



Office of the City Clerk

City Hall
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Legislation Text

File #: O2020-3215, **Version:** 1

Hnal ror Publication

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby

amended by changing all Bl-2 Neighborhood Shopping District symbols and indications as shown on Map No. 13-J in the area bounded by

The public alley next north of and parallel to West Lawrence Avenue; North Christiana Avenue; West Lawrence Avenue; a line 50 feet west of and parallel to North Christiana Avenue

to those of a B2-3 District Neighborhood Mixed-Use District.

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

3334-:3336 West Lawrence Avenue

Final for Publication

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT 3334-3336 West Lawrence Avenue

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a BI-2 Neighborhood Shopping District to a B2-3 Neighborhood Mixed-Use District to renovate the existing mixed-use building and add an additional dwelling unit on the garden level. The existing building currently contains 12 dwelling units with 6 offices and 3 commercial spaces. The total commercial space is 9,277 square feet. After renovation, the building will contain 13 dwelling units and 6 offices and 3 commercial spaces. The Applicant will not change the existing 12 dwelling units or the 6 offices and 3 commercial spaces. The building will remain as existing, including at the same height, with the same setbacks, and with the same floor area. The building is located on a pedestrian street. The building is a transit served location across the street from the CTA Brown Line Kimball Station.

	PROPOSED
Lot Area	6,250 SF
MLA	480
Parking	0 (existing)*
Rear Setback	0 (existing)
East Setback	0 (existing)
West Setback	0 (existing)
Front Setback	0 (existing)
FAR	2.62 (existing)
Building Height	38' (existing)

This is a transit served location.

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