



City of Chicago



SO2017-3804

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-I at 2242-2246 W Lawrence Ave - App No. 19218T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19218 TI
INTRO. DATE:
MAY 24, 2017

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-I in an area bound by

A line 157.18 feet West of and parallel to North Bell Avenue, the public alley next North and parallel to West Lawrence Avenue, a line 82.18 feet West of and parallel to North Bell Avenue, West Lawrence Avenue.

to those of a B1-3 Neighborhood Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

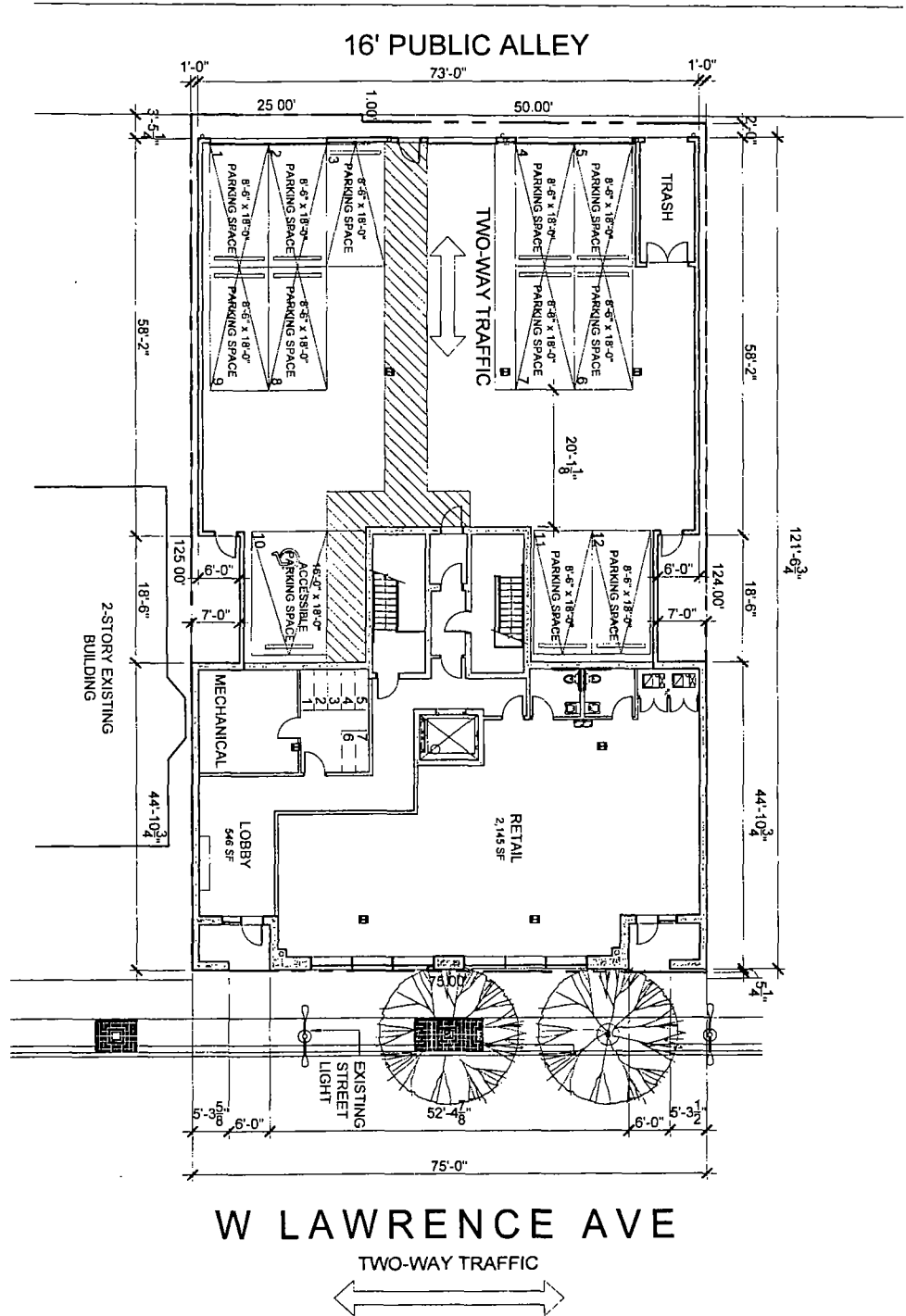
Common Address of Property: 2242-46 West Lawrence Avenue, Chicago, IL 60625.

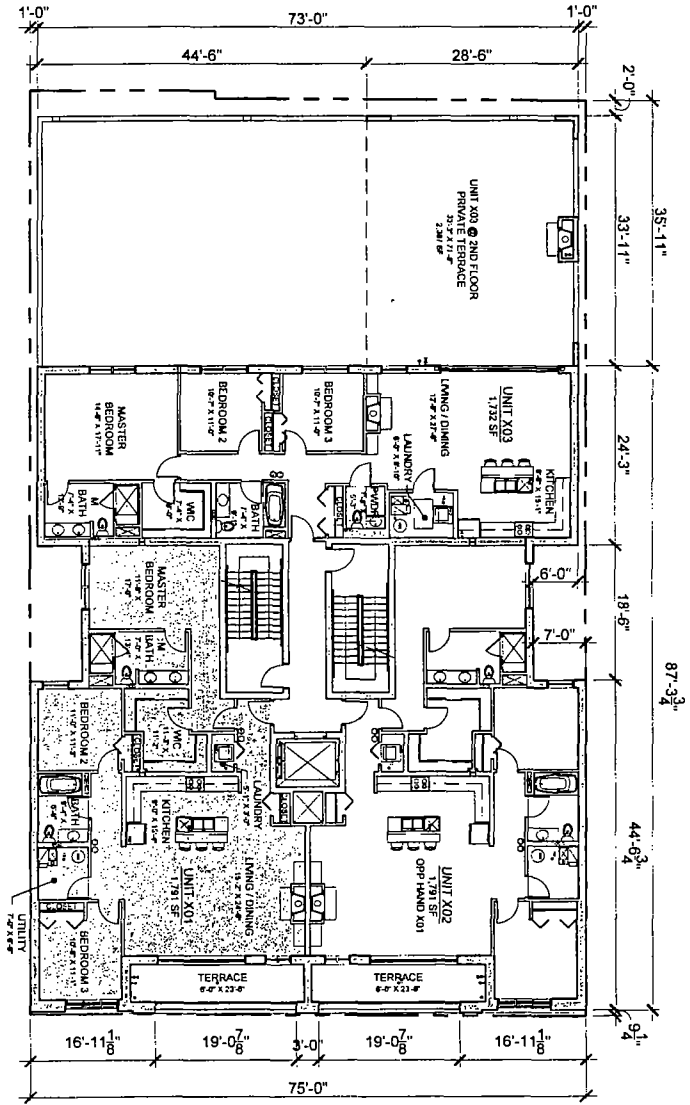
SUBSTITUTE NARRATIVE**2242-46 West Lawrence****B1-1 to B1-3**

Applicant seeks to wreck 2 single family homes and construct a 5 story mixed use building with 12 dwelling units and one 2,145 square feet commercial unit on ground floor and 12 parking spaces with a building height of 60.25 feet.

FAR	2.97
Lot Area	9,325 Square Feet
Building Area	27,662 Square Feet
Building Height	60.25 Feet
Front Setback	0.0 Feet
Rear Setback	2.0 Feet
West Side Setback	0.0 Feet
East Side Setback	0.0 Feet
Parking	12 Spaces

2242 W. LAWRENCE AVE
 CHICAGO, IL



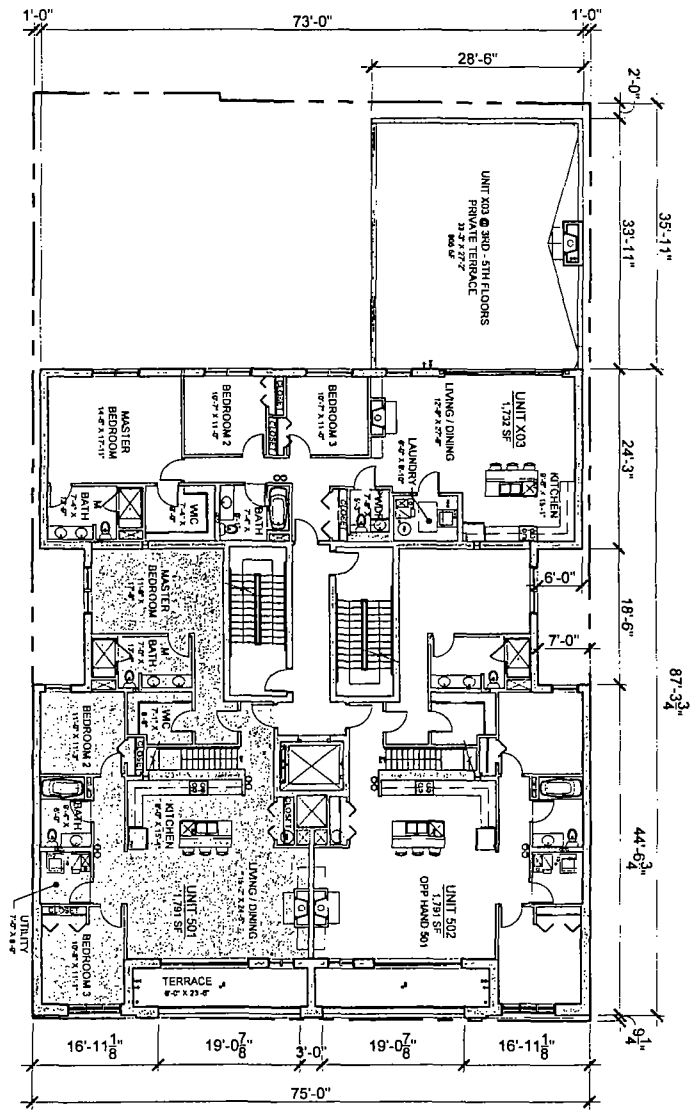


NORTH

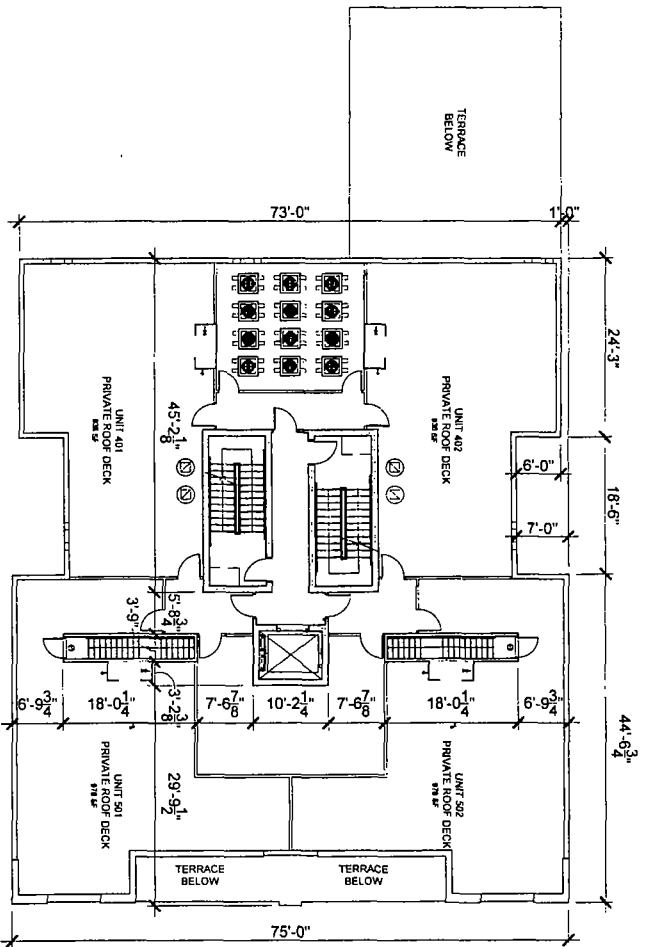


TYPICAL (2-4)
 FLOOR PLAN

2242 W. LAWRENCE AVE
 CHICAGO, IL



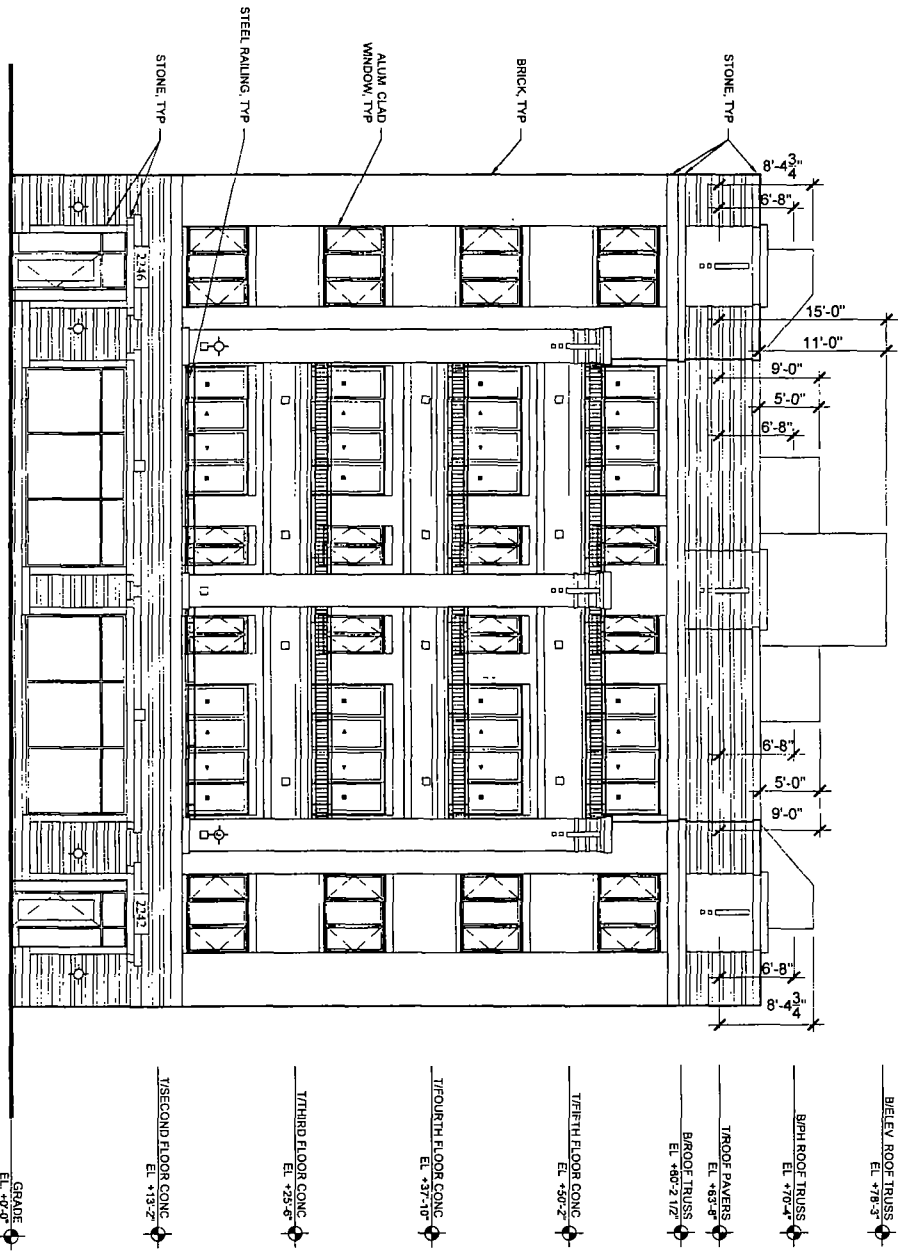
FIFTH FLOOR PLAN
2242 W. LAWRENCE AVE
 CHICAGO, IL



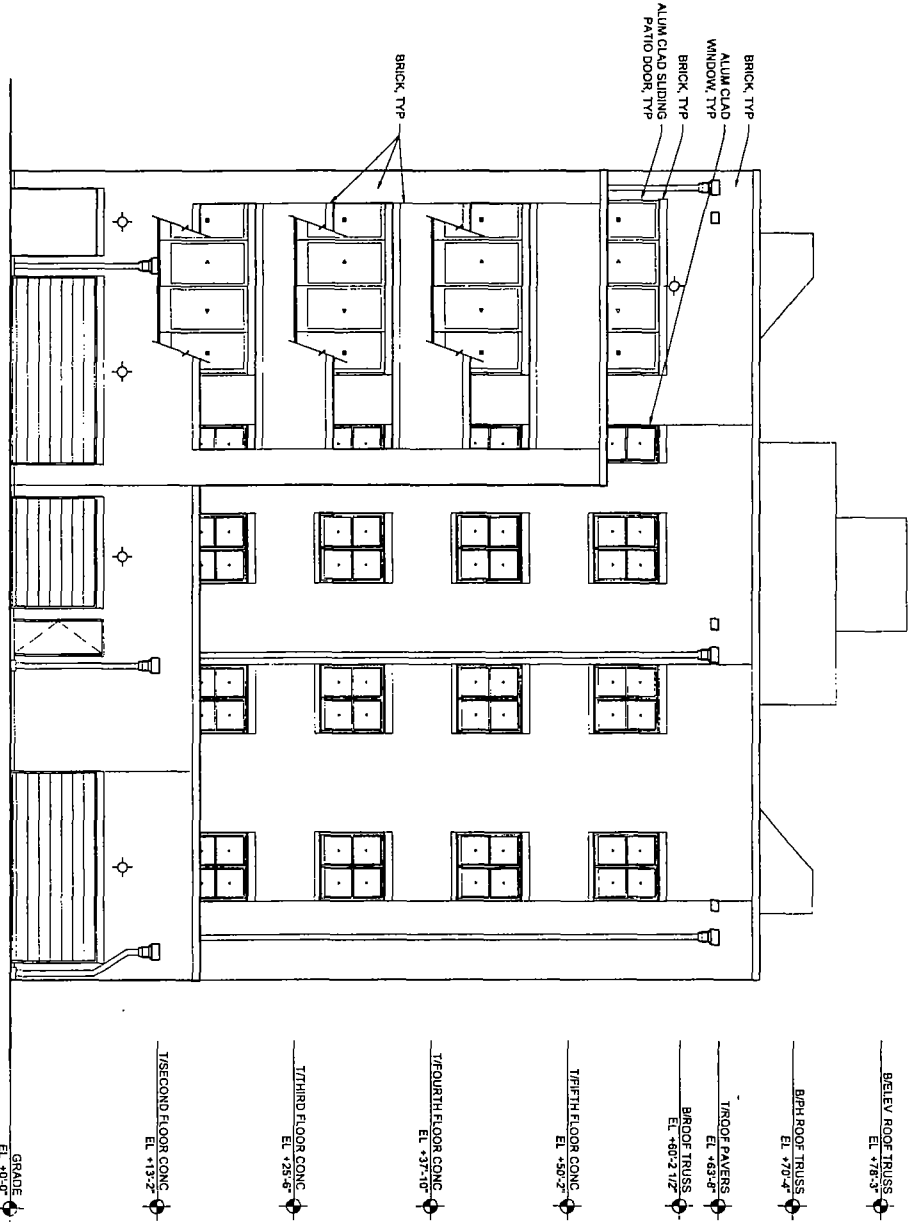
PENTHOUSE
FLOOR PLAN
2242 W. LAWRENCE AVE
CHICAGO, IL

CANDEA DEVELOPMENT
 DEVELOPER
 MAY 16, 2017

SULLIVAN
GUILLETTE
WATSON
 ARCHITECTS
 110 N. LAURENCE ST. CHICAGO, IL 60610



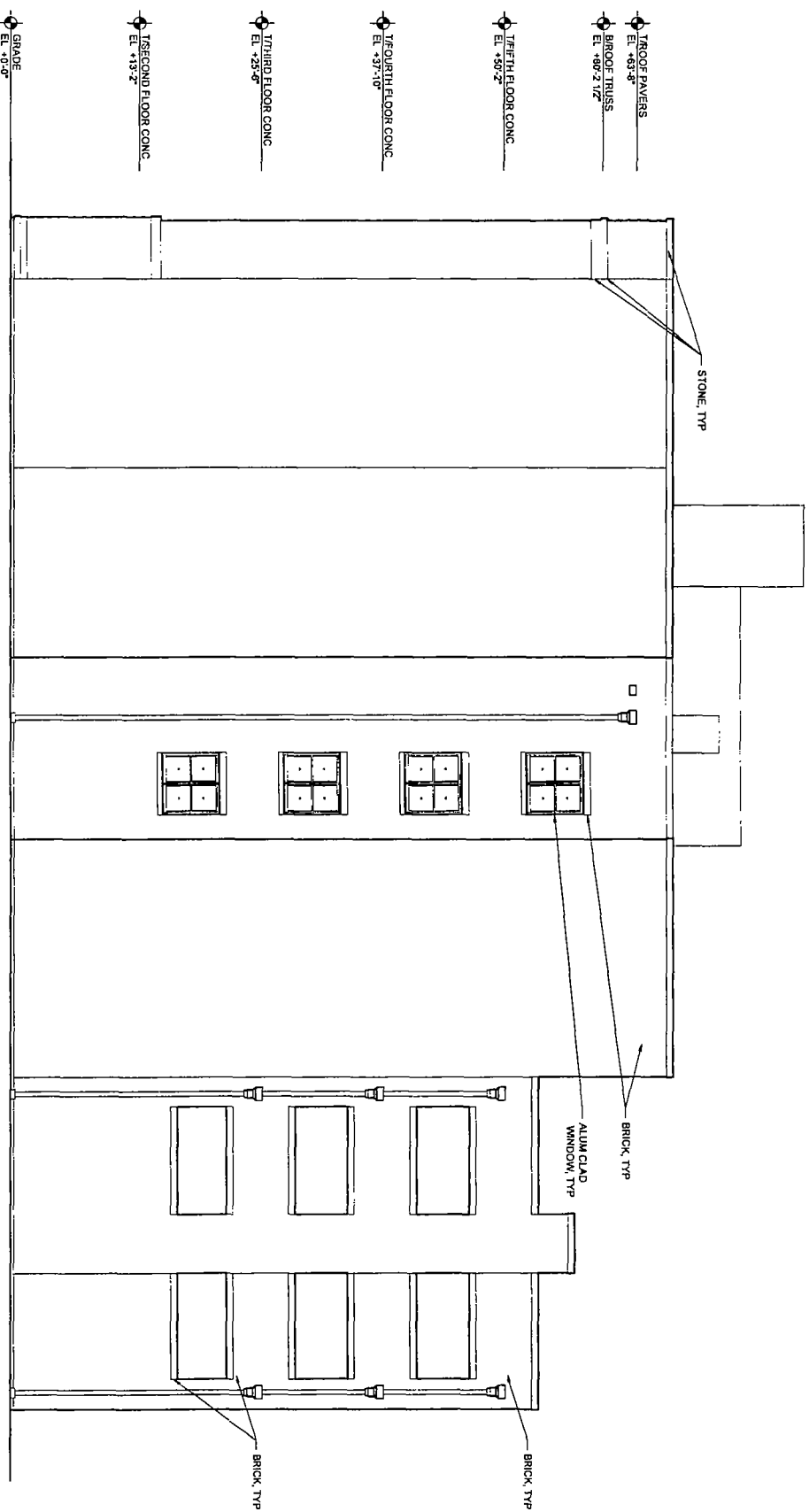
SOUTH
 ELEVATION
 0 4 8 16'
2242 W. LAWRENCE AVE
 CHICAGO, IL



CANDEA DEVELOPMENT
 DEVELOPER
 MAY 16, 2017

NORTH
 ELEVATION
 2242 W. LAWRENCE AVE
 CHICAGO, IL

**SULLIVAN
 GOULLETTE
 ASSOCIATES**
 ARCHITECTS
 110 N. LAURENCE ST. CHICAGO, IL 60610
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CANDEA DEVELOPMENT
 DEVELOPER
 MAY 16, 2017

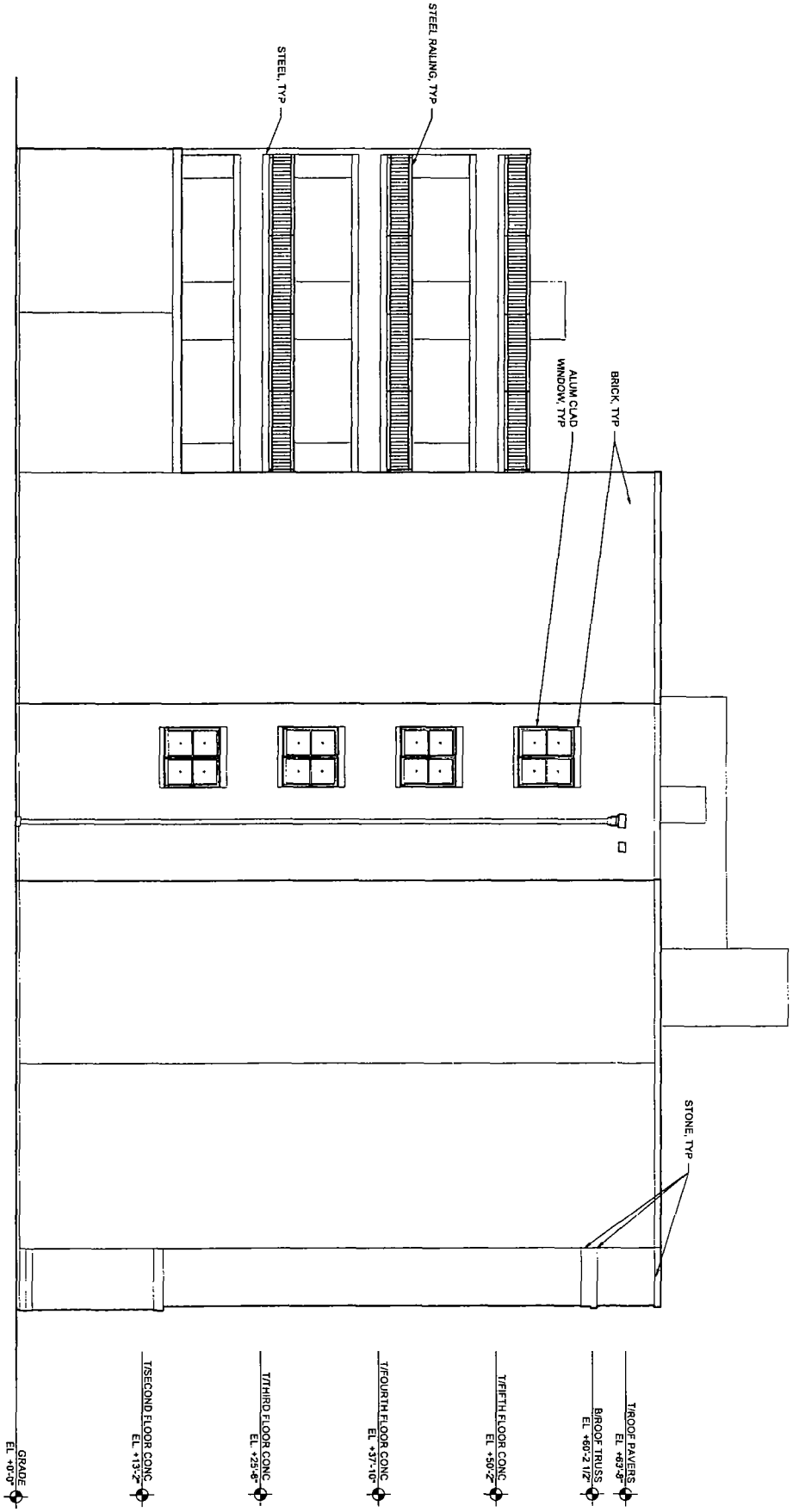
EAST
 ELEVATION
 0 4 8 16
2242 W. LAWRENCE AVE
 CHICAGO, IL

SULLIVAN
GOULETTE

 ARCHITECTS
 100 N. LAURENCE ST. SUITE 1000
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CANDEA DEVELOPMENT
 DEVELOPER
 MAY 16, 2017

2242 W. LAWRENCE AVE
 CHICAGO, IL



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