



City of Chicago



SO2020-4569

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-H at 2208 W Lawrence Ave - App No. 20490T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 13-H in the area bounded by

The alley next north of and parallel to West Lawrence Avenue; A line 56.93 feet west of and parallel to North Leavitt Avenue; West Lawrence Avenue; and a line 157.18 west of and parallel to North Leavitt Avenue

to those of a B2-3 District Neighborhood Mixed-Use District.

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

Common Address of Property: 2208 West Lawrence Avenue

SUBSTITUTE PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

2208 West Lawrence Avenue

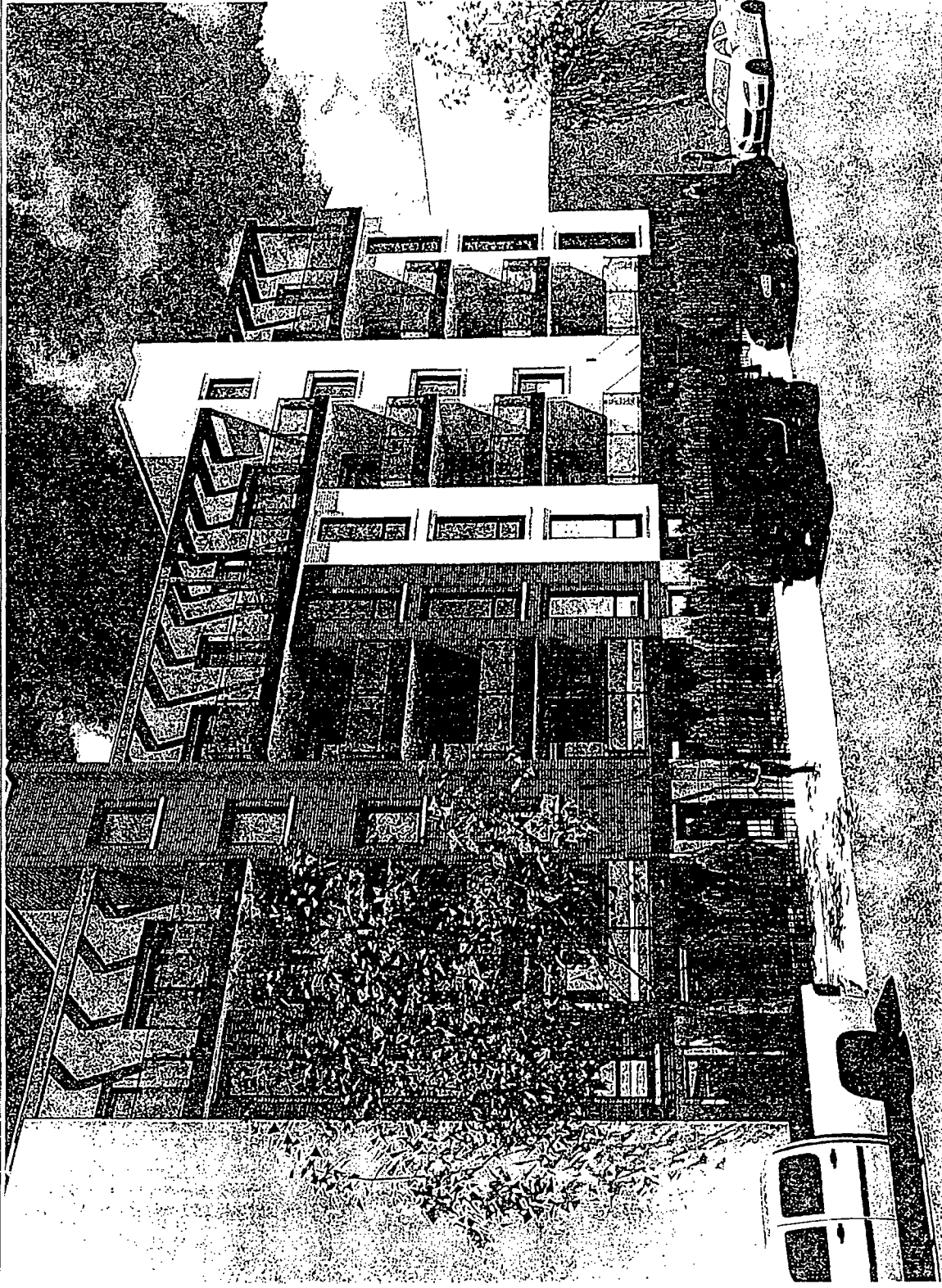
B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District to amend the plans subject to a previously approved but now expired Type 1 Zoning Map Amendment. The applicant proposes to create two separate zoning lots each 50.20 x 124.07 and to construct a multi-family building containing 10 residential dwelling units on each lot for a total of 20 residential dwelling units. The Applicant proposes to construct 18 indoor parking spaces for the proposed development. Each building will be five-stories in height. The property is a transit served location within 1,250 feet from the CTA Bus Western Line.

	PROPOSED 2204	PROPOSED 2212
Lot Area	6,228.31 SF	6,228.31 SF
MLA	622.83	622.83
Parking	18*	18*
Rear Setback	38'6"	38'6"
East Setback	0	0
West Setback	0	0
Front Setback	4'	4'
FAR	3.0	3.0
Building Height	57'6"	57'6"

*This is a transit served location. There is 18 parking space combined for both buildings.

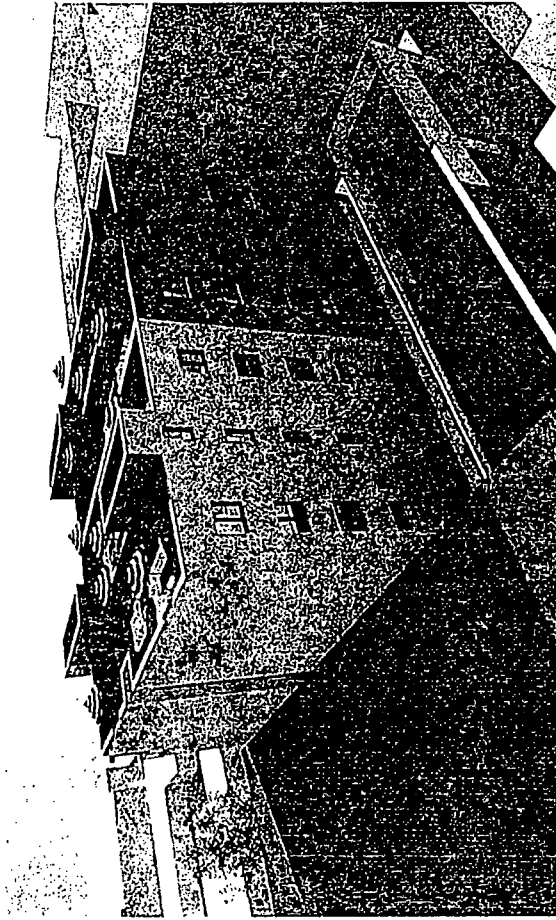
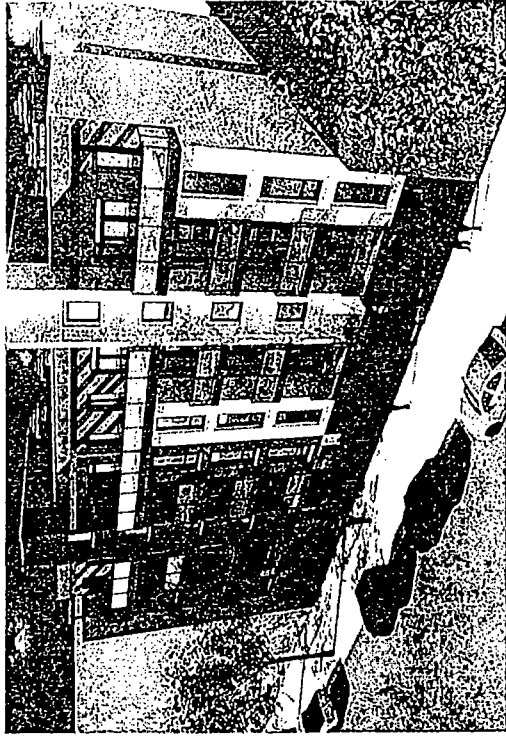
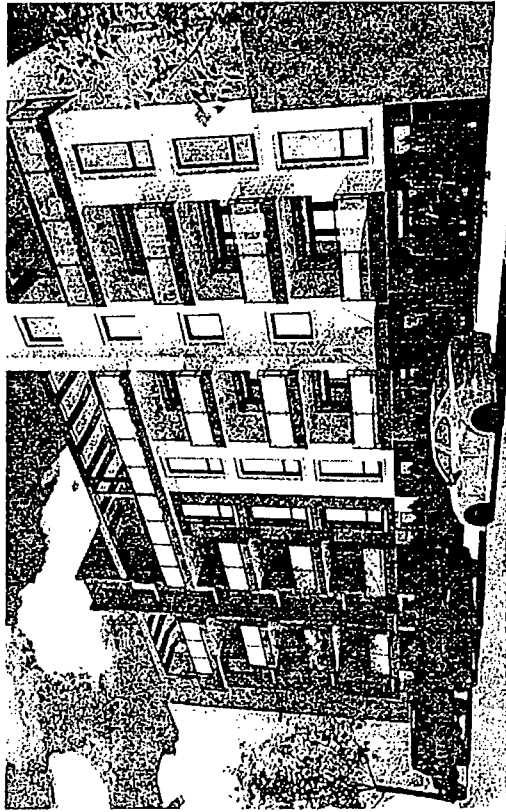
Final for Publication



NEW RESIDENTIAL DEVELOPMENT

CHICAGO 2204 - 2212 W. LAWRENCE AVE. ILLINOIS

kutlesa hernandez
ARCHITECTS



kutlesa hernandez
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2204 - 2212 W. LAWRENCE AVE.

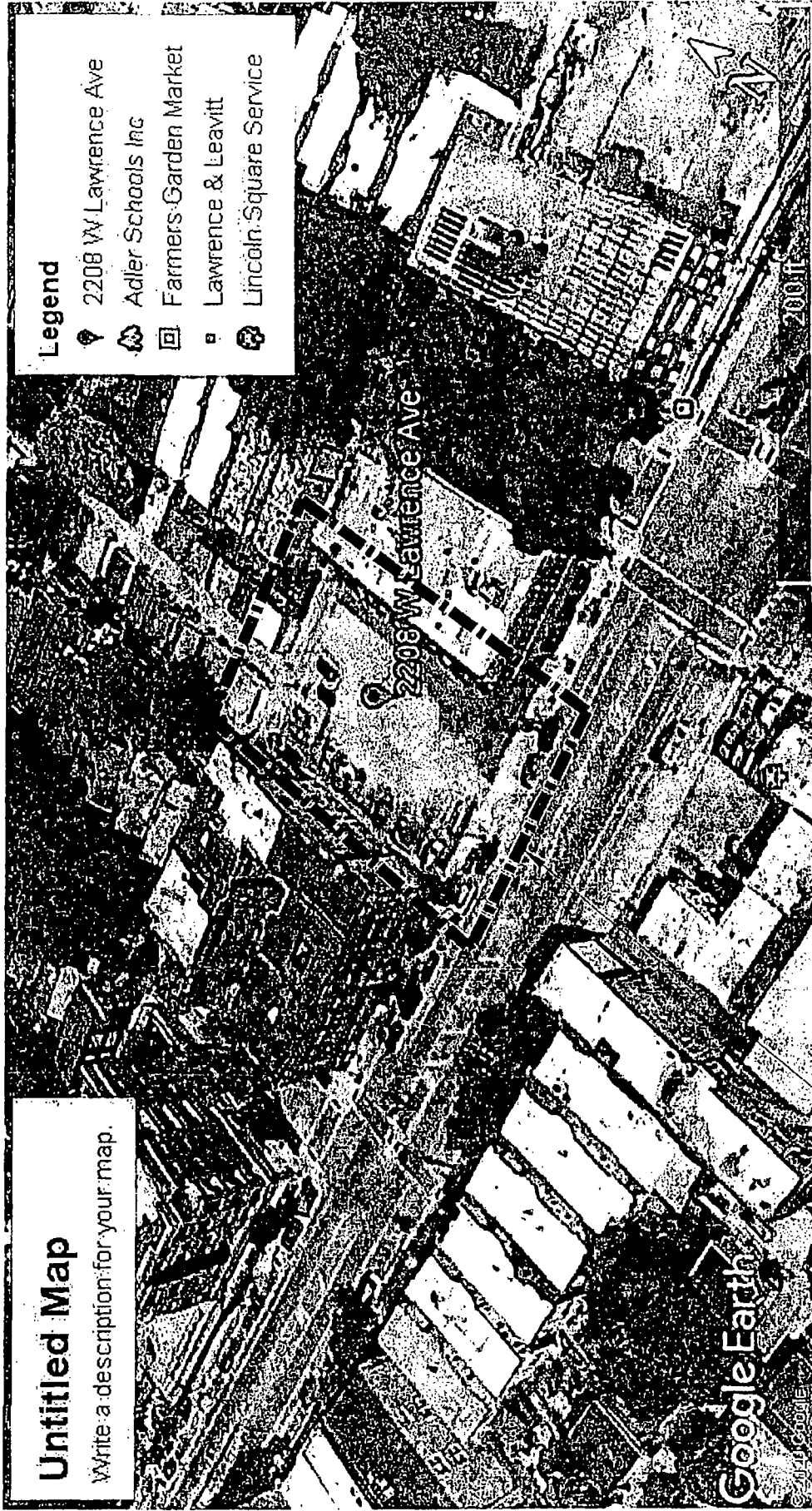
ILLINOIS

Untitled Map

Write a description for your map.

Legend

- 2208 W Lawrence Ave
- Adler Schools Inc
- Farmers Garden Market
- Lawrence & Leavitt
- Lincoln Square Service



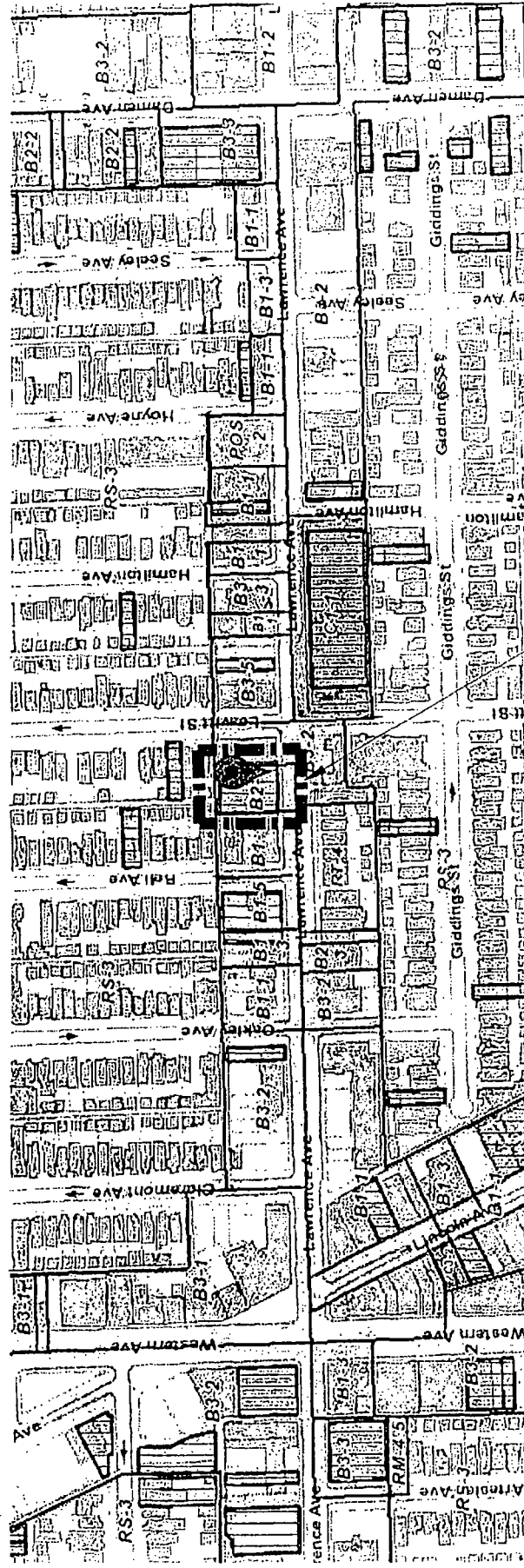
SUBJECT
PROPERTY
2208 W. LAWRENCE AVE.

kutlesa hernandez
ARCHITECTS

NEW RESIDENTIAL DEVELOPMENT
CHICAGO 2204 - 2212 W. LAWRENCE AVE. ILLINOIS

Zoning and Land Use Map
Department of Planning and Development

- NRHP - Property
- NRHP - District
- NHL - Property
- NHL - District



SUBJECT
PROPERTY
2208 W. LAWRENCE AVE.

NEW RESIDENTIAL DEVELOPMENT
CHICAGO 2204 - 2212 W. LAWRENCE AVE. ILLINOIS

kutlesa hernandez
ARCHITECTS

2204-12 W. Lawrence Ave.

9-14-20

EXISTING ZONING: R2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED.

LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/ OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'

SIDE YARDS: 0'

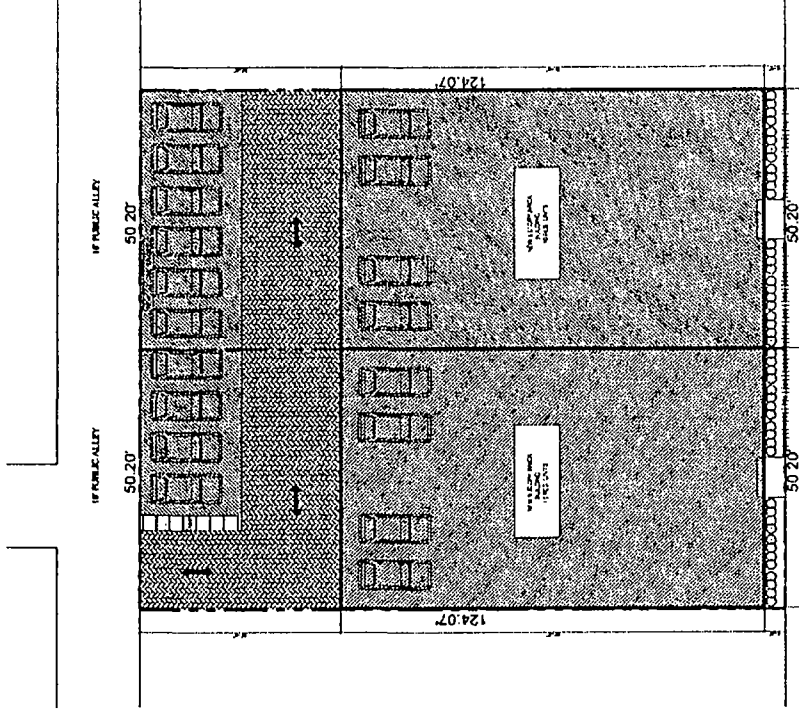
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARDS: 0'

REAR YARD: 39'-6" FOR RESIDENTIAL



WEST LAWRENCE AVENUE WEST LAWRENCE AVENUE
TWO WAY TWO WAY
NORTH

1 Site Plan - Overall

A-1 Scale: 3/32" = 1'-0"

kutlesa hernandez
ARCHITECTS

NEW RESIDENTIAL DEVELOPMENT

CHICAGO

2204 - 2212 W. LAWRENCE AVE.

ILLINOIS

9.14.20

2212 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USE: RESIDENTIAL USE, SPECIAL USE REQUIRED

LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/ OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'

SIDE YARDS: 0'

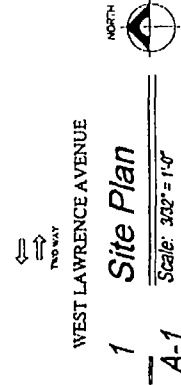
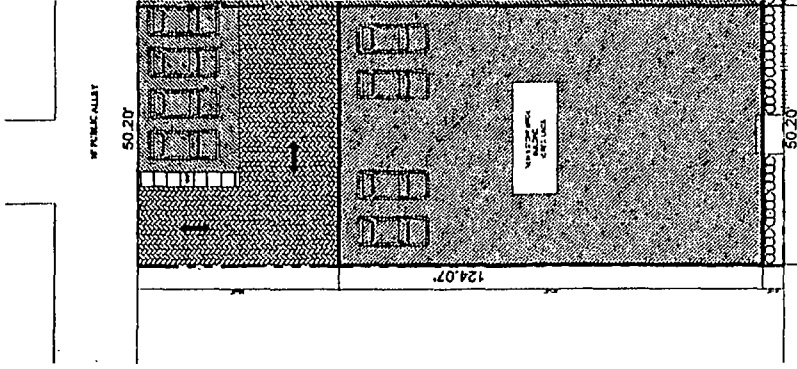
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARDS: 0'

REAR YARD: 38'-6" FOR RESIDENTIAL



kutlesa hernandez
ARCHITECTS

NEW RESIDENTIAL DEVELOPMENT
CHICAGO
2212 W. LAWRENCE AVE.
ILLINOIS

2212 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED

LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0

SIDE YARDS: 0

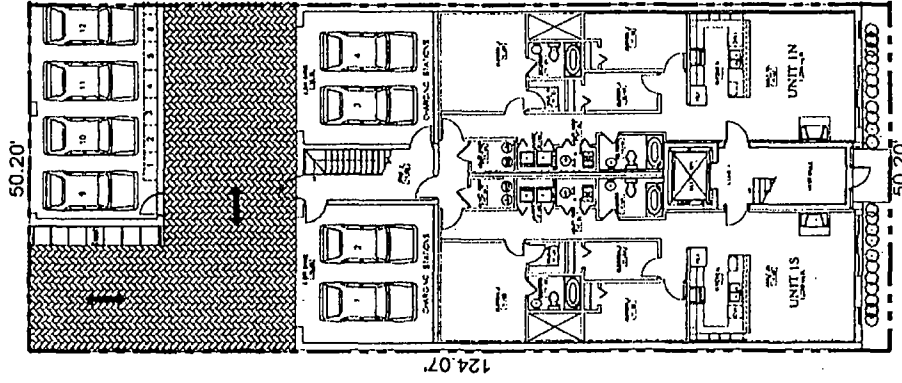
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARDS: 0

REAR YARD: 38'-6" FOR RESIDENTIAL



1 1st Floor Plan

A-1

Scale: 1/8" = 1'-0"

kutlesa. hernandez
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2212 W. LAWRENCE AVE.

ILLINOIS

2212 W. Lawrence Ave.

9-14-20

EXISTING ZONING: 22-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

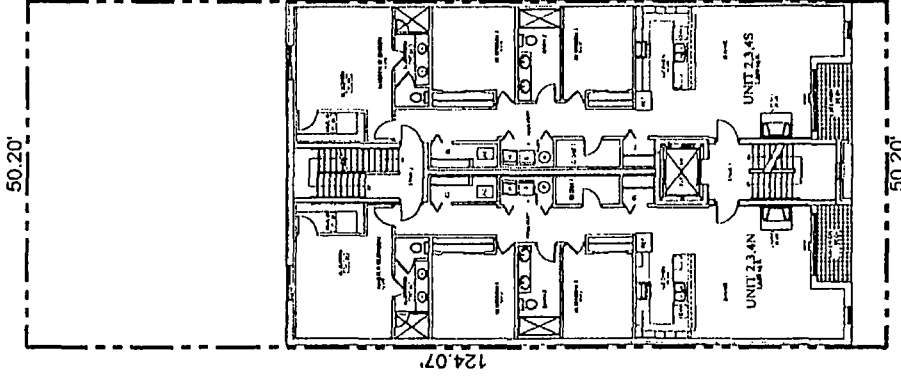
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"
SIDE YARDS: 0'
REAR YARD: 30'-6" FOR RESIDENTIAL



1 2nd, 3rd & 4th Flrs.

Scale: 1/8" = 1'-0"

A-1



kutlesa hernandez
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2212 W. LAWRENCE AVE.

ILLINOIS

2212 W. Lawrence Ave.

9-14-20

EXISTING ZONING: R2.3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 63'-0" w/ COMMERCIAL 60'-0" w/out COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

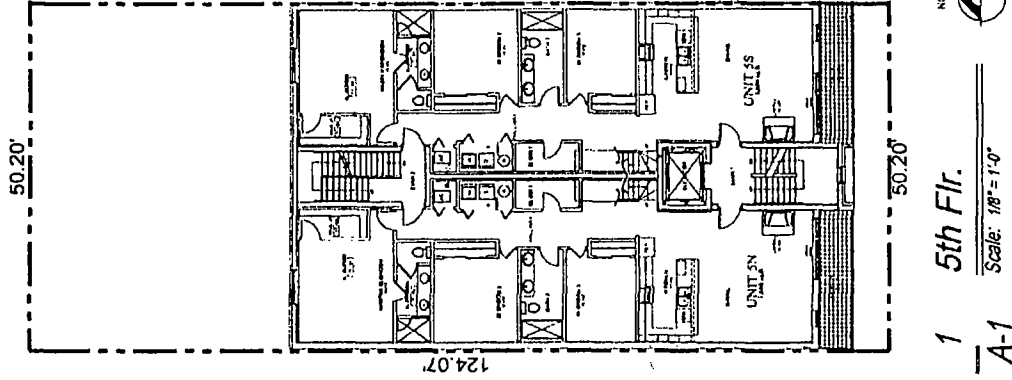
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"
SIDE YARDS: 0'
REAR YARD: 38'-6" FOR RESIDENTIAL



1 5th Flr.

Scale: 1/8" = 1'-0"



kutlesa hernandez
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2212 W. LAWRENCE AVE.

ILLINOIS

9.14.20

2212 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2.3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA 12,431 SF
FAR 3.0

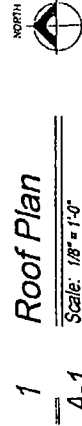
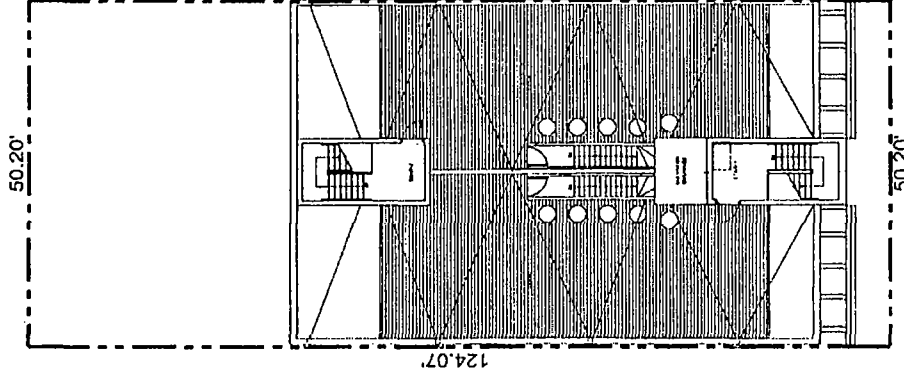
ALLOWABLE GROSS BLDG. SF : 37,293 SF
PROPOSED RESIDENTIAL GROSS SF : 37,293 SF
PROPOSED TOTAL GROSS BLDG. SF : 37,293 SF
ALLOWABLE MAX. BUILDING HEIGHT : 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL
PROPOSED MAX. BUILDING HEIGHT : 37'-6"
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED : 31
PROPOSED NUMBER OF DWELLING UNITS : 20
PROPOSED NUMBER OF ACCESSORY PARKING SPACES : 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"
SIDE YARDS: 0'
REAR YARD: 26'-6" FOR RESIDENTIAL



2212 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF
PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

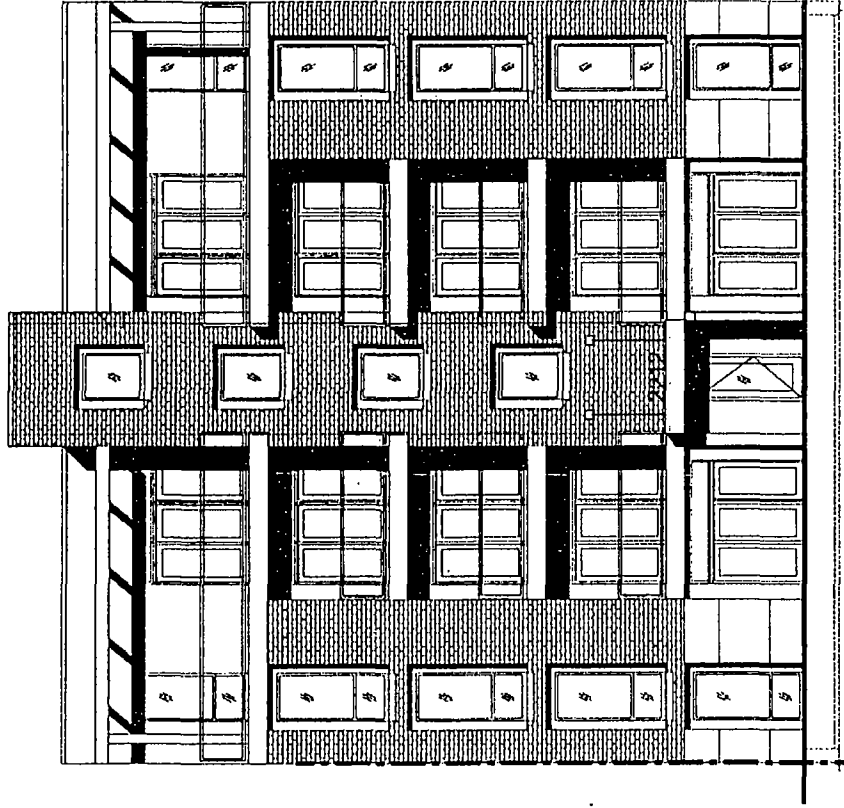
PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF
ALLOWABLE MAX. BUILDING HEIGHT: 37'-6"
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31
PROPOSED NUMBER OF DWELLING UNITS: 20
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 2'-0"
SIDE YARDS: 0'
REAR YARD: 38'-6" FOR RESIDENTIAL



1 South Elevation

Scale: 1/8"=1'-0"

A-1

NEW RESIDENTIAL DEVELOPMENT

2212 W. LAWRENCE AVE.

CHICAGO

ILLINOIS

kutlesa hernandez
ARCHITECTS

2212 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED

LOT AREA: 12,431 SF
FAR: 30

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0

SIDE YARDS: 0

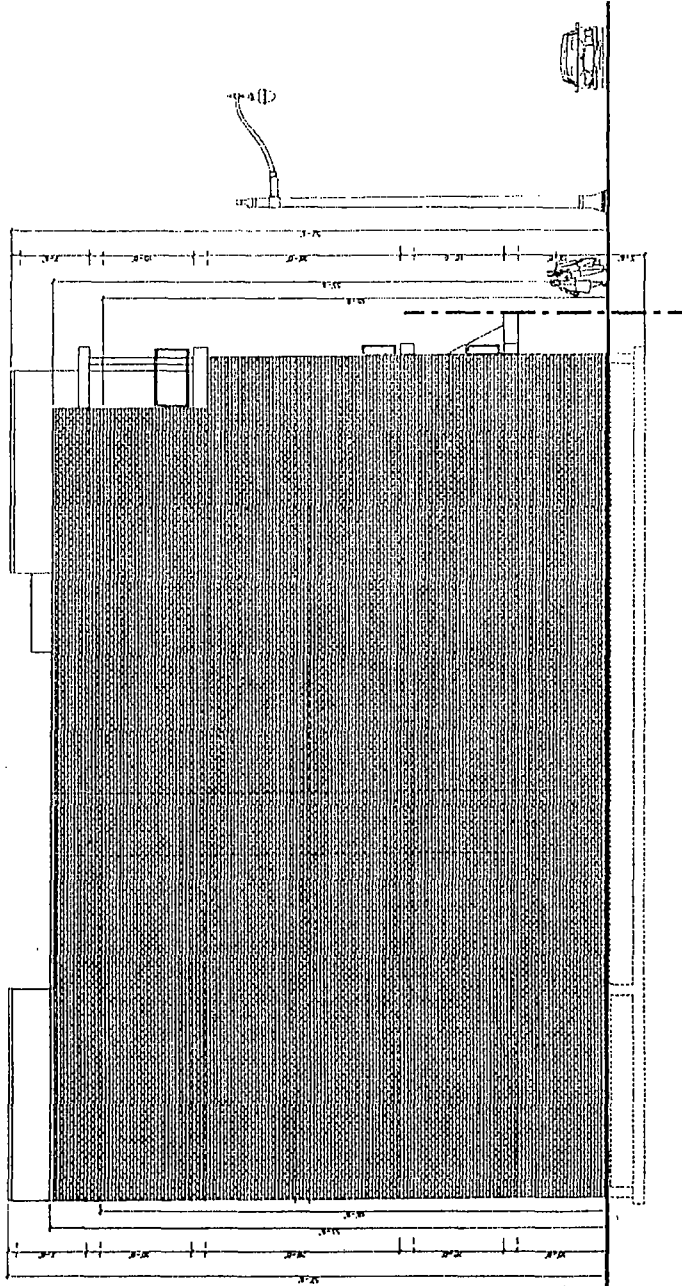
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARDS: 0

REAR YARD: 38'-0" FOR RESIDENTIAL



1 West Elevation

Scale: 3/16" = 1'-0"

A-1

kutlesa. hernandez
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2212 W. LAWRENCE AVE.

ILLINOIS

9.14.20

2212 W. Lawrence Ave.

9-14-20

EXISTING ZONING: R2.3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED

LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF : 37,293 SF

PROPOSED RESIDENTIAL GROSS SF : 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF : 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT : 65'-0" W/ COMMERCIAL 60'-0" W/OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT : 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS : 20

PROPOSED NUMBER OF ACCESSORY PARKING SPACES : 18

REQUIRED SETBACKS:

FRONT YARD: 0'

SIDE YARDS: 0'

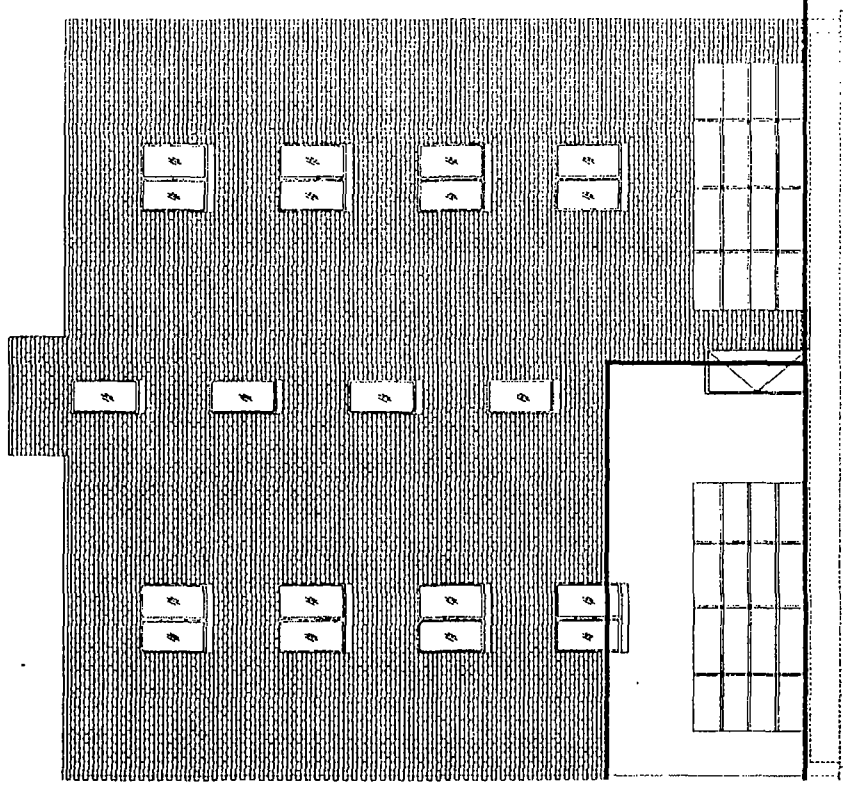
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARDS: 0'

REAR YARD: 38'-6" FOR RESIDENTIAL



1 North Elevation

A-1 Scale: 1/4"=1'-0"

kutlesa hernandez
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT
2212 W. LAWRENCE AVE.
ILLINOIS

9.14.20

2212 W. Lawrence Ave.

9-14-20

EXISTING ZONING: R2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0

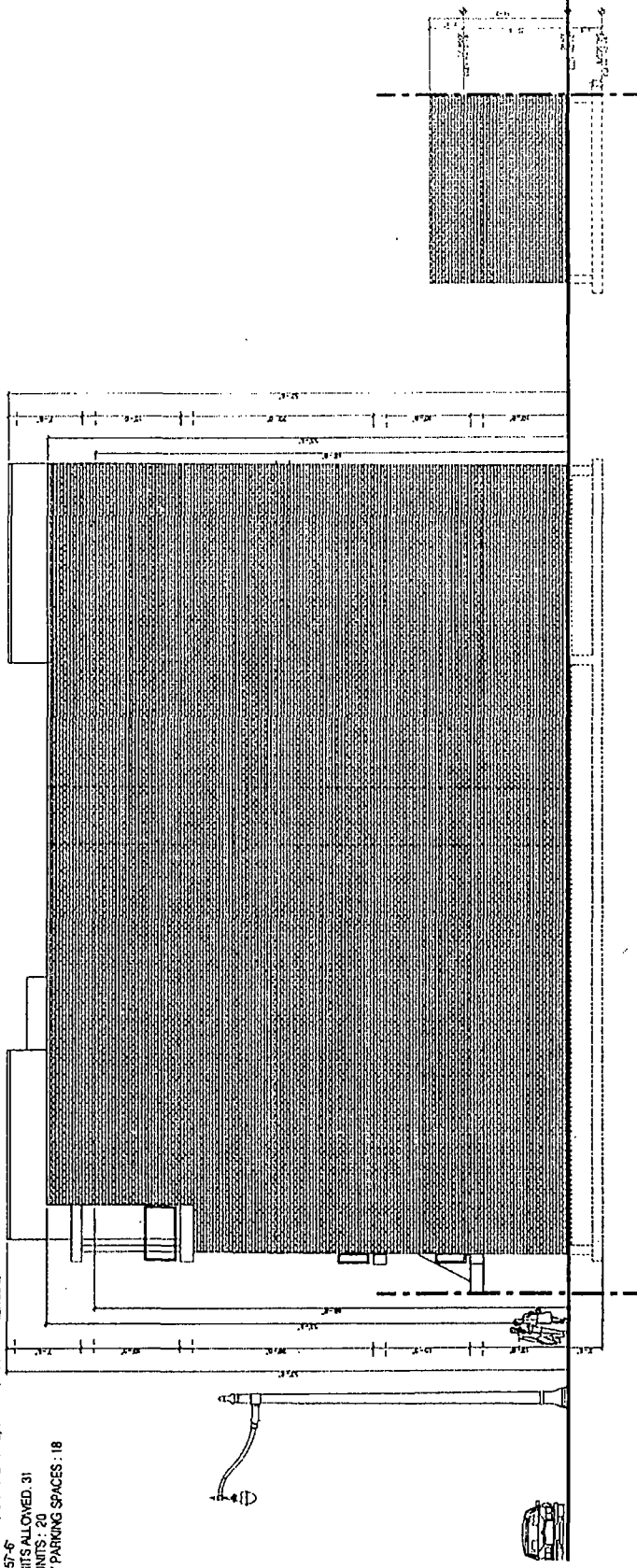
ALLOWABLE GROSS BLDG. SF : 37,293 SF
PROPOSED RESIDENTIAL GROSS SF : 37,293 SF
PROPOSED TOTAL GROSS BLDG. SF : 37,293 SF
ALLOWABLE MAX. BUILDING HEIGHT : 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL
PROPOSED MAX. BUILDING HEIGHT : 57'-6"
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31
PROPOSED NUMBER OF DWELLING UNITS : 20
PROPOSED NUMBER OF ACCESSORY PARKING SPACES : 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"
SIDE YARDS: 0'
REAR YARD: 30'-6" FOR RESIDENTIAL



1 East Elevation
A-1 Scale: 3/16" = 1'-0"

ikutlesa hernandez
ARCHITECTS

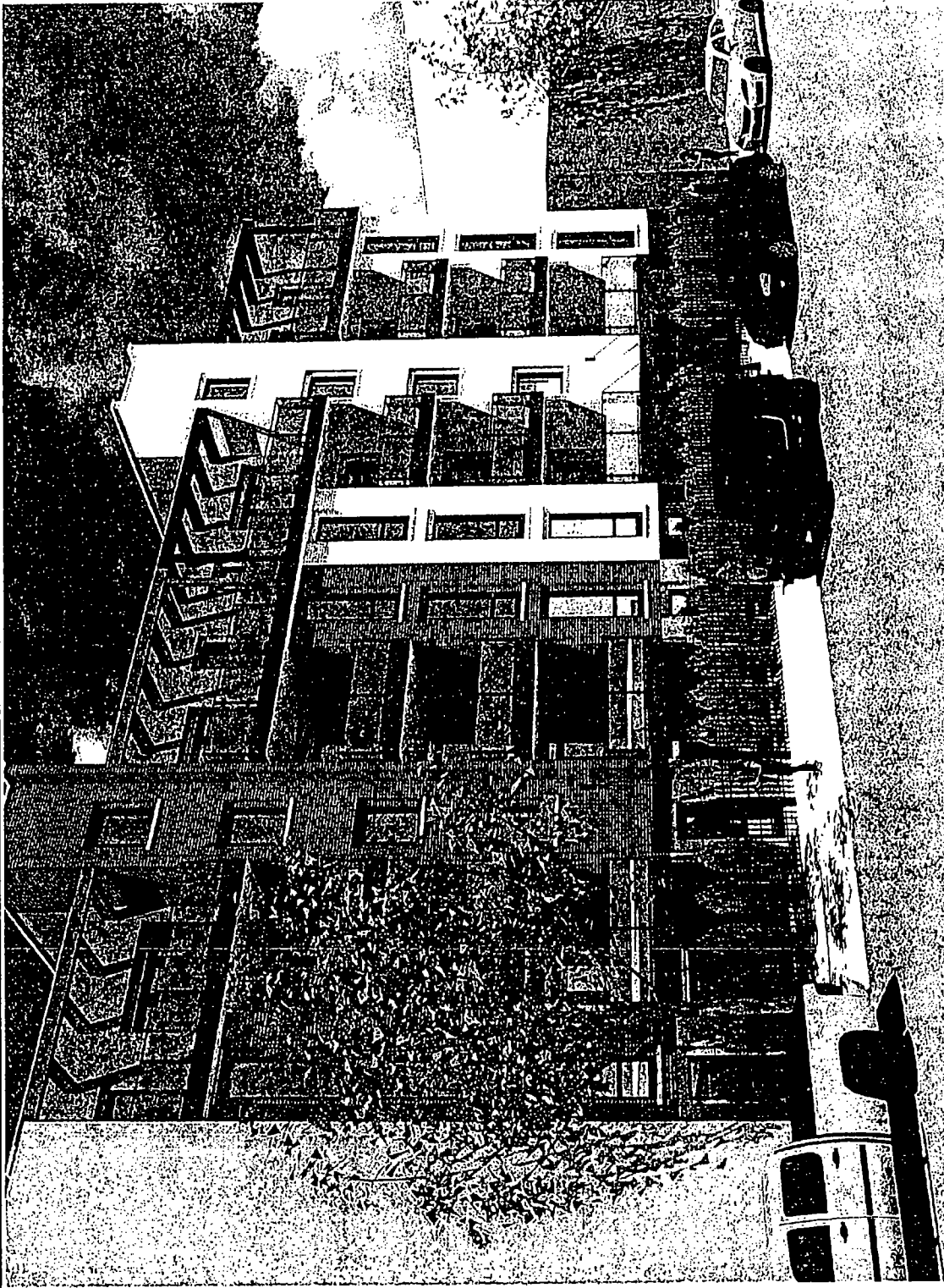
CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2212 W. LAWRENCE AVE.

ILLINOIS

9.14.20



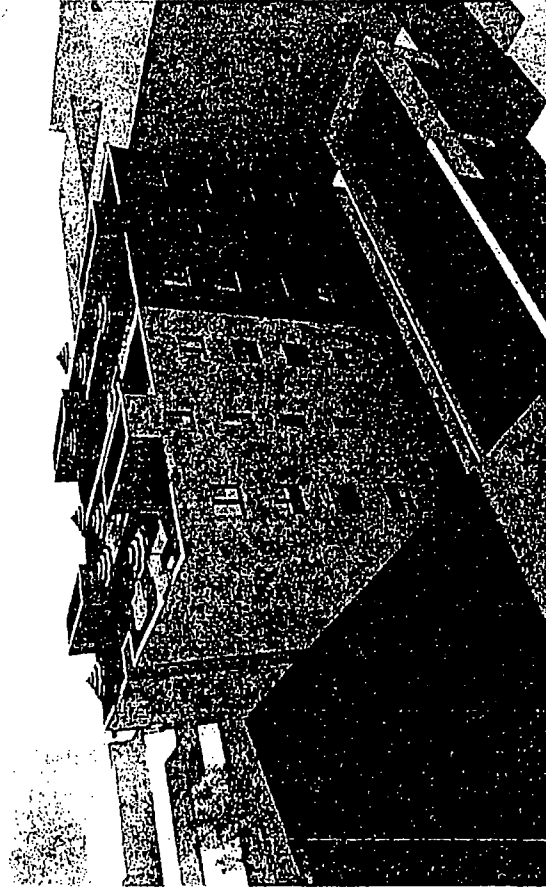
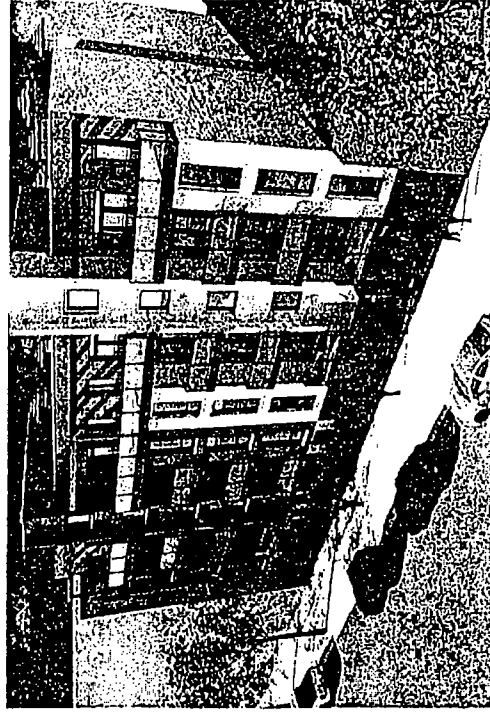
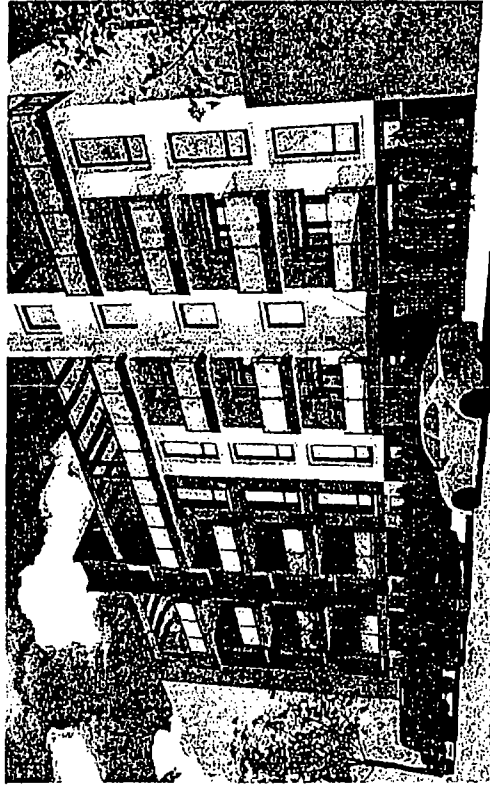
kutlesa hernandez
ARCHITECTS

NEW RESIDENTIAL DEVELOPMENT

CHICAGO

2204-2212 W. LAWRENCE AVE.

ILLINOIS



kutlesa | **hernandez**
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2204 - 2212 W. LAWRENCE AVE.

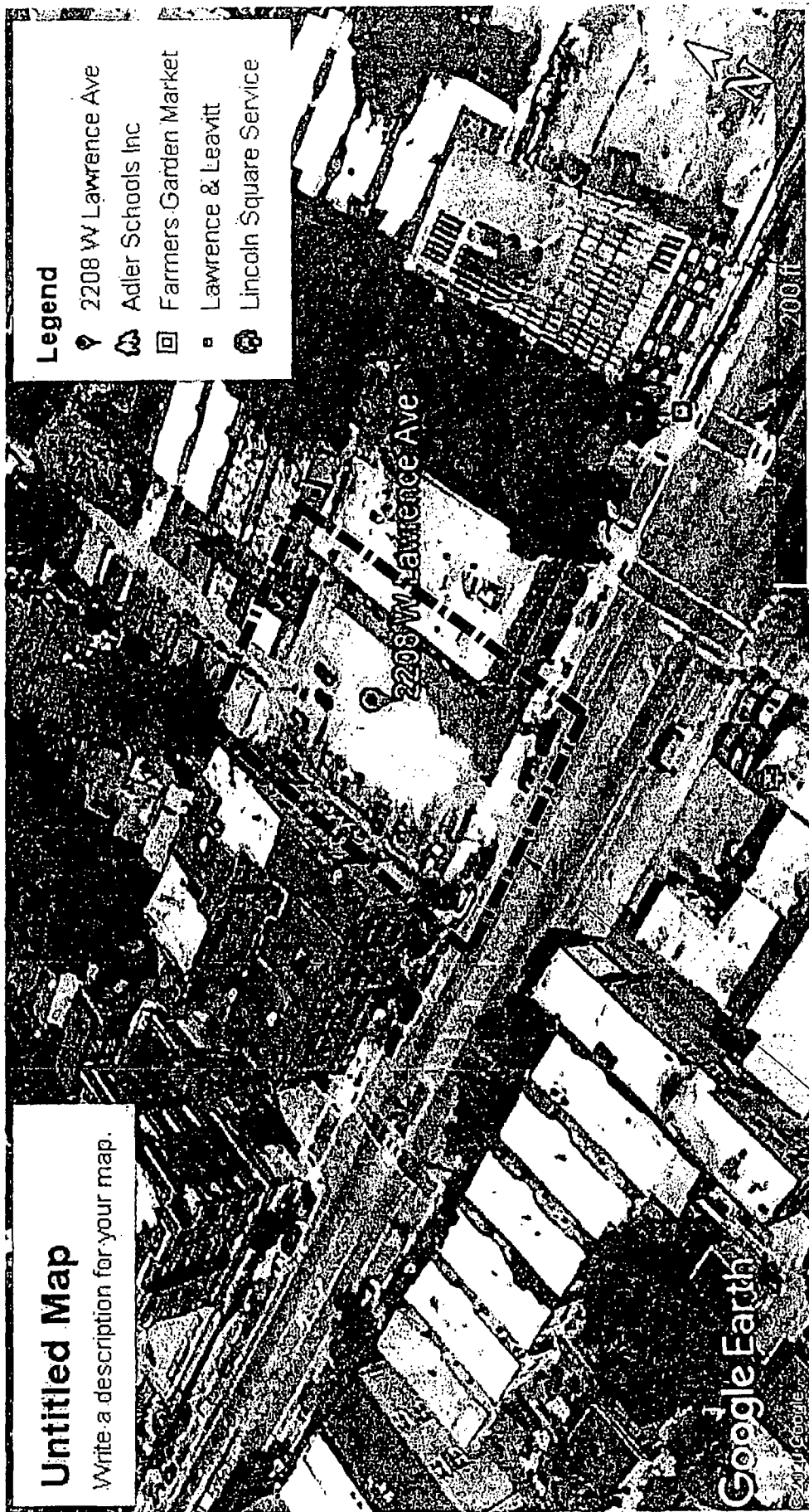
ILLINOIS

Untitled Map

Write a description for your map.

Legend

- 2208 W Lawrence Ave
- Adler Schools Inc
- Farmers Garden Market
- Lawrence & Leavitt
- Lincoln Square Service



SUBJECT
PROPERTY
2208 W. LAWRENCE AVE.

kütlesá hernandez
ARCHITECTS

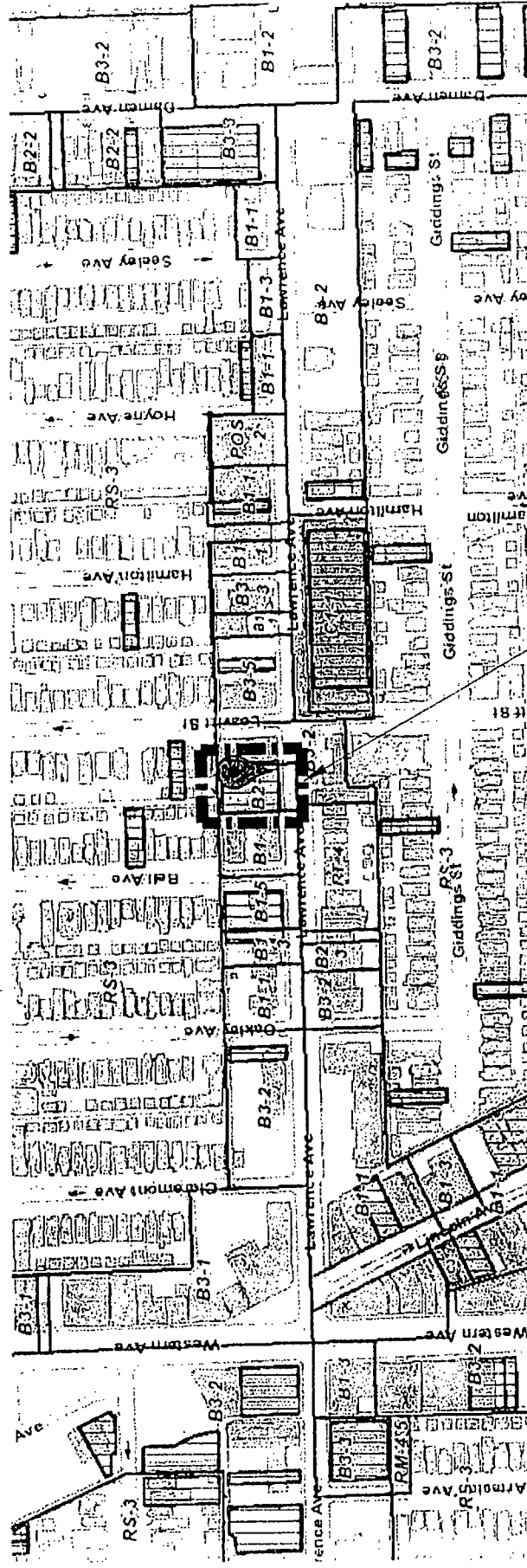
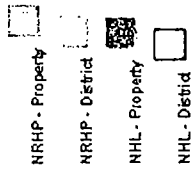
NEW RESIDENTIAL DEVELOPMENT

CHICAGO

2204 - 2212 W. LAWRENCE AVE.

ILLINOIS

Zoning and Land Use Map
Department of Planning and Development



SUBJECT
PROPERTY
2208 W. LAWRENCE AVE.

NEW RESIDENTIAL DEVELOPMENT

CHICAGO 2204 - 2212 W. LAWRENCE AVE. ILLINOIS

kutlesal hernandez
ARCHITECTS

2204-12 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0

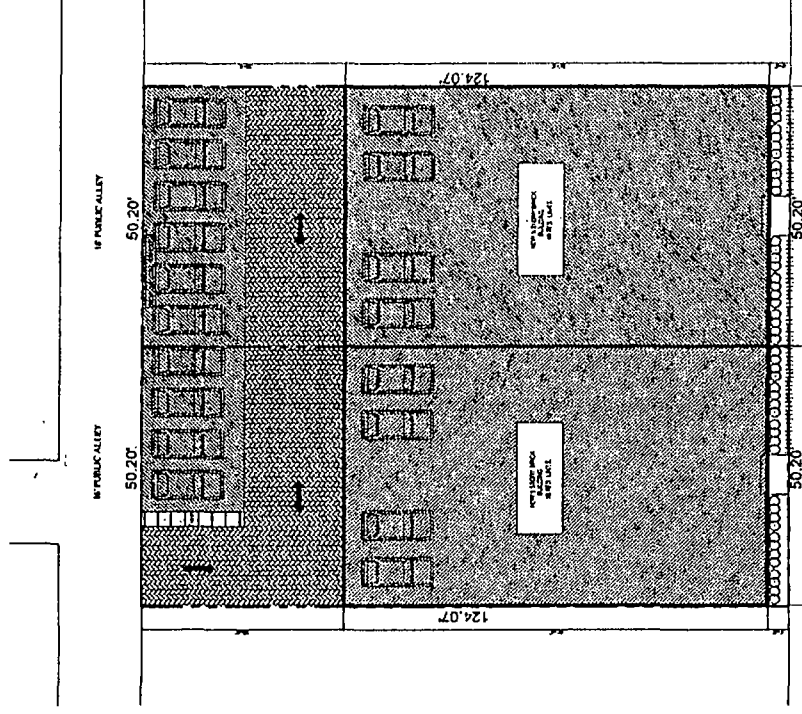
ALLOWABLE GROSS BLDG. SF: 37,293 SF
PROPOSED RESIDENTIAL GROSS SF: 37,293 SF
PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF
ALLOWABLE MAX BUILDING HEIGHT: 69'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL
PROPOSED MAX BUILDING HEIGHT: 57'-6"
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31
PROPOSED NUMBER OF DWELLING UNITS: 20
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"
SIDE YARDS: 0'
REAR YARD: 38'-6" FOR RESIDENTIAL



WEST LAWRENCE AVENUE WEST LAWRENCE AVENUE
TWO WAY TWO WAY
1 Site Plan - Overall
A-1
Scale: 3/32" = 1'-0"
NORTH

kutlesa | hernandez
ARCHITECTS

NEW RESIDENTIAL DEVELOPMENT
CHICAGO 2204 - 2212 W. LAWRENCE AVE. ILLINOIS

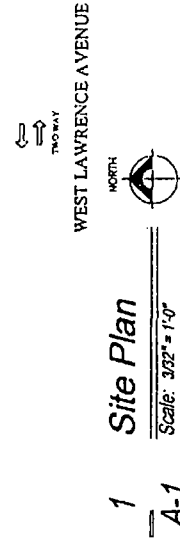
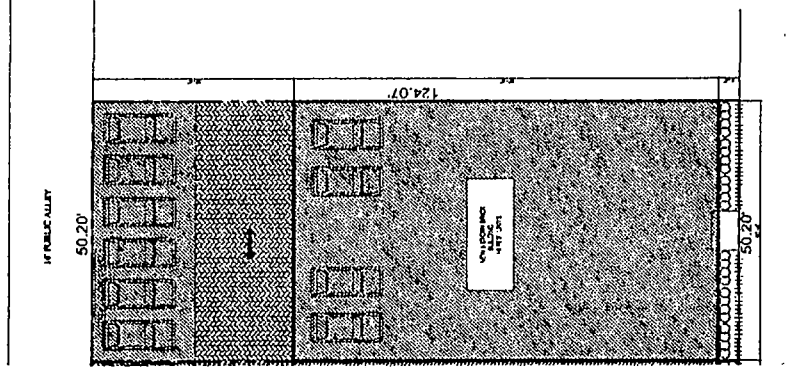
2204 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USE: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0
ALLOWABLE GROSS BLDG. SF: 37,293 SF
PROPOSED RESIDENTIAL GROSS SF: 37,293 SF
PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF
ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL
PROPOSED MAX. BUILDING HEIGHT: 57'-6"
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31
PROPOSED NUMBER OF DWELLING UNITS: 20
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL
FRONT YARD: 4'-0"
SIDE YARDS: 0'
REAR YARD: 38'-6" FOR RESIDENTIAL



WEST LAWRENCE AVENUE

1 Site Plan

Scale: 3/32" = 1'-0"

A-1

NEW RESIDENTIAL DEVELOPMENT

CHICAGO ILLINOIS
2204 W. LAWRENCE AVE.

kutlesa | hernandez
ARCHITECTS

2204 W. Lawrence Ave.

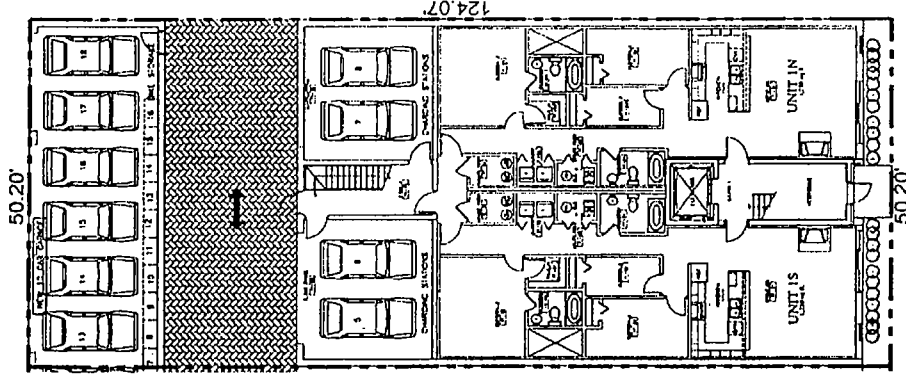
9-14-20

EXISTING ZONING: R2.3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF
PROPOSED RESIDENTIAL GROSS SF: 37,293 SF
PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF
ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 50'-0" W/OUT COMMERCIAL
PROPOSED MAX. BUILDING HEIGHT: 57'-6"
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31
PROPOSED NUMBER OF DWELLING UNITS: 20
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL
PROPOSED SETBACKS:
FRONT YARD: 4'-0"
SIDE YARDS: 0'
REAR YARD: 38'-6" FOR RESIDENTIAL



1 1st Floor Plan

Scale: 1/8" = 1'-0"

A-1

kutlesa | hernandez
ARCHITECTS

NEW RESIDENTIAL DEVELOPMENT

CHICAGO

2204 W. LAWRENCE AVE.

ILLINOIS

2204 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF : 37,293 SF

PROPOSED RESIDENTIAL GROSS SF : 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF : 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT : 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT : 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED : 31

PROPOSED NUMBER OF DWELLING UNITS : 20

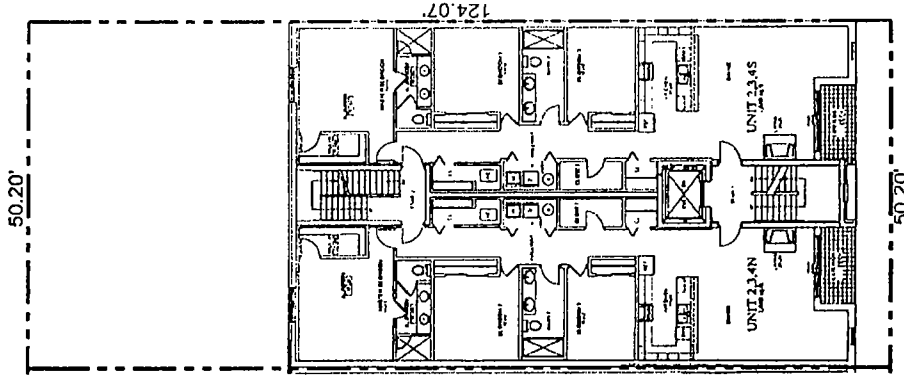
PROPOSED NUMBER OF ACCESSORY PARKING SPACES : 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-3"
SIDE YARDS: 0'
REAR YARD: 38'-6" FOR RESIDENTIAL



1 2nd, 3rd & 4th Flrs.

Scale: 1/8" = 1'-0"



kutlesa hernandez
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2204 W. LAWRENCE AVE.

ILLINOIS

9.14.20

2204 W. Lawrence Ave.

9-14-20

EXISTING ZONING: R2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'

SIDE YARDS: 0'

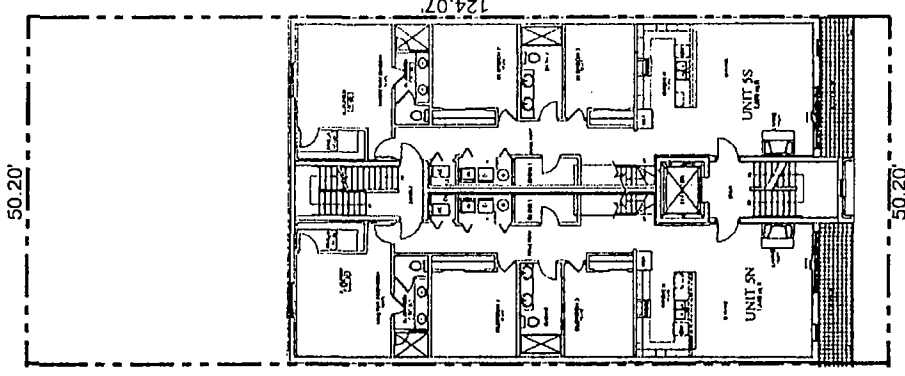
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARDS: 0'

REAR YARD: 36'-6" FOR RESIDENTIAL



1 5th Flr.

Scale: 1/8" = 1'-0"

A-1



kutlesa hernandez
ARCHITECTS

NEW RESIDENTIAL DEVELOPMENT

CHICAGO

2204 W. LAWRENCE AVE.

ILLINOIS

2204 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR 30

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 37'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'

SIDE YARDS: 0'

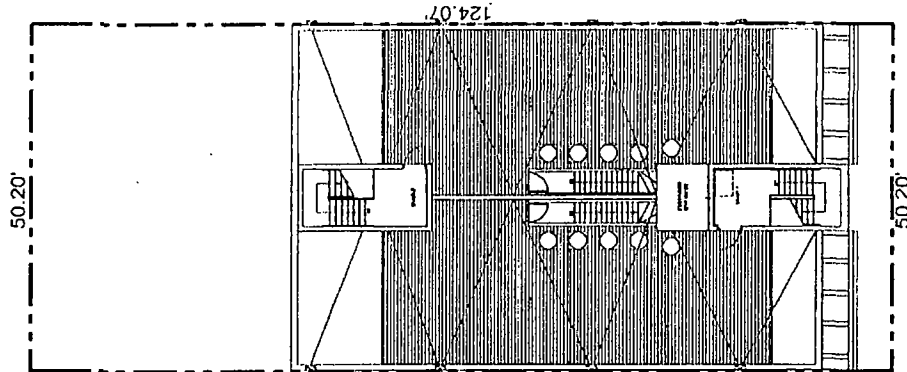
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARDS: 0'

REAR YARD: 38'-6" FOR RESIDENTIAL



1 Roof Plan
A-1
Scale: 1/8" = 1'-0"



kutlesa | hernandez
ARCHITECTS

NEW RESIDENTIAL DEVELOPMENT

CHICAGO

2204 W. LAWRENCE AVE.

ILLINOIS

9.14.20

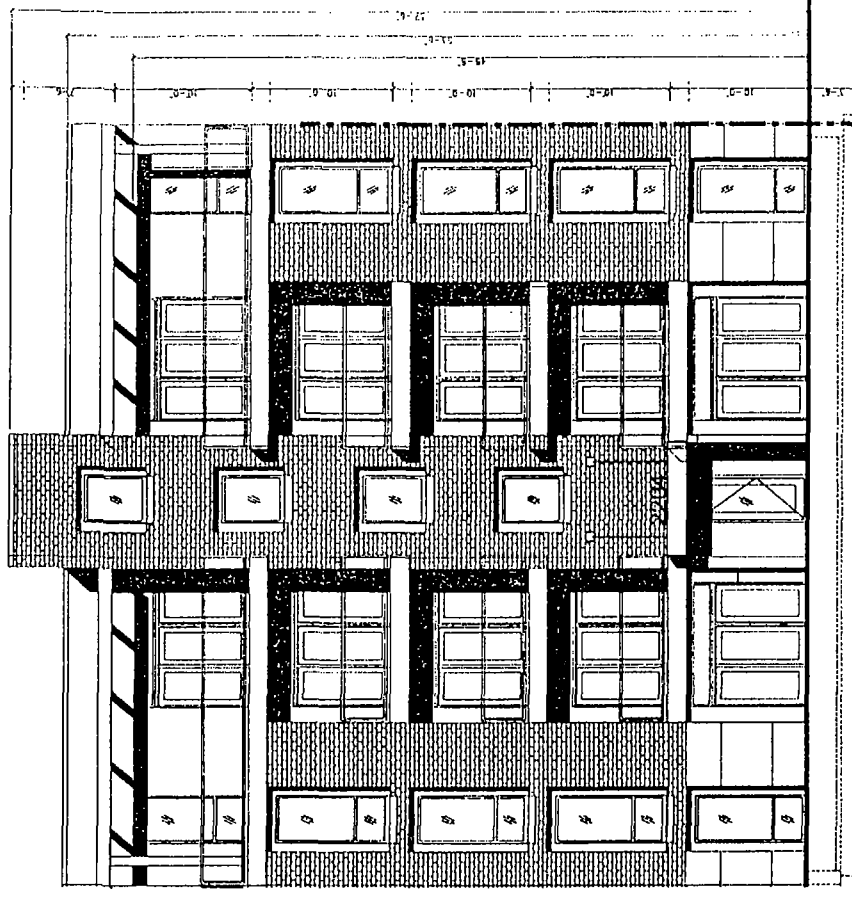
2204 W. Lawrence Ave.

9-14-20

EXISTING ZONING B2-3
PROPOSED USES RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
PSF: 3.0
ALLOWABLE GROSS BLDG. SF : 37,293 SF
PROPOSED RESIDENTIAL GROSS SF : 37,293 SF
PROPOSED TOTAL GROSS BLDG. SF 37,293 SF
ALLOWABLE MAX. BUILDING HEIGHT : 65'-0" W/ COMMERCIAL, 60'-0" W/OOUT COMMERCIAL
PROPOSED MAX. BUILDING HEIGHT : 57'-5"
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED : 31
PROPOSED NUMBER OF DWELLING UNITS : 20
PROPOSED NUMBER OF ACCESSORY PARKING SPACES : 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL
PROPOSED SETBACKS:
FRONT YARD: 4'-0"
SIDE YARDS: 0'
REAR YARD: 38'-6" FOR RESIDENTIAL



1 South Elevation

A-1 Scale: 1/4"=1'-0"

kutlesa hernandez
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT
2204 W. LAWRENCE AVE.
ILLINOIS

9-14-20

2204 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED
LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/OUT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 37'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

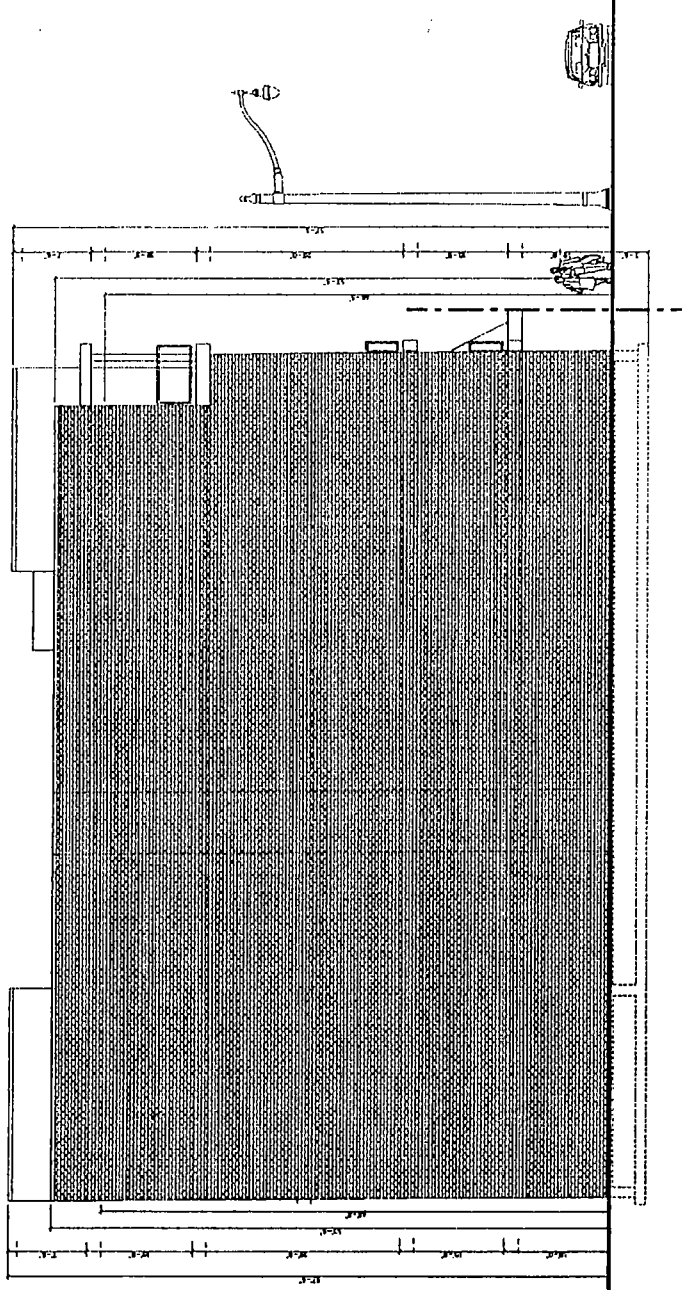
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"
SIDE YARDS: 0'
REAR YARD: 38'-6" FOR RESIDENTIAL



1 West Elevation

Scale: 3/16" = 1'-0"

A-1

kutlesa | hernandez
ARCHITECTS

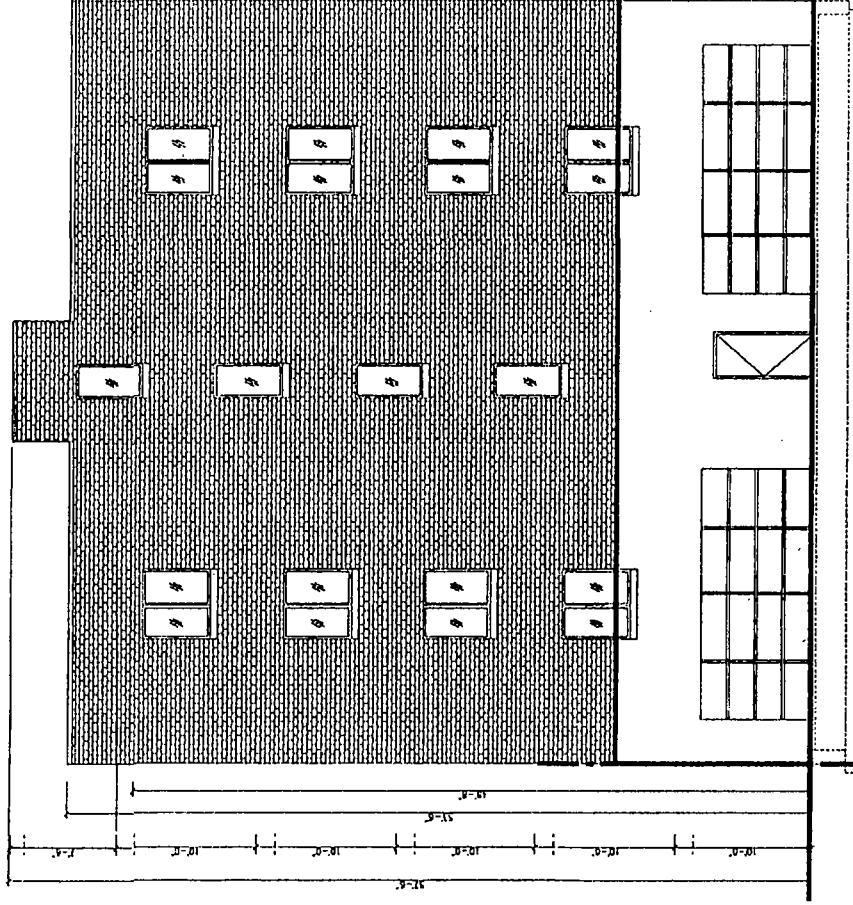
CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2204 W. LAWRENCE AVE.

ILLINOIS

9.14.20



9-14-20

EXISTING ZONING: BD-3

PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED

LOT AREA: 12,431 SF

FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/OJT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS

FRONT YARD: 0'

SIDE YARDS: 0'

REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS

FRONT YARD: 4'-0"

SIDE YARDS: 0'

REAR YARD: 38'-6" FOR RESIDENTIAL

1 North Elevation

Scale: 1/4"=1'-0"

A-1

2204 W. Lawrence Ave.

9-14-20

EXISTING ZONING: B2-3
PROPOSED USES: RESIDENTIAL USE, SPECIAL USE REQUIRED

LOT AREA: 12,431 SF
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 37,293 SF

PROPOSED RESIDENTIAL GROSS SF: 37,293 SF

PROPOSED TOTAL GROSS BLDG. SF: 37,293 SF

ALLOWABLE MAX. BUILDING HEIGHT: 57'-6"

PROPOSED MAX. BUILDING HEIGHT: 57'-6"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 31

PROPOSED NUMBER OF DWELLING UNITS: 20

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 18

REQUIRED SETBACKS:

FRONT YARD: 0'

SIDE YARDS: 0'

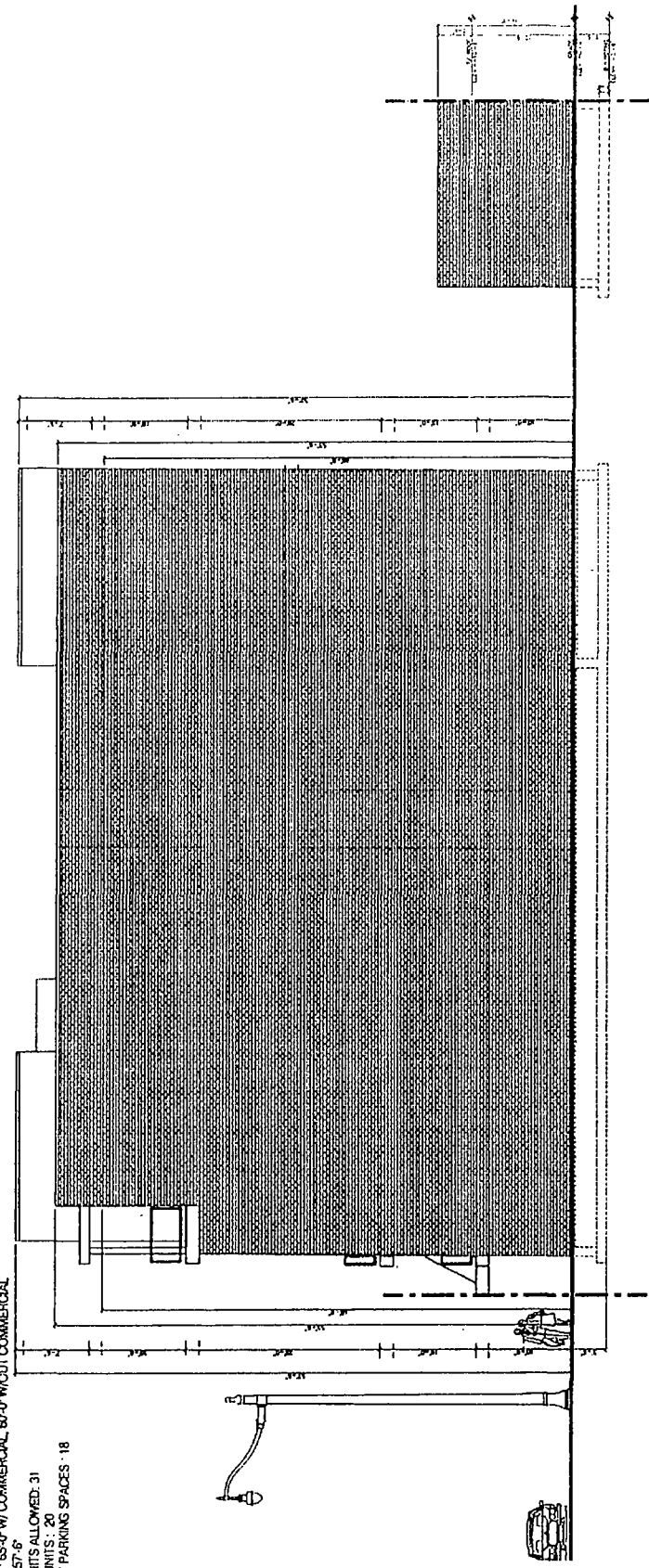
REAR YARD: 30'-0" FOR RESIDENTIAL

PROPOSED SETBACKS

FRONT YARD: 4'-0"

SIDE YARDS: 0'

REAR YARD: 38'-6" FOR RESIDENTIAL



1 East Elevation

Scale: 3/16" = 1'-0"

A-1

kutlesa hernandez
ARCHITECTS

CHICAGO

NEW RESIDENTIAL DEVELOPMENT

2204 W. LAWRENCE AVE.

ILLINOIS