

## SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning from B2-3 to B2-5

2247-2249 West Lawrence

### The Property

The subject property is comprised of a 7,347.75 Sq. Ft. parcel that is improved with a residential building (48.16' zoning height) that includes 24 residential units, a vacant basement level commercial space (approx. 2,244 sq. ft.), 20 bicycle spaces, and six surface parking spaces at the rear of the property.

### The Project

2247 West Lawrence LLC (the "Applicant") seeks to rezone the property from a B2-3 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District to convert the basement into two residential units. Existing bicycle and automobile parking will remain and no additional parking of either will be provided. The existing building height will remain the same.

The Applicant also seeks Administrative Adjustment relief under Section 17-13-0300 and Section 17-13-1003-EE to reduce parking from two additional parking spaces to zero for properties located in a Transit Served Location and to reduce bicycle spaces under Section 17-13-1003-GG to reduce parking from two additional bicycle spaces to zero.

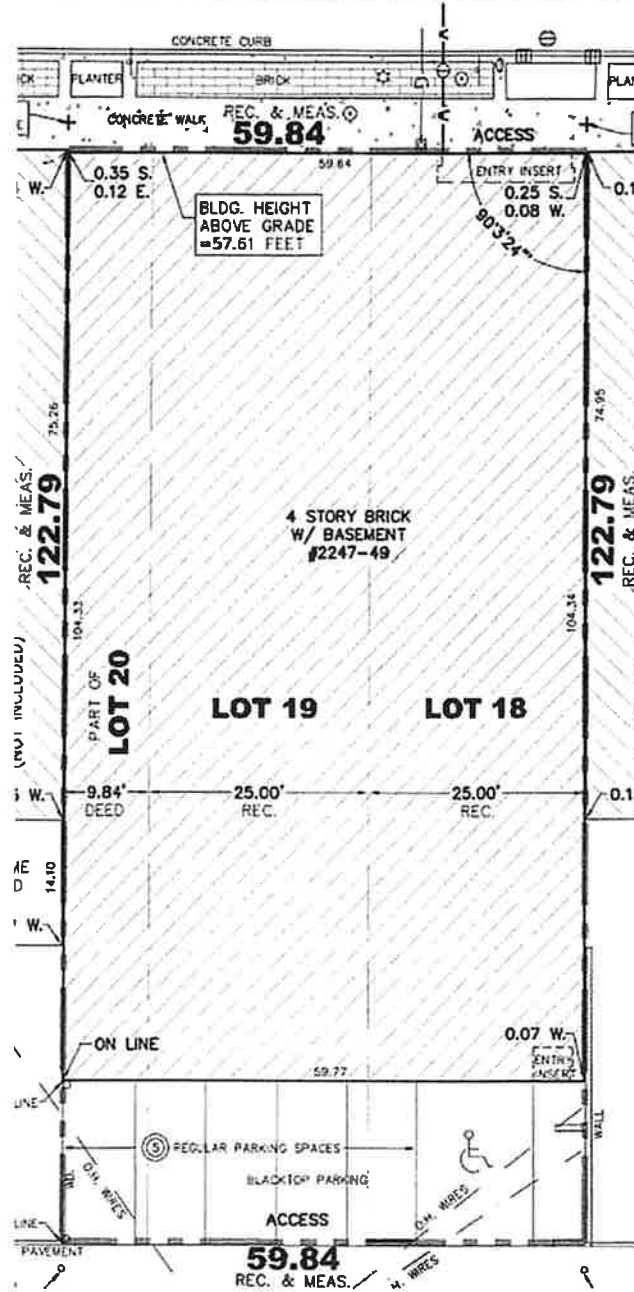
The following are the relevant zoning parameters for the proposed project:

Lot Area:	7,347.75 sq. ft. (existing)
Floor Area:	24,312 sq. ft. (existing)
Maximum FAR:	3.31 (existing)
Residential Units:	26
MLA Density:	282.6 sq. ft.
Height:	48.16 ft. (existing)
Bicycle Parking:	20 spaces (existing)*
Automobile Parking:	Six spaces (existing)**
Setbacks (existing):	Front (Lawrence Ave): None
	West Side: None
	East Side : None
	Rear: 18.45 ft.

\* The Applicant seeks Administrative Adjustment relief under Section 17-13-0300 and Section 17-13-1003-GG to reduce parking from two additional bicycle spaces to zero.

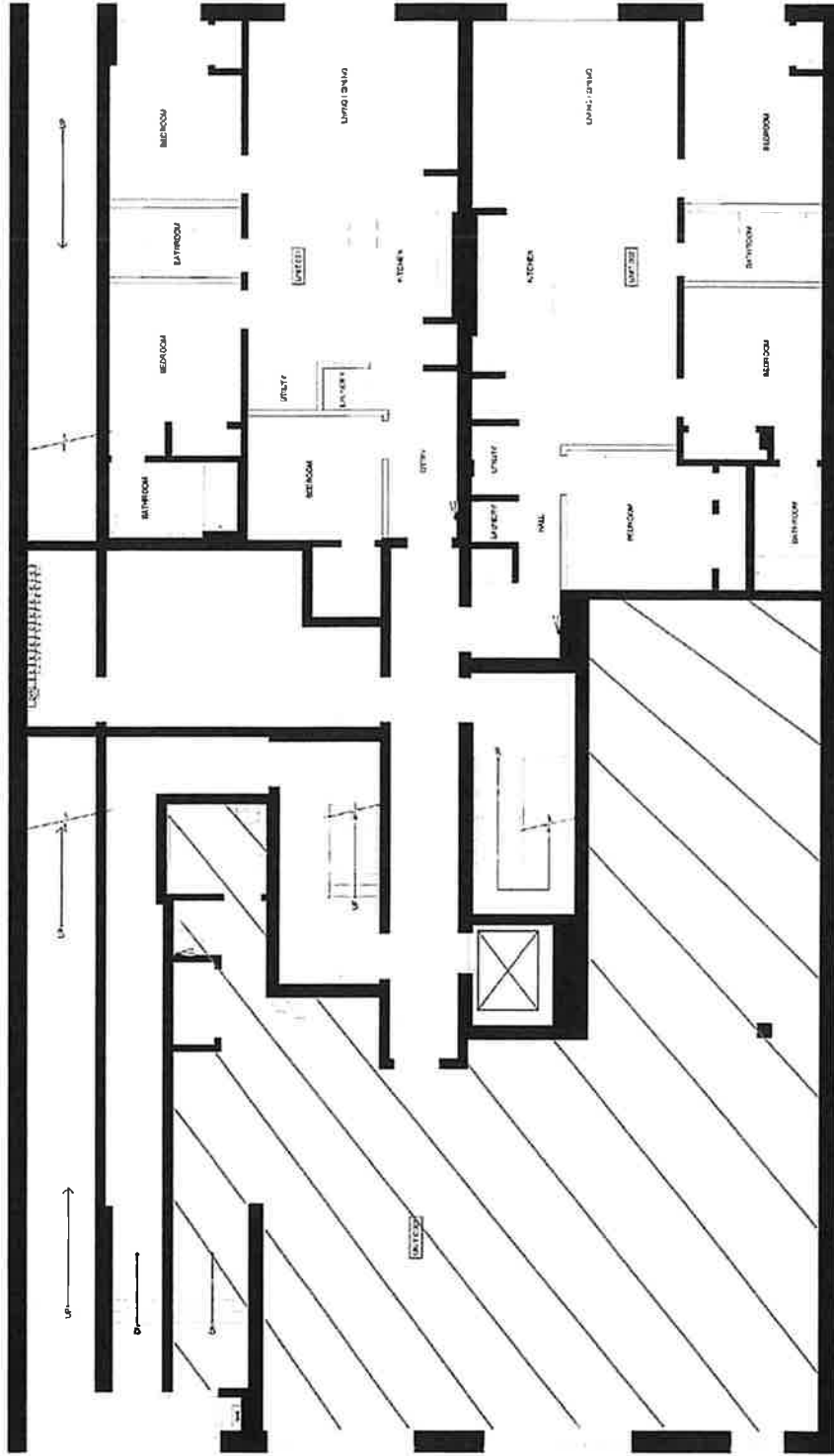
\*\*The subject property is approximately 885.0 feet from the Western Brown Line CTA Station entrance. The Applicant seeks Administrative Adjustment relief under Section 17-13-0300 and Section 17-13-1003-EE to reduce parking from two additional parking spaces to zero for properties located in a Transit Served Location.

# W. LAWRENCE AVENUE



Site Plan

Final for Publication



EXISTING - BSMT

SCALE: 1/8"=1'-0"

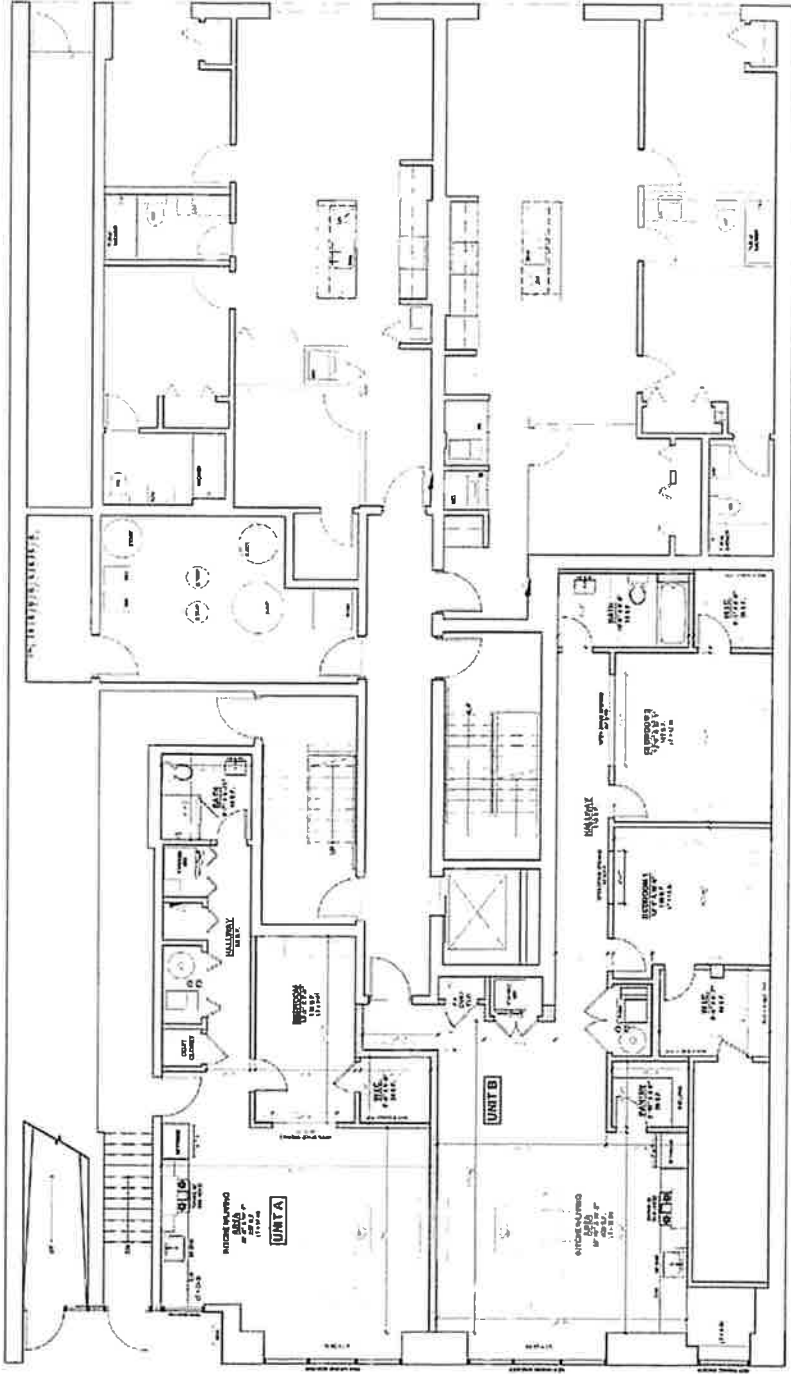
2247 W LAWRENCE AVE

03.25.2019

S T U D I O

ARCHITECTS

1135 N. California Ave. Chicago, IL 60622 773.489.9200 1773.489.9201



PROPOSED ESMT FLOOR PLAN - 2 UNIT OPTION  
UNIT A (1342), UNIT B (1344)

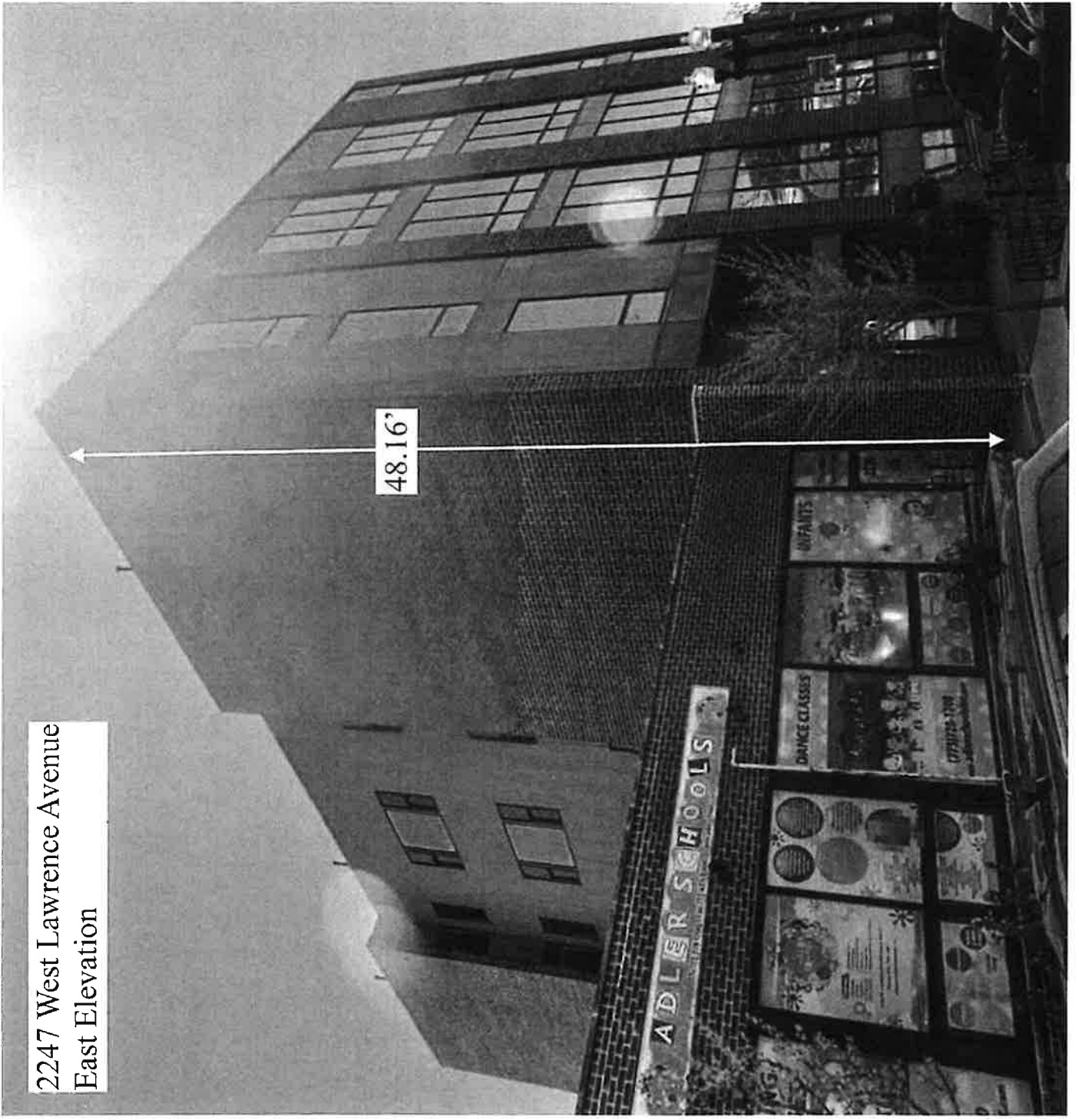
2247 W. LAWRENCE AVE.  
CHICAGO, IL 60625

PROPOSED ESMT PLAN  
2 UNIT OPTION

DATE OF APPROVAL FOR  
AS BUILT RECORD  
BY THE CITY OF CHICAGO  
IS THE DATE OF THE  
APPROVAL OF THE  
CONTRACT DOCUMENTS  
BY THE ARCHITECT  
AND THE CITY OF CHICAGO  
IS THE DATE OF THE  
APPROVAL OF THE  
CONTRACT DOCUMENTS  
BY THE ARCHITECT  
AND THE CITY OF CHICAGO

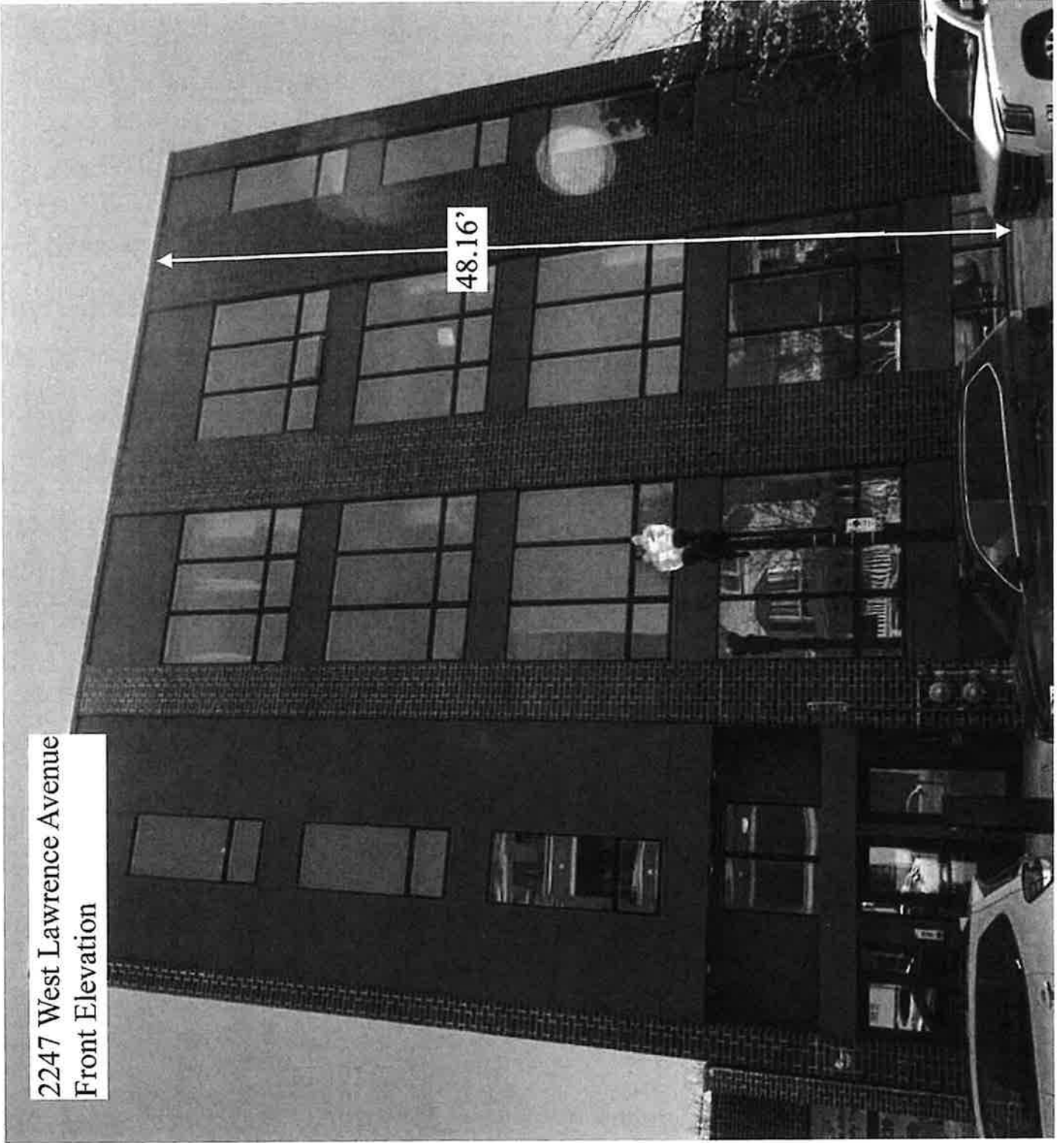
ARCHITECT  
ARCHITECTING

REVISIONS



2247 West Lawrence Avenue  
East Elevation

Final for Publication



2247 West Lawrence Avenue  
West Elevation

