17-13-0303-C(1) Type 1 Narrative & Plans – 3240 West Lawrence Avenue, Chicago, IL

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 6,250 sq. ft.

Proposed Land Use: The Applicant is proposing to adapt and reuse the existing five-story commercial building to establish a mixed-use building that will contain approximately 1,972.27 sq. ft. of retail space and one (1) residential dwelling unit at grade and twenty-five (25) residential dwelling units above. The existing building's height and footprint will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (13 parking spaces) to zero, reduce the rear setback for floors containing residential units from 30 ft. to 7.62 ft., and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

(A) The Project's Floor Area Ratio: 29,023.36 square feet (4.64 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 240 square feet per D.U. (26 dwelling units proposed)

(C) The amount of off-street parking: zero

*The subject property is a designated Transit Served Location based on its proximity to the Lawrence CTA Bus Route. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking ratio from 50% (13 parking spaces) to zero.

(D) Setbacks:

a. Front Setback: zero
b. Side Setbacks:
   West Side: zero
   East Side: zero
c. Rear Setback: 7.62 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to 7.62 feet.

(E) Building Height: 70 feet

INTERIOR REHABILITATION OF EXISTING 5 STORY COMMERCIAL MASONRY BUILDING TO MIXED OCCUPANCY BUILDING WITH 26 NEW DWELLING UNITS AND 1 COMMERCIAL UNITS W/BASEMENT

DRAWING INDEX:	
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1	C1.0 - COVER SHEET
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4	T1.2 - CTA DISTANCE ANALYSIS
5	A1.0 - PROPOSED BASEMENT PLAN
6	A1.1 - PROPOSED 1ST FLOOR PLAN
7	A1.2 - PROPOSED 2ND FLOOR PLAN
8	A1.3 - PROPOSED 3RD
9	A1.4 - PROPOSED 4TH FLOOR PLAN
10	A1.5 - PROPOSED 5TH FLOOR PLAN

REVISIONS:

CHECKED BY: V.B.
DRAWN BY: R.V. ALEX

COVER SHEET

3240 W LAWRENCE AVE.
CHICAGO, IL 60625

2121 N. Damen Ave.
Chicago, IL 60647

ph (773) 276-4Plus
(773) 227-2844 fax

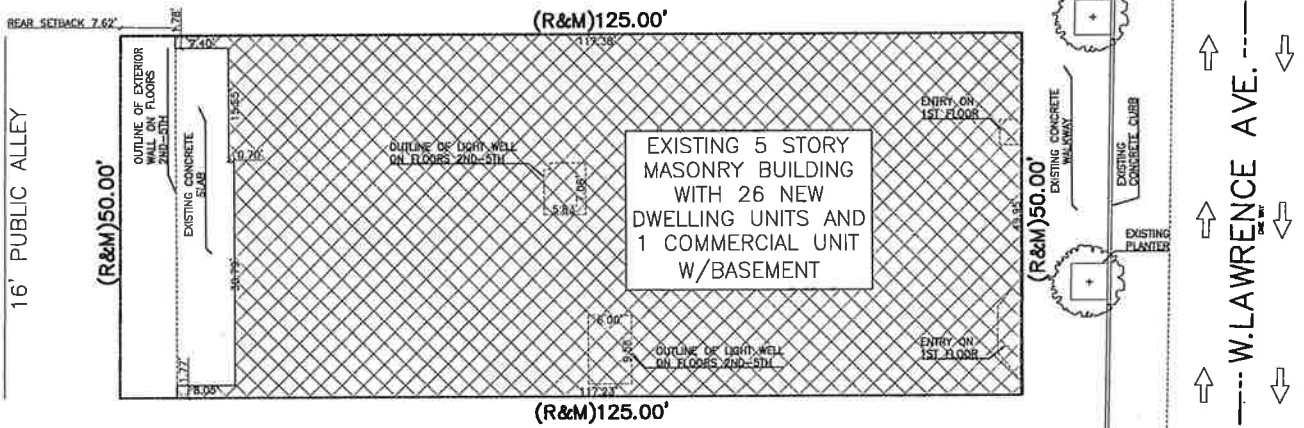
ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 3240 W LAWRENCE
SCALE: N.T.S.
DATE: 01.14.2020

SHEET: C1.0

PAGE: 1 OF 10



1 SITE PLAN
Scale: 1/16"=1'-0"

LEGEND

- WORK AFFECTED STRUCTURE
- NO WORK
- PROPERTY LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE

SITE PLAN

3240 W LAWRENCE AVE.
CHICAGO, IL 60625

ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

SHEET: T1.0

PAGE: 2 OF 18

	ORDINANCE REQUIREMENTS	PROPOSED ZONING/BUILDING
ZONING	B1-2	B2-5
LOT AREA	6,250.00 SQ.FT.	6,250.00 SQ.FT.
F.A.R.	6,250.00 x 1.5 = 9,375.00 SQ.FT.	~~6,250.00 x 5.0 = 31,250.00 SQ.FT.~~ BASEMENT (NOT COUNTED) = ~~5,478.41 S.F.~~ FIRST FLOOR/GRADE = 5,423.36 S.F. SECOND FLOOR = 5,900.00 S.F. THIRD FLOOR = 5,900.00 S.F. FOURTH FLOOR = 5,900.00 S.F. FIFTH FLOOR = 5,900.00 S.F. TOTAL = 29,023.36 S.F.
MIN. LOT AREA PER UNIT	1,000 SF PER DWELLING UNIT 6,250.00/1,000 = 6 D.U.	200 SF PER DWELLING UNIT 6,250.00/200 = 31 D.U. MAX (26 D.U. PROPOSED)
BUILDING HEIGHT	38.00'	70.00'
SETBACKS	FRONT: N/A REAR: (RESIDENTIAL) = 30.0' SIDE: N/A	FRONT: 0.00' REAR: 7.42' 7.42' (RESIDENTIAL) SIDE: N/A
REQUIRED COMMERCIAL SPACE	6,250.00 x 25% = 1,562.50 SQ.FT.	COMMERCIAL SPACE#1= 1,972.27 SQ.FT.

PARKING CALCULATIONS

PER CZC TABLE 17-10-0207

	MINIMUM AUTOMOBILE PARKING RATIO				MINIMUM BIKE PARKING			NOTE
UNIT TYPE	RULE	AREA/NO. OF UNITS	REQUIRED	PROVIDED	RULE	REQUIRED	PROVIDED	
COMMERCIAL UNITS PARKING GROUP M	NONE FOR FIRST 4,000 SQUARE FEET THEN 2.5 SPACES PER 1,000 SQUARE FEET	1,972.27 S.F.	0	0	1 PER 5 AUTO SPACES	0	0	
RESIDENTIAL UNITS PARKING GROUP C	1 SPACE PER UNIT FOR FIRST 100 UNITS; 0.60 SPACES PER UNIT FOR ALL ADDITIONAL UNITS	26 UNITS	26	0	1 PER ONE RESIDENTIAL UNIT PER 17-10-0102-B-2	26	26	SEEKING PARKING REDUCTION PER 17-10-0102-B
		TOTAL	26		TOTAL	26	26	

LOADING CALCULATIONS

PER CZC TABLE 17-10-1101

UNIT TYPE	RULE	AREA/NO. OF UNITS	REQUIRED	PROVIDED
MULTI-UNIT RESIDENTIAL	~~0-24,999 S.F.~~ NO LOADING AREA REQUIRED	38,023.36 S.F.	1	0
RETAIL	~~0-9,999 S.F.~~ NO LOADING AREA REQUIRED	1,911.52 S.F.	0	0

REVISIONS:

ZONING ANALYSIS

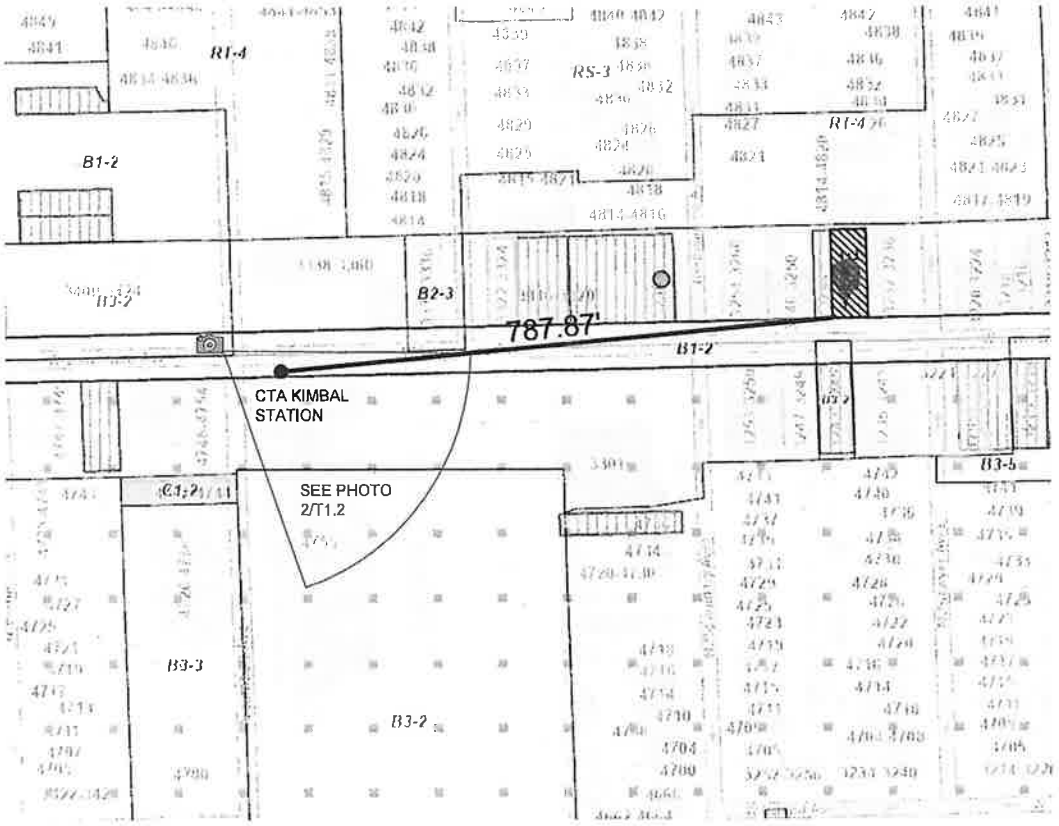
3240 W LAWRENCE AVE.
CHICAGO, IL 60625

ARCHITECTS
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING
2120 N. Damen Ave
Chicago, IL 60647
773.772.2216 office
773.772.2354 fax

PROJECT:
3240 W LAWRENCE
CHICAGO, IL 60625
SCALE:
N.T.S.
DATE:
01.14.2019

SHEET:
T1.1

PAGE: 3 OF 38



1 DISTANCE TO CTA STATION

Scale: N.T.S.



2 KIMBAL CTA STATION

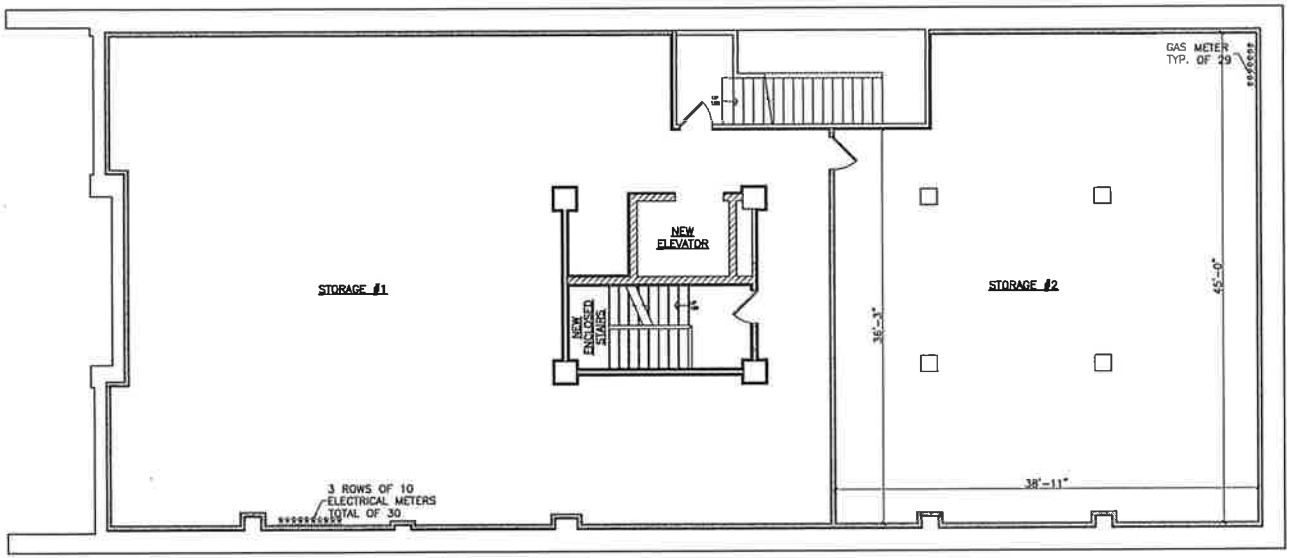
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CTA DISTANCE ANALYSIS

3240 W LAWRENCE AVE.
CHICAGO, IL 60625

ARCHITECTS

T1.2



1 PROPOSED BASEMENT PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.D.
DRAWN BY: R.V. ALTH

PROPOSED
BASEMENT PLAN

3240 W LAWRENCE
AVE.
CHICAGO, IL 60625

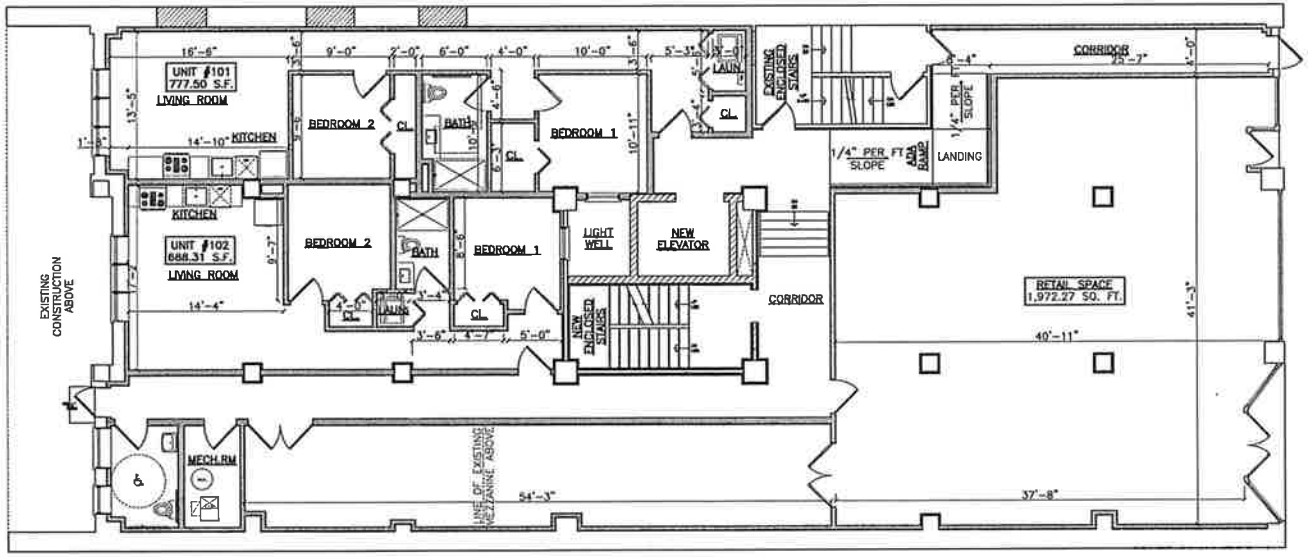
ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

ARCHITECTS

PROJECT:
2023 VEN CON
3240 W LAWRENCE
SCALE:
3/32"=1'-0"
DATE:
01.14.2024

SHEET:
A1.0

PAGE: 8 OF 15



1 PROPOSED 1ST FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

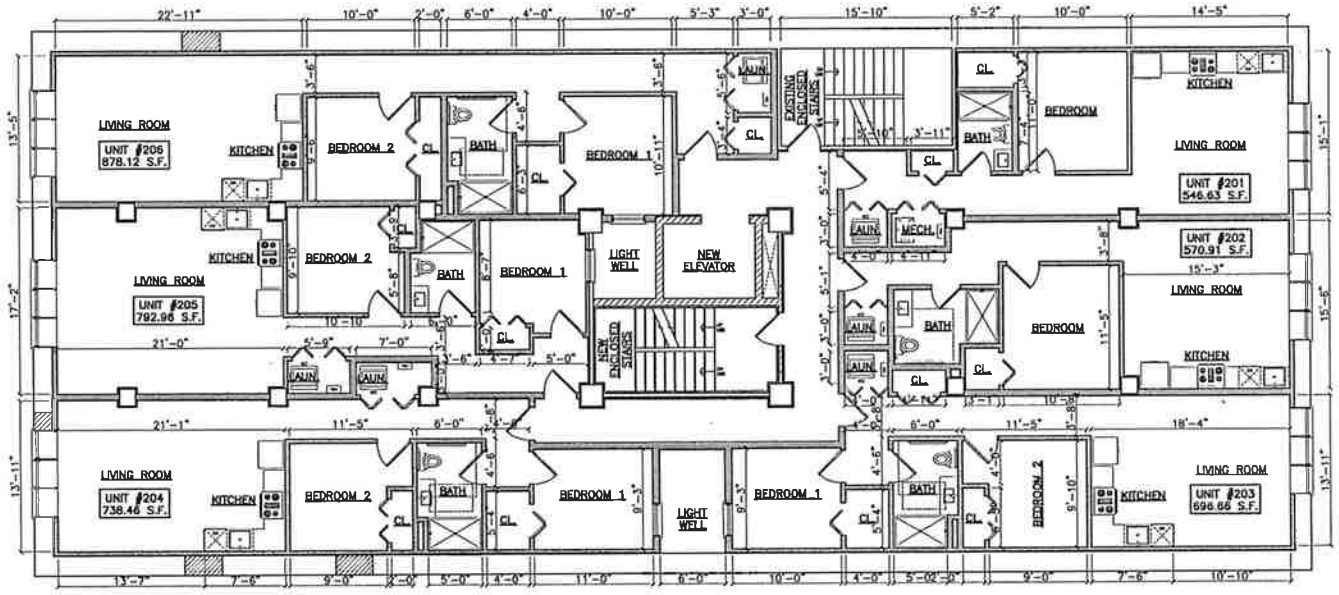
(IN FEET)
3/32 INCH = 1 FOOT

PROPOSED 1ST FLOOR PLAN

3240 W LAWRENCE AVE.
CHICAGO, IL 60625

ARCHITECTS

A1.1



1 PROPOSED 2ND FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

PROPOSED 2ND FLOOR PLAN

3240 W LAWRENCE AVE.
CHICAGO, IL 60625

3123 N. Elston Ave.
Chicago IL 60641
773 772 2754 office
773 772 2864 fax

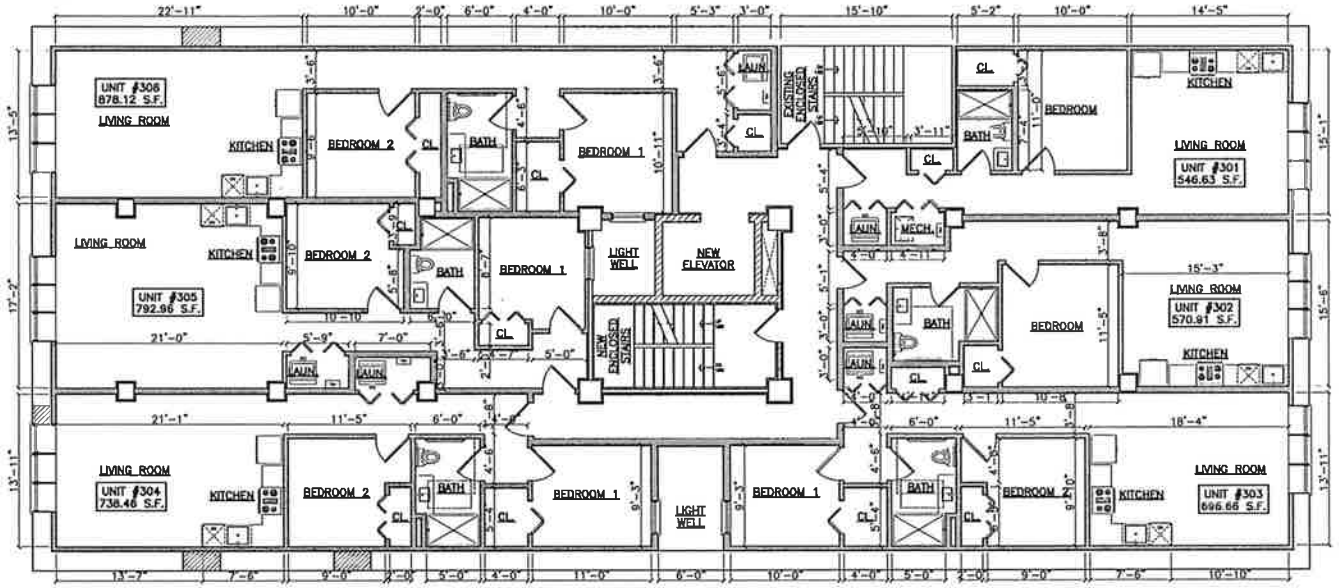
ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 3240 W LAWRENCE
SCALE: 3/32"=1'-0"
DATE: 01.14.2026

SHEET: A1.2

PAGE: 1 OF 11



1 PROPOSED 3RD FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

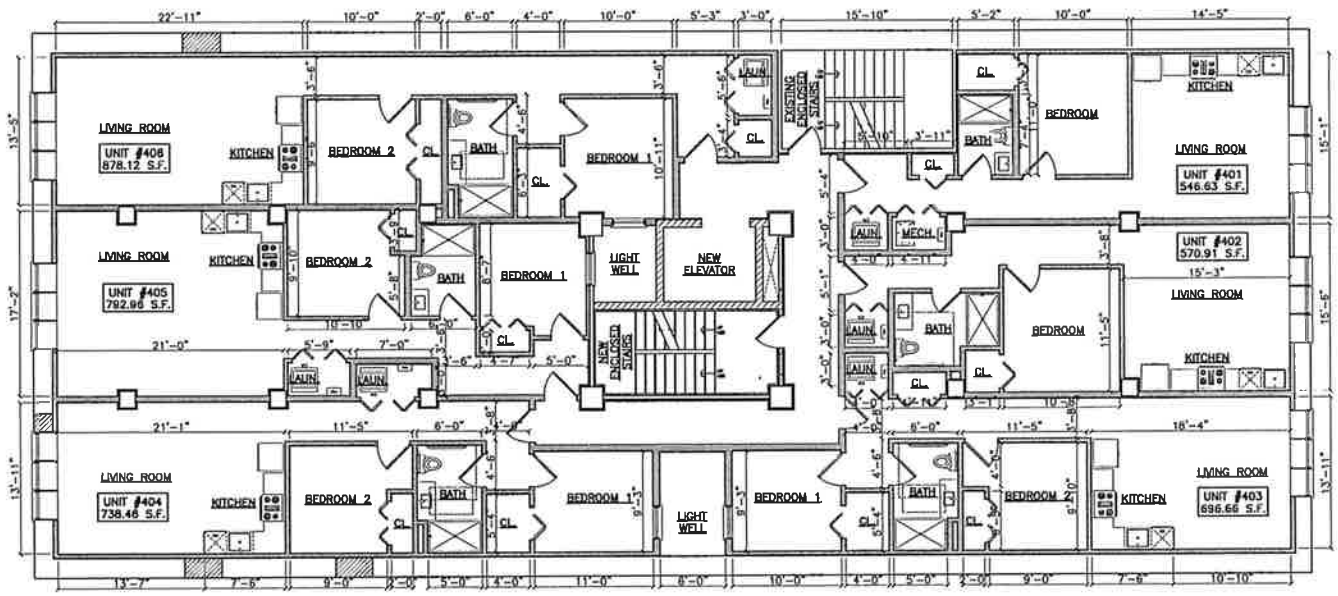
(IN FEET)
3/32 INCH = 1 FOOT

PROPOSED 3RD FLOOR PLAN

3240 W LAWRENCE AVE, CHICAGO, IL 60625

ARCHITECTS

A1.3



1 PROPOSED 4TH FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

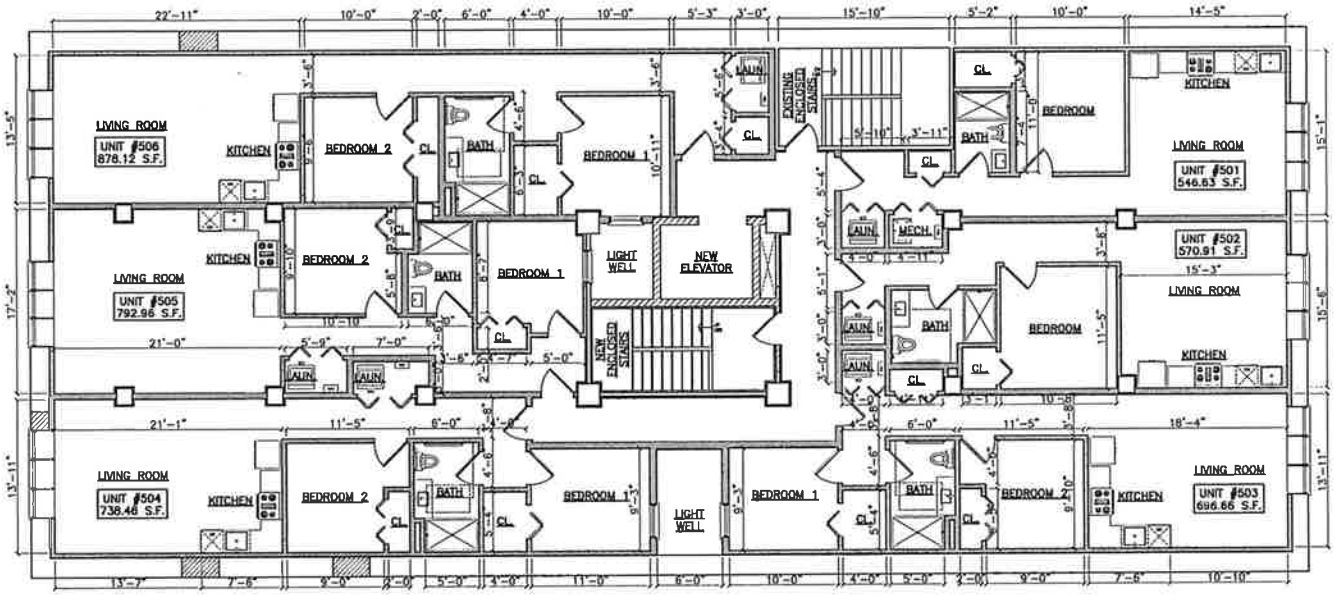
(IN FEET)
3/32 INCH = 1 FOOT

PROPOSED 4TH FLOOR PLAN

3240 W LAWRENCE AVE.
CHICAGO, IL 60625

ARCHITECTS

A1.4



1 PROPOSED 5TH FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS:

DRAWN BY: Y.G.
CHECKED BY: A.V. AS'SH

PROPOSED 5TH FLOOR PLAN

3240 W LAWRENCE AVE.
CHICAGO, IL 60625

ARCHITECTS

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT:
3240 NEW CON
3240 W LAWRENCE
SCALE:
3/32"=1'-0"
DATE:
01.14.2025

SHEET:
A1.5

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