



Address: 3557 West Lawrence, Chicago, Illinois

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**AMENDED TO BE A TYPE-1 ZONING MAP AM EN DMEN I**

SUBSTITUTE NARRATIVE AND PLANS Applicant: CY.LuIon Moldings

MI, LLC

Properly Location: 3557 West Lawrence Avenue, Chicago, Illinois Proposed Zoning: 153-3 Community Shopping District (TOD) Lot Area: 16,651 square feet

Celadon Holdings III, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3557 West Lawrence Avenue from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to authorize the construction of a six-story multi-family residential building containing 50 dwelling units and ground floor commercial space. All units in the building would be designated as affordable, with a range of affordability from 15% AMI to 80% AMI.

The site is bounded by West Lawrence Avenue on the north, an existing 2-story commercial building on the east, and a 16' wide public alley on the south, and North Central Park Avenue on the west.

The subject property contains 16,651 square feet of site area and is vacant and unimproved. The overall project FAR will be 4.0. The Applicant seeks an FAR increase for Transit-Served Locations and for On-Site Affordable Housing Units in Transit-Served Locations pursuant to Sec. 17-3-0403-B and Section 17-3-0403-C. The project will provide 100% of required affordable units on-site.

The Property is within 1,320 feet to the Kimball CTA Station and a transit-served location parking reduction is requested. The proposed project will include 13 off-street vehicular parking spaces and 50 bicycle parking spaces.

**NARRATIVE ZONING ANALYSIS**

(a) Floor Area and Floor Area Ratio: i. Lot area:

iii. Total building floor area:

iv. FAR:

16,651 square feet 66,616 square feet

4.0 (Transit-Served Location FAR increase and additional FAR increase for On-Site Affordable Housing Units in Transit-Served Locations)

b) Density (Lot Area Per Dwelling Unit): 333 square feet (50 dwelling units)  
(MLA Reduction for Transit-Served Locations)

c) Number of Off-street Parking Spaces: 13 vehicular parking spaces (Transit-served Location  
Parking Reduction Proposed. Within 1,320 feet to Kimball CPA Station)  
50 bicycle parking spaces

d) Setbacks:  
i. Front setback: 0 feet  
ii. Side setback (east): 0 feet

LAST 176 (m/s)

iii. Side setback (west): 0 feet  
iv. Rear setback: 0 feet (will sack a variation)

(c) Building height: ff) Off-slice. Loading

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SUBJECT PROPERTY

PROPERTY LINE

Applicant: Celadon Holdings III, LLC  
Address: 3557 West Lawrence Ave  
Introduced: September 8, 2020  
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EXISTING LAND USE MAP I j !-.. ~ \_ \h l ... \ ... ,  
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1" = 100' - 0" (jj) "" ' ' , , "

# Final for Publication

EXISTING ZONING MAP  
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W LAWRENCE AVE.

SUBJECT PROPERTY PROPERTY LINE

Applicant: Celadon Holdings III, LLC  
Address: 3557 West Lawrence Ave  
Introduced: September 8, 2020

EXTENT OF REZONED PROPERTY [ j^L \A/ m ],  
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*m*

*m*

PROPOSED NSW TREE & PARKWAY PLANTER

# Hnai Itf Publk-^tioo

Applicant: Celadon Holdings III, LLC Address: 3557 West Lawrence Ave Introduced: September 8, 2020  
STONE BASE

SPANDREL PANEL OR LOUVERS AS REQUIRED BY FUTURE TENANT

ALUMINUM « GLASS '- THIN BRICK. STOREFRONT SYST EM RUNNING BOND

# Hnai to? ^UfJliOBtlQfr

VISION GLASS  
ALUMINUM S, GLASS  
STOREFRONT SYSTEM  
OPEN TO BEYOND. PARKING ENTRANCE

WEST ELEVATION

Applicant: Celadon Holdings MI, LLC Address: 3557 Vilest Lawrence Ave Introduced: September 8, 2020

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73" ■ 0" ^

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5TH FLOOR

THIN GRICK. STACK BOND

PAINTED CONCRETE MASONRY

EXPOSED CONCRETE COLUMNS

# fAF

# 0

ALUMINUM CANOPY SYSTEM

3RD FLOOR

16' - 0'

1ST FLOOR

HOLLOW METAL EXTERIOR DOORS

**SOUTH ELEVATION**

ALUMINUM CANOPY SYSTEM  
M METAL COATING

Mij!Oico;nc)r

ART MURAL, SIZE S LOCATION TBD

T. O. ROOF STRUCTURE 73' - 0"

6TH FLOOR

5TH FLOOR  
4TH FLOOR  
3RD FLOOR  
2ND FLOOR  
16'-0"  
1ST FLOOR  
O'-CT  
PAINTED CONCRETE MASONRY

- APPROXIMATE ADJACENT BUILDING OUTLINE

**EAST ELEVATION**

Applicant: Celadon Holdings III, LLC  
Address: 3557 West Lawrence Ave  
Introduced: September 8, 2020

**SOUTH & EAST ELEVATION**

- NTS