

Office of the City Clerk

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

Legislation Details (With Text)

File #: O2018-3987

Type: Ordinance Status: Passed

File created: 5/23/2018 In control: City Council

Final action: 6/27/2018

Title: Zoning Reclassification Map No. 11-I at 2643 W Lawrence Ave - App No. 19653T1

Sponsors: Misc. Transmittal

Indexes: Map No. 11-I

Attachments: 1. O2018-3987 (V1).pdf, 2. O2018-3987.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed	Pass
5/23/2018	1	City Council	Referred	

ORDINANCE

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

SECTION I. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the Bl-2 Neighborhood Shopping District symbols and indications as shown on Map No. 11-1 in the area bounded by

West Lawrence Avenue; a line 83.38 feet west of and parallel to North Talman Avenue; the alley next south of and parallel to West Lawrence Avenue; and a line 108.38 feet west of and parallel to North Talman Avenue,

to those of a B2-3 Neighborhood Mixed-Use 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.

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Common Address of Property:

NARRATIVE

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FOR THE PROPOSED REZONING AT 2643 W LAWRENCE AVE

The Applicant intends to change (he zoning from the existing Bl-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District to construct a 6 unit apartment building. Project qualifies as a Transit Oriented Development that is located at pedestrian retail street. 3 off- street parking spaces and 3 bike spaces parking spaces will be provided as this project qualifies for reduction of off-street parking under section 17-10-0102 B.

ZONING: B2-3

LOT AREA: 3125 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 400 square feet

FLOOR AREA RATIO: 1.9

BUILDING AREA: 5705.5 square feet

OFF-STREET PARKING: 3 car & 3 bike spaces

FRONT SETBACK: 0 feet 10 inches REAR SETBACK: 37 feet 6 inches

SIDE SETBACK: 0 feet 8 inches & 0 feet 8 inches = 1 foot 4 inches BUILDING

HEIGHT: 37 feet 7 inches

Masonry building

Elevations and plans are attached.

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SITE PLAN
SCALE: 3/32'ir-0'
STORY 6 D.U. UNIT
BRICK MASONRY 7
BLILL DING
X J BUILDING

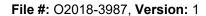
EXIST CURB 4 CUTTER

iV/BASEMENT CONST. TYPE: 3B §2643

(TWO WAY STREET GOING EAST 4 fttST)

W Z./1 WRENCE A VE

PROPOSED 3 STORY MASONRY 6 UNIT APARTMENT BUILDING **2643 W LAWRENCE AVE CHICAGO ILLINOIS**



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CHICAGO ILLINOIS

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2643 W LAWRENCE AVE

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CHICAGO ILLINOIS