



# Office of the City Clerk

City Hall  
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Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: O2016-5554, Version: 1

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### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 11-1 in the area bounded by:

West Lawrence Avenue; a line 83 feet east of North Troy Street; the public alley next south of West Lawrence Avenue; North Troy Street

to those of a B2-5 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

Property Address: 3119-25 West Lawrence Avenue/4747-57 North Troy Street

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**NARRATIVE**

3119-25 West Lawrence Avenue/4747-57 North Troy Street  
TYPE I REGULATIONS

Current Zoning: C1-2 Neighborhood Commercial District.  
Proposed Zoning: B2-5 Neighborhood Mixed-Use District.

Narrative: The subject property includes 10,374 square feet of land, and is currently a mixed-use, residential building containing twenty nine residential dwelling units and first floor retail space, no automobile parking spaces and no loading berth. The Applicant proposes to complete an interior remodeling of the building, adding two residential dwelling units for a total of 31 residential dwelling units, approximately 3,000 square feet of retail space, zero automobile parking spaces\*, 16 bicycle parking spaces and no loading berth. The height of the building will remain at 35 feet.

FAR:

FLOOR AREA:

Residential Dwelling Units:

Height:

Setbacks:

North setback Line: East setback Line: South setback Line: West Property Line:

Automobile Parking Spaces:

Bicycle Parking Spaces:

Loading Berth:

28,447 sq. ft. 31

35 feet (existing)

Ofeet Ofeet Ofeet Ofeet

Zero \* pursuant to TOD ordinance 16

None

**FINAL FOR  
PUBLICATION**