



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2019-9343  
**Type:** Ordinance      **Status:** Passed  
**File created:** 12/18/2019      **In control:** City Council  
**Final action:** 1/15/2020  
**Title:** Zoning Reclassification Map No. 7-G at 2637-2645 N Lakewood Ave - App No. 20292T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-G  
**Attachments:** 1. O2019-9343.pdf, 2. SO2019-9343.pdf

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	Passed as Substitute	Pass
1/14/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	1	City Council	Referred	

### 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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No 7-G in the area bounded by

A line 123 feet south of and parallel to West Schubert Avenue; the alley next east of and parallel to North Lakewood Avenue; a line 223 feet south of and parallel to West Schubert Avenue; and North Lakewood Avenue,

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

2637-2645 North Lakewood Avenue

# Application for Zoning Map Amendment

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

2637-2645 North Lakewood Avenue, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District Lot Area:

12,425 square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new three-story (with basement) single-family residence, with an attached garage, at the subject site. The proposed new building will be masonry in construction and will measure 38 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 12,480 square feet (1.1 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 1 dwelling units (12,425 square feet)
- C) The amount of off-street parking: 5 vehicular parking spaces
- D) Setbacks:
  - a. Front Setback: 15 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks: North: 5 feet-0 inches South: 5 feet-0 inches

*\* The Applicant will seek the necessary zoning relief for any reductions to the respective required setback(s).*

- (E) Building Height:
  - 38 feet-0 inches

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