



Office of the City Clerk

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Legislation Text

File #: O2017-2185, 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 B3-2 Commercial Shopping District symbols and indications as shown on Map No. II-H in the area bounded by:

West Lawrence Avenue; a line 150 feet east of North Oakley Avenue; the public alley next south of West Lawrence Avenue; and a line 90.16 feet east of North Oakley Avenue

to those of a B2-3 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: 2245-49 W. Lawrence Avenue

NARRATIVE

2245-49 W. Lawrence Avenue

The subject property contains 7,345 square feet of land, and is currently a vacant commercial building. The Applicant proposes to rezone the property to B2-3 to allow the construction of a new four-story building consisting of 24 residential dwelling units, approximately 2,244 square feet of basement level commercial space, six automobile parking spaces*, 20 bicycle parking spaces and no loading berth. The height of the building will be 48 feet 2 inches.

FAR:

MLA:

FLOOR AREA: Residential Dwelling Units: Height: Setbacks:

306.04

24,312 square feet 24

48 feet 2 inches

Front setback (Lawrence Ave) Line: Rear setback (alley) Line: East setback Line: West setback Line:

Zero

18 feet, 6 7/8 inches

Zero

Zero

Automobile Parking Spaces: Bicycle Parking Spaces: Loading Berth:

Six* 20

None

♦Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance; Property is approximately 885 feet from CTA Station.

**FINAL FOR
PUBLICATION**

W. LAWRENCE AVE.

59-10 1/16" LOT & BLDG

59'-0" y SMT 1 S'-O' L- 6'-0' L S'-O' y 16'-0"

16' PUBLIC ALLEY

NORTH SITE PLAN

2247 W LAWRENCE

1

W. LAWRENCE AVE.

59'-10 1/16"

42'-7 1/16", 16'^3~1'-0",

COMMERCIAL

RESIDENTIAL

ENTRY ENTRY

W. LAWRENCE AVE.

59-10 1/16"

W. LAWRENCE AVE.

SECOND FLOOR 2247 W LAWRENCE

W. LAWRENCE AVE.

NORTH THIRD FLOOR
2247 W LAWRENCE

03 10 17

5

W. LAWRENCE AVE.

59-10 1/16"

[UNIT 405]

L.

FOURTH FLOOR
2247 W LAWRENCE

6