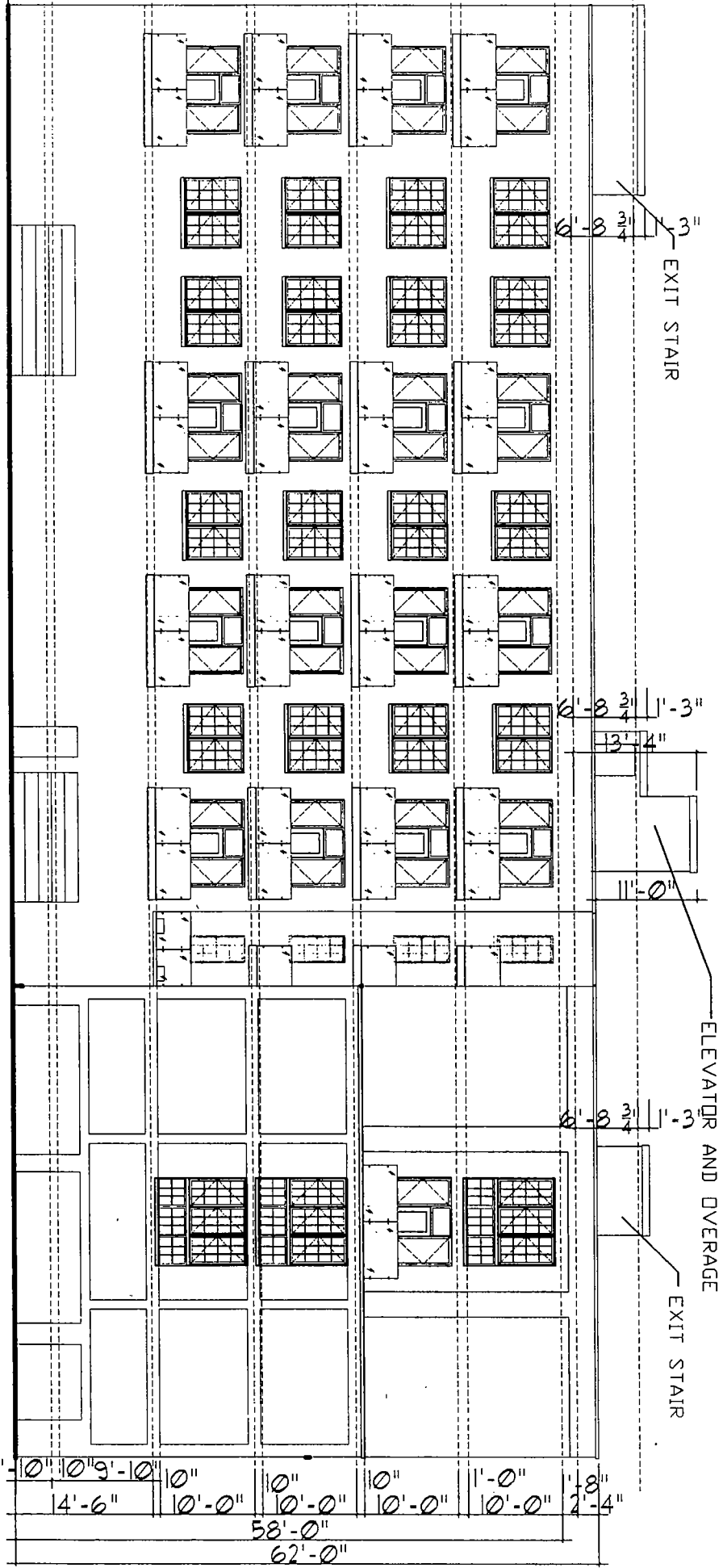
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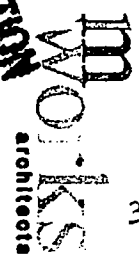
2144-54 WEST LAURENCE AVE., CHICAGO, IL

1/8" = 1'-0"

NORTH REAR ELEVATION



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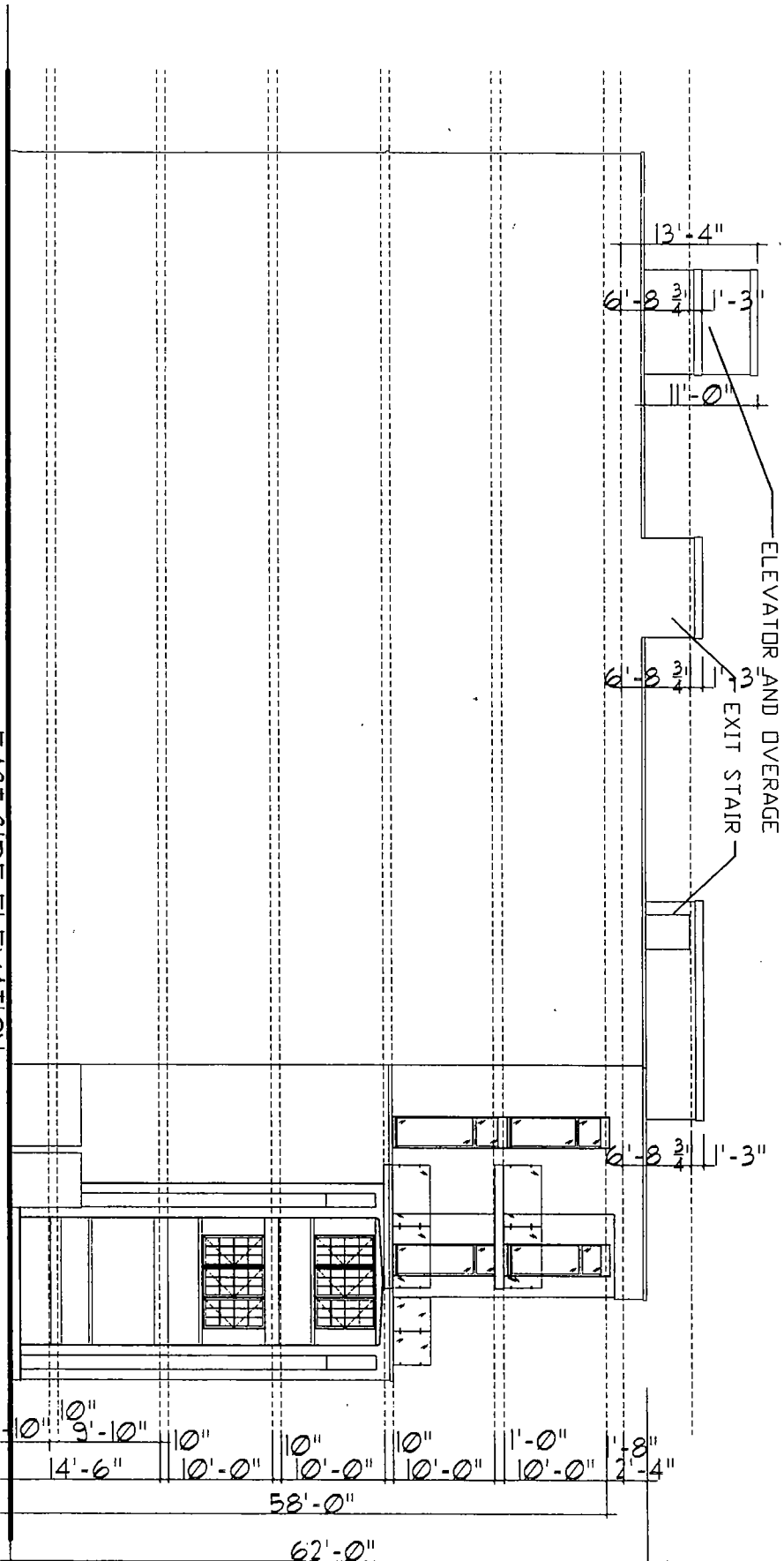


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EAST SIDE ELEVATION

1/8" = 1'-0"

2144-54 WEST LAURENCE AVE., CHICAGO, IL



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