



# Office of the City Clerk

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

## Legislation Text

File #: O2022-3925, Version: 1

### ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the BI-2 Neighborhood Shopping District symbols and indications as shown on Map No. 13-M in the area bounded by

A line 130 feet north of and parallel to West Lawrence Avenue; a line 103 feet east of and parallel to North Mason Avenue; West Lawrence Avenue; and North Mason Avenue,

to those of a B3-1 Community Shopping District.

SECTION3. This ordinance shall be in force and effect from and after its passage and due publication.

5954-5960 West Lawrence Avenue

#### **NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1 REZONING**

**AT**

**5964-5960 W. Lawrence Ave. 45<sup>b</sup> Ward**

The Applicant requests a zoning change from the existing BI-2 to that of B3-1 (Type 1) to bring the property into zoning compliance and allow the operation of a coin operated laundromat. The existing 1-story building will be preserved to accommodate approximately 5,000 sqft of a coin operated laundry with approximately 51 washers and 70 dryers with seating area and vending machines. The business will operate 7 days a week from 7am - 10pm with an attendant on site. The building height of 13.82' to remain unchanged; The lot size is 13,390sqft, with the existing 1 story brick building of 7,215sqft and there are 11 parking spaces in the rear of the building.

This establishment is described as:

ZONING: B3-1

LOT AREA: 13,390 sqft (per plat of survey)

A. MINIMUM LOT AREA PER DWELLING UNIT: ZERO

B. FLOOR AREA RATIO: 0.53 BASEMENT AREA (not count);

ZERO FLOOR AREA; 5,000 sqft

TOTAL FLOOR AREA; 7,215 sqft

C. OFF-STREET PARKING: 11

**D. SETBACKS**

FRONT SETBACK: ZERO (existing building) REAR SETBACK: 57.9 FT

SIDE SETBACK EAST: ZERO (existing building) SIDE SETBACK WEST:

ZERO (existing building)

**E. BUILDING HEIGHT: 13.82 ft**

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