



City of Chicago



O2022-3436

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-G at 1106 W Lawrence Ave/4800-4822 N Winthrop Ave - App No. 21195T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT-4 Residential Two-Flat, Townhome and Multi-Unit District and B3-5 Community Shopping District symbols and indications as shown on Map No. 13-G in the area bounded by:

A line 262.00 feet north of and parallel to West Lawrence Avenue; North Winthrop Avenue; West Lawrence Avenue; and the alley next west of and parallel to North Winthrop Avenue

to those of a B3-3 Community Shopping District.

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

Common Address of Property: 1106 W. Lawrence Avenue/4800-4822 N. Winthrop Avenue

Type I Narrative and Plans
ZONING MAP AMENDMENT AT

1106 W. Lawrence Ave./4800-4822 N. Winthrop Ave.
From B3-5 and RT-4 to B3-3

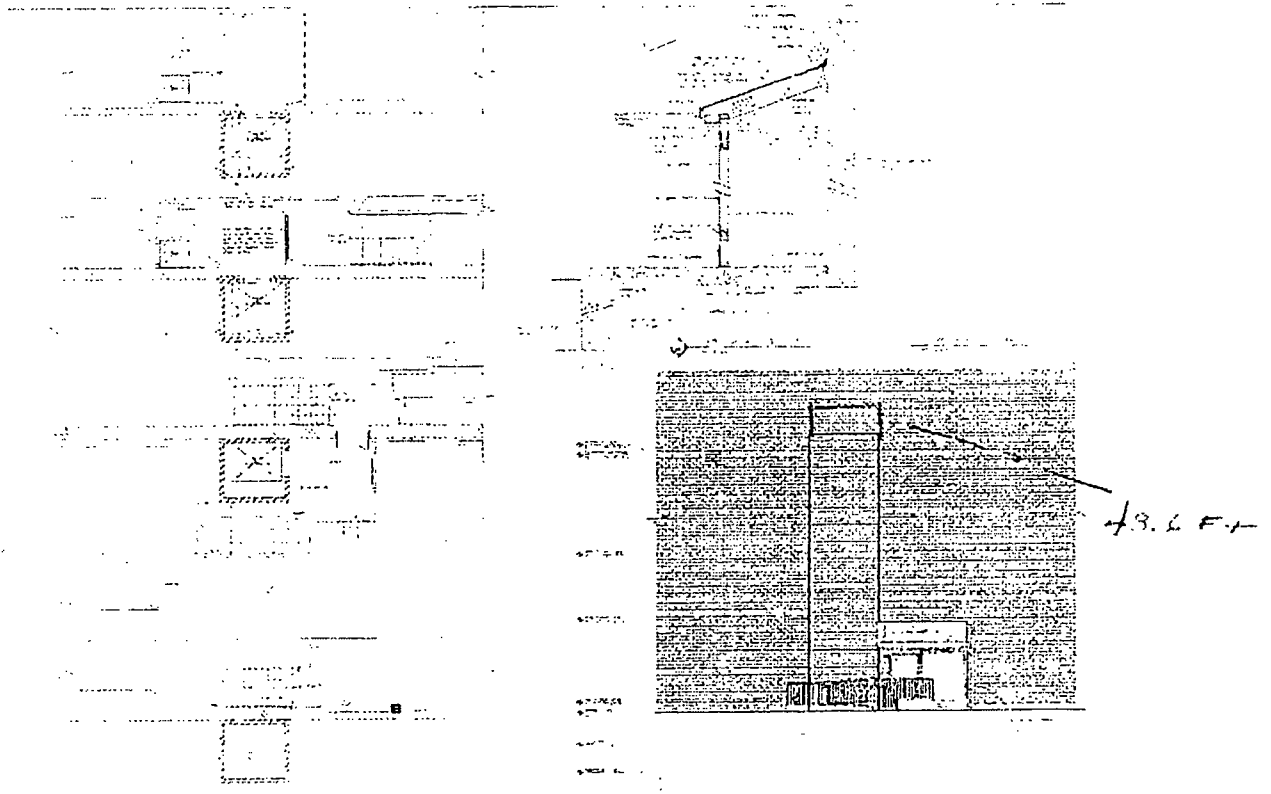
Narrative: To correct a split zoning district from RT-4/B3-5 to B3-3 in order to unify the current zoning district and to continue the existing established Ballroom Theatre and existing 15 on-site parking spaces with no exterior changes.

Property Specifications

- a) Floor area ratio: 3.0 MAX FAR
- b) Lot size: 149.00' x 262.00' = 39,038 sq ft.
- c) Density (lot area per dwelling unit): There are no dwelling units on the Property.
- d) Off-street parking: existing 15 spaces.
- e) Existing setbacks:
 - i) Front 0'-0"
 - ii) Rear 0'-0"
 - iii) North side (Parking lot) at a 42 feet 0 inches
 - iv) South side 0'-0"
- f) Building height: 48.6'.

FINAL FOR REVIEW





Elevator Roof = 43 Ft 6 in.