



City of Chicago



SO2019-9343

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/18/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 7-G at 2637-2645 N
Lakewood Ave - App No. 20292T1

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 be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No 7-G in the area bounded by

A line 123 feet south of and parallel to West Schubert Avenue; the alley next east of and parallel to North Lakewood Avenue; a line 223 feet south of and parallel to West Schubert Avenue; and North Lakewood Avenue,

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Common Address of Property: 2637-2645 North Lakewood Avenue

17-13-0303-C (1) Substitute Narrative and Plans

2637-2645 North Lakewood Avenue, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 12,425 square feet

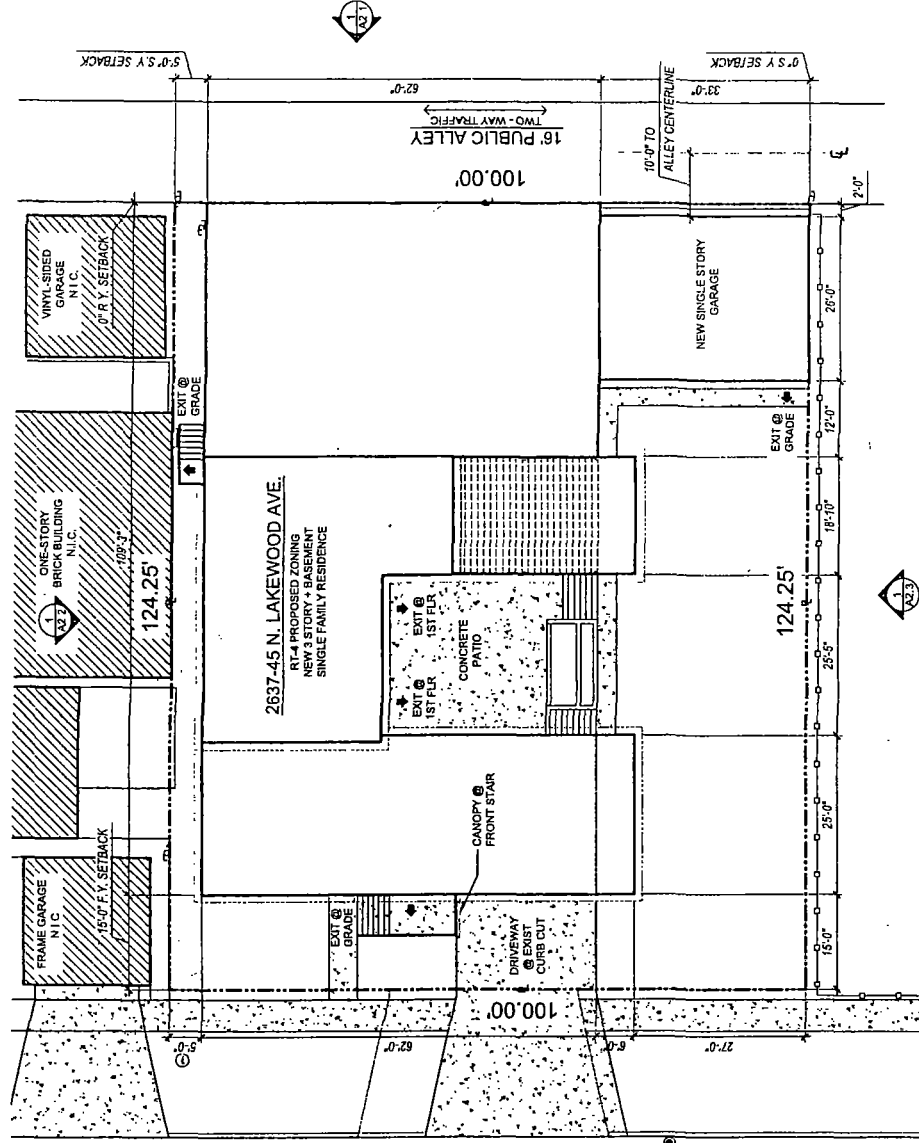
Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new three-story (with basement) single-family residence, with an attached garage, at the subject site. The proposed new building will be masonry in construction and will measure 38 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 12,480 square feet (1.1 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 1 dwelling units (12,425 square feet)
- (C) The amount of off-street parking: 5 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 15 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 5 feet-0 inches
 - South: 5 feet-0 inches

** The Applicant will seek the necessary zoning relief for any reductions to the respective required setback(s).*

- (E) Building Height:
 - 38 feet-0 inches

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N. LAKEWOOD AVE
TWO-WAY TRAFFIC



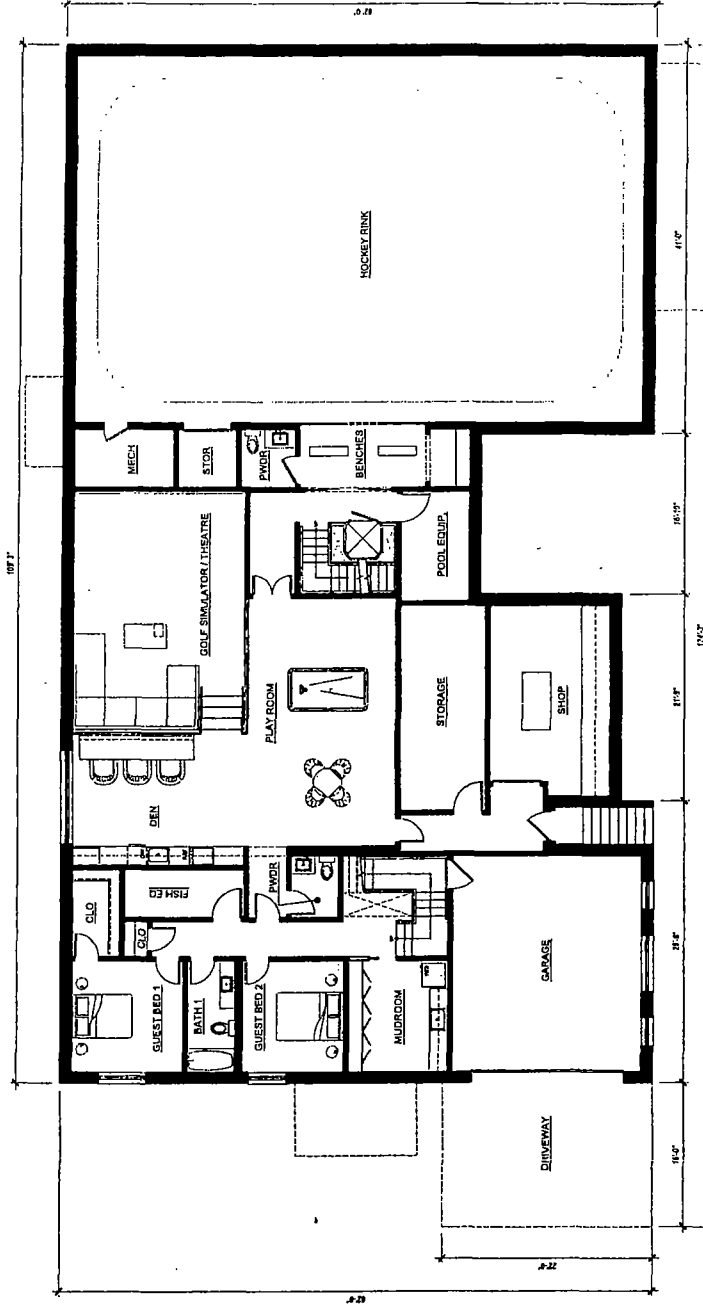
1 SITE PLAN
1/16" = 1'-0"



2637-45 N LAKEWOOD
2637 N LAKEWOOD
CHICAGO, ILLINOIS 60614

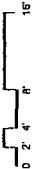
SPACE
ARCHITECTURE + PLANNING
VERSION
A0.1

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1 BASEMENT FLOOR PLAN

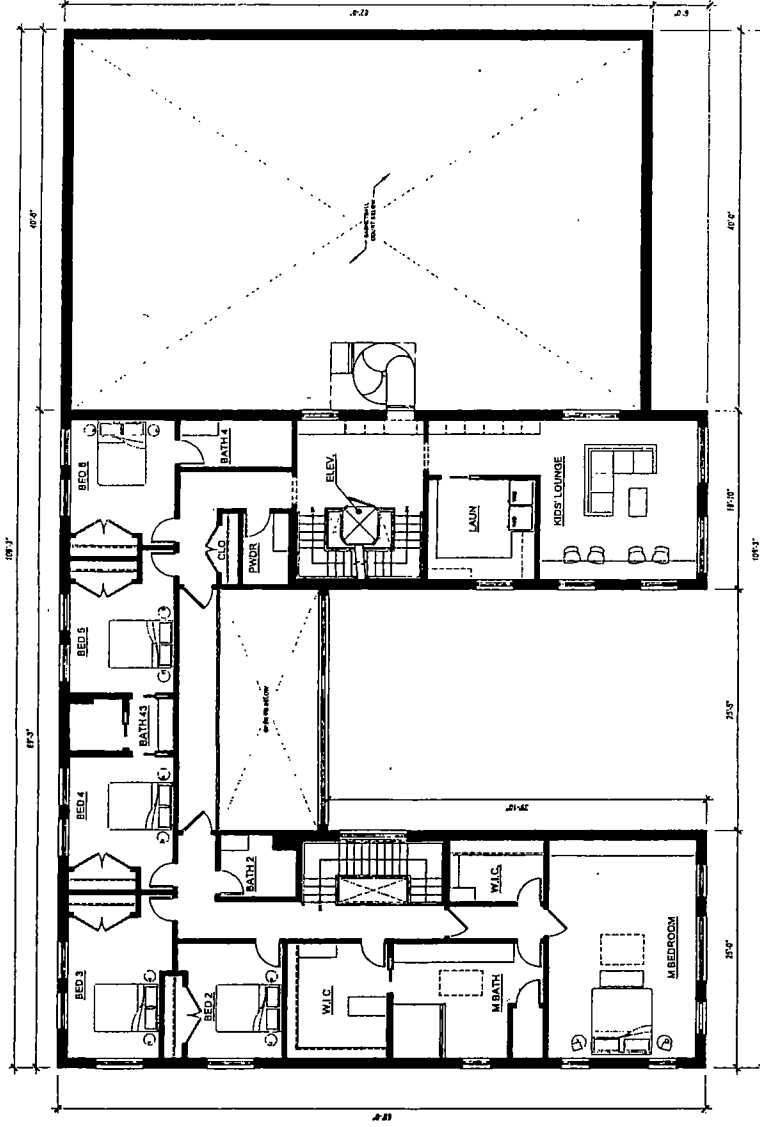
3/32" = 1'-0"



2637-45 N LAKEWOOD
 2637 N LAKEWOOD
 CHICAGO, ILLINOIS 60614

SPACE
 ARCHITECTS - PLANNERS
 VERSION
A1.0

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1 2ND FLOOR PLAN

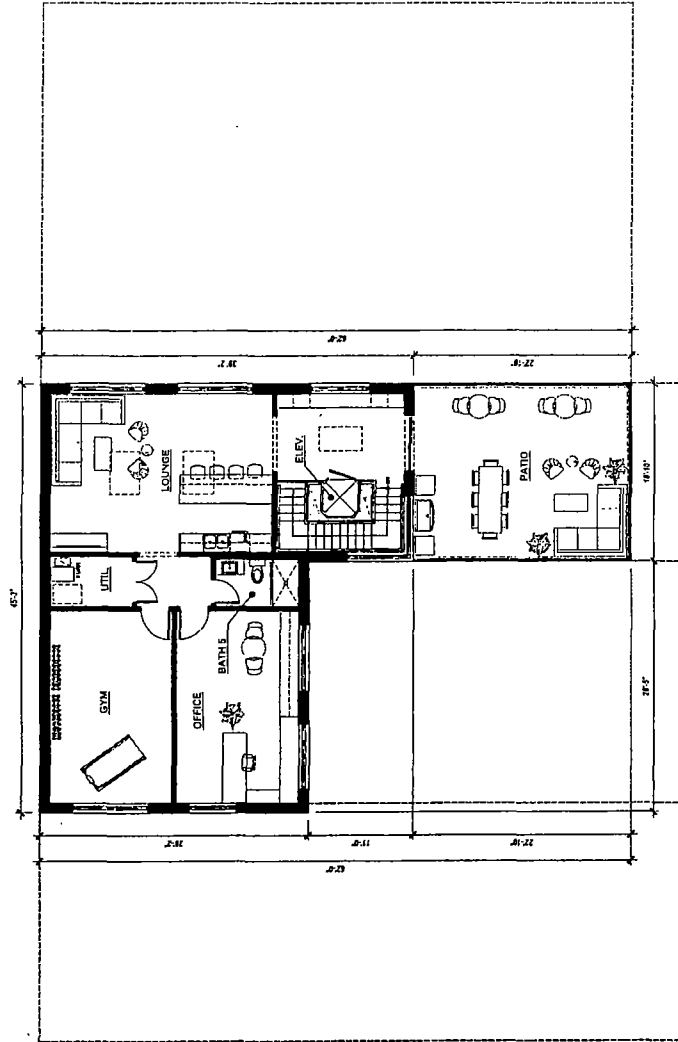
3/32" = 1'-0"



2637-45 N LAKEWOOD
2637 N LAKEWOOD
CHICAGO, ILLINOIS 60614

VERSION
SPACE
ARCHITECT: PLANWAY
DATE: 08/2015
PROJECT: 2637-45 N LAKEWOOD
A1.2

Final for Publication



1 3RD FLOOR PLAN

3/32" = 1'-0"



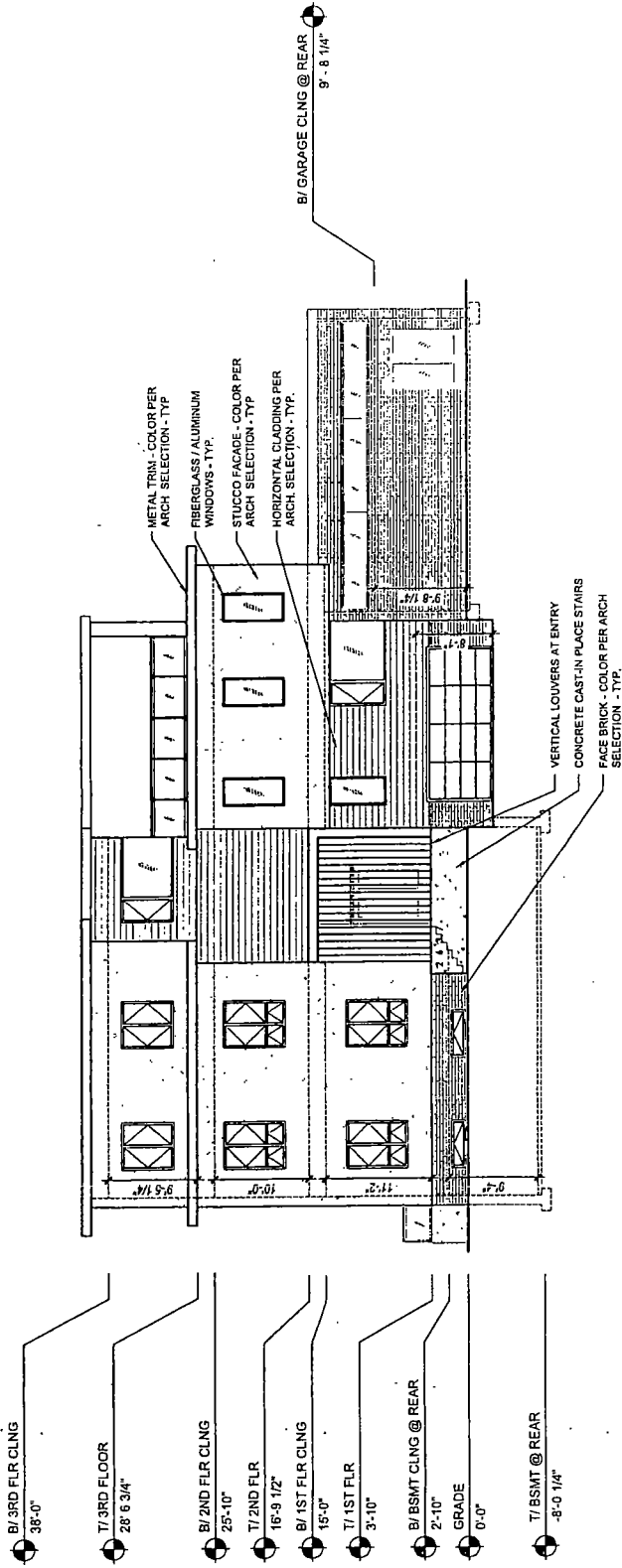
2637-45 N LAKEWOOD

2637 N LAKEWOOD
CHICAGO, ILLINOIS 60614

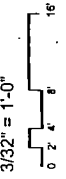
VERSION
A1.3

SPACE
ARCHITECTS • PLANNERS
Professional Architect
LAWRENCE BERKELEY

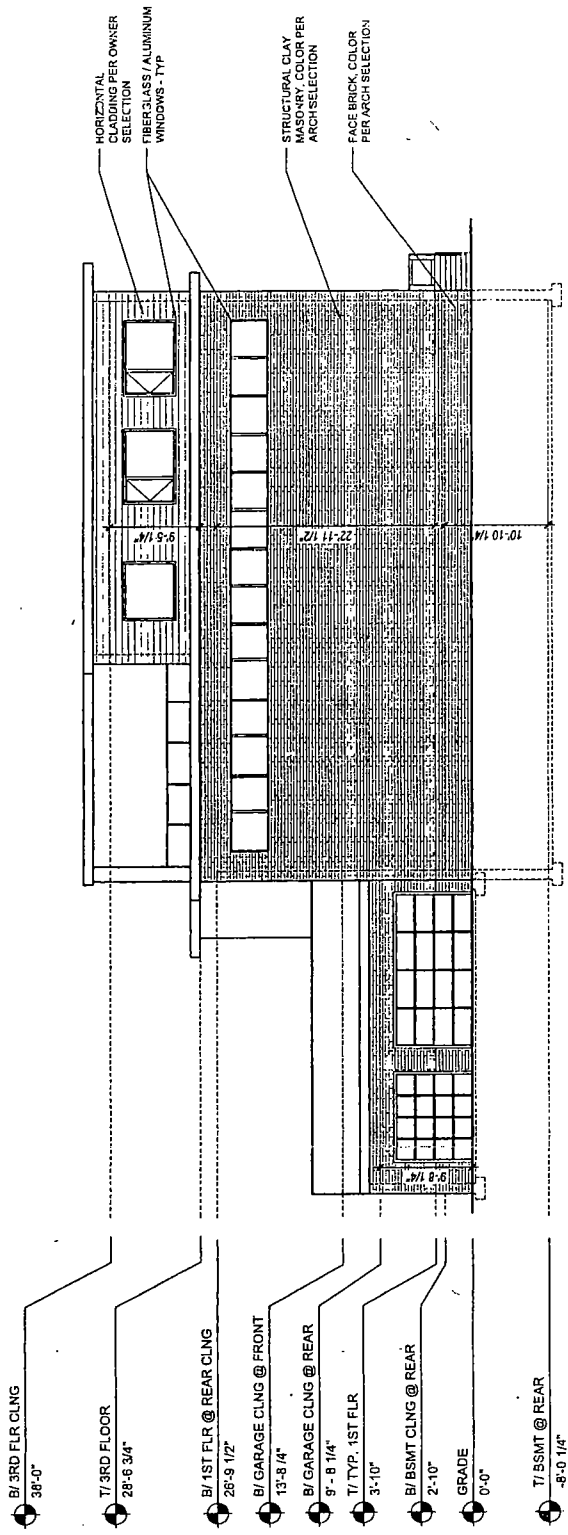
Final for Publication



1 WEST ELEVATION



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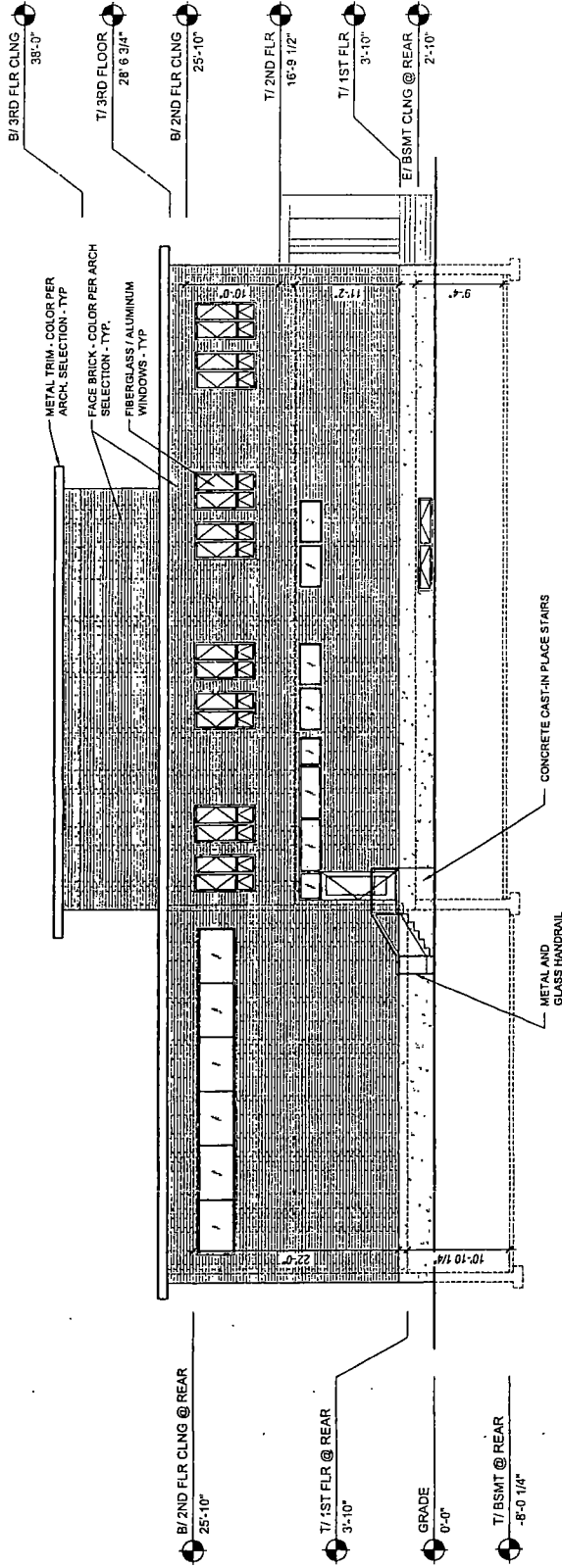


1 EAST ELEVATION

3/32" = 1'-0"

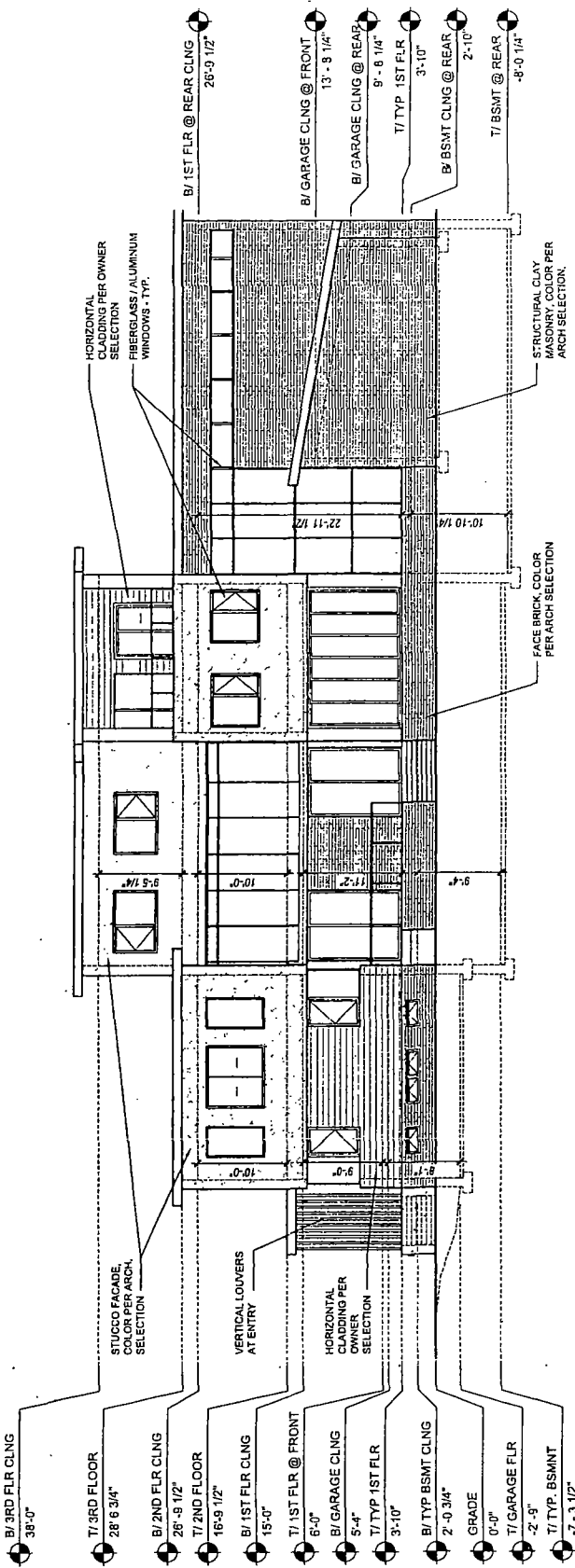


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1 NORTH ELEVATION
 3/32" = 1'-0"
 0' 2' 4' 8' 16'

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1 SOUTH ELEVATION

3/32" = 1'-0"

