



City of Chicago



SO2021-2628

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-I at 2607-2613 W Lawrence Ave - App No. 20756T1
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, is hereby amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 11-I in the area bounded by

West Lawrence Avenue; a line 58.37 feet west of and parallel to North Rockwell Street; the alley next south of and parallel to West Lawrence Avenue; and a line 133.37 feet west of and parallel to North Rockwell Street,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses 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: 2607-13 West Lawrence Avenue

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17-13-0303-C (1) Substitute Narrative & Plans
2607-13 West Lawrence Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 9,375 square feet

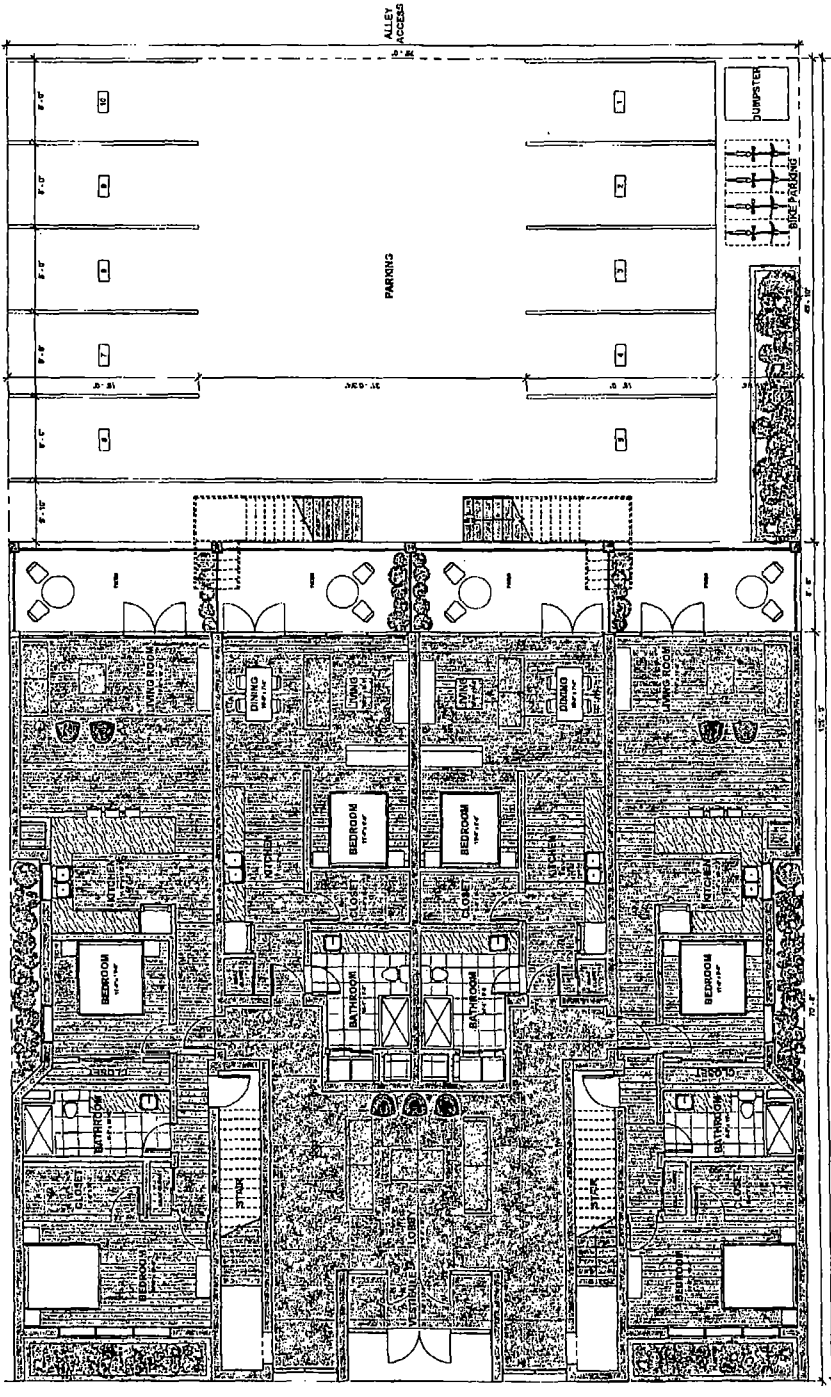
Proposed Land Use: The Applicant is seeking to permit the location and establishment of four (4) additional dwelling units, on the ground-floor of the existing building, for a total of twelve (12) dwelling units at the subject property. No changes are proposed to the existing building's height, footprint, or setbacks. Because the subject site is located within 1,320 linear feet of the entrance to the Rockwell CTA Rail Station, it qualifies as a *Transit-Served Location*, pursuant to the current Zoning Ordinance. [Sec. 17-10-0102-B]. As such, the Applicant will be seeking a parking reduction from 12 parking spaces to 10 parking spaces onsite.

- (A) The Project's Floor Area Ratio: 20,580 square feet (2.195 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 781.25 sq. ft. / D.U.
- (C) The amount of off-street parking: 10 vehicular parking spaces*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches (existing)
 - b. Rear Setback: 54 feet-4 inches (existing)
 - c. Side Setbacks:
 - West: 0 feet-0 inches (existing)
 - East: 0 feet-0 inches (existing)
- (E) Building Height: 36 feet-0 inches (existing)

*Note: The subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the *Transit-Oriented Development Ordinance*.

ROCKWELL

SUMAC



GROUND FLOOR PLAN

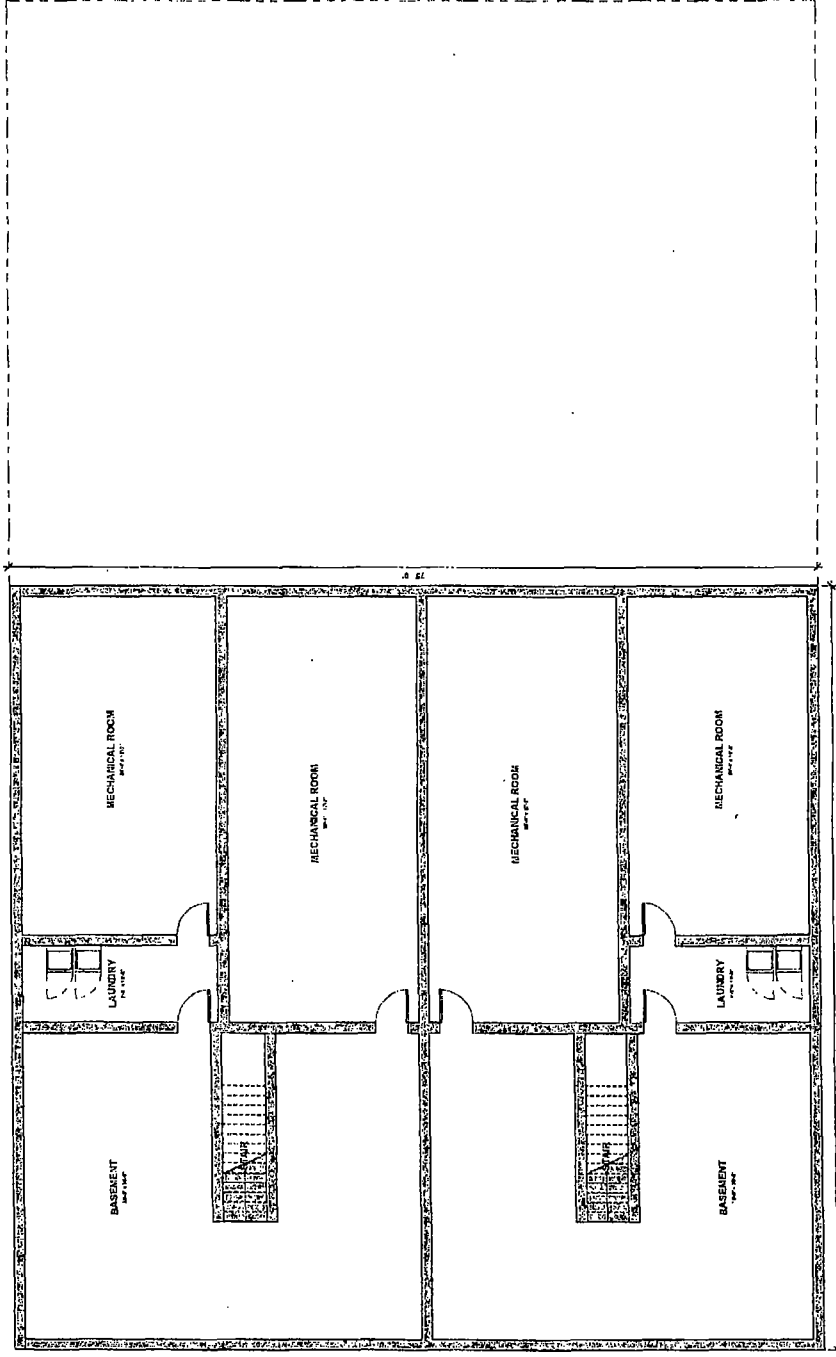
CONCEPT PLANS
 2607-13 W LAWRENCE AVENUE
 June 8, 2021
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LAWRENCE AVE



ROCKWELL



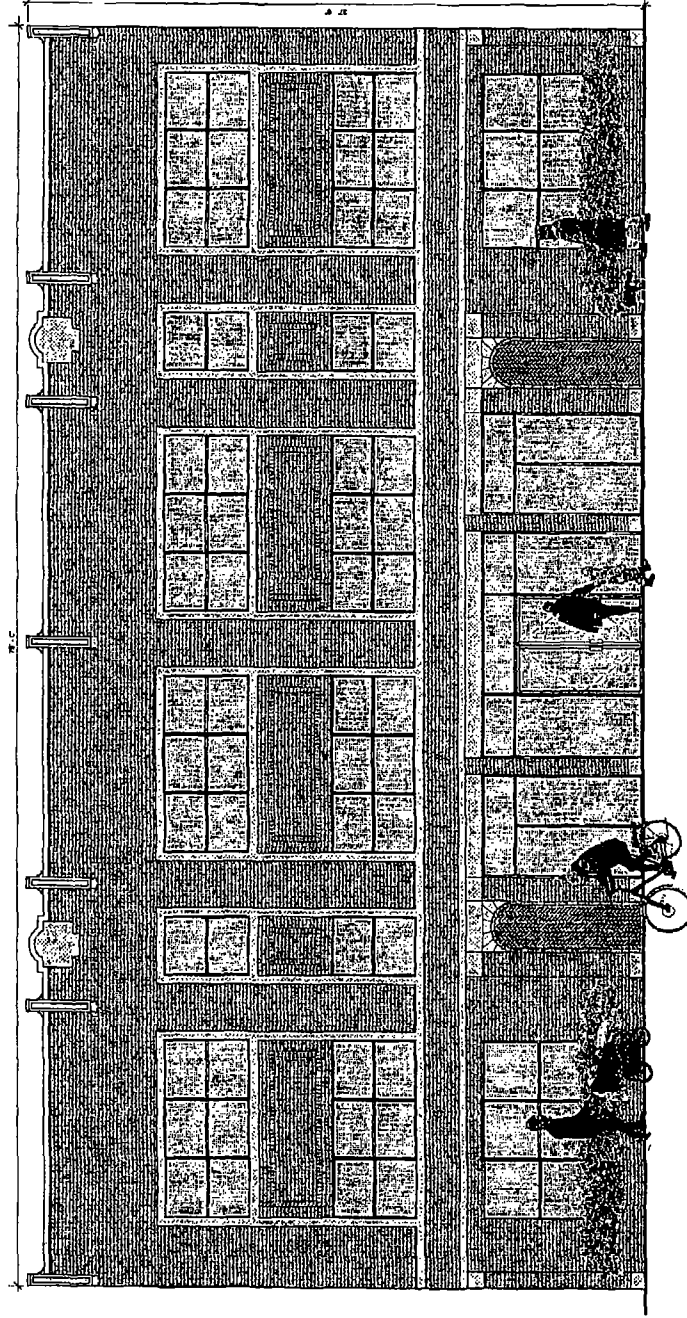
BASEMENT FLOOR PLAN

CONCEPT PLANS
2607-13 W LAWRENCE AVENUE
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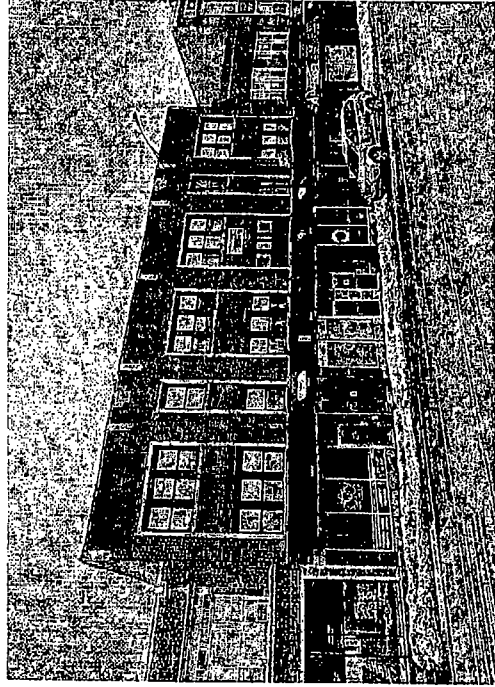
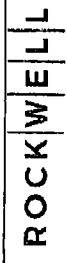
ROCKWELL



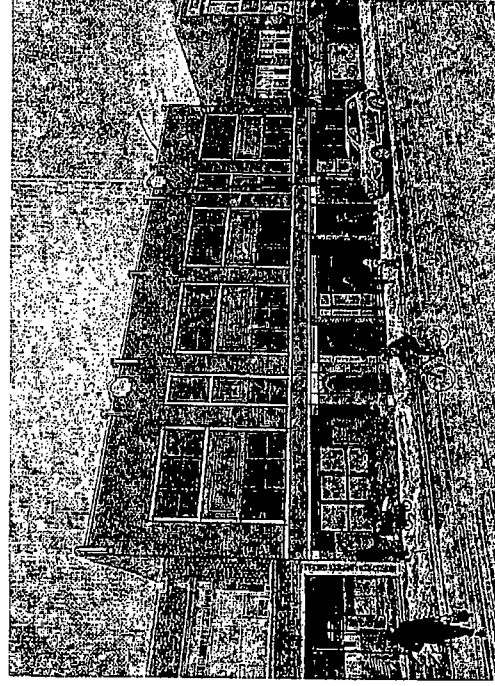
ELEVATION

CONCEPT PLANS
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EXISTING ELEVATION



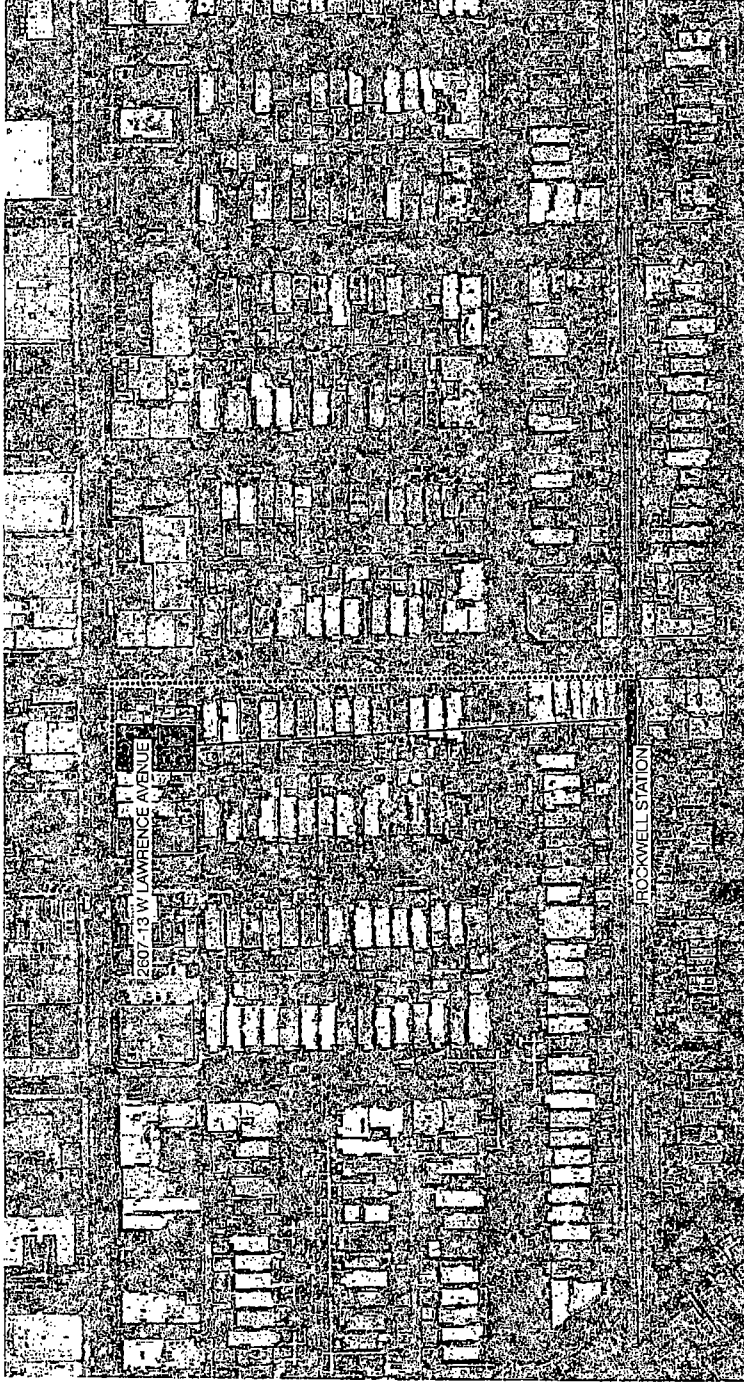
FUTURE ELEVATION

LAWRENCE AVE STREET VIEW

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ROCKWELL



DISTANCE TO CTA STATION

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