



City of Chicago



SO2020-3706

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-J at 3557 W Lawrence Ave - App No. 20442
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 of the B3-2 Community Shopping District symbols and indications as shown on Map 11-J in the area bounded by:

West Lawrence Avenue, a line 133.21 feet east of and parallel to North Central Park Avenue, the 16' wide public alley next south of and parallel to West Lawrence Avenue, North Central Park Avenue,

to those of a B3-3 Community Shopping District.

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

Address: 3557 West Lawrence, Chicago, Illinois

AMENDED TO BE A TYPE-1 ZONING MAP AMENDMENT
SUBSTITUTE NARRATIVE AND PLANS

Applicant: Celadon Holdings III, LLC
Property Location: 3557 West Lawrence Avenue, Chicago, Illinois
Proposed Zoning: B3-3 Community Shopping District (TOD)
Lot Area: 16,651 square feet

Celadon Holdings III, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3557 West Lawrence Avenue from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to authorize the construction of a six-story multi-family residential building containing 50 dwelling units and ground floor commercial space. All units in the building would be designated as affordable, with a range of affordability from 15% AMI to 80% AMI.

The site is bounded by West Lawrence Avenue on the north, an existing 2-story commercial building on the east, and a 16' wide public alley on the south, and North Central Park Avenue on the west.

The subject property contains 16,651 square feet of site area and is vacant and unimproved. The overall project FAR will be 4.0. The Applicant seeks an FAR increase for Transit-Served Locations and for On-Site Affordable Housing Units in Transit-Served Locations pursuant to Sec. 17-3-0403-B and Section 17-3-0403-C. The project will provide 100% of required affordable units on-site.

The Property is within 1,320 feet to the Kimball CTA Station and a transit-served location parking reduction is requested. The proposed project will include 13 off-street vehicular parking spaces and 50 bicycle parking spaces.

NARRATIVE ZONING ANALYSIS

- (a) Floor Area and Floor Area Ratio:
 - i. Lot area: 16,651 square feet
 - iii. Total building floor area: 66,616 square feet
 - iv. FAR: 4.0 (Transit-Served Location FAR increase and additional FAR increase for On-Site Affordable Housing Units in Transit-Served Locations)

- (b) Density (Lot Area Per Dwelling Unit): 333 square feet (50 dwelling units)
(MLA Reduction for Transit-Served Locations)

- (c) Number of Off-street Parking Spaces: 13 vehicular parking spaces (Transit-served Location Parking Reduction Proposed. Within 1,320 feet to Kimball CTA Station)

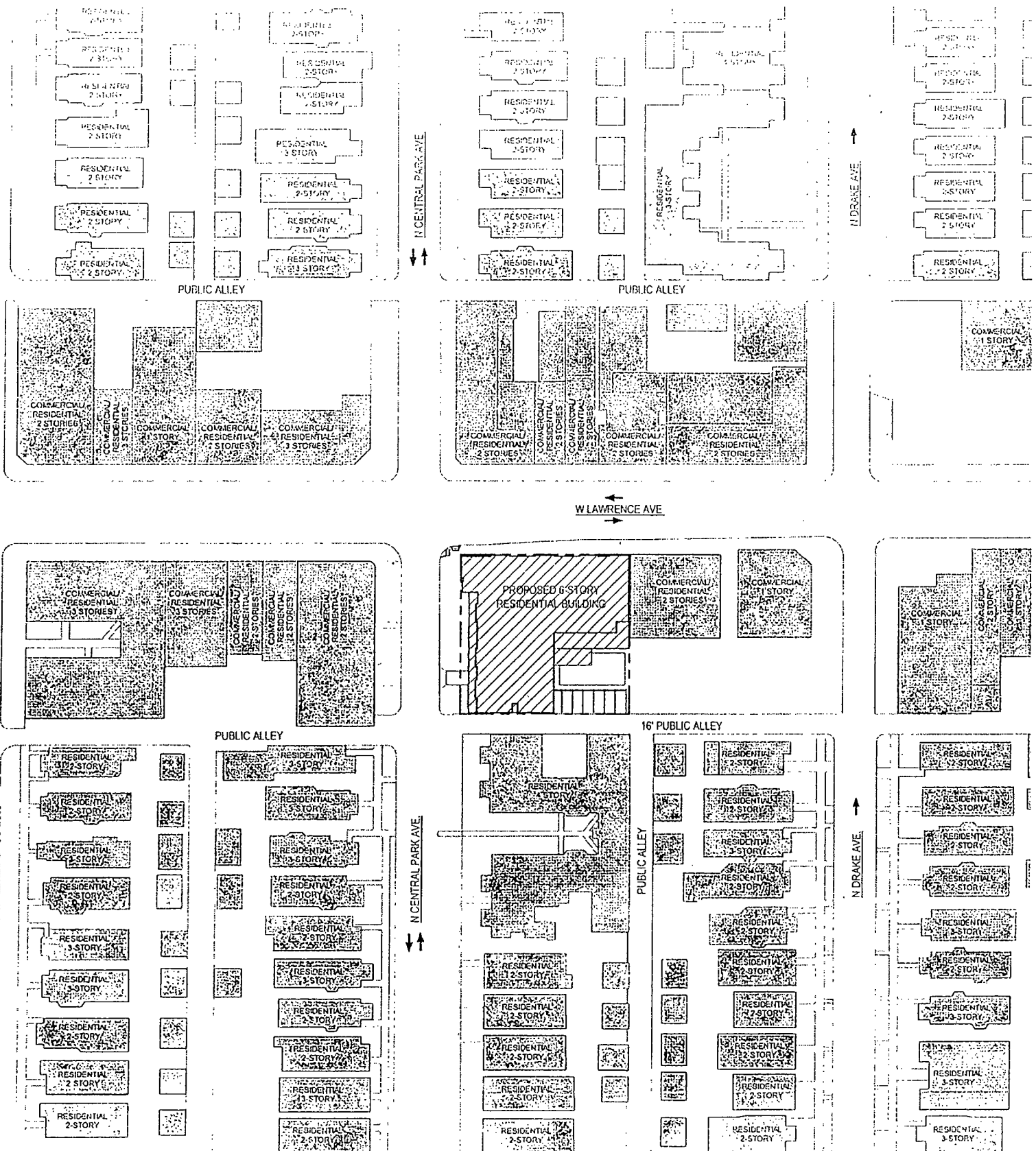
50 bicycle parking spaces

- (d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback (east): 0 feet

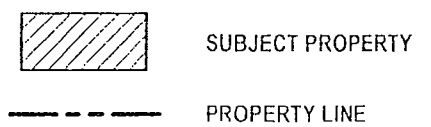
PROPOSED DEVELOPMENT

- iii. Side setback (west): 0 feet
- iv. Rear setback: 0 feet (will seek a variation)

- (e) Building height: 73'
- (f) Off-street Loading: 1 space (10' x 25')



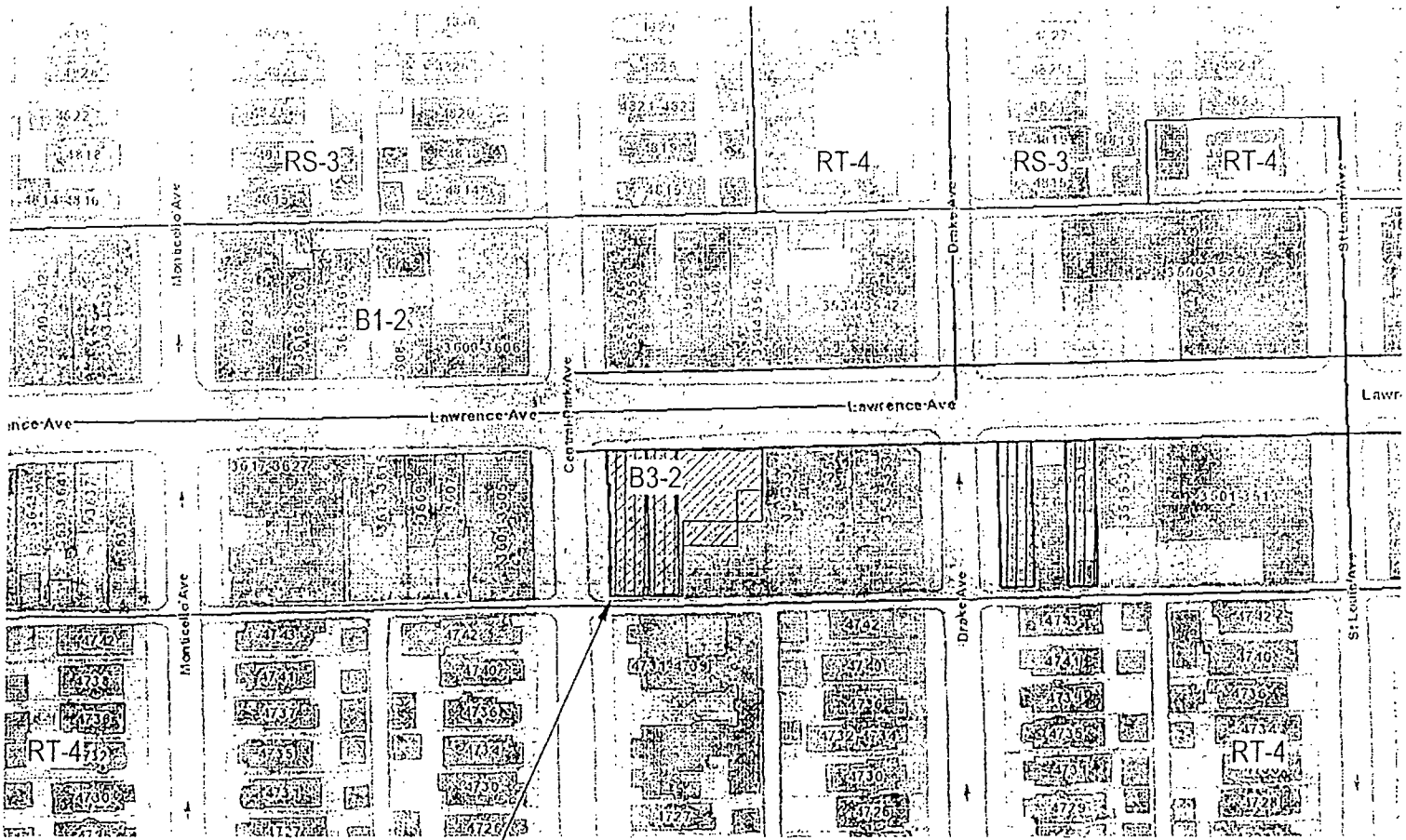
Final for Publication



Applicant: Celadon Holdings III, LLC
 Address: 3557 West Lawrence Ave
 Introduced: September 8, 2020

EXISTING LAND USE MAP
 1" = 100' - 0"

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PROPOSED 6-STORY BUILDING

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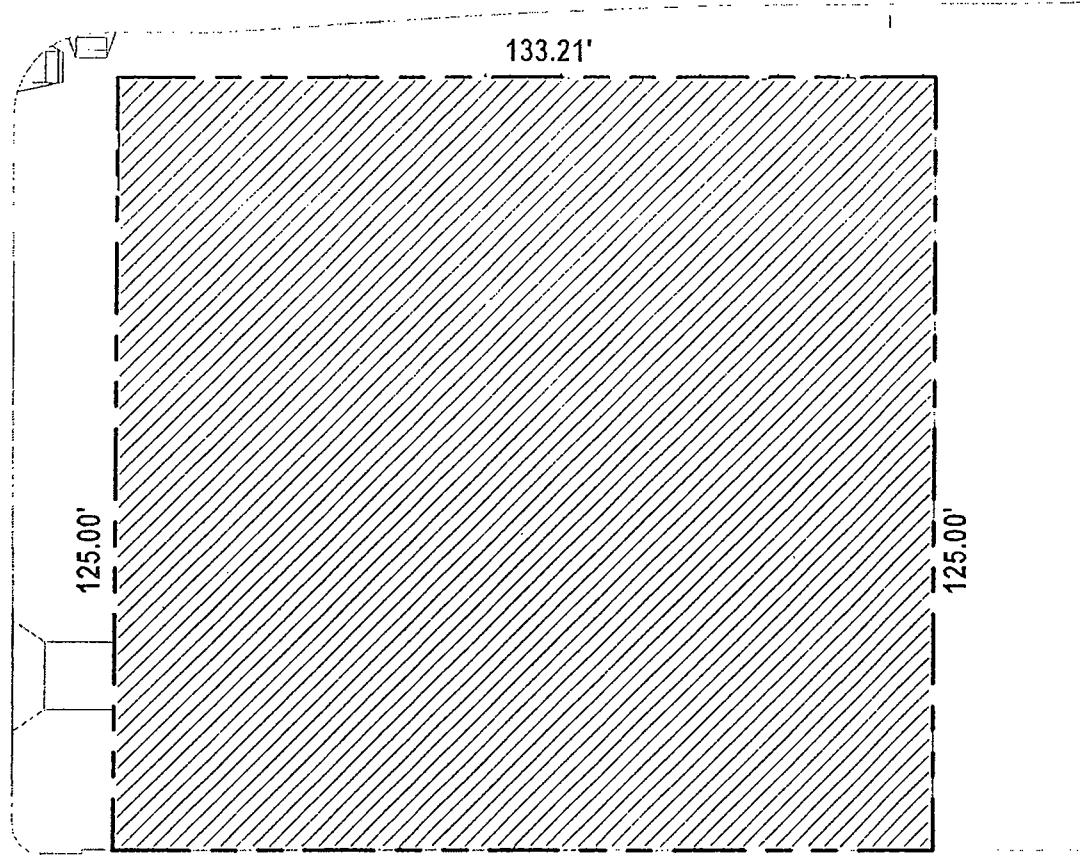
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EXISTING ZONING MAP
 N.T.S. ⊕

UrbanWorks



W LAWRENCE AVE.



N CENTRAL PARK AVE.



125.00'

133.21'

125.00'

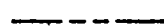
133.22'

16' PUBLIC ALLEY

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SUBJECT PROPERTY



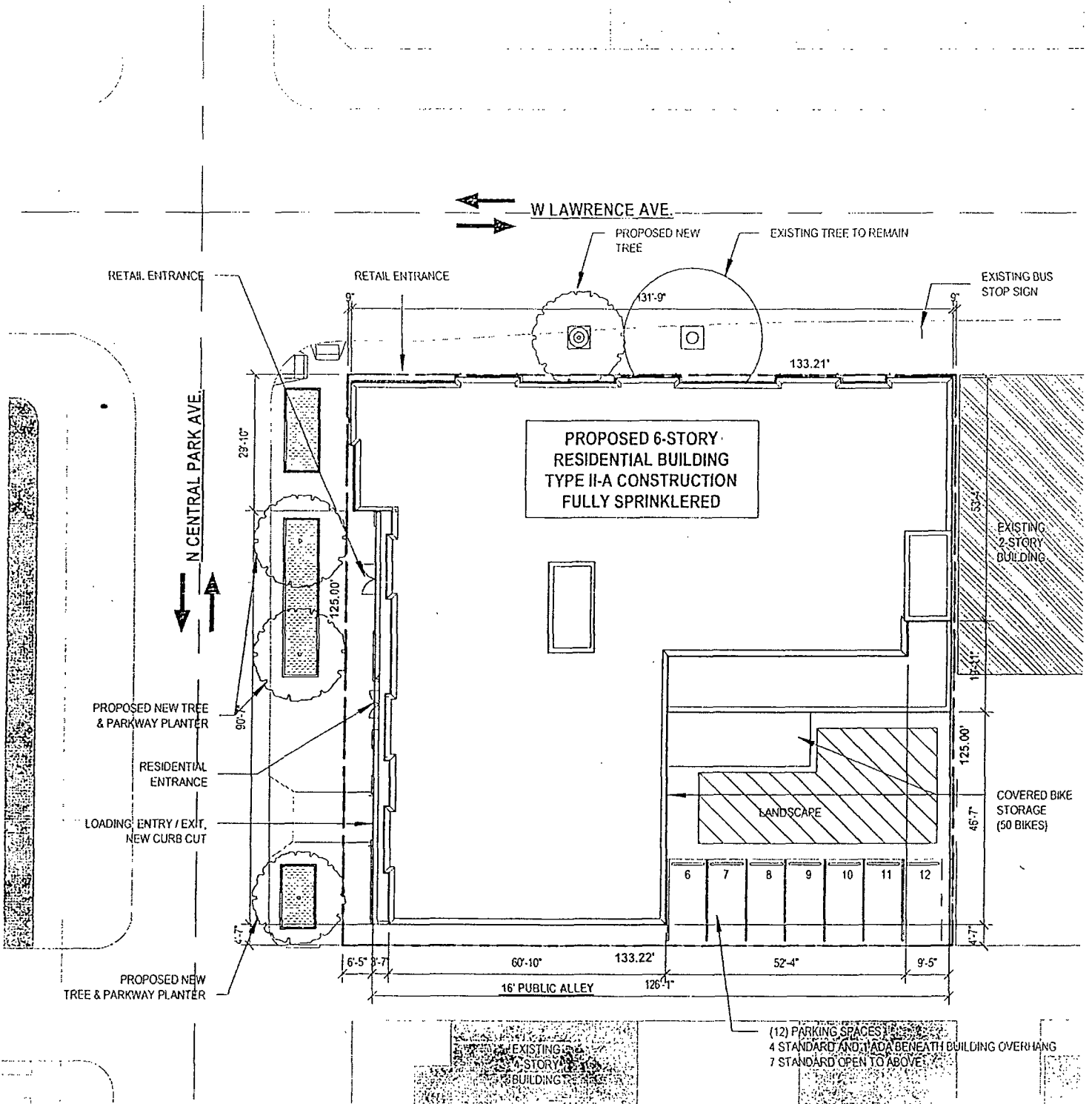
PROPERTY LINE

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EXTENT OF REZONED PROPERTY



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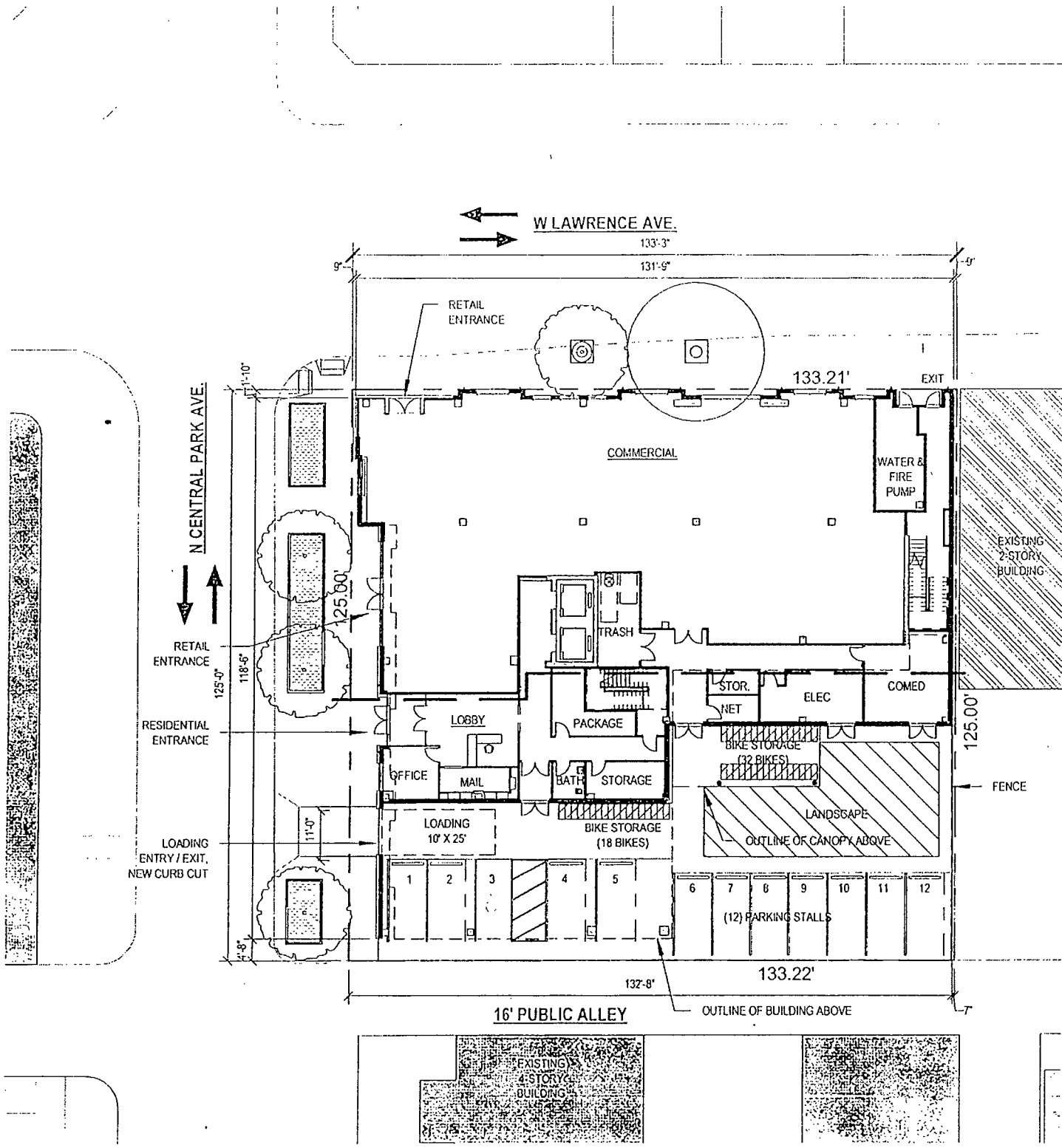


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SITE PLAN
 1" = 60' - 0" ⊕


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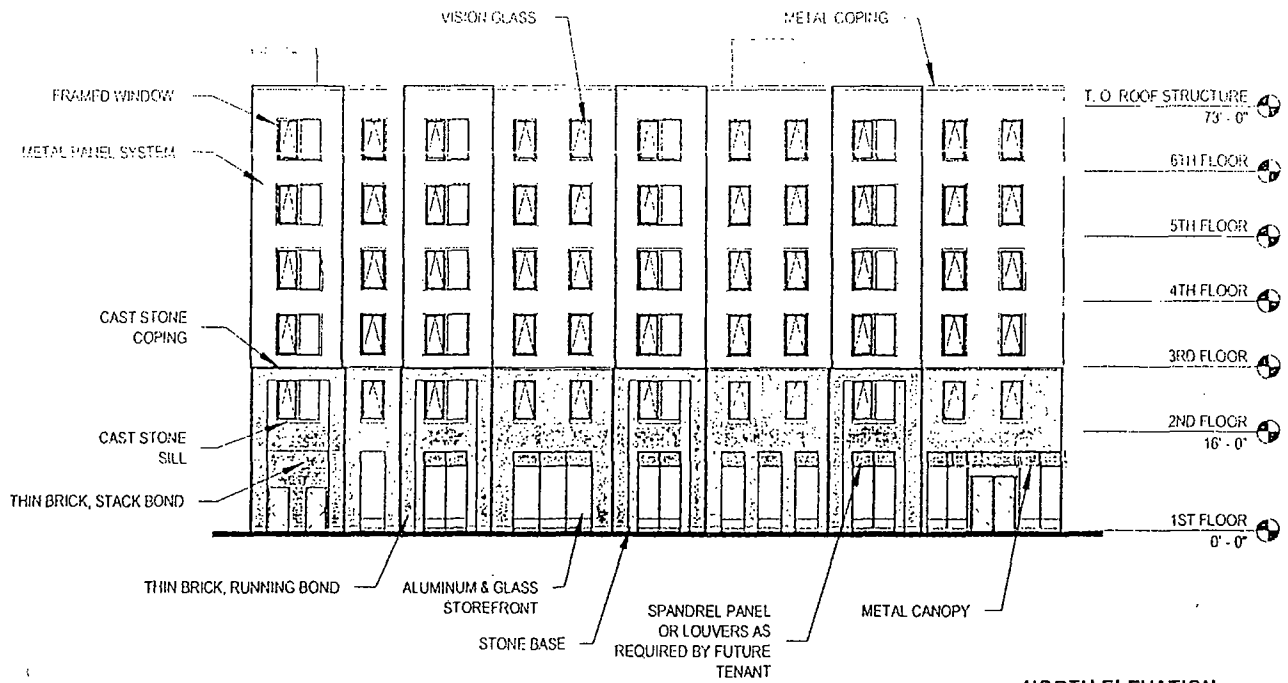
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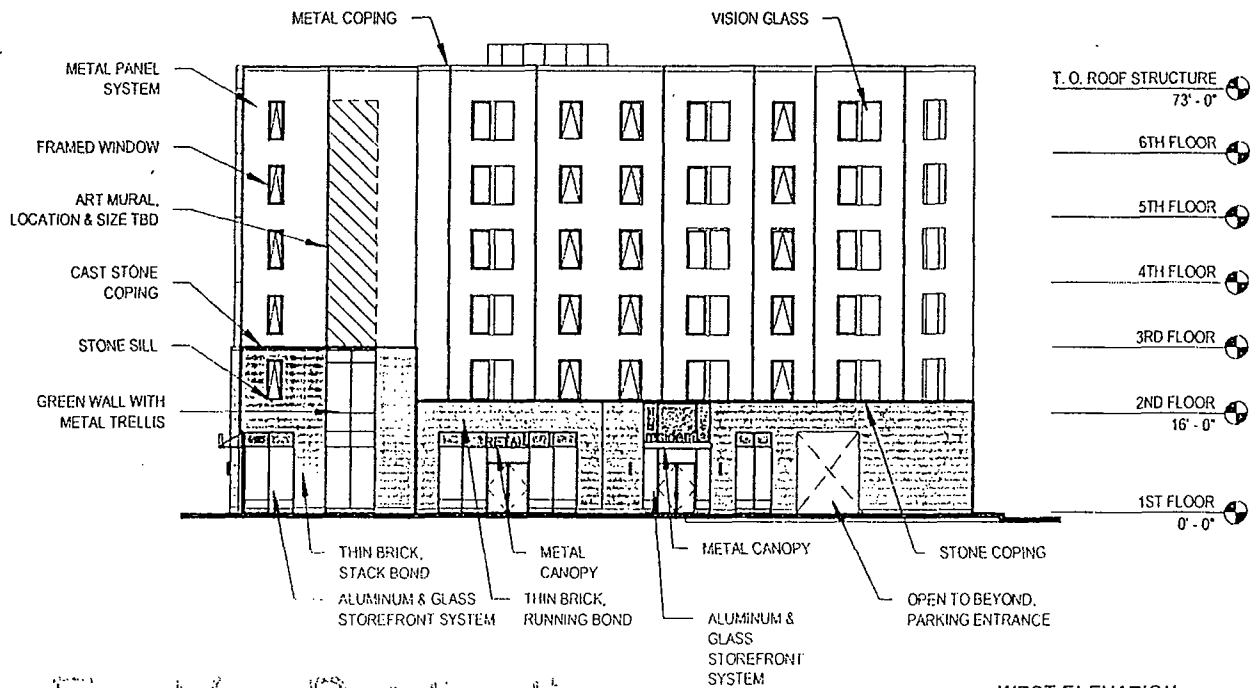
GROUND FLOOR PLAN

1" = 30'-0" 

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NORTH ELEVATION



WEST ELEVATION

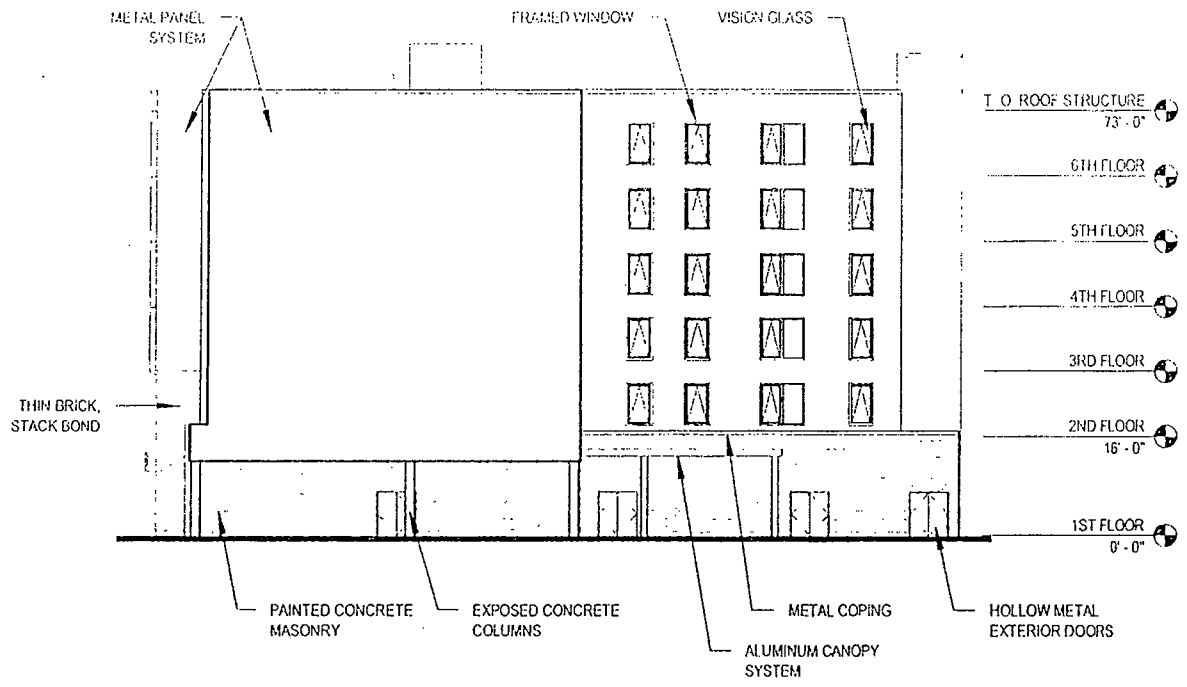
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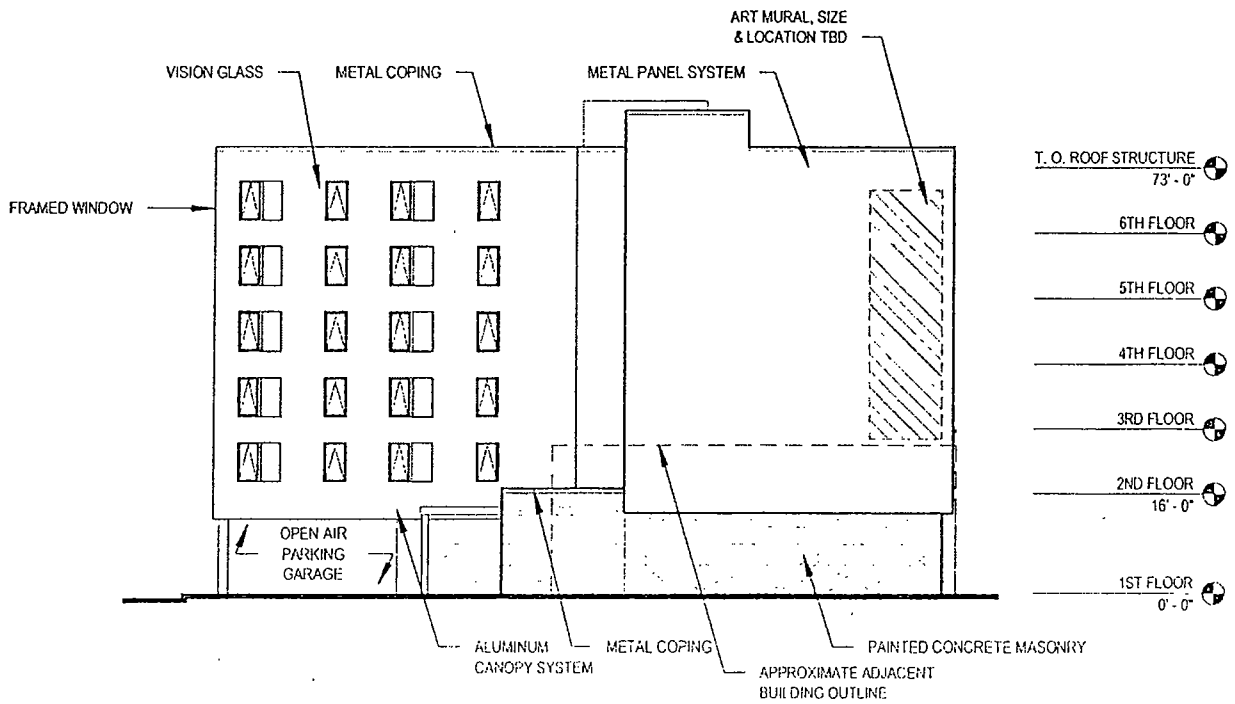
NORTH & WEST ELEVATION

NTS

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SOUTH ELEVATION



EAST ELEVATION

Final for Publication