



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2020-4569, Version: 1

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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 B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 13-IT in the area bounded by

The alley next north of and parallel to West Lawrence Avenue; A line 56.93 feet west of a/d parallel to North Leavitt Avenue; West Lawrence Avenue; and a line 157.18 west of and parallel to North Leavitt 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.

Common Address of Property:

SUBSTITUTE PROJECT NARRATIVE AND PLANS TYPE

1 ZONING AMENDMENT 2208 West Lawrence Avenue

82-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District to amend the plans subject to a previously approved but now expired Type 1 Zoning Map Amendment. The applicant proposes to create two separate zoning lots each 50.20 x 124.07 and to construct a multi-family building containing 10 residential dwelling units on each lot for a total of 20 residential dwelling units. The Applicant proposes to construct 18 indoor parking spaces for the proposed development. Each building will be five-stories in height. The property is a transit served location within 1,250 feet from the CTA Bus Western Line.

	PROPOSED 2204	PROPOSED 2212
Lot Area	6,228.31 SF	6,228.31 SF
MLA	622.83	622.83
Parking	18*	18*
Rear Setback	38'6"	38'6"
East Setback	0	0
West Setback	0	0
Front Setback	4'	4'
FAR	3.0	3.0
Building Height	57'6"	57'6"

*This is a transit served location. There is 18 parking space combined for both buildings.

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