



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2020-3215  
**Type:** Ordinance  
**File created:** 6/17/2020  
**Status:** Passed  
**In control:** City Council  
**Final action:** 7/22/2020  
**Title:** Zoning Reclassification Map No. 13-J at 3334-3336 W Lawrence Ave - App 20434T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-J  
**Attachments:** 1. O2020-3215 (V1).pdf, 2. O2020-3215.pdf

Date	Ver.	Action By	Action	Result
7/22/2020	1	City Council	Passed	Pass
7/21/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/17/2020	1	City Council	Referred	

## 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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 13-J in the area bounded by

The public alley next north of and parallel to West Lawrence Avenue; North Christiana Avenue; West Lawrence Avenue; a line 50 feet west of and parallel to North Christiana Avenue

to those of a B2-3 District Neighborhood Mixed-Use District.

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

3334-:3336 West Lawrence Avenue

# Final for Publication

## PROJECT NARRATIVE AND PLANS

### TYPE 1 ZONING AMENDMENT 3334-3336 West Lawrence Avenue

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a BI-2 Neighborhood Shopping District to a B2-3 Neighborhood Mixed-Use District to renovate the existing mixed-use building and add an additional dwelling unit on the garden level. The existing building currently contains 12 dwelling units with 6 offices and 3 commercial spaces. The total commercial space is 9,277 square feet. After renovation, the building will contain 13 dwelling units and 6 offices and 3 commercial spaces. The Applicant will not change the existing 12 dwelling units or the 6 offices and 3 commercial spaces. The building will remain as existing, including at the same height, with the same setbacks, and with the same floor area. The building is located on a pedestrian street. The building is a transit served location across the street from the CTA Brown Line Kimball Station.

	PROPOSED
Lot Area	6,250 SF
MLA	480
Parking	0 (existing)*
Rear Setback	0 (existing)
East Setback	0 (existing)
West Setback	0 (existing)
Front Setback	0 (existing)
FAR	2.62 (existing)
Building Height	38' (existing)

This is a transit served location.

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