



City of Chicago



O2020-3215

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 6/17/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 13-J at 3334-3336 W
Lawrence Ave - App 20434T1

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 13-J in the area bounded by

The public alley next north of and parallel to West Lawrence Avenue; North Christiana Avenue; West Lawrence Avenue; a line 50 feet west of and parallel to North Christiana 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: 3334-3336 West Lawrence Avenue

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

3334-3336 West Lawrence Avenue

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B1-2 Neighborhood Shopping District to a B2-3 Neighborhood Mixed-Use District to renovate the existing mixed-use building and add an additional dwelling unit on the garden level. The existing building currently contains 12 dwelling units with 6 offices and 3 commercial spaces. The total commercial space is 9,277 square feet. After renovation, the building will contain 13 dwelling units and 6 offices and 3 commercial spaces. The Applicant will not change the existing 12 dwelling units or the 6 offices and 3 commercial spaces. The building will remain as existing, including at the same height, with the same setbacks, and with the same floor area. The building is located on a pedestrian street. The building is a transit served location across the street from the CTA Brown Line Kimball Station.

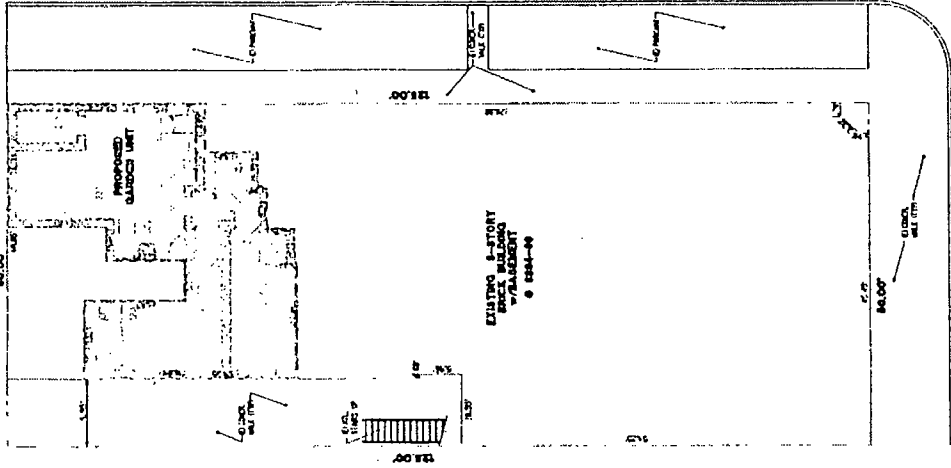
	PROPOSED
Lot Area	6,250 SF
MLA	480
Parking	0 (existing)*
Rear Setback	0 (existing)
East Setback	0 (existing)
West Setback	0 (existing)
Front Setback	0 (existing)
FAR	2.62 (existing)
Building Height	38' (existing)

*This is a transit served location.

Final for Publication

EXISTING MIXED USE BUILDING
 3 COMMERCIAL, 6 OFFICE SPACES & 13 D.U.
 CONVERT VACANT BASEMENT SPACE
 TO 1-DWELLING HABITABLE UNIT
3334-36 W. LAWRENCE AVE.
 CHICAGO, IL 60625

EXISTING 16' PUBLIC ALLEY



W. LAWRENCE AVE.

SITE PLAN
 SCALE 1/8" = 1'-0"
 NORTH

- INDEX OF DRAWINGS:**
- #-18 OVER SHEET SET DRAWING
 - #-21 EXISTING & PROPOSED P.L.C.
 - #-22 EXISTING BUILDING ELEVATIONS
 - #-23 NEW ELEVATIONS AND VENT UNIT

I HEREBY CERTIFY THAT THE DESIGN INFORMATION IS TRUE AND CORRECT FOR THE PROJECT AS SHOWN ON THE SET OF PLANS AND THAT I AM A LICENSED ARCHITECT AND REGISTERED PROFESSIONAL ENGINEER AND BELIEVE THE INFORMATION TO BE TRUE AND CORRECT.

3334-36 W. LAWRENCE AVE., CHICAGO, ILLINOIS
 ON THIS DATE: 10/27/2023
 THE PROJECT NEED NOT COMPLY WITH ANY ORDINANCES IN THE BUILDING DEPARTMENT OF CHICAGO.

BOOK: 100000 DATE: 10/27/2023
 LAYOUT: 100000 NUMBER: 100000

THIS IS TO CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL REQUIREMENTS OF THE CITY OF CHICAGO FOR THE PROJECT.

ARCHITECT: J. J. MILLER ARCHITECTS
 1111 N. LAURENCE AVE. CHICAGO, IL 60625
 DATE: 10/27/2023



DATE	10/27/2023
PROJECT	3334-36 W. LAWRENCE AVE.
OWNER	3334-36 W. LAWRENCE AVE.
ARCHITECT	J. J. MILLER ARCHITECTS
SCALE	1/8" = 1'-0"
SHEET	1 OF 1

A-1.0

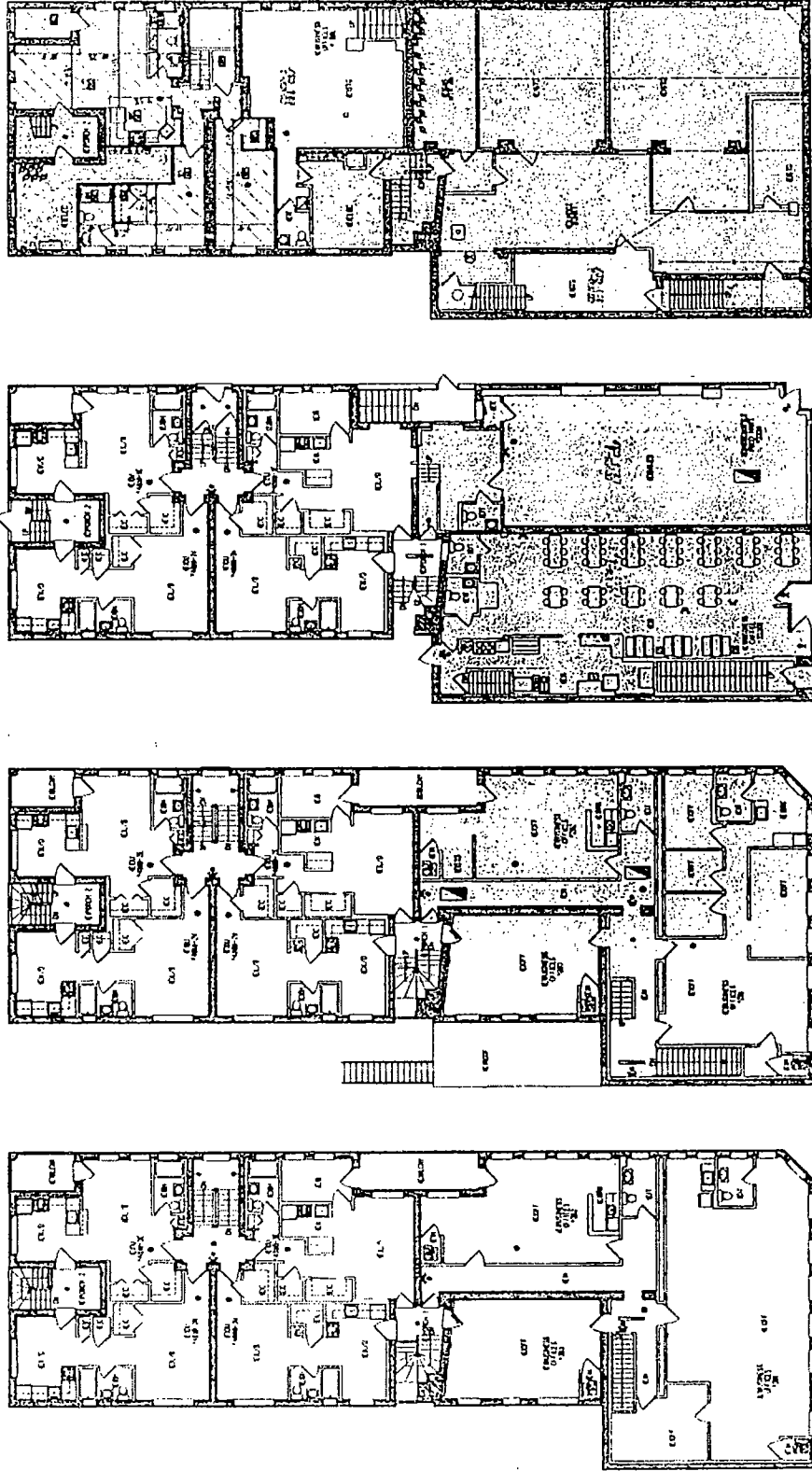
CHICAGO, ILLINOIS 60625

EXISTING MIXED USE BUILDING
 3 COMMERCIAL, 6 OFFICES & 13 DU
 CONVERT VACANT BASEMENT SPACE
 TO 1 DWELLING HABITABLE UNIT
 CHICAGO, ILLINOIS 60625

DATE	10/27/2023
PROJECT	3334-36 W. LAWRENCE AVE.
OWNER	3334-36 W. LAWRENCE AVE.
ARCHITECT	J. J. MILLER ARCHITECTS
SCALE	1/8" = 1'-0"
SHEET	1 OF 1

Final for Publication

LEGEND
 EXIST. D.U. - RESIDENTIAL
 PROPOSED D.U. - PROPOSED NEW RESIDENTIAL
 EXIST. COMM. - COMMERCIAL & OFFICES
 EXIST. BLDG. SER. - BUILDING SERVICE AREAS



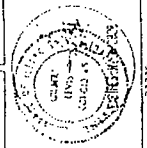
3 PROPOSED BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 5.5.12.15.57

1 EXIST. FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 5.5.12.15.57

2 EXIST. FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 5.5.12.15.57

4 EXIST. FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 5.5.12.15.57

EXISTING MIXED USE BUILDING
 6 COMMERCIAL, 6 OFFICES & 13 DU
 CONVERT VARIOUS RESIDENTIAL UNIT
 CHICAGO, ILLINOIS 60606
2224-26 W. LAWRENCE AVE.



DATE: 10/1/08
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 SCALE: AS SHOWN
 SHEET NO. 10
 PROJECT NO. 08-001

CONTENTS
 EXISTING ARCHITECTURE, PLANS
 & PROPOSED WORKSHEET, SHEET NO. 10

A-1.1