



City of Chicago



O2016-3897

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

5/18/2016

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 13-H at 2234-2240 W
Lawrence Ave and 4802 N Bell Ave - App No. 18780T1

Committee(s) Assignment:

Committee on Zoning, Landmarks and Building Standards

#18780T1
INTRO DATE
MAY 18, 2016

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 of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 13-H in the area bounded by

A line 82.18 feet west of and parallel to North Bell Avenue, the public alley next north of and parallel to West Lawrence Avenue, North Bell Avenue, West Lawrence Avenue

to those of a B1-5 Neighborhood Shopping District.

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

Common Address of Property: 2234-2240 W Lawrence Avenue, 4802 N Bell Avenue

FILE #
MAY 18 2016
MAY 18 2016

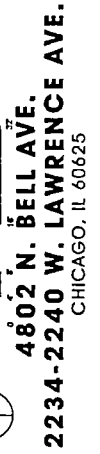
NARRATIVE-2234-2240 w. Lawrence/4802 N Bell AvenueB1-1 to B1-5

In order to allow for the construction of a 5 story mixed-use building to be designed with 14 residential dwelling units and one, 2,549 square foot commercial space on the first floor with 19 parking spaces including one handicapped parking space and one loading berth. The height of the building will be 60 feet – 5 inches.

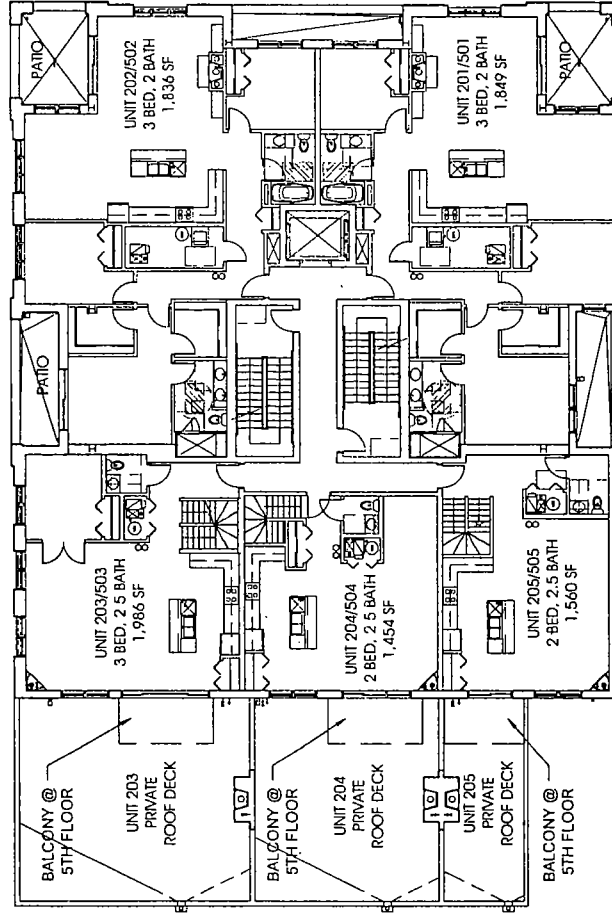
FAR	3.1
Lot Area	10,190 square feet
Building Area	31,828 square feet
Building Height	60 feet – 5 inches
Front-Setback	Zero*
Rear Setback (2 nd -5 th floors)	30 feet- 0 inches
Rear Setback at 1 st floor	2 feet – 0 inches
West side Setback	1 1/8 inch
East side Setback	1 1/8 inch
Parking	19 parking spaces including one handicapped parking space

*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

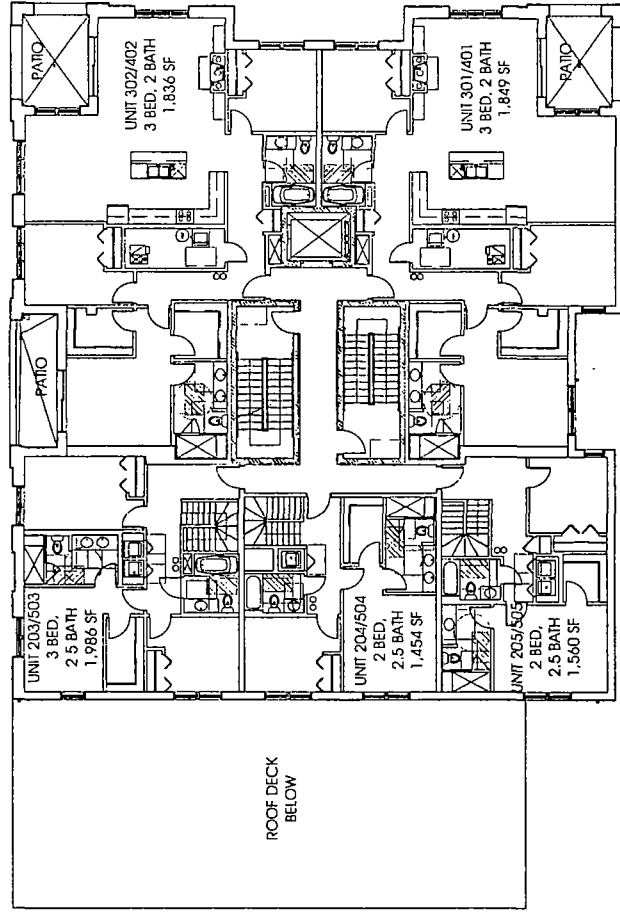


SECOND AND FIFTH
FLOOR PLANS



4802 N. BELL AVE.
2234-2240 W. LAWRENCE AVE.
CHICAGO, IL 60625

FINAL FOR PUBLICATION

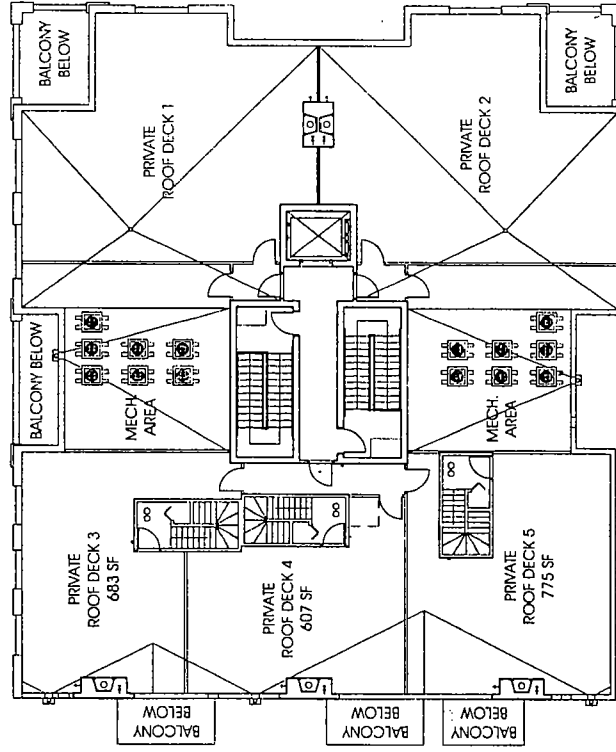


THIRD AND FOURTH
FLOOR PLANS



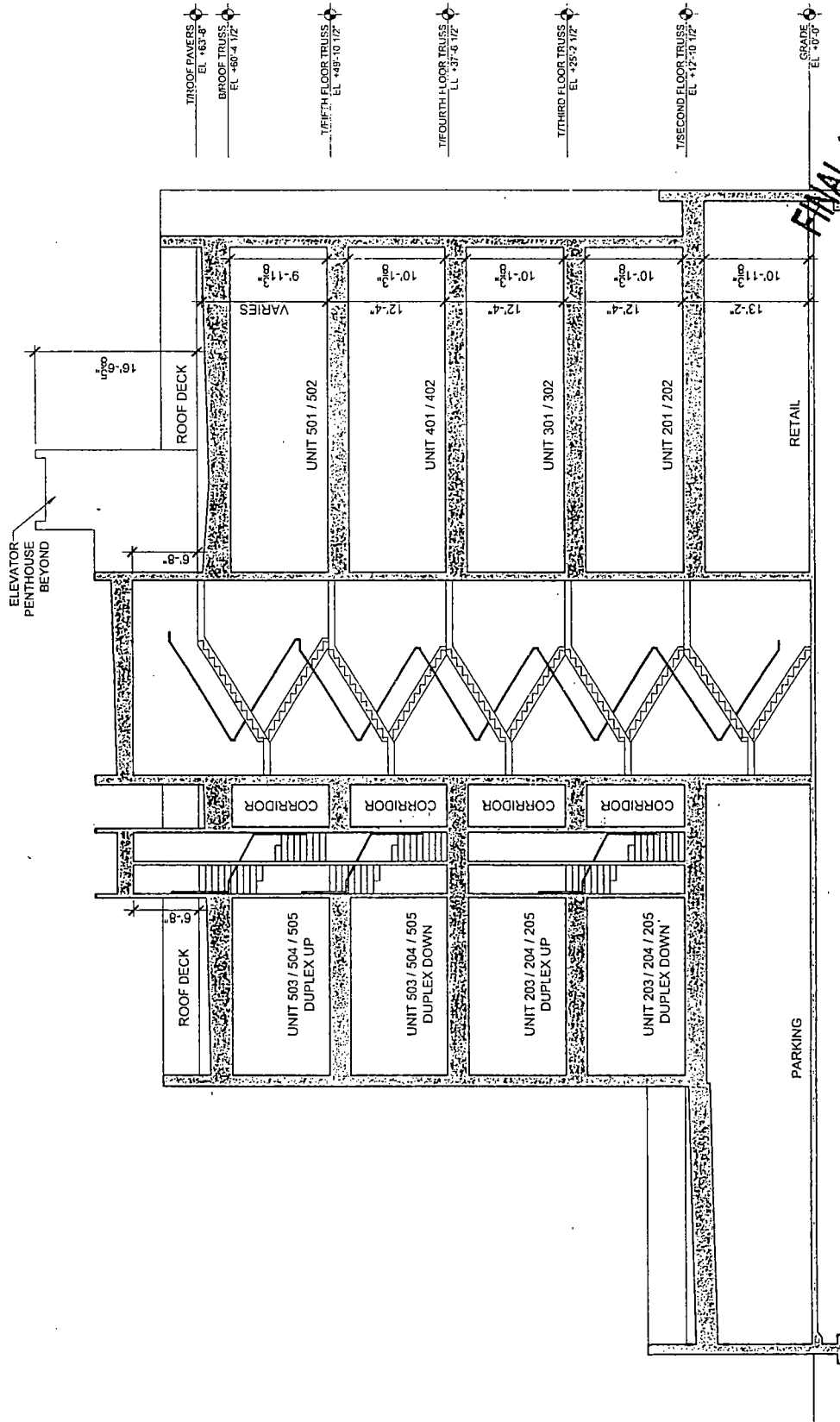
4802 N. BELL AVE.
2234-2240 W. LAWRENCE AVE.
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PENTHOUSE PLAN

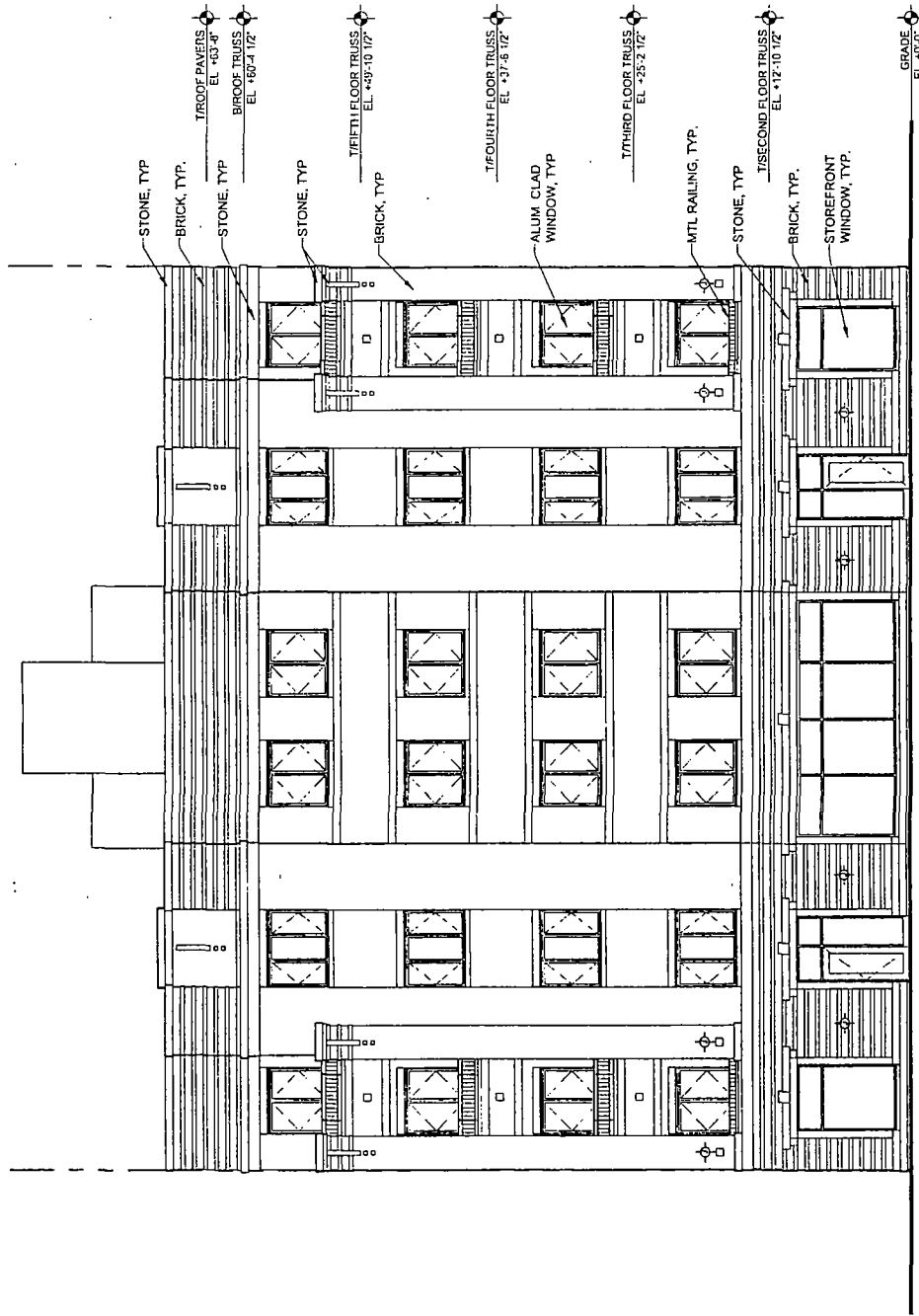
4802 N. BELL AVE.
2234-2240 W. LAWRENCE AVE.
CHICAGO, IL 60625



BUILDING SECTION



4802 N. BELL AVE.
2234-2240 W. LAWRENCE AVE.
 CHICAGO, IL 60625

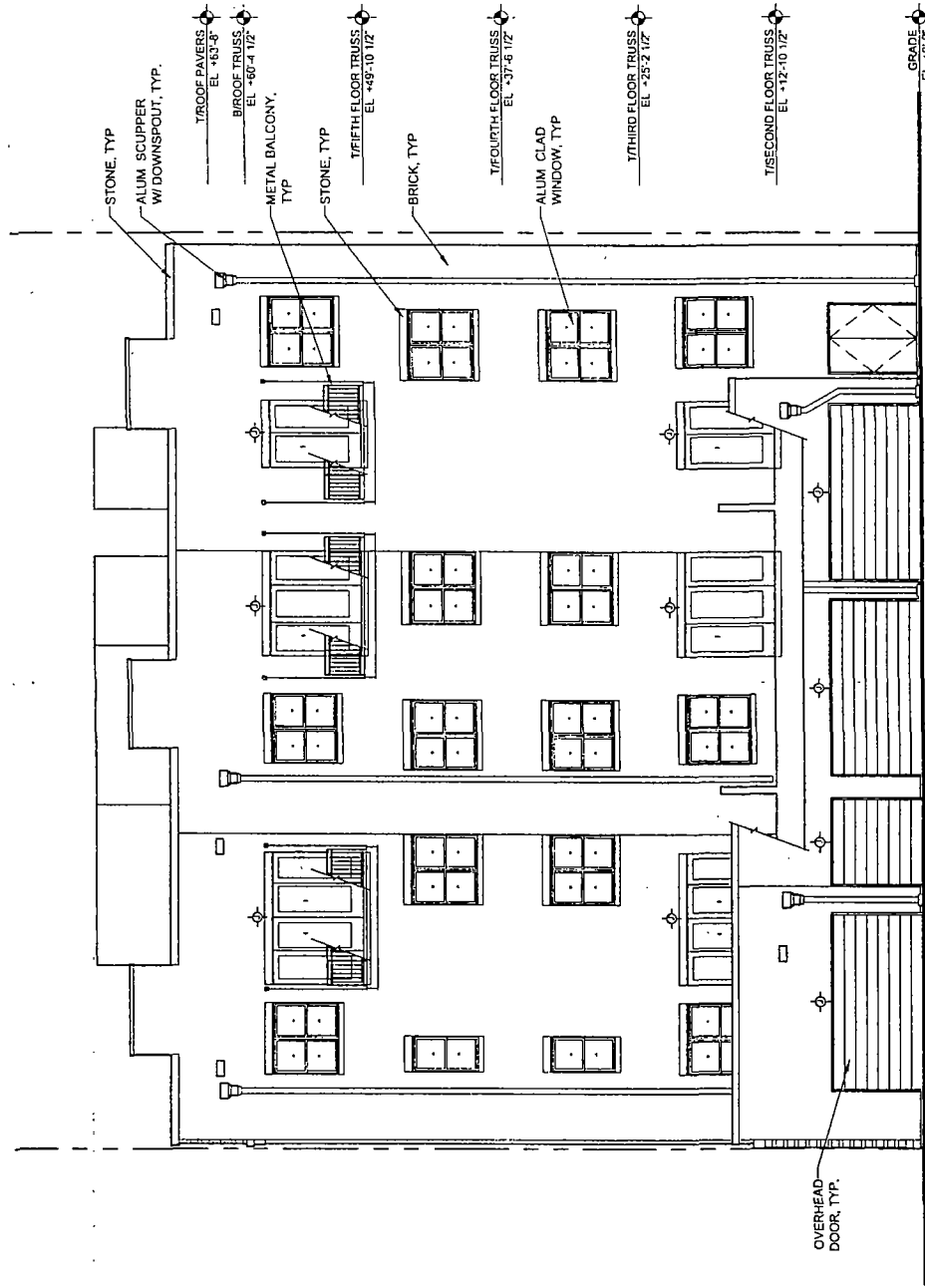


SOUTH ELEVATION



4802 N. BELL AVE.
2234-2240 W. LAWRENCE AVE.
 CHICAGO, IL 60625

FINAL FOR PUBLICATION

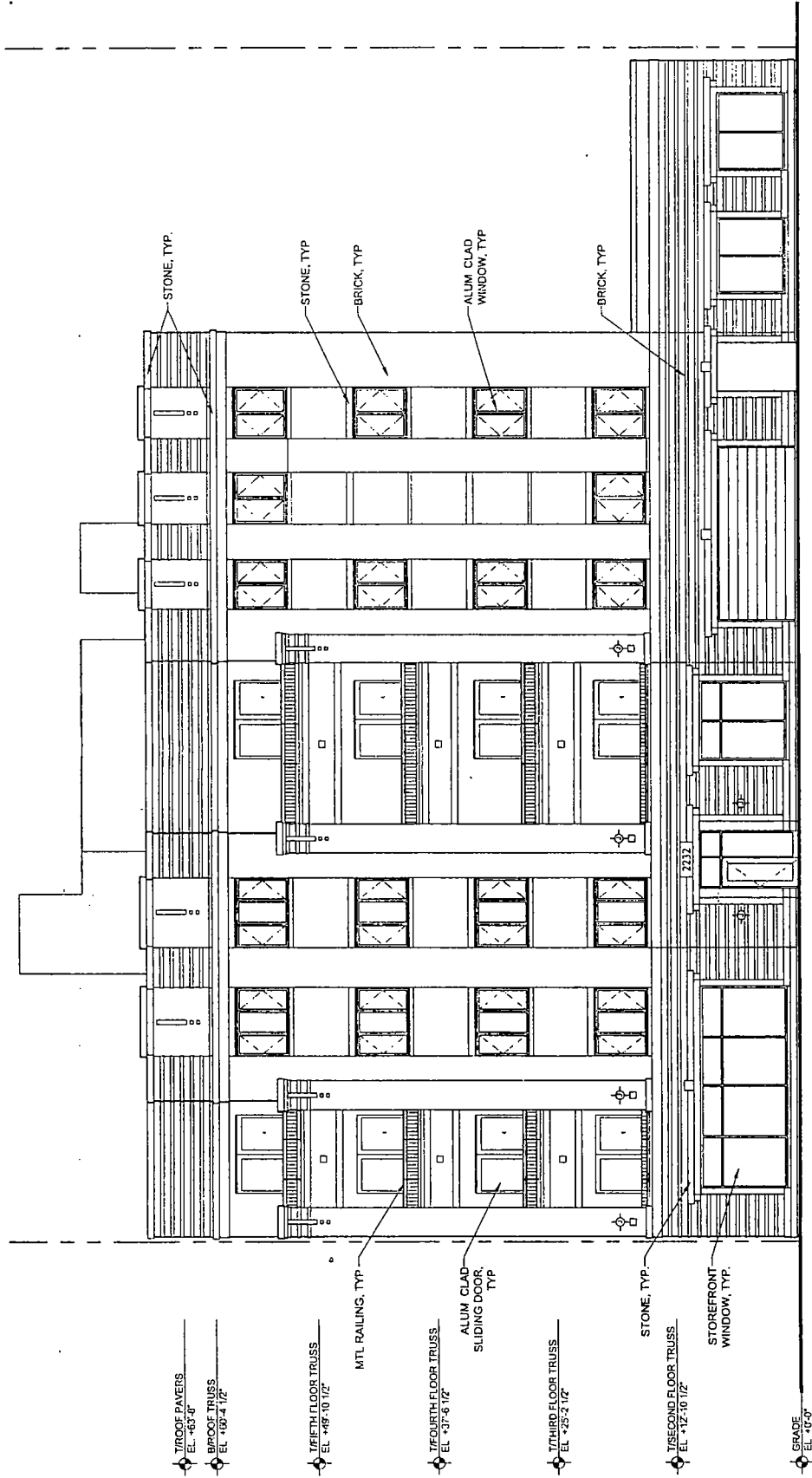


NORTH ELEVATION



4802 N. BELL AVE.
2234-2240 W. LAWRENCE AVE.
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EAST ELEVATION