



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2018-3987
Type: Ordinance
File created: 5/23/2018
Status: Passed
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 B1-2 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.

Common Address of Property:

NARRATIVE
FOR THE PROPOSED REZONING
AT
2643 W LAWRENCE AVE

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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.

SITE PLAN

SCALE: 3/32"=1'-0"

STORY 6 D.U. UNIT
BRICK MASONRY 1/
BUILDING X J

EXIST CURB 4 CUTTER

IV/BASEMENT CONST. TYPE: 3B §2643

W Z./1 WRENCE A VE

(TWO WAY STREET GOING EAST 4 ft=ST)

PROPOSED 3 STORY MASONRY 6 UNIT APARTMENT BUILDING

2643 W LAWRENCE AVE

CHICAGO ILLINOIS

FINAL FOR PUBLICATION

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