



City of Chicago



O2017-2185

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 2245-2249 W Lawrence Ave - App No. 19158T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19158 T1

INTRO. DATE:

MARCH 29, 2017

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 Commercial Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by:

West Lawrence Avenue; a line 150 feet east of North Oakley Avenue; the public alley next south of West Lawrence Avenue; and a line 90.16 feet east of North Oakley Avenue

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

Property Address: 2245-49 W. Lawrence Avenue

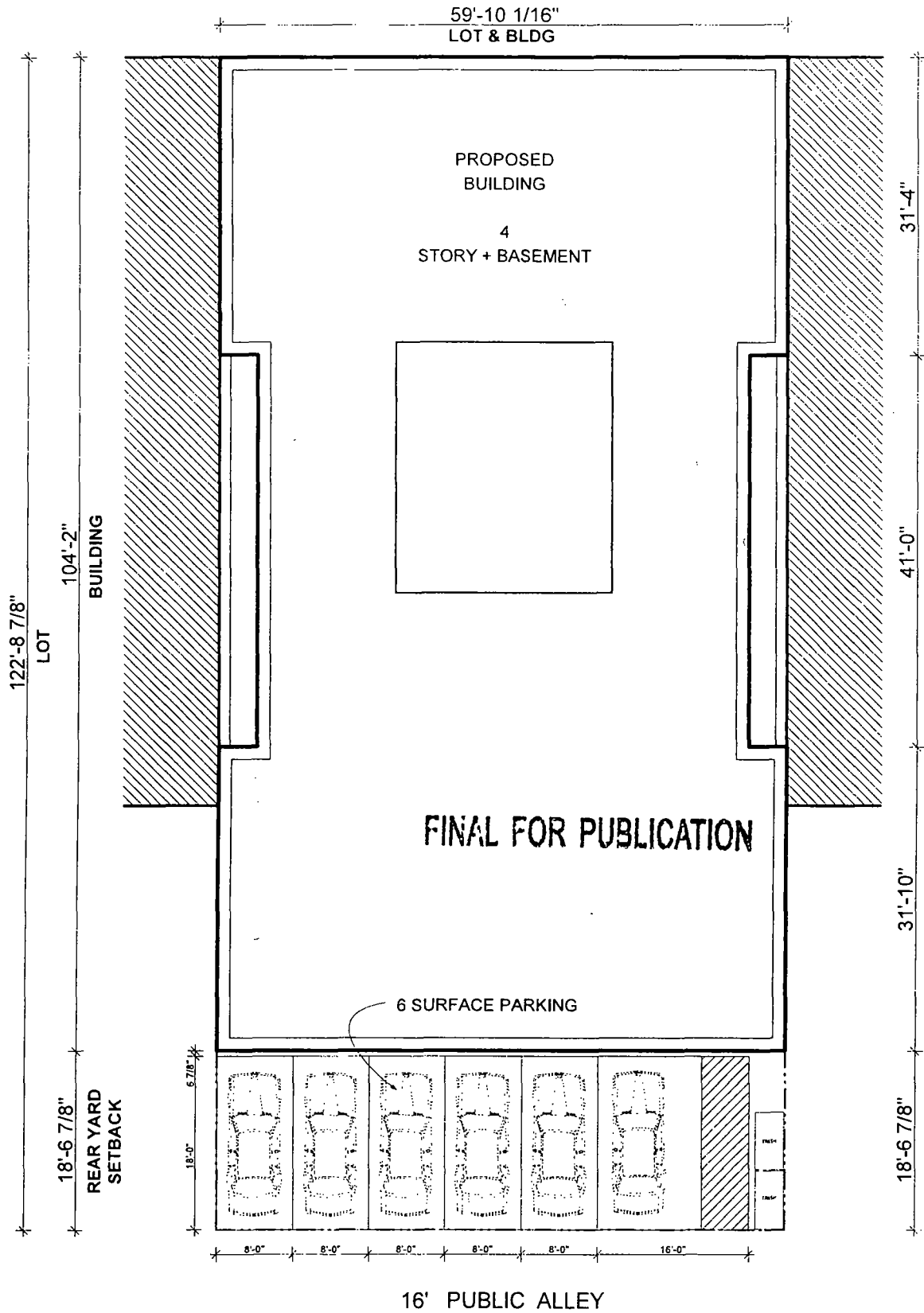
NARRATIVE
2245-49 W. Lawrence Avenue

The subject property contains 7,345 square feet of land, and is currently a vacant commercial building. The Applicant proposes to rezone the property to B2-3 to allow the construction of a new four-story building consisting of 24 residential dwelling units, approximately 2,244 square feet of basement level commercial space, six automobile parking spaces*, 20 bicycle parking spaces and no loading berth. The height of the building will be 48 feet 2 inches.

FAR:	3.31
MLA:	306.04
FLOOR AREA:	24,312 square feet
Residential Dwelling Units:	24
Height:	48 feet 2 inches
Setbacks:	
Front setback (Lawrence Ave) Line:	Zero
Rear setback (alley) Line:	18 feet, 6 7/8 inches
East setback Line:	Zero
West setback Line:	Zero
Automobile Parking Spaces:	Six*
Bicycle Parking Spaces:	20
Loading Berth:	None

*Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance; Property is approximately 885 feet from CTA Station.

FINAL FOR PUBLICATION



SITE PLAN
2247 W LAWRENCE

03.10.17

W. LAWRENCE AVE.

59'-10 1/16"

42'-7 1/16"

16'-3"

1'-0"

COMMERCIAL
ENTRY

RESIDENTIAL
ENTRY

5'-0"

COMMERCIAL
2232 SF

METERS

UNIT 001

UNIT 002

16' PUBLIC ALLEY

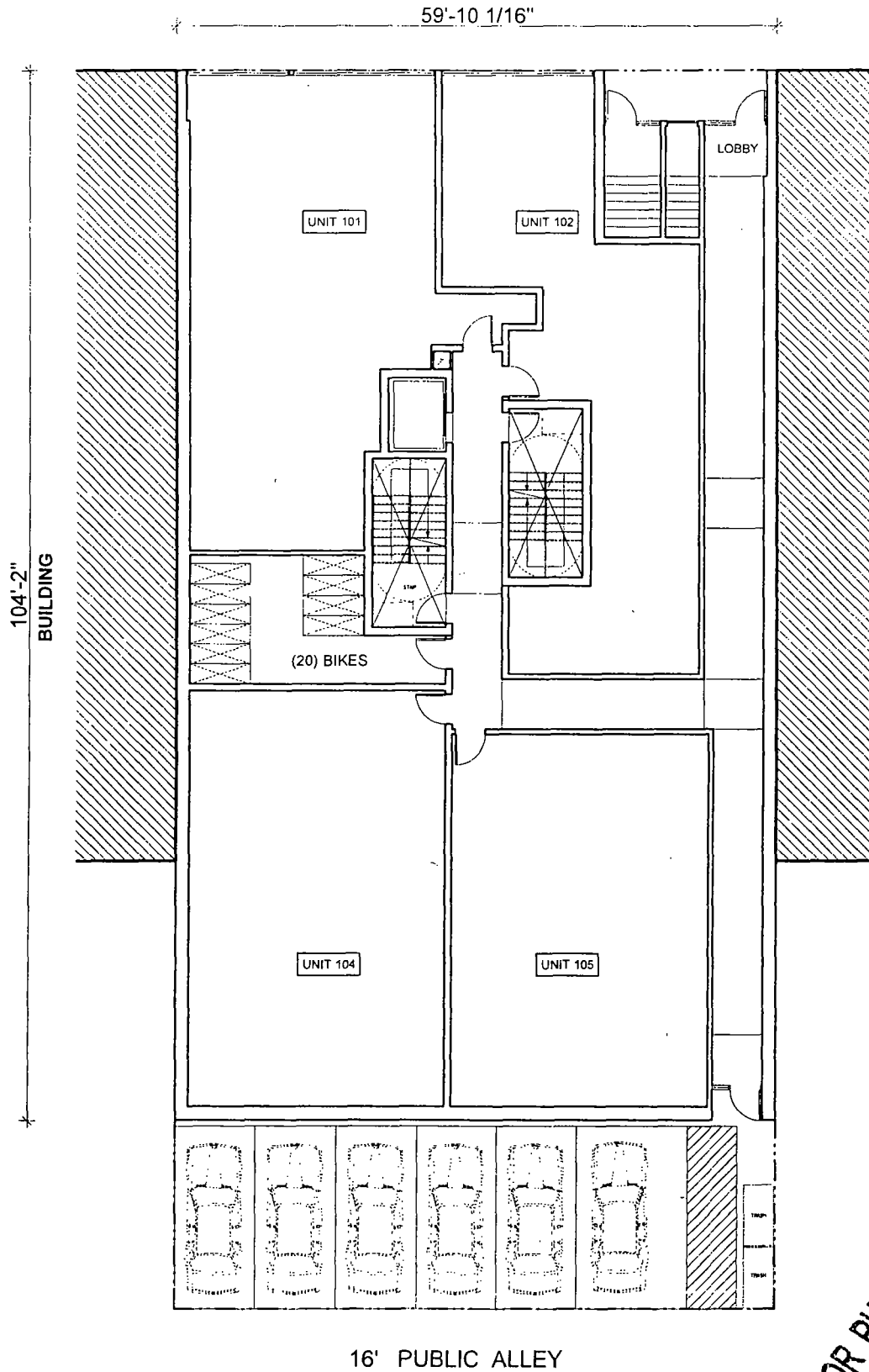


BASEMENT FLOOR
2247 W LAWRENCE

03.10.17

FINAL FOR PUBLICATION

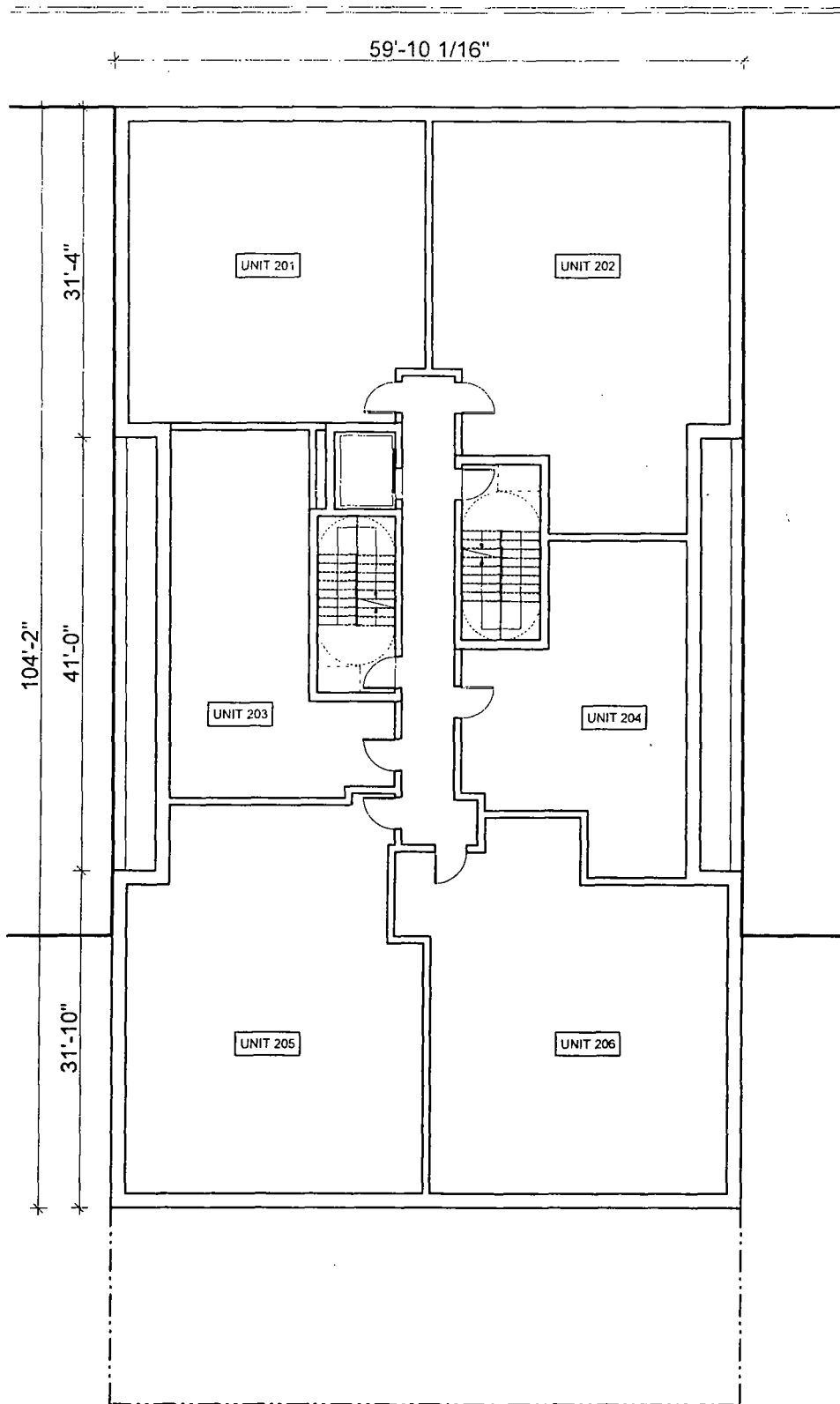
104'-2"
BUILDING



FIRST FLOOR
2247 W. LAWRENCE

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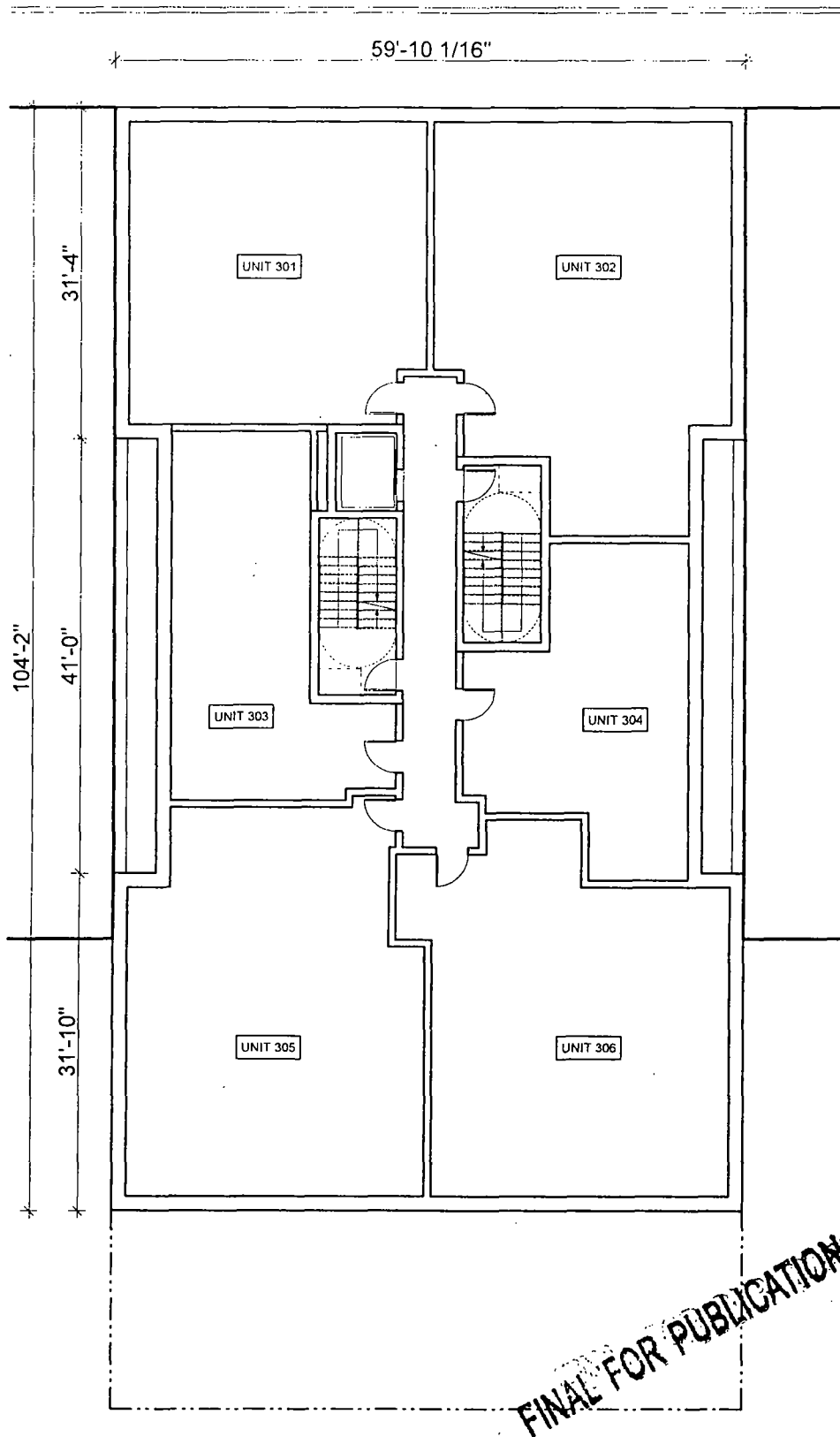


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SECOND FLOOR
2247 W LAWRENCE

03.10.17

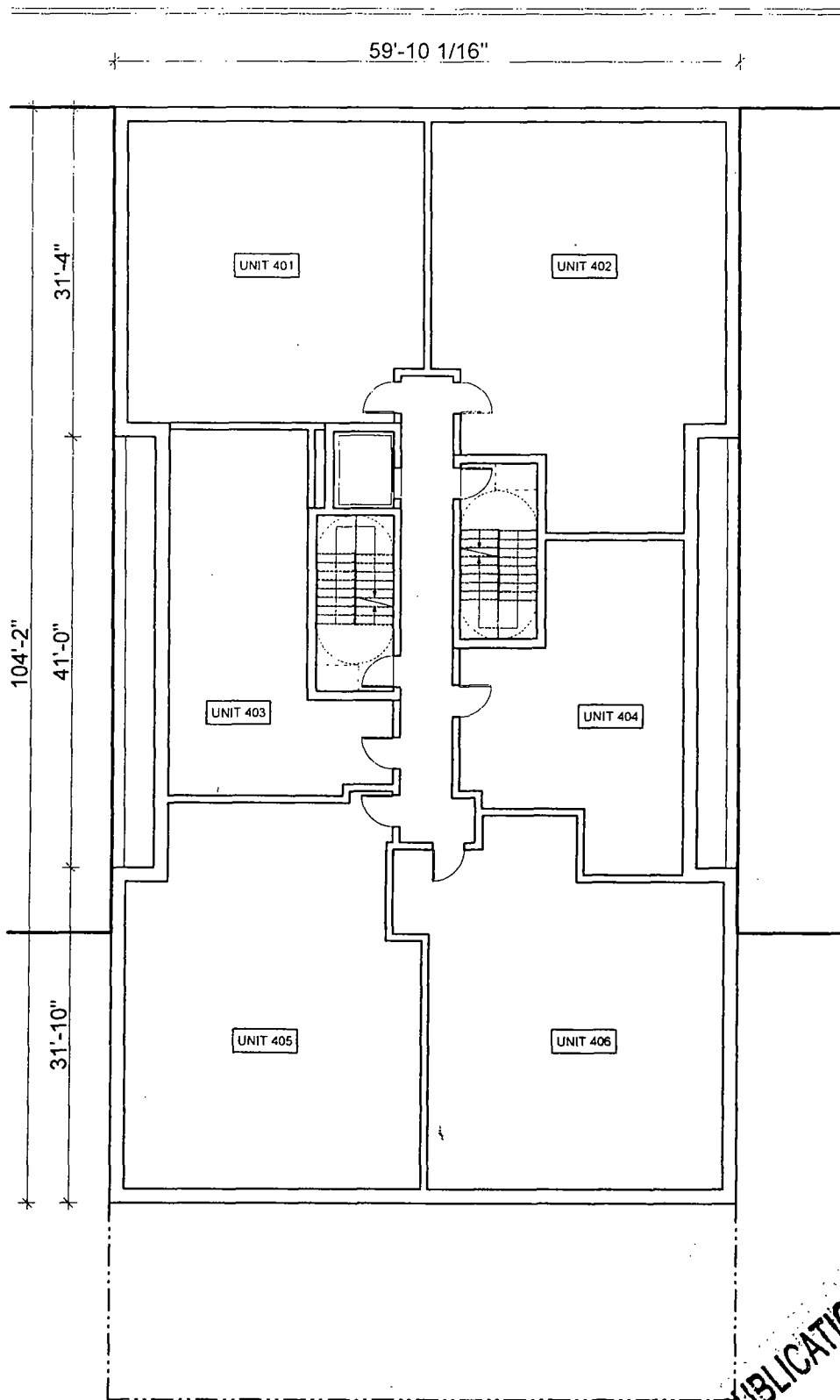


NORTH



THIRD FLOOR
2247 W LAWRENCE

03 10 17



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FOURTH FLOOR
2247 W LAWRENCE

03.10.17

MTL COPING, TYP.

BRICK, TYP

ALUM
WINDOWS,
TYP.

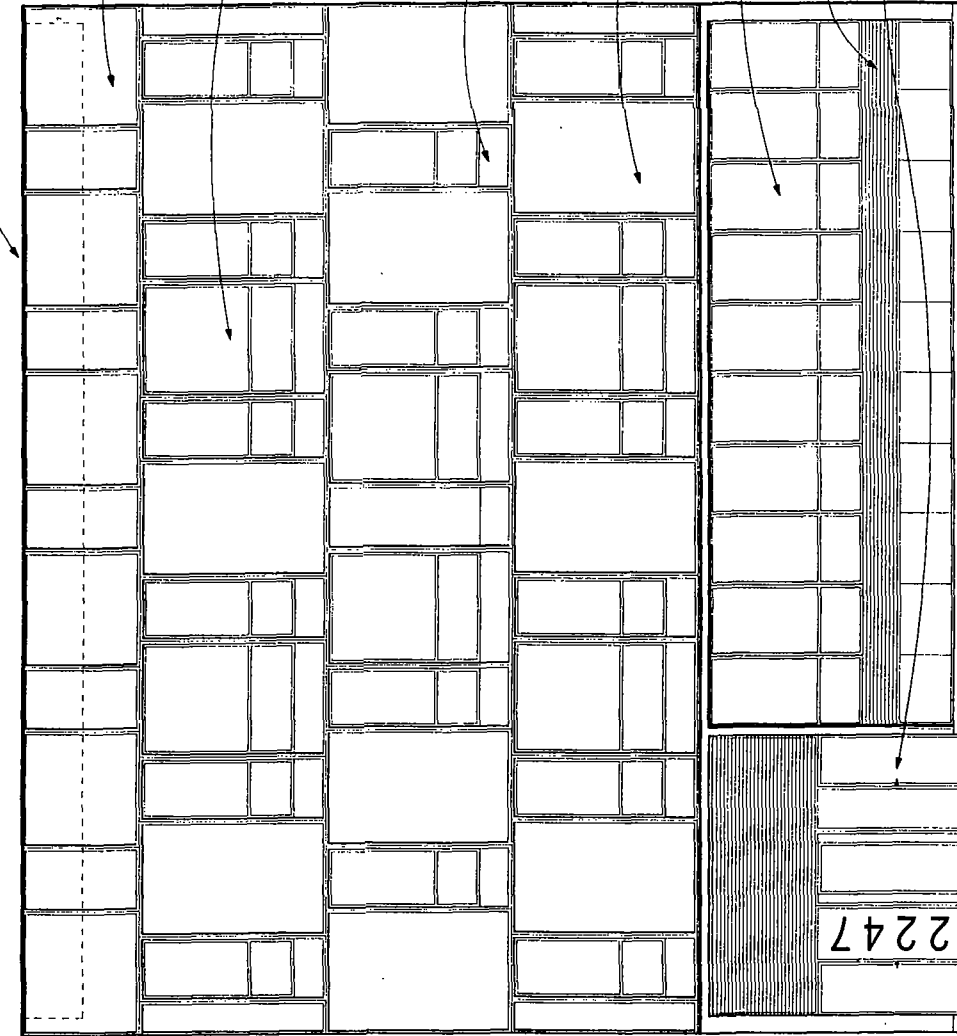
MTL PANEL, TYP.

BRICK, TYP

ALUM
WINDOWS,
TYP.

MTL PANEL, TYP.

ALUM
STOREFRONT,
TYP.



6'-10" 48'-2" 2'-0" 4'-0" 9'-0" 2'-10" 9'-0" 1'-10" 9'-0" 1'-10" 9'-8" 1'-10" 9'-0" 2'-0" 4'-0"

Top of Parapet
El. +55'-0"

Roof Level
El. +51'-0"

Fourth Flr Cg
El. +48'-2"

Fourth Floor
El. +39'-2"

Third Flr Cg
El. +37'-4"

Third Floor
El. +28'-4"

Second Flr Cg
El. +26'-6"

Second Floor
El. +16'-10"

First Flr Cg
El. +15'-0"

First Floor
El. +15'-0"

Basmt Flr Cg
El. +4'-0"

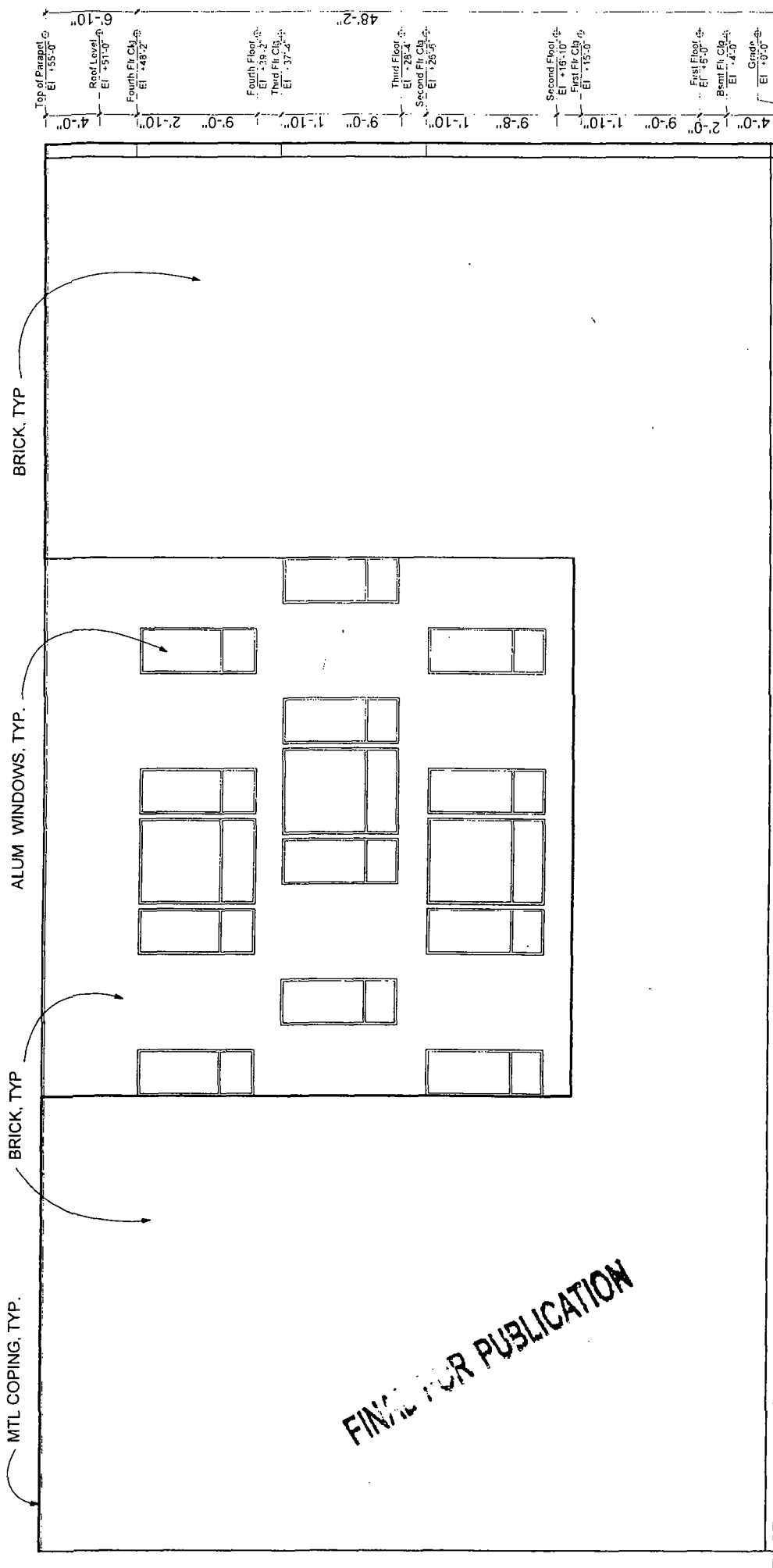
Grade
El. +0'-0"

NORTH ELEVATION

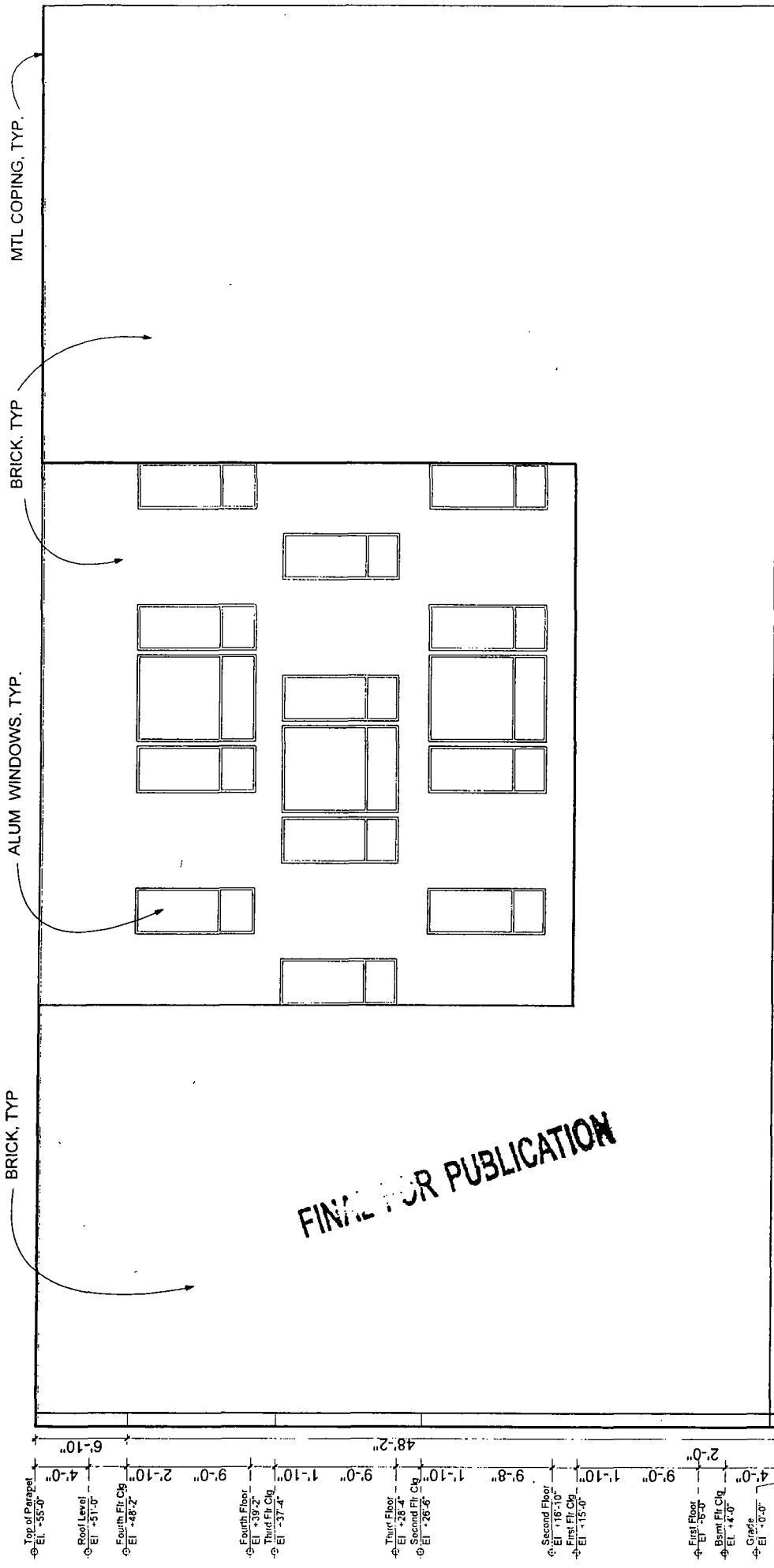
2247 W LAWRENCE

03.10.17

FINAL FOR PUBLICATION



EAST ELEVATION
 2247 W LAWRENCE
 03.10.17



WEST ELEVATION
 2247 W LAWRENCE
 03.10.17

MTL COPING, TYP.

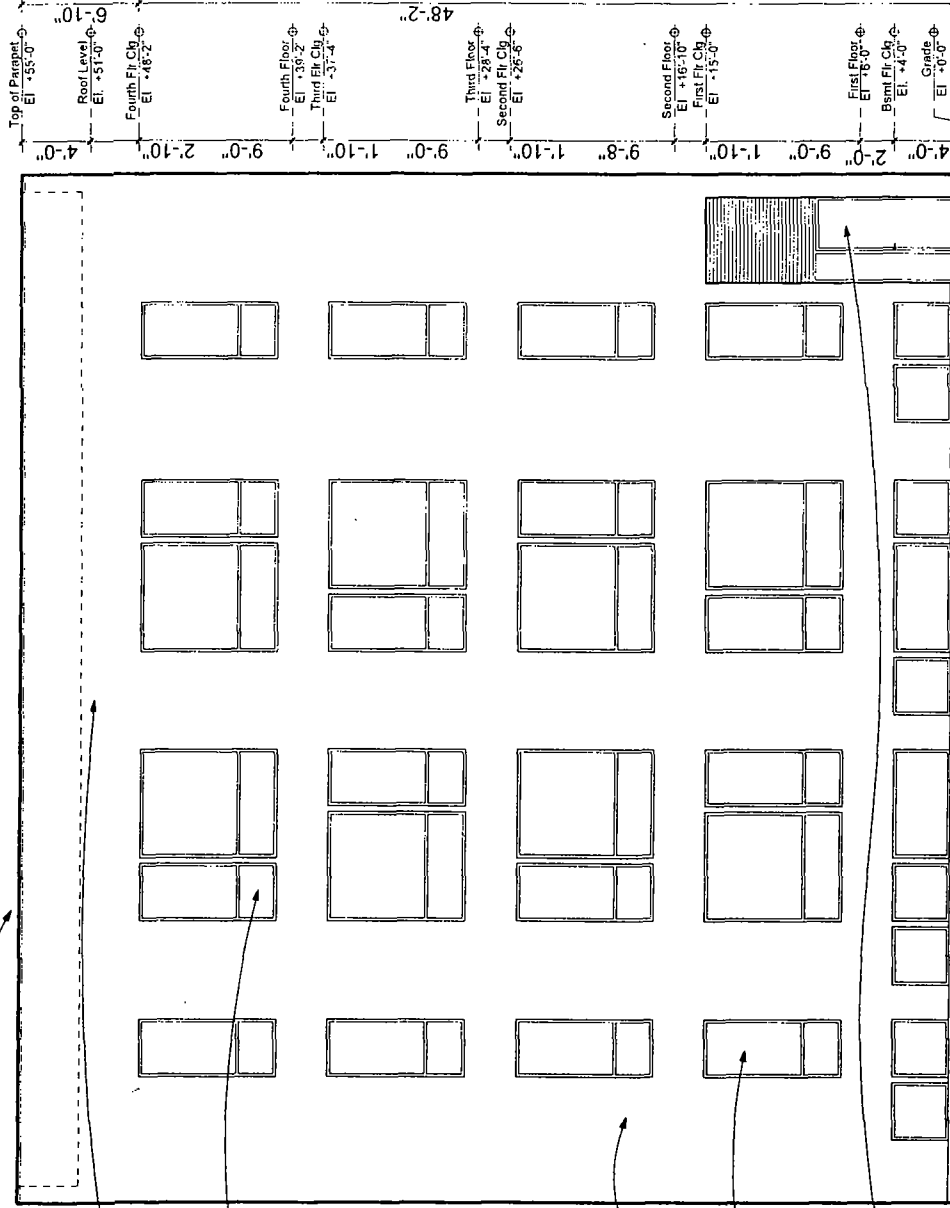
BRICK, TYP

ALUM
WINDOWS,
TYP.

BRICK, TYP

ALUM
WINDOWS,
TYP.

ALUM
STOREFRONT,
TYP.



SOUTH ELEVATION
2247 W LAWRENCE

03.10.17