



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2018-3629
Type: Ordinance
Status: Passed
File created: 4/18/2018
In control: City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 11-J at 3215 W Lawrence Ave and 4743 N Sawyer Ave - App No. 19638T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-J
Attachments: 1. O2018-3629.pdf, 2. SO2018-3629.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed as Substitute	Pass
5/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended Do Not Pass	
4/18/2018	1	City Council	Referred	

SUBSTITUTE ORDINANCE-19638-T1

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 be amended by changing all the BI-2 Neighborhood Shopping District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 11 -J in the area bounded by

West Lawrence Avenue; the alley next east of and parallel to North Sawyer Avenue; a line 30 feet south of and parallel to the alley next South of and parallel to West Lawrence Avenue; North Sawyer Avenue; the alley next south of and parallel to West Lawrence Avenue; and a line 75.11 feet east of and parallel to North Sawyer Avenue,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 3215 West Lawrence Avenue and
4743 North Sawyer Avenue

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17-13-0303-C (1) Substitute Narrative and Plans Zoning Analysis

3215 West Lawrence Avenue and 4743 North Sawyer Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District (TOD)

Lot Area: Total: 10,009.9 square feet (3215 West Lawrence and 4743 North Sawyer) Lot 1: 6,250 square feet (3215 West Lawrence) Lot 2: 3,759.9 square feet (4743 North Sawyer)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the preservation, renovation and reuse of the existing six-story (with basement) storage building, at the subject site (3215 West Lawrence). The newly renovated building will contain commercial/retail space- at grade level, and twenty-seven (27) dwelling units - above (2nd thru 6th Floors). There will be a Community Room located in the basement, as well as residential amenity space located in the basement and on the 1st Floor. The renovation plan also calls for the erection of an outdoor amenity space ('roof deck'), for residential tenants, above the 6th Floor. The subject property is located on a Pedestrian Street, less than 2,640 linear feet from the entrance to the Kimball CTA Station, and - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the Applicant is seeking a reduction in the required parking by 55% - from twenty-seven (27) to twelve (12) vehicular parking spaces. Those twelve (12) proposed vehicular parking spaces will be located on the presently vacant lot (4743 North Sawyer). The newly renovated building will be masonry in construction, with glass and metal/iron accents, and measure 68 feet-2 inches in height.

A) The Project's Floor Area Ratio

*Lot 1-3215 West Lawrence: 35,868 square feet (5.7 FAR) *The Applicant will be seeking a Variation, in order to increase the maximum allowable Floor Area Ratio (FAR) by not more than 15%, for an existing nonconforming building.*

*Lot 2 - 4743 North Sawyer: 0 square feet (0.00 FAR) *No proposed or existing structures or buildings*

B) The Project's Density (Lot Area Per Dwelling Unit)

Lot 1-3215 West Lawrence: 27 dwelling units (231.5 square feet)

Lot 2 - 4743 North Sawyer: NO dwelling units proposed or intended

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- (C) The amount of off-street parking: 12 vehicular parking spaces
27 bicycle parking spaces **The subject site is located on a Pedestrian Street, -within 2,640 linear feet of the entrance to the Kimball CTA Station, and - therefore, the Applicant is seeking a 55% reduction in the required onsite parking -from 27 to 12 parking spaces, pursuant to the Transit Oriented Development (TOD) Ordinance.*

**The Applicant will seek a Special Use to permit the location of the accessory parking for the newly renovated and converted mixed-use building (3215 West Lawrence), to be located off-site - on the presently vacant lot (4743 North Sawyer)*

D) Setbacks

Lot 1 - 3215 West Lawrence:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches
** The Applicant will seek a Variation, in order to reduce the required rear setback - for the residential floors.*
- c. Side Setbacks: East: 0 feet-0 inches West:
0 feet-0 inches

Lot 2 - 4743 North Sawyer:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches
- c. Side Setbacks: East: 0 feet-0 inches West:
0 feet-0 inches

**The Applicant will seek Variations for any appropriate reductions to the required setbacks, should such be deemed necessary.*

E) Building Height:

Lot 1-3215 West Lawrence: 68 feet-2 inches (existing)

Lot 2 - 4743 North Sawyer: NO building proposed or intended

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LAWRENCE AVENUE

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LTxlsl Overhead Door
DN lu Bsmml

New Loading Dock

ExrSl
Stair

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td td

PROPOSED AMENITY : 750 SF *

Enisling, Raised Loading Dock to be Demolished New Floor al Grade
New Elevator Lobby

New Slal to
BSMNT

ARCHITECT. **n'kolbrook**
design 626 DAVIS STREET surrc aoo CVANSTON
IL 60101 Phn+47 492 1993

PROJECT 3215 W Lawrence Apt. PreJob No 1G34 001
Study - 321SWL. Lawrence Ave Chicago IL

(ssuf? Date 01 02 2018

SCALE. 1/8" = T-PROPOSED GRCPro,eel Area

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SCREEN WALL

11/1/2018 10:00 AM - DN

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MECHANICAL AREA

S'kolbrook design

818 DAVIS STREET
818 DAVIS STREET SUITE 300
EVANSTON, IL 60201 PH: 847.452.1991 Fax: 847.452.1991
PROJECT:

3215 W Lawrence Apt Preliminary Study-
PROPOSED ROOF PLAN

Job No
153B 001

Issue Date
01/02/2018

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North Elevation

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