



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-2185
Type: Ordinance
File created: 3/29/2017
Status: Passed
In control: City Council
Final action: 5/24/2017
Title: Zoning Reclassification Map No. 11-H at 2245-2249 W Lawrence Ave - App No. 19158T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-H
Attachments: 1. O2017-2185.pdf, 2. O2017-2185 (V1).pdf

Date	Ver.	Action By	Action	Result
5/24/2017	1	City Council	Passed	Pass
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
3/29/2017	1	City Council	Referred	

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ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 Commercial Shopping District symbols and indications as shown on Map No. II-H in the area bounded by:

West Lawrence Avenue; a line 150 feet east of North Oakley Avenue; the public alley next south of West Lawrence Avenue; and a line 90.16 feet east of North Oakley Avenue

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

Property Address: 2245-49 W. Lawrence Avenue

NARRATIVE
2245-49 W. Lawrence Avenue

The subject property contains 7,345 square feet of land, and is currently a vacant commercial building. The Applicant proposes to rezone the property to B2-3 to allow the construction of a new four-story building consisting of 24 residential dwelling units, approximately 2,244 square feet of basement level commercial space, six automobile parking spaces*, 20 bicycle parking spaces and no loading berth. The height of the building will be 48 feet 2 inches.

FAR:

MLA:

FLOOR AREA: Residential Dwelling Units: Height: Setbacks:

306.04

24,312 square feet 24

48 feet 2 inches

Front setback (Lawrence Ave) Line: Rear setback (alley) Line: East setback Line: West setback Line:

Zero

18 feet, 6 7/8 inches

Zero

Zero

Automobile Parking Spaces: Bicycle Parking Spaces: Loading Berth:

Six* 20

None

◆Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance; Property is approximately 885 feet from CTA Station.

FINAL FOR PUBLICATION

W. LAWRENCE AVE.

59-10 1/16" LOT & BLDG

11'-0" y SMT 1 S'-0" L- 6'-0" L S'-0" y 16'-0"

16' PUBLIC ALLEY

NORTH SITE PLAN

2247 W LAWRENCE

1

W. LAWRENCE AVE.

59'-10 1/16"

42'-7 1/16"j," 16""^3~1'-0",

COMMIRICAL

RESIDr NTIAL

hNTRY ENTRv

W. LAWRENCE AVE.

59-10 1/16"

W. LAWRENCE AVE.

SECOND FLOOR 2247 W LAWRENCE

W. LAWRENCE AVE.

NORTH THIRD FLOOR
2 247 W LAWRENCE

03 10 17

5

W. LAWRENCE AVE.

59-10 1/16"

[UNIT 405]

L.

FOURTH FLOOR
2247 W LAWRENCE

6