



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2020-4569
Type: Ordinance
Status: Passed
File created: 9/9/2020
In control: City Council
Final action: 10/7/2020
Title: Zoning Reclassification Map No. 13-H at 2208 W Lawrence Ave - App No. 20490T1
Sponsors: Misc. Transmittal
Indexes: Map No. 13-H
Attachments: 1. O2020-4569.pdf, 2. SO2020-4569.pdf

Date	Ver.	Action By	Action	Result
10/7/2020	1	City Council	Passed as Substitute	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

fin a)

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, is hereby

amended by changing all B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 13-IT in the area bounded by

The alley next north of and parallel to West Lawrence Avenue; A line 56.93 feet west of a/d parallel to North Leavitt Avenue; West Lawrence Avenue; and a line 157.18 west of and parallel to North Leavitt Avenue

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

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

Common Address of Property:

SUBSTITUTE PROJECT NARRATIVE AND PLANS TYPE 1 ZONING AMENDMENT 2208 West Lawrence Avenue

82-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District to amend the plans subject to a previously approved but now expired Type 1 Zoning Map Amendment. The applicant proposes to create two separate zoning lots each 50.20 x 124.07 and to construct a multi-family building containing 10 residential dwelling units on each lot for a total of 20 residential dwelling units. The Applicant proposes to construct 18 indoor parking spaces for the proposed development. Each building will be five-stories in height. The property is a transit served location within 1,250 feet from the CTA Bus Western Line.

	PROPOSED 2204	PROPOSED 2212
Lot Area	6,228.31 SF	6,228.31 SF
MLA	622.83	622 .83
Parking	18*	18*
Rear Setback	38'6"	38'6"
East Setback	0	0
West Setback	0	0
Front Setback	4'	4'
FAR	3.0	3.0
Building Height	57'6"	57'6"

*This is a transit served location. There is 18 parking space combined for both buildings.

I

5:
1^

co

I-Z

UJ Q.

O
JI ui >
UI

a

P z
35 ui

UJ

Z

iu > <

UI

u

iu a:

< j

(M

(M M

5

co'

o

a

o

H Z
U l

o.
O
j
U J
>
U l

< p
Z
U l
a
55 ui

ui Z

U J
> <
U l
O Z
U l Of

<

N 01

to*

CD > < CD O CZ CD

03

C\j
C\j C\j

o
CM

Sit'

So

V9S

CD a _j
£D
cn cn O cc
§ UJ
9 a)

§ ft
lei
t n a-
2=>>>:

m

32Z
188

co
o
a

Q ?? «P OI7eS

\$m

gill

C O

cd

O

ol
<ll ol

L
Z
HI

S
Q.

O

-J
ui >
UI Q

ml <
H Z
UI Q
35 ui tf

5
ui Z

UI

> <
UI
O Z
UI

<

O

CD

CD O
cr
CD

03

O CM C]

w a §⁵
55

U_2

jag

s fcygtoo

£ a. 5 £ a! it it

uj

CQ

lu a SI

IX Iliad:

to e o s

UJ g CO EC O ?
UJ » a &

ail

U_ U, C/3 OC

O

co o

ID
co

£/£ £> en •

Z

UJ Q.

O

■J

UJ

⁂ UJ Q

P< z

55 UI tf

3

UJ

Ui

> <

Ui O

Z

Ui Of

S

O

M (M