City of Chicago

O2019-6829

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-G at 1039-1045 W Lawrence Ave - App No. 20192T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 B3-3 Community Shopping District symbols and indications as shown on Map No.11-G in the area bounded by

> West Lawrence Avenue; North Kenmore Avenue; a line 100.1 feet south of and parallel to West Lawrence Avenue; and the alley next west of and parallel to North Kenmore Avenue,

to those of a B3-5 Community Shopping 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: 1039-45 West Lawrence Avenue

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17-13-0303-C (1) Narrative Zoning Analysis

1039 West Lawrence Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 15,021 square feet

Proposed Land Use: The Applicant is seeking to convert the existing eight-story, one hundred and sixty-one (161) SRO unit building to a mixed-use building with retail space at grade and seventy-two (72) efficiency units and eight (8) dwelling units above. The FAR, height, and footprint of the existing building will remain without change. Onsite surface parking for seven (7) vehicles will be provided at the rear of the subject site. The subject property is located within 1,320 linear feet of the entrance to the Lawrence Red Line (CTA) Station. The Applicant is seeking a parking reduction, pursuant to the Transit-Oriented Development (TOD) Ordinance.

(A) The Project's Floor Area Ratio: 52,751 square feet (3.512 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit): 141.9 square feet/unit
(Blended MLA: Efficiency Unit (90%) + Dwelling Unit (10%) → 121.9 sf + 20 sf)

(C) The amount of off-street parking: 7 vehicular parking spaces

(D) Setbacks (with West Lawrence Avenue as the front of the property):

a. Front Setback: 0 feet-0 inches

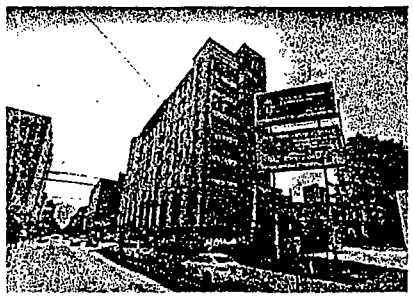
b. Rear Setback: 0 feet-0 inches

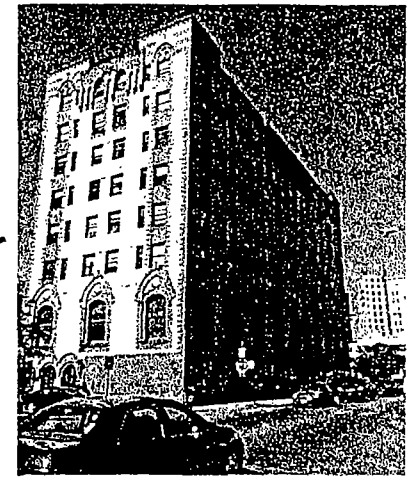
c. Side Setbacks:
West: 0 feet-0 inches
East: 0 feet-0 inches

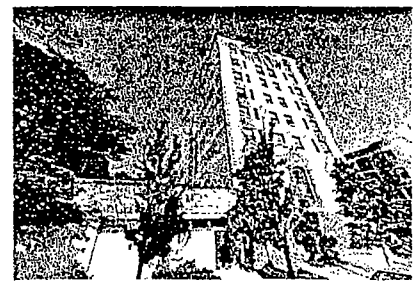
(E) Building Height:
89 feet-10 inch

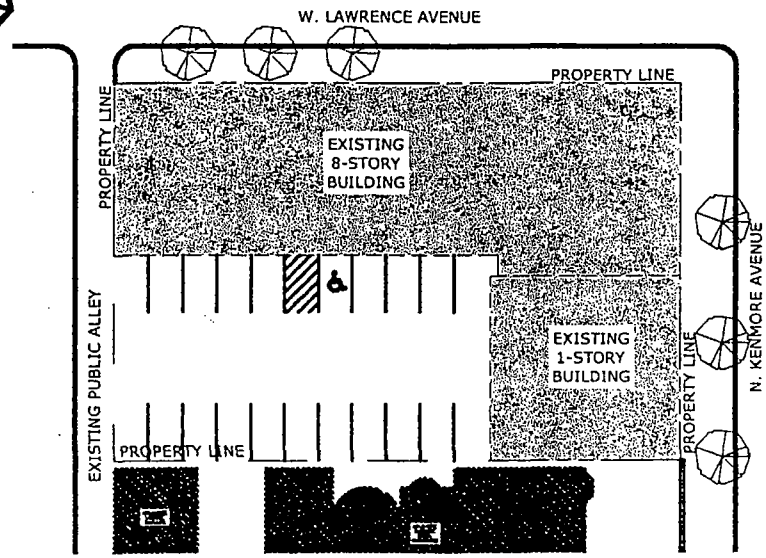
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RESIDENTIAL PLAN DEVELOPMENT









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

NORTH

1 5 10 15

NET SITE AREA = 15,025 S.F.

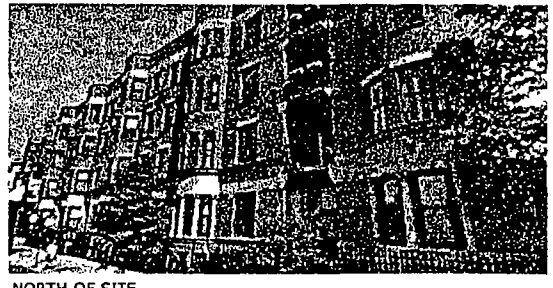
LAWRENCE LOFTS 1039 N. Lawrence Avenue Chicago, Illinois	CHICAGO PLANNING COMMISSION	DATE: 3-26-2019	SHT. No. 3

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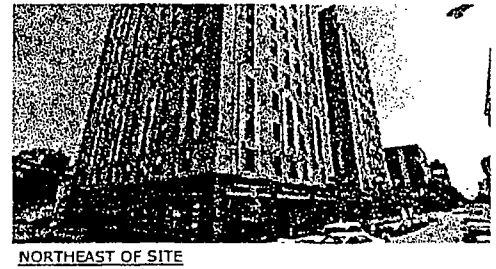
RESIDENTIAL PLAN DEVELOPMENT



NORTHEAST OF SITE
1056 W. LAWRENCE AVENUE
4 STORY BRICK AND STONE MULTI-FAMILY
RESIDENTIAL WITH BALCONIES
1ST FLOOR COMMERCIAL OFFICE



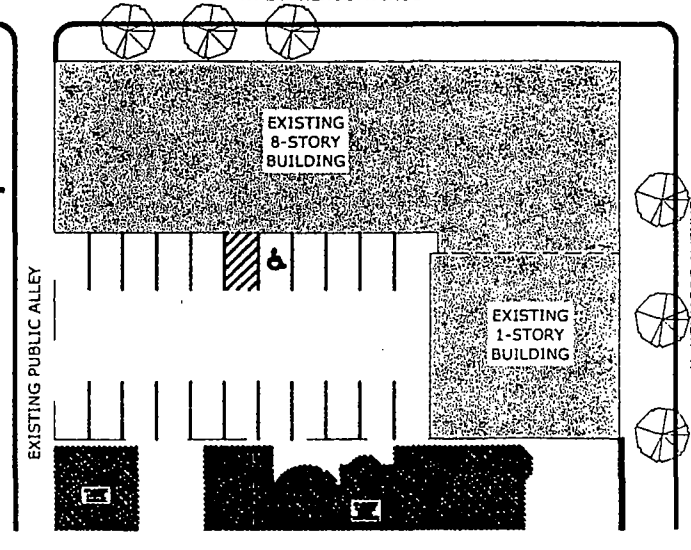
NORTH OF SITE
1048 W. LAWRENCE AVENUE - (MULTI ADDRESS)
4 1/2 STORY BRICK AND STONE MULTI-FAMILY
RESIDENTIAL WITH BALCONIES



NORTHEAST OF SITE
1020 W. LAWRENCE AVENUE
12 STORY BRICK RESIDENTIAL TOWER
1ST STORY COMMERCIAL



WEST OF SITE
4753 N. WINTHROP AVENUE
VACANT LOT





EAST OF SITE
1021 W. LAWRENCE AVENUE (MULTI ADDRESS)
1 STORY BRICK OFFICE / RETAIL / FOOD SERVICE
FABRIC AWNING ABOVE ALUMINUM & GLASS STOREFRONT

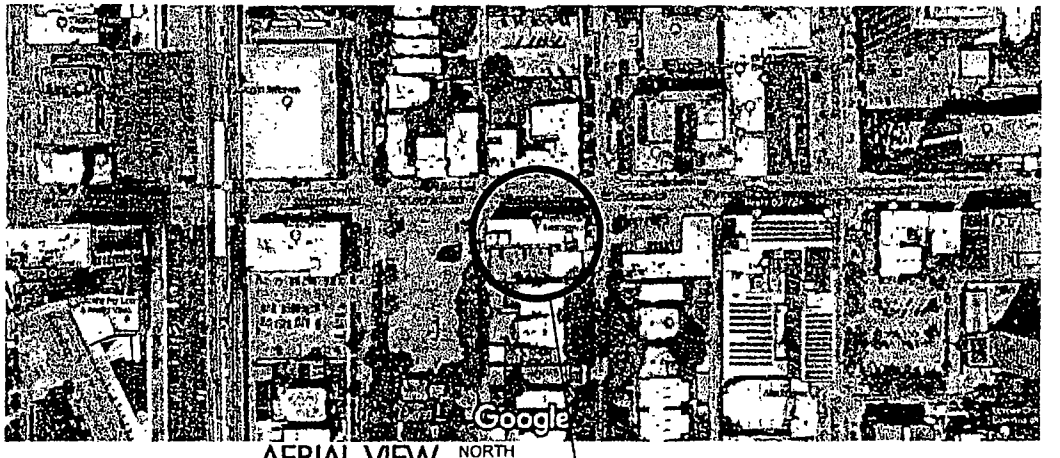


SOUTH OF SITE
4746 N. KENMORE AVENUE
3 STORY BRICK & STONE MULTI-FAMILY

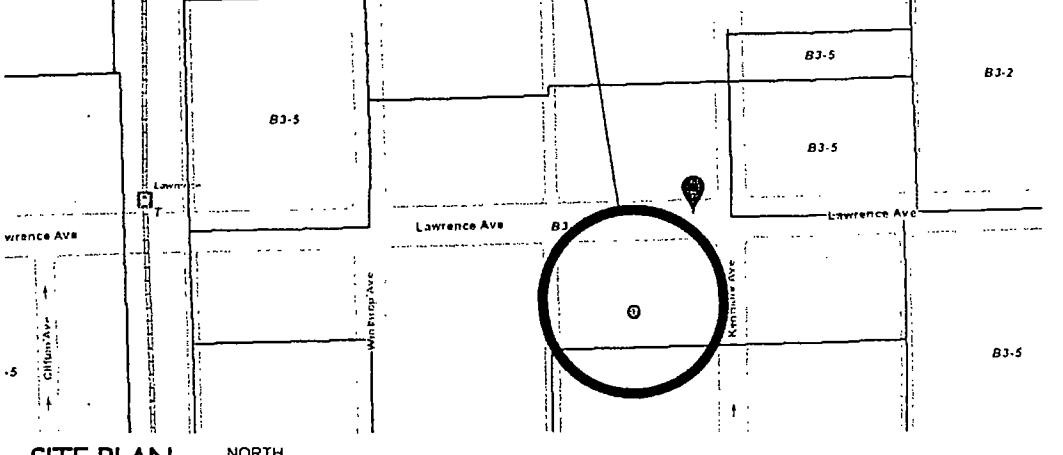
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AERIAL VIEW
NOT TO SCALE
NORTH



SITE PLAN
NOT TO SCALE
NORTH

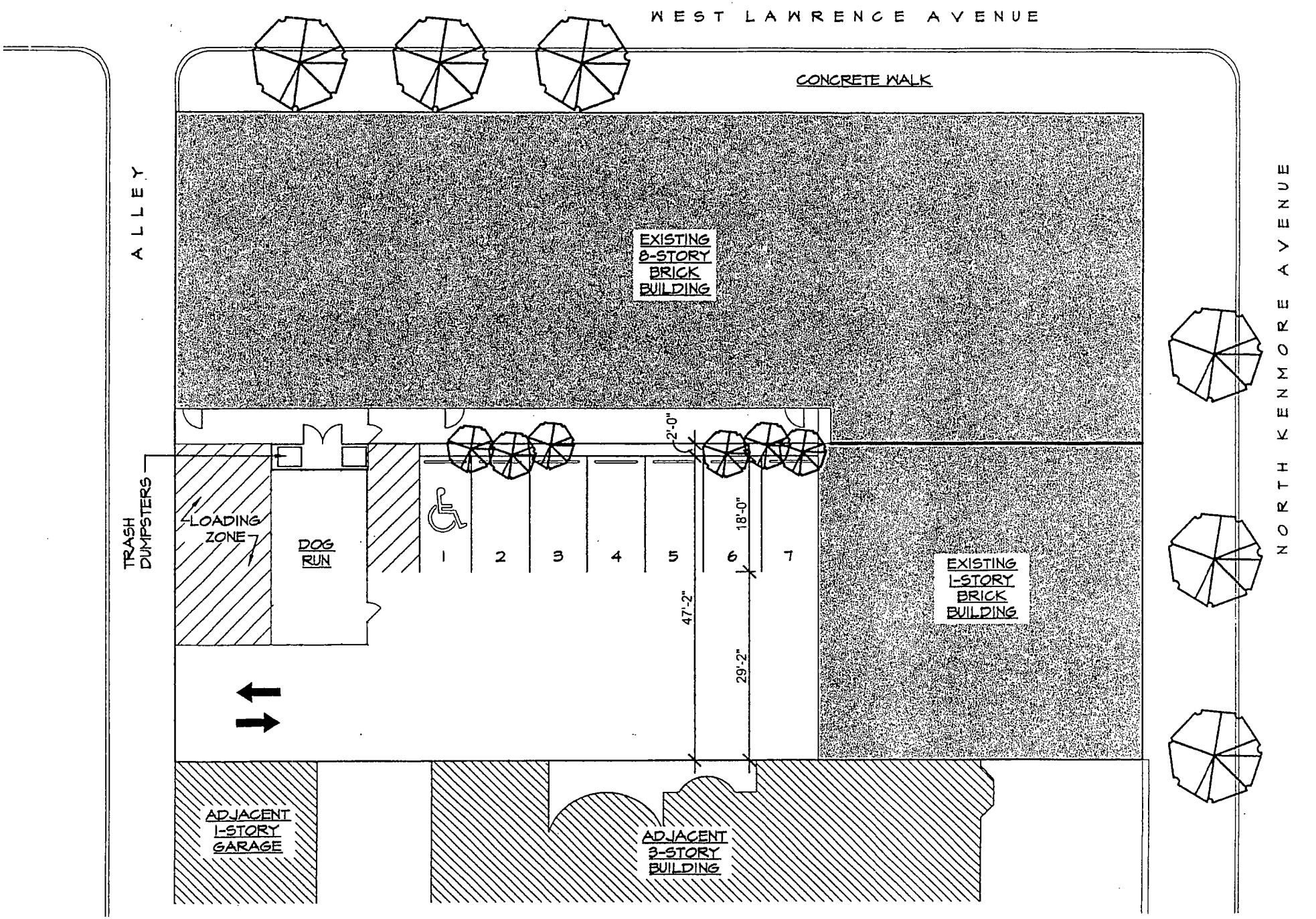
LAWRENCE LOFTS
1039 N. Lawrence Avenue
Chicago, Illinois

CHICAGO PLANNING COMMISSION

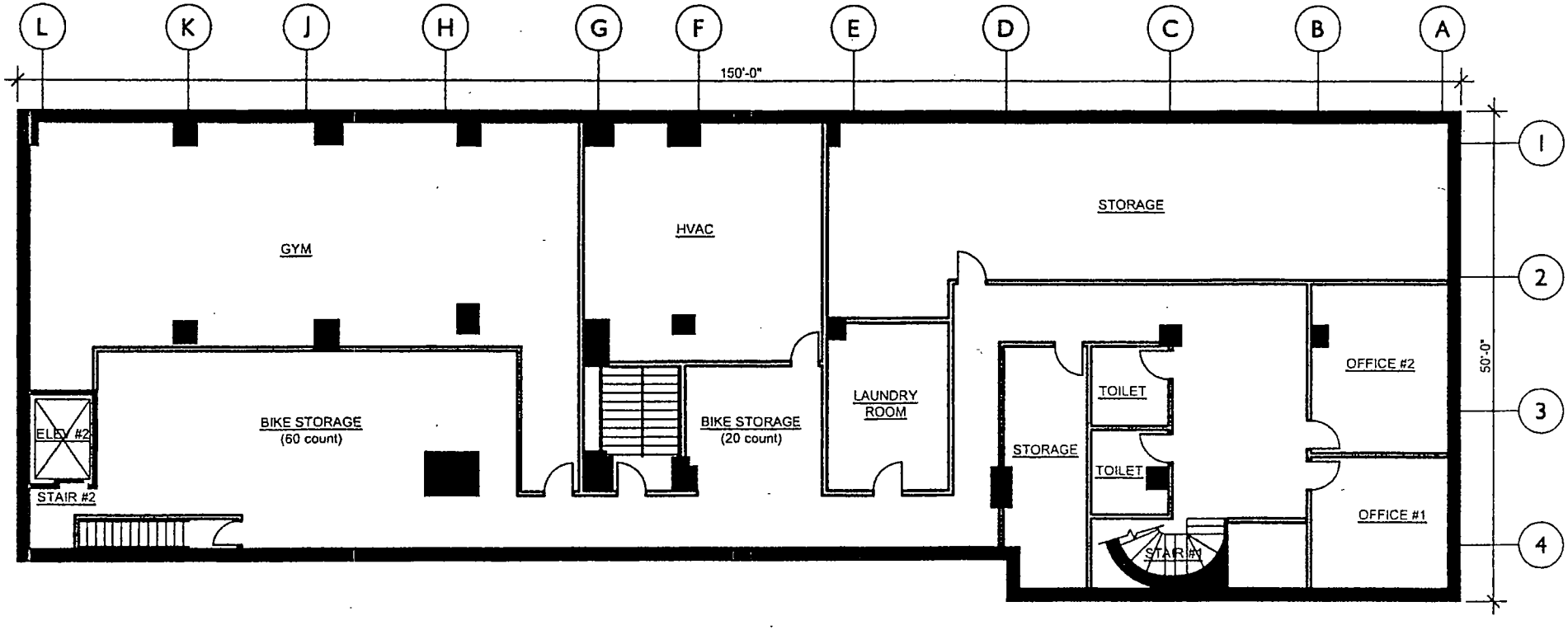
DATE: 3-26-2019

SHT. No
5

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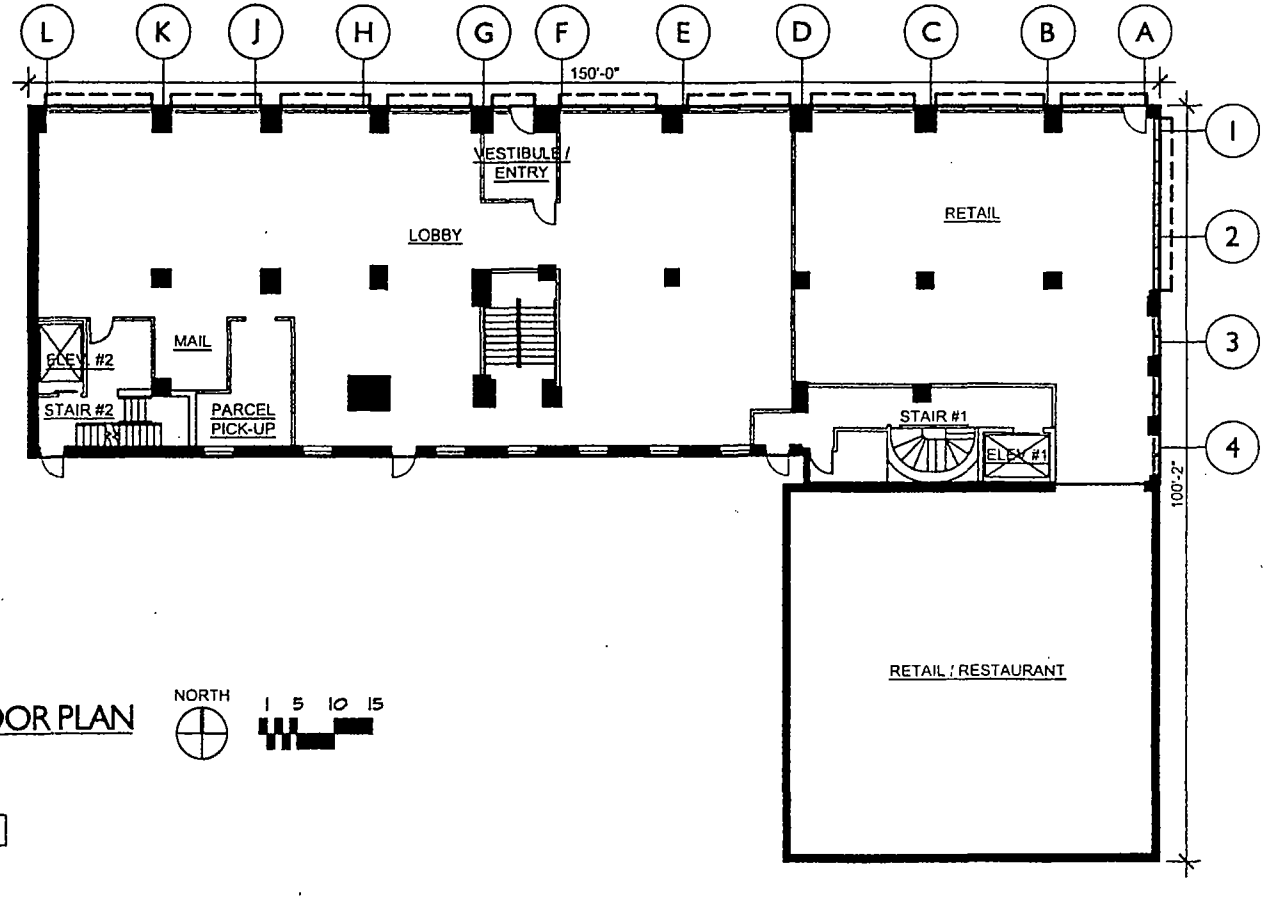


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RESIDENTIAL PLAN DEVELOPMENT



PROPOSED FIRST FLOOR PLAN

1/16" = 1'-0"

NORTH

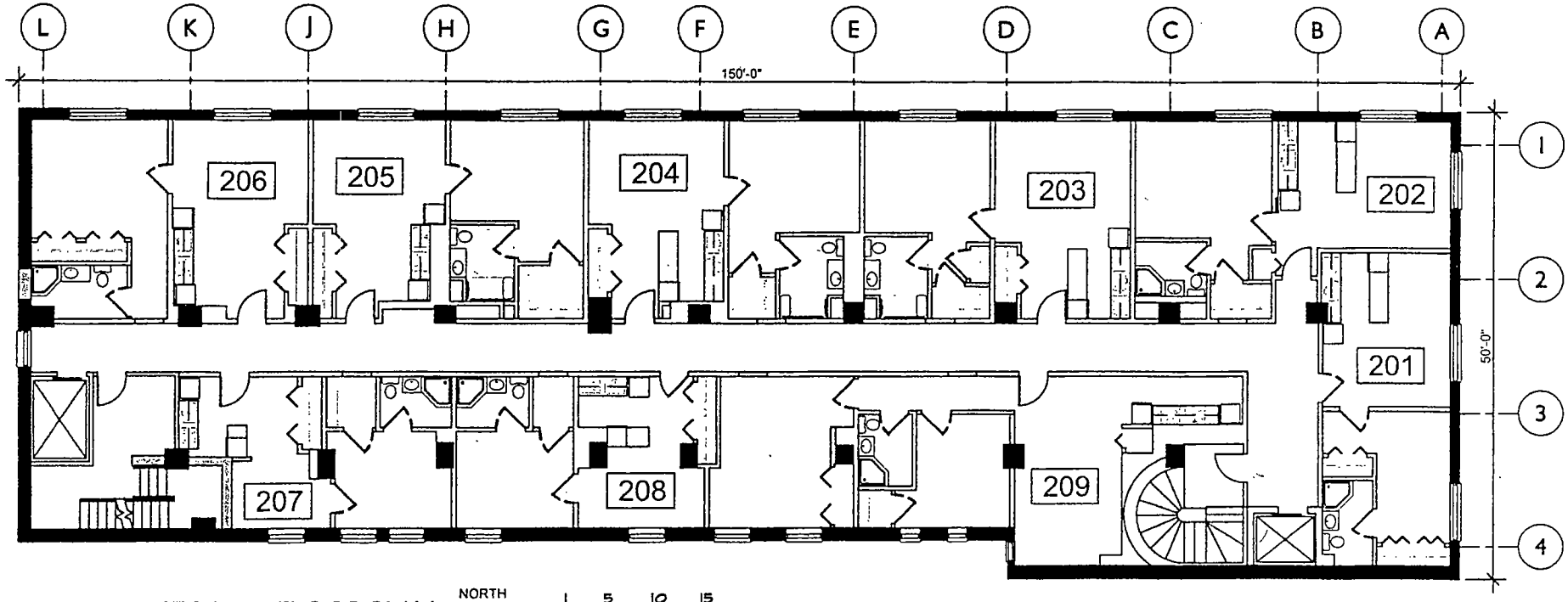
1 5 10 15

FLOOR AREA = 9,077 S.F.

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PROPOSED SECOND FLOOR PLAN

3/32" = 1'-0"

NORTH

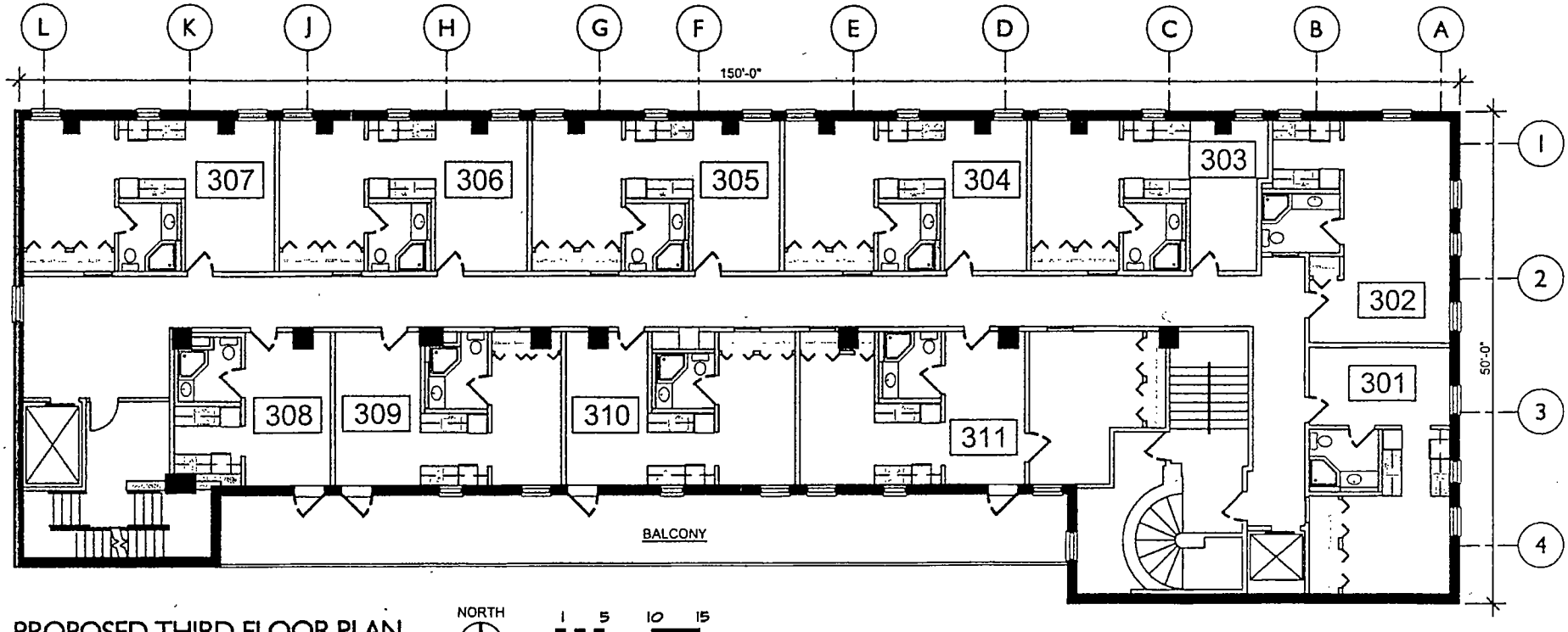
1 5 10 15

FLOOR AREA = 6,420 S.F.

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RESIDENTIAL PLAN DEVELOPMENT



PROPOSED THIRD FLOOR PLAN

3/32" = 1'-0"

NORTH

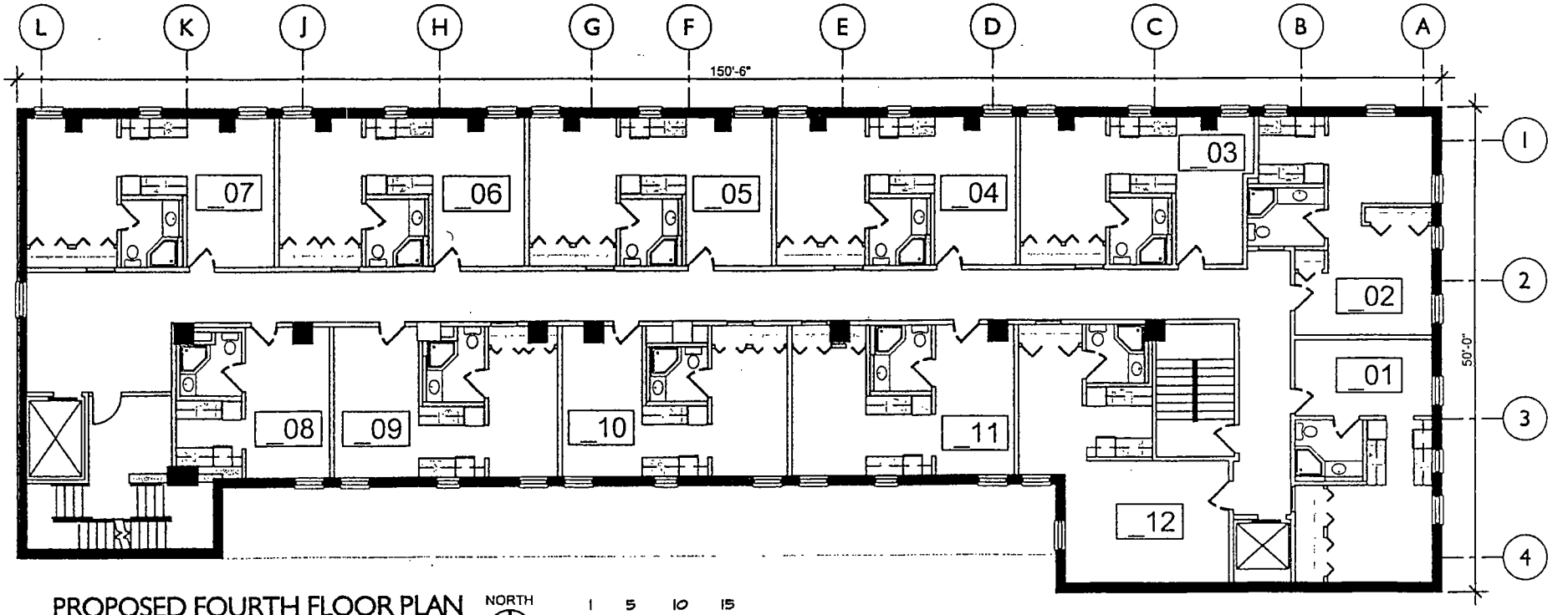
1 5 10 15

FLOOR AREA = 6,209 S.F.

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RESIDENTIAL PLAN DEVELOPMENT



PROPOSED FOURTH FLOOR PLAN
(FLOORS 5-8 SIMILAR)
3/32" = 1'-0"

NORTH

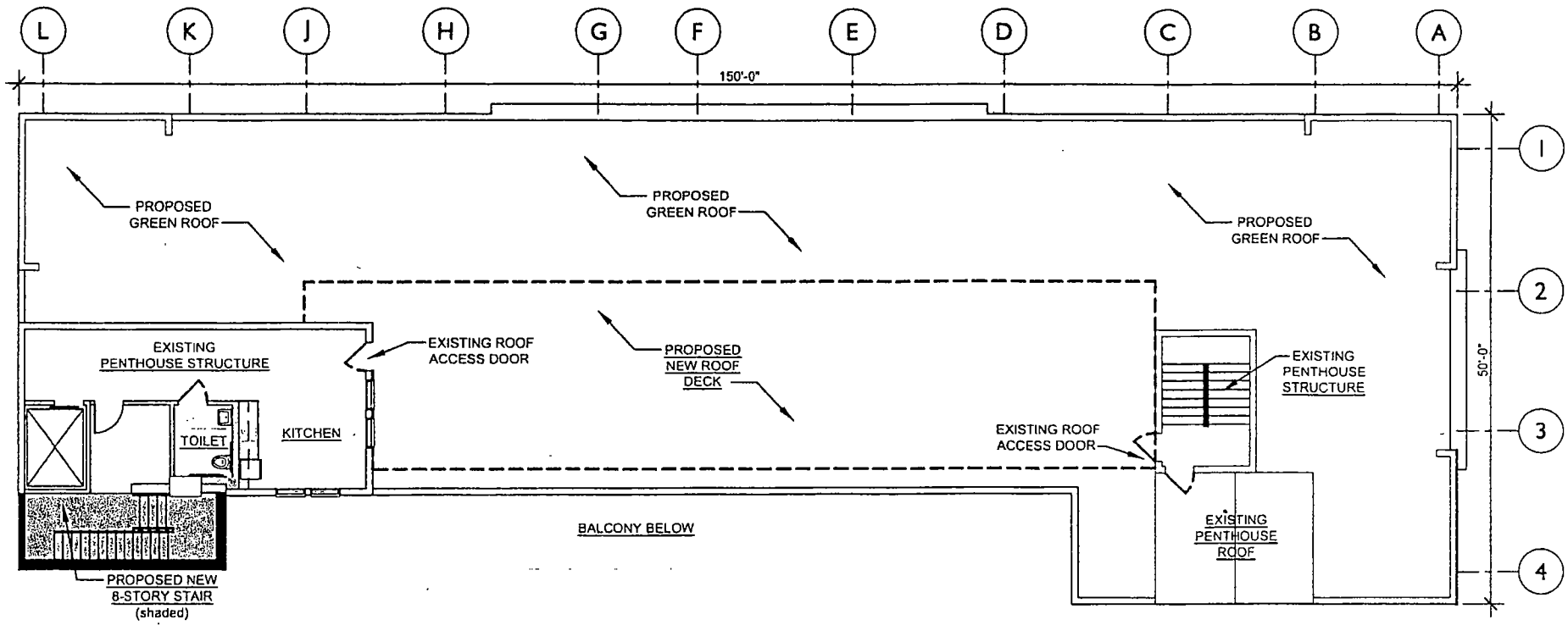
1 5 10 15

FLOOR AREA = 6,209 S.F.

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PROPOSED ROOF PLAN

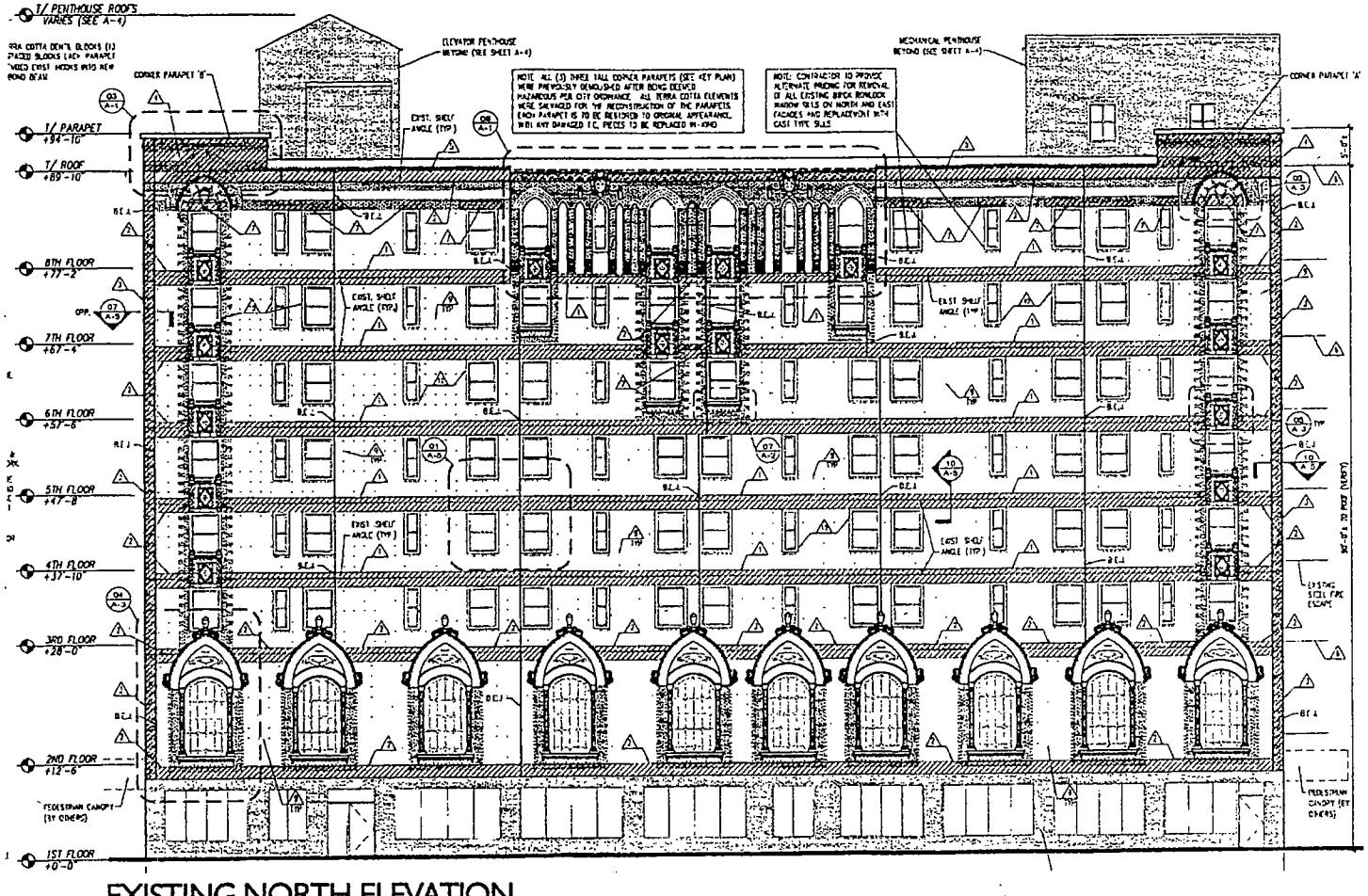
3/32" = 1'-0"

FLOOR AREA = 6,273 S.F.

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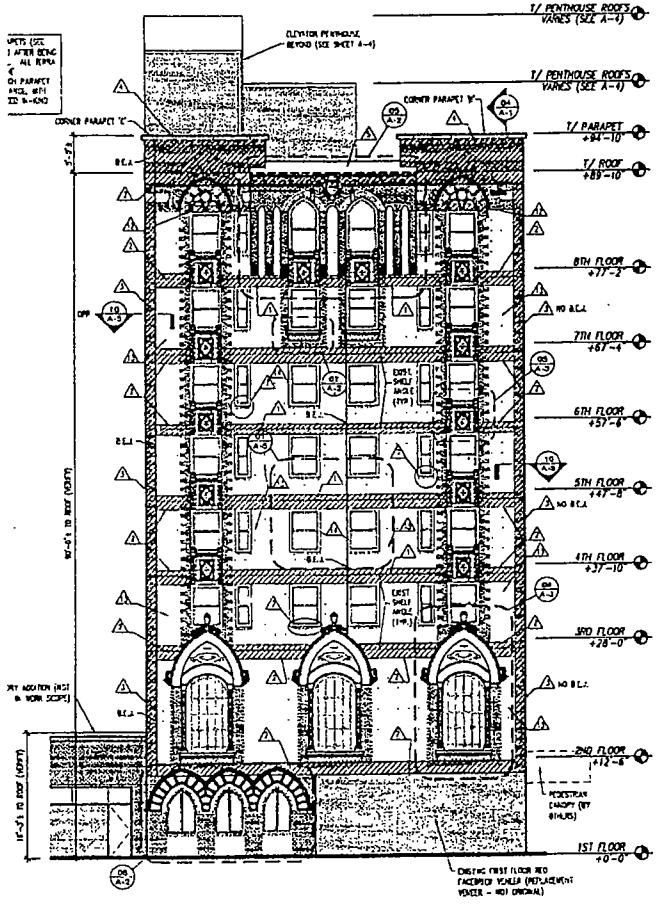
EXISTING NORTH ELEVATION

Not to Scale

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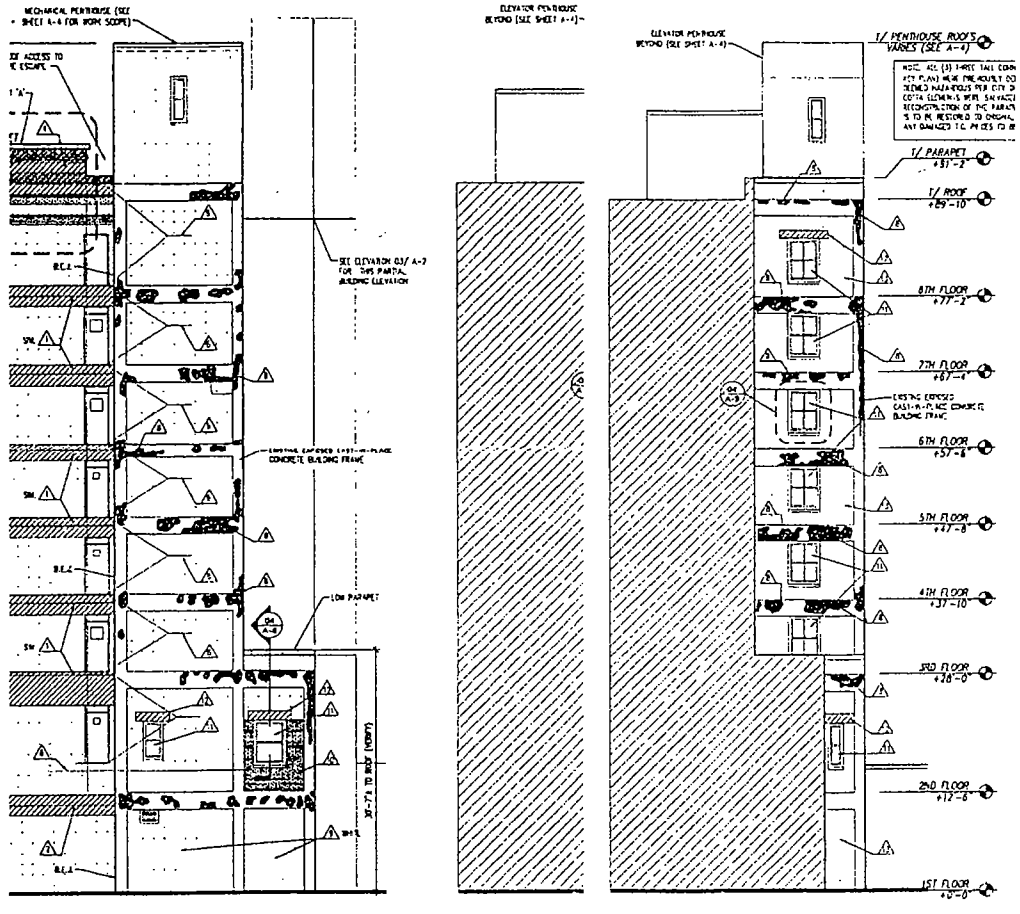
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RESIDENTIAL PLAN DEVELOPMENT



EXISTING EAST ELEVATION

Not to Scale



PARTIAL EXISTING WEST ELEVATIONS

Not to Scale

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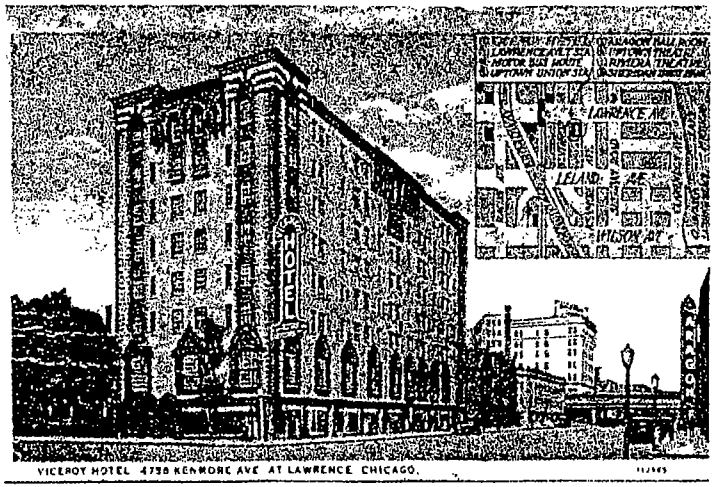


IMAGE OF ORIGINAL FACADE

Not to Scale



PROPOSED NEW ELEVATION ENHANCEMENTS

Not to Scale

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