



# Office of the City Clerk

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## Legislation Text

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File #: SO2016-5550, Version: 1

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### **Substitute Narrative and Plans Type I Rezoning Attachment 2144-2154 W. Lawrence**

#### **The Project**

Sonco Real Estate LLC, 2150 W Lawrence Series, an Illinois limited liability company, the owner of the subject site (the "Applicant"), is proposing an adaptive reuse and addition to an existing 3 story brick building, originally built as an industrial building. The proposed addition will consist of 2 additional stories (5,600 square feet) above the existing building; and attached to the east side of the existing building, the Applicant proposes to build a 5 story 18,238 square foot addition. The overall development will consist of 69,986 square feet, inclusive of 3,490 square feet at the lower level (more than 50% above grade). The Applicant proposes to build 59 residential dwelling units, with approximately 3,844 square feet of commercial space, with on-site parking for 47 cars and 1 loading space. The Applicant's proposed mixed use development is to include residential and commercial uses and is an appropriate land use at this location.

To construct the proposed Project, the Applicant seeks a change of zoning classification for the subject property from B1-1 to B3-5.

#### **The Site**

The 19,231 square foot site (155 feet along Lawrence and 124 feet deep) is located at the northeast corner of Lawrence Avenue and Leavitt Street. The property address is 2144-2154 W. Lawrence Avenue, commonly known as 2150 W. Lawrence Avenue. The land use in the immediate area of the proposed rezoning is residential to the north, and commercial along Lawrence. To the north across the alley is a 2-flat residential building and the garage within the rear yard of a single family home; to the south across Lawrence Ave. is a multi-family building and the parking lot for a social security office; to the west across Leavitt is Roots Restaurant with residential above, and to the east is a vacant building, formerly used for a gargoyle and antique sales business.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 3.64

lot area per dwelling unit: 325.95 square feet per dwelling unit

off-street parking: 47 parking spaces; 1 loading zone

setbacks: front = 0 feet (Lawrence Ave. frontage) rear = 3.84 feet side/west = 0 feet side/east = 0 feet

building height: 58 feet, and 62 feet to the top of the parapet wall

120.10'

PROPERTY LINE 1240'      aa'-4<sup>M</sup>      |      34'-fl'

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