



Office of the City Clerk

City Hall
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Legislation Text

File #: O2017-7762, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No. 13-K in the area bounded by.

the alley next north of and parallel to West Lawrence Avenue; a line 134.82 feet east of and parallel to North Kostner Avenue; West Lawrence Avenue, and North Kostner Avenue.

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 4346-4358 West Lawrence Avenue

17-13-0303-C (1) Narrative Zoning Analysis - 4346-4358 W. Lawrence Avenue

Proposed Zoning: B3-3

Lot Area: 16,852.5 square feet.

Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain retail space at grade and twenty-four (24) residential units above. The proposed building will be masonry construction. The proposed building will be 52 feet 6 inches in height. The proposed gross retail space will be 6,209 square feet. Onsite garage parking for twenty-six (26) cars will be located within the rear of the proposed building.

- a) The Project's Floor Area Ratio: 1.55
- b) The project's density (Lot Area per Dwelling Unit): 702.19 square feet
- c) The amount of off-street parking: 26 parking spaces
- d) Setbacks:
 - a. Front Setback: 0 feet
 - b. Rear Setback: 30 feet (for floors containing dwelling units)
 - c. . Side Setbacks: East side - 0 feet / West side - 0 feet
 - d. Rear Yard Open Space: N/A
- (e) Building Height: 52 feet 6 inches

* 17-10-0207-A

*17-13-0303-C(2) - Plans Attached.

FINAL FOR PUBLICATION

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