



City of Chicago



O2022-3925

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 12/14/2022 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 13-M at 5954-5960 W Lawrence Ave - App No. 22060T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

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 be amended by changing all the B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 13-M in the area bounded by

A line 130 feet north of and parallel to West Lawrence Avenue; a line 103 feet east of and parallel to North Mason Avenue; West Lawrence Avenue; and North Mason Avenue,

to those of a B3-1 Community Shopping District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 5954-5960 West Lawrence Avenue

**NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING**

**AT
5954-5960 W. Lawrence Ave.
45th Ward**

The Applicant requests a zoning change from the existing B1-2 to that of B3-1 (Type 1) to bring the property into zoning compliance and allow the operation of a coin operated laundromat. The existing 1-story building will be preserved to accommodate approximately 5,000 sqft of a coin operated laundry with approximately 51 washers and 70 dryers with seating area and vending machines. The business will operate 7 days a week from 7am – 10pm with an attendant on site. The building height of 13.82' to remain unchanged; The lot size is 13,390sqft , with the existing 1 story brick building of 7,215sqft and there are 11 parking spaces in the rear of the building.

This establishment is described as:

ZONING: B3-1

LOT AREA: 13,390 sqft (per plat of survey)

A. MINIMUM LOT AREA PER DWELLING UNIT: ZERO

B. FLOOR AREA RATIO: 0.53

BASEMENT AREA (not count): ZERO

FLOOR AREA: 5,000 sqft

TOTAL FLOOR AREA: 7,215 sqft

C. OFF-STREET PARKING: 11

D. SETBACKS

FRONT SETBACK: ZERO (existing building)

REAR SETBACK: 57.9 FT

SIDE SETBACK EAST: ZERO (existing building)

SIDE SETBACK WEST: ZERO (existing building)

E. BUILDING HEIGHT: 13.82 ft

Final for Publication

Lawrence Avenue

Main Entry

Water/ RPZ
New Water Service

Seating
Vending

Attendant Area

Scrap Machine

Coin Changers

Water Heating System

Mop Dump

Garment Folding Table Typical

Utility Sink

Electrical Sub Panel

Electrical Room

Rest Room

Storage Space

- Washer
- 80 LB 4ea
- 60 LB 7ea
- 40 LB 10ea
- 30 LB 14ea
- 20 LB 16 ea

- Dryer
- 30 LB 70ea

Approximately 5000 Square Feet

All Dimensions Are Approximate

Coin-O-Matic

A Miller Laundry Company
www.millerlaundry.com

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