



Common Address of Property: 3215 West Lawrence Avenue and  
4743 North Sawyer Avenue

## FINAL FOR PUBLICATION

### 17-13-0303-C (1) Substitute Narrative and Plans Zoning Analysis

3215 West Lawrence Avenue and 4743 North Sawyer Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District (TOD)

Lot Area: Total: 10,009.9 square feet (3215 West Lawrence and 4743 North Sawyer) Lot 1: 6,250 square feet (3215 West Lawrence) Lot 2: 3,759.9 square feet (4743 North Sawyer)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the preservation, renovation and reuse of the existing six-story (with basement) storage building, at the subject site (3215 West Lawrence). The newly renovated building will contain commercial/retail space- at grade level, and twenty-seven (27) dwelling units - above (2<sup>nd</sup> thru 6<sup>th</sup> Floors). There will be a Community Room located in the basement, as well as residential amenity space located in the basement and on the 1<sup>st</sup> Floor. The renovation plan also calls for the erection of an outdoor amenity space ('roof deck'), for residential tenants, above the 6<sup>th</sup> Floor. The subject property is located on a Pedestrian Street, less than 2,640 linear feet from the entrance to the Kimball CTA Station, and - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the Applicant is seeking a reduction in the required parking by 55% - from twenty-seven (27) to twelve (12) vehicular parking spaces. Those twelve (12) proposed vehicular parking spaces will be located on the presently vacant lot (4743 North Sawyer). The newly renovated building will be masonry in construction, with glass and metal/iron accents, and measure 68 feet-2 inches in height.

A) The Project's Floor Area Ratio

*Lot 1-3215 West Lawrence: 35,868 square feet (5.7 FAR) \*The Applicant will be seeking a Variation, in order to increase the maximum allowable Floor Area Ratio (FAR) by not more than 15%, for an existing nonconforming building.*

*Lot 2 - 4743 North Sawyer: 0 square feet (0.00 FAR) \*No proposed or existing structures or buildings*

B) The Project's Density (Lot Area Per Dwelling Unit)

Lot 1-3215 West Lawrence: 27 dwelling units (231.5 square feet)

Lot 2 - 4743 North Sawyer: NO dwelling units proposed or intended

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- (C) The amount of off-street parking: 12 vehicular parking spaces  
27 bicycle parking spaces *\*The subject site is located on a Pedestrian Street, -within 2,640 linear feet of the entrance to the Kimball CTA Station, and - therefore, the Applicant is seeking a 55% reduction in the required onsite parking -from 27 to 12 parking spaces, pursuant to the Transit Oriented Development (TOD) Ordinance.*

*\*The Applicant will seek a Special Use to permit the location of the accessory parking for the newly renovated and converted mixed-use building (3215 West Lawrence), to be located off-site - on the presently vacant lot (4743 North Sawyer)*

D) Setbacks

Lot 1 - 3215 West Lawrence:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches  
*\* The Applicant will seek a Variation, in order to reduce the required rear setback - for the residential floors.*
- c. Side Setbacks: East: 0 feet-0 inches West:  
0 feet-0 inches

Lot 2 - 4743 North Sawyer:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches
- c. Side Setbacks: East: 0 feet-0 inches West:  
0 feet-0 inches

*\*The Applicant will seek Variations for any appropriate reductions to the required setbacks, should such be deemed necessary.*

E) Building Height:

Lot 1-3215 West Lawrence: 68 feet-2 inches (existing)

Lot 2 - 4743 North Sawyer: NO building proposed or intended

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PISLJC ALLEY'

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## LAWRENCE AVENUE

LEVEL	UNITS	S	SF
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Fbof			479 93S
	6 2 2	t	537S 53E0
5HIR*»	6 r	1	5320
	6 2	1	5S7E 53SD
2* floor	6 2 J	1	5S7& 53BO
	; 1 I*	i	5375 S3M
IsiRoo-	j. 3		5S76 5350
Basomen!			5378 5973
TOTAL	30 11 il 4 4		42325

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L.Txlsl Overhead Door  
DN lu Bsmml

New Loading Dock

ExrSl  
Stair  
\* = 1  
td td

PROPOSED AMENITY . 750 SF \*

Enisling. Raised Loading Dock to be Demolished New Floor al Grade  
New Elevator Lobby

# W

New Slai to  
BSMNT

# /

ARCHITECT. **n'kolbrook**  
**design** 626 DAVIS STREET surrc aoo CVANSTON  
IL 60101 Phn+47 492 1993

PROJECT 3215 W Lawrence Apt. Pre|Job No 1G34 001  
Study - 3215 W Lawrence Ave Chicago IL

(ssuf? Date 01 02 2018

SCALE. 1/8" = T-PROPOSED GR<sup>Pro,eel Area</sup>

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SCREEN WALL

11/16/2018 10:00 AM - DN

frrrjv

MECHANICAL AREA

## S'kolbrook design

818 DAVIS STREET  
818 DAVIS STREET SUITE 300  
EVANSTON, IL 60201 PH: 847.452.1991 Coord: ©C2014 Kolbrook, PLLC, Inc.

PROJECT:  
3215 W Lawrence Apt Preliminary Study-  
PROPOSED ROOF PLAN

Job No:  
153B 001  
Issue Date:  
01/02/2018

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North Elevation

11/16/2018 10:00 AM - DN  
frrrjv

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