



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-6829
Type: Ordinance
Status: Passed
File created: 9/18/2019
In control: City Council
Final action: 10/16/2019
Title: Zoning Reclassification Map No. 11-G at 1039-1045 W Lawrence Ave - App No. 20192T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G
Attachments: 1. O2019-6829.pdf (V1), 2. O2019-6829.pdf

Date	Ver.	Action By	Action	Result
10/16/2019	1	City Council	Passed	Pass
9/18/2019	1	City Council	Referred	

Final for Publication

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 be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map No. 11-G in the area bounded by

West Lawrence Avenue; North Kenmore Avenue; a line 100.1 feet south of and parallel to West Lawrence Avenue; and the alley next west of and parallel to North Kenmore 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.

1039-45 West Lawrence Avenue

17-13-0303-C (1) Narrative Zoning Analysis

1039 West Lawrence Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District Lot Area: 15,021

square feet

Proposed Land Use: The Applicant is seeking to convert the existing eight-story, one hundred and sixty-one (161) SRO unit building to a mixed-use building with retail space at grade and seventy-two (72) efficiency units and eight (8) dwelling units above. The FAR, height, and footprint of the existing building will remain without change. Onsite surface parking for seven (7) vehicles will be provided at the rear of the subject site. The subject property is located within 1,320 linear feet of the entrance to the Lawrence Red Line (CTA) Station. The Applicant is seeking a parking reduction, pursuant to the Transit-Oriented Development (TOD) Ordinance.

A) The Project's Floor Area Ratio: 52,751 square feet (3.512 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit): 141.9 square feet/unit

(Blended MLA: Efficiency Unit (90%) + Dwelling Unit (10%) ^ 121.9 sf + 20 sf)

C) The amount of off-street parking: 7 vehicular parking spaces

D) Setbacks (with West Lawrence Avenue as the front of the property):

a. Front Setback: 0 feet-0 inches

b. Rear Setback: 0 feet-0 inches

c. Side Setbacks: West: 0 feet-0 inches
East: 0 feet-0 inches

(E) Building Height:

89 feet-10 inch