



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-3436
Type: Ordinance **Status:** Passed
File created: 10/26/2022 **In control:** City Council
Final action: 12/14/2022

Title: Zoning Reclassification Map No. 13-G at 1106 W Lawrence Ave/4800-4822 N Winthrop Ave - App No. 21195T1
Sponsors: Misc. Transmittal
Indexes: Map No. 13-G
Attachments: 1. O2022-3436.pdf

Date	Ver.	Action By	Action	Result
12/14/2022	1	City Council	Passed	Pass
11/29/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/26/2022	1	City Council	Referred	

**FINAL FCR
PUBLICATION**

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT-4 Residential Two-Flat, Townhome and Multi-Unit District and B3-5 Community Shopping District symbols and indications as shown on Map No. 13-0 in the area bounded by:

A line 262.00 feet north of and parallel to West Lawrence Avenue; North Winthrop Avenue; West Lawrence Avenue; and the alley next west of and parallel to North Winthrop 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.

Common Address of Property: 1 106 W. Lawrence Avenue/4800-4822 N. Winthrop Avenue

Type 1 Narrative and Plans PUSUCA

ZONING MAP AMENDMENT AT

I 106 W. Lawrence Ave./4800-4822 N. Winthrop Ave. From B3-5 and RT-4 to
B3-3

Narrative: To correct a split zoning district from RT-4/B3-5 to B3-3 in order to unify the current zoning district and to continue die existing established Ballroom Theatre and existing 15 on-site parking spaces with no exterior changes."

Property Specifications

- a) Floor area ratio: 3.0 MAX EAR
- b) Lot size: 149.00' x 262.00' = 39,038 sq ft.
- c) Density (lot area per dwelling unit): There are no dwelling units on the Property.
- d) Off-street parking: existing 15 spaces.
- e) Existing setbacks:
 - i) Front 0'-0"
 - ii) Rear 0'-0"
 - iii) North side (Parking lot) at a 42 feet 0 inches
 - iv) South side 0'-0"

f) Building height: 48.6'.

FINAL FOR PUBLICATION