



City of Chicago



O2018-3987

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/23/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-I at 2643 W Lawrence Ave - App No. 19653T1
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 B1-2 Neighborhood Shopping District symbols and
indications as shown on Map No.11-I in the area bounded by

West Lawrence Avenue; a line 83.38 feet west of and parallel to
North Talman Avenue; the alley next south of and parallel to West
Lawrence Avenue; and a line 108.38 feet west of and parallel to
North Talman Avenue,

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

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

Common Address of Property: 2643 West Lawrence Avenue

NARRATIVE
FOR THE PROPOSED REZONING
AT
2643 W LAWRENCE AVE

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The Applicant intends to change the zoning from the existing B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District to construct a 6 unit apartment building. Project qualifies as a Transit Oriented Development that is located at pedestrian retail street. 3 off- street parking spaces and 3 bike spaces parking spaces will be provided as this project qualifies for reduction of off-street parking under section 17-10-0102 B.

ZONING: B2-3

LOT AREA: 3125 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 400 square feet

FLOOR AREA RATIO: 1.9

BUILDING AREA: 5705.5 square feet

OFF-STREET PARKING: 3 car & 3 bike spaces

FRONT SETBACK: 0 feet 10 inches

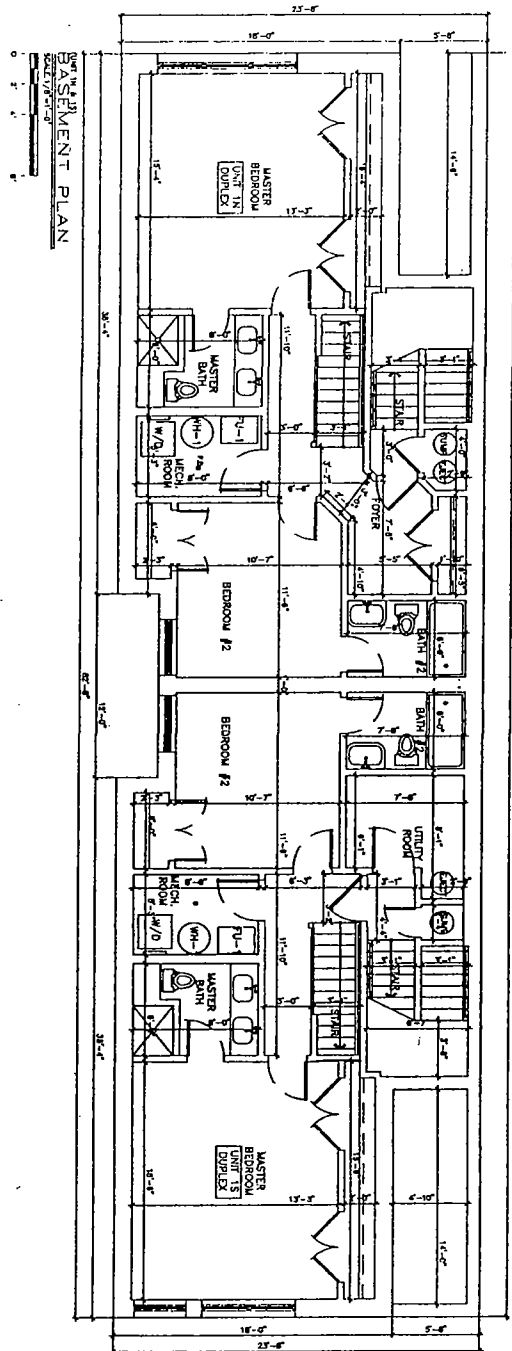
REAR SETBACK: 37 feet 6 inches

SIDE SETBACK: 0 feet 8 inches & 0 feet 8 inches = 1 foot 4 inches

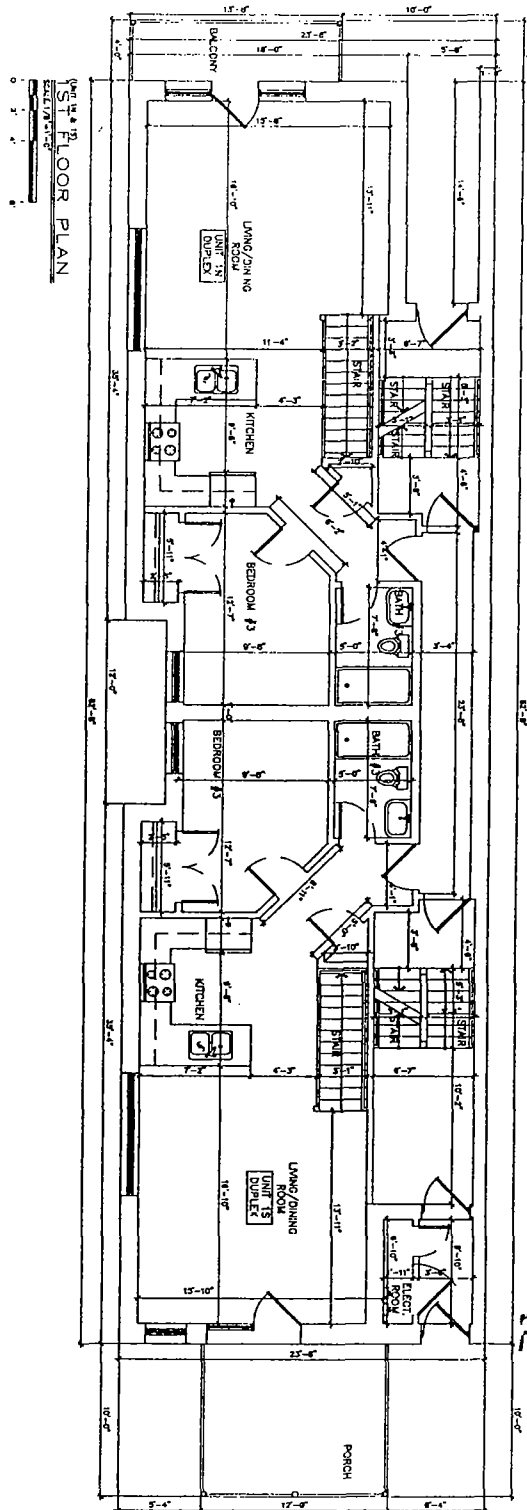
BUILDING HEIGHT: 37 feet 7 inches

Masonry building

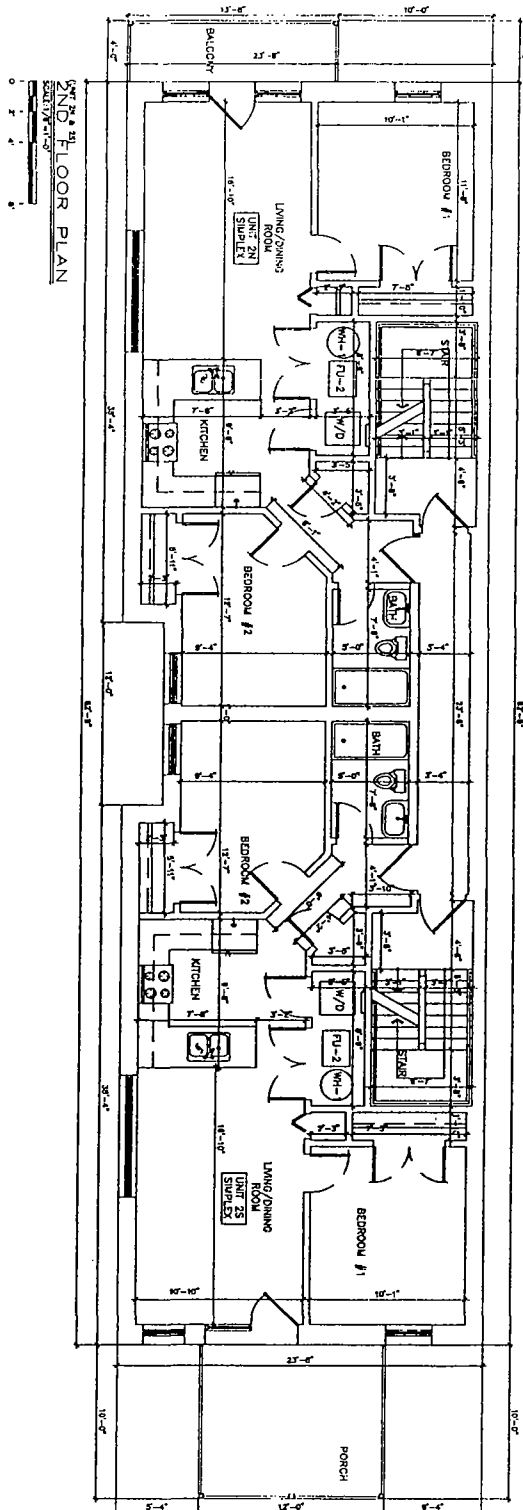
Elevations and plans are attached.



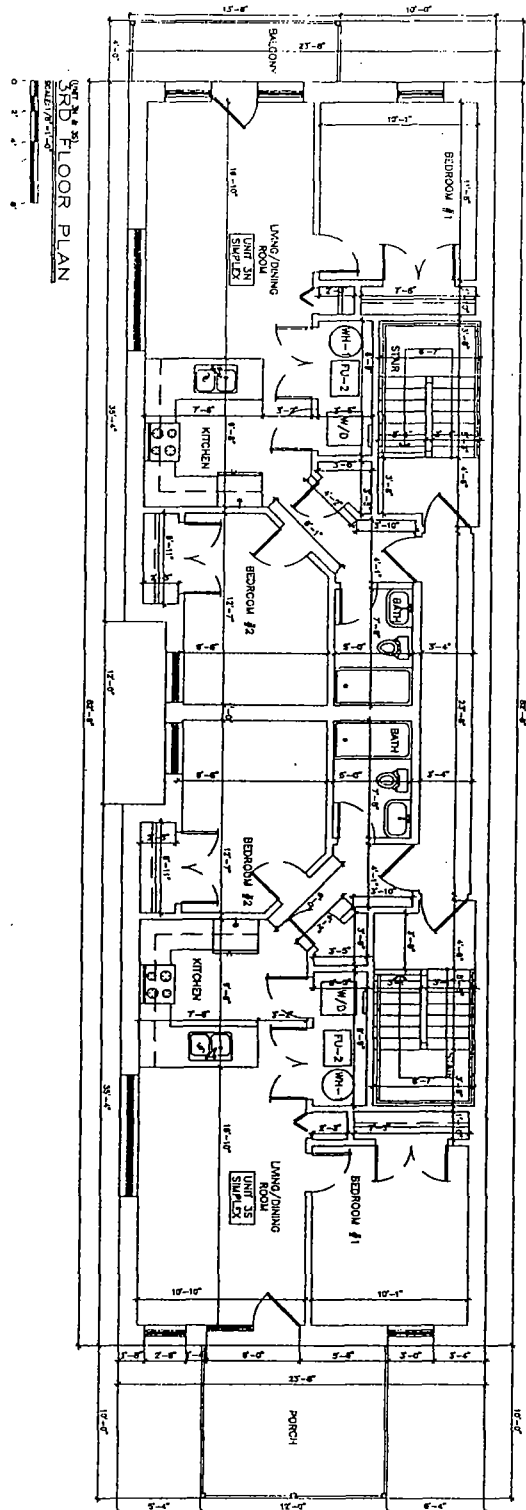
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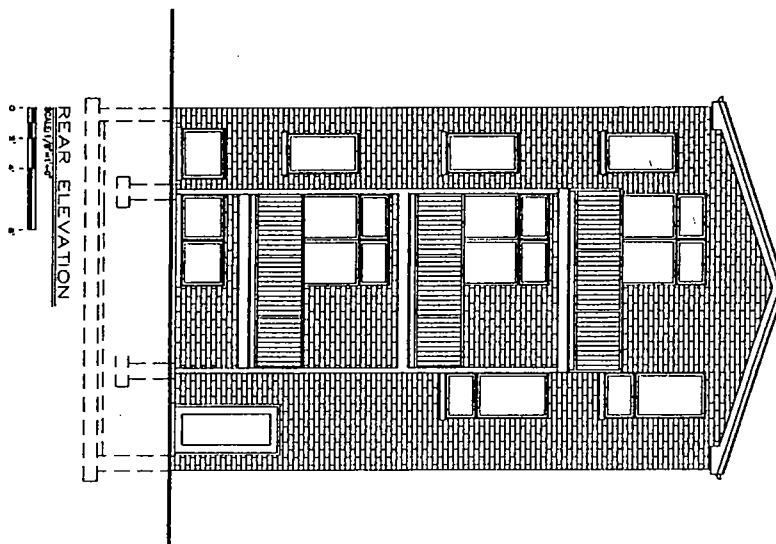
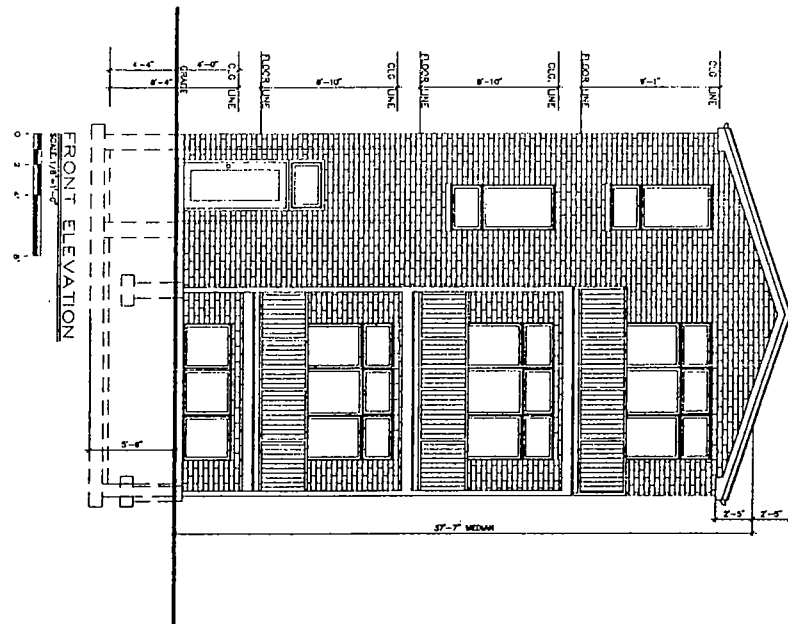


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A-5

PROPOSED 3 STORY MASONRY
6 UNIT APARTMENT BUILDING

2643 W LAWRENCE AVE
CHICAGO ILLINOIS

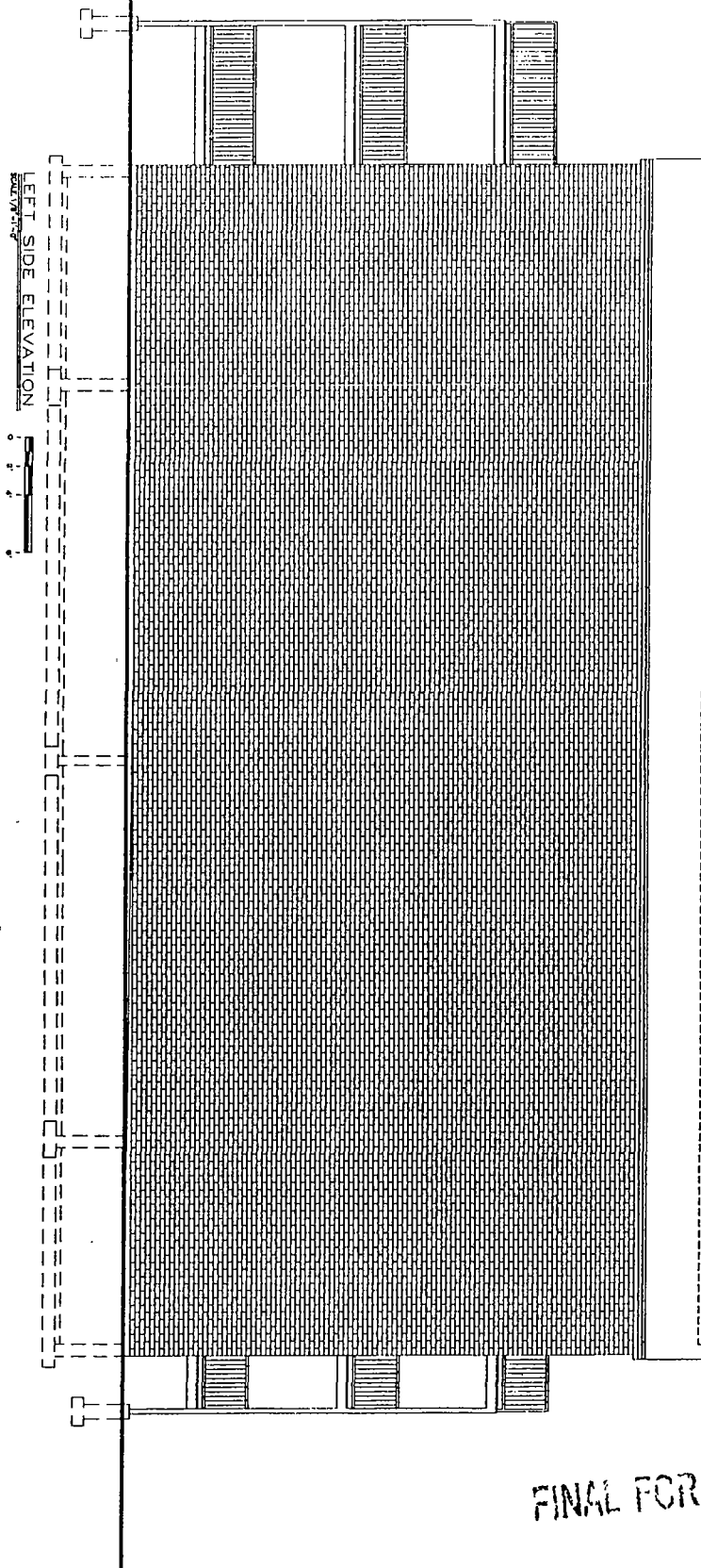


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A-6

PROPOSED 3 STORY MASONRY
6 UNIT APARTMENT BUILDING

2643 W LAWRENCE AVE
CHICAGO
ILLINOIS

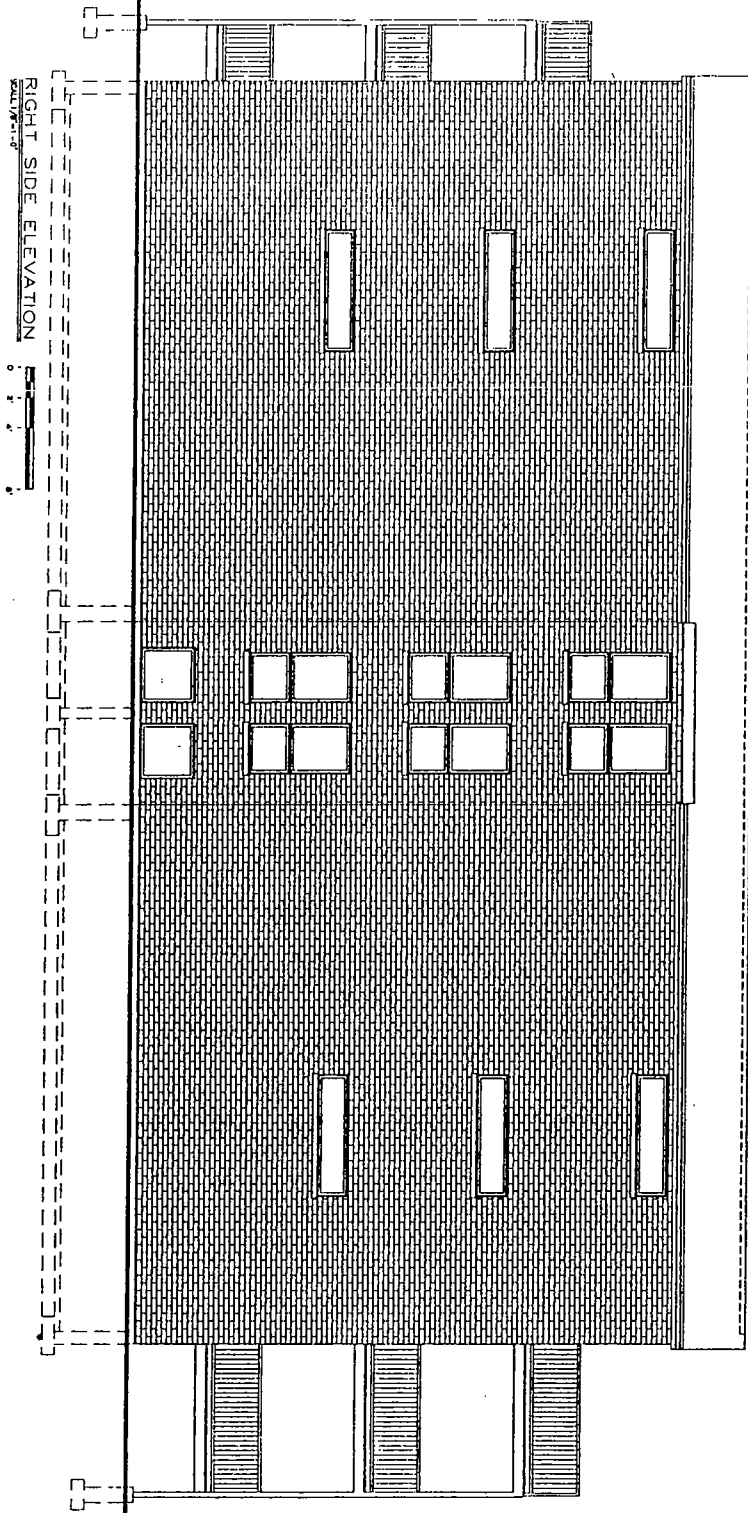


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A-7

PROPOSED 3 STORY MASONRY
6 UNIT APARTMENT BUILDING

2643 W LAWRENCE AVE
CHICAGO ILLINOIS



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A-8

PROPOSED 3 STORY MASONRY
6 UNIT APARTMENT BUILDING

2643 W LAWRENCE AVE
CHICAGO ILLINOIS