



# Office of the City Clerk

City Hall  
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Chicago, IL 60602  
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## Legislation Text

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### **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 of the BI-1 Neighborhood Shopping District symbols and indications as shown on Map No. 13-H in the area bounded by**

**A line 82.18 feet west of and parallel to North Bell Avenue, the public alley next north of and parallel to West Lawrence Avenue, North Bell Avenue, West Lawrence Avenue**

**to those of a BI-5 Neighborhood Shopping District.**

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

**NARRATIVE-2234-2240 w. Lawrence/4802 N Bell Avenue**

### **BI-1 to BI-5**

In order to allow for the construction of a 5 story mixed-use building to be designed with 14 residential dwelling units and one, 2,549 square foot commercial space on the first floor with 19 parking spaces including one handicapped parking space and one loading berth. The height of the building will be 60 feet - 5 inches.

FAR	3.1
Lot Area	10,190 square feet
Building Area	31,828 square feet
Building Height	60 feet - 5 inches
Front-Setback	Zero*
Rear Setback (2 <sup>nd</sup> -5 <sup>th</sup> floors)	30 feet- 0 inches
Rear Setback at 1 <sup>st</sup> floor	2 feet - 0 inches
West side Setback	1 1/8 inch
East side Setback	1 1/8 inch
Parking	19 parking spaces including one handicapped parking space

\*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

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