

AMENDED TO BE TYPE 1 ZONING MAP AMENDMENT

3657 W 31st Street / 3101-11 S Lawndale Avenue
Rezone from RS3 to B3-2

October 5, 2023

1A. Narrative Analysis

Little Village Environmental Justice Organization (LVEJO) purchased **3657 W 31st Street, Chicago, IL 60623** (PIN: 16-35-106-001-0000) in 2022. The existing 5,723 sf parcel contains two structures: one 1,880 sf single-story commercial brick building (IIB) to remain and one two-story wood framed (IVB) residential carriage house N.I.C. The brick building contained two separate retail businesses under a variance from the current RS-3 zoning.

B3-2 Zoning change is requested to facilitate a shared commercial kitchen in addition to confirming a longstanding variance for commercial use. LVEJO will occupy the building, renovating the two existing connected commercial spaces for use as their office and meeting rooms with attached shared commercial kitchen to support ongoing farm and food programs benefitting the local community. Two parking spaces will be provided, one ADA space and one regular parking space.

(A) Floor Area Ratio

Lot Area	5,722.5 SF
Current FAR	0.6

(B) Density (MLA, Lot area per D.F) 5,722.5 SF

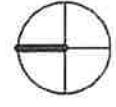
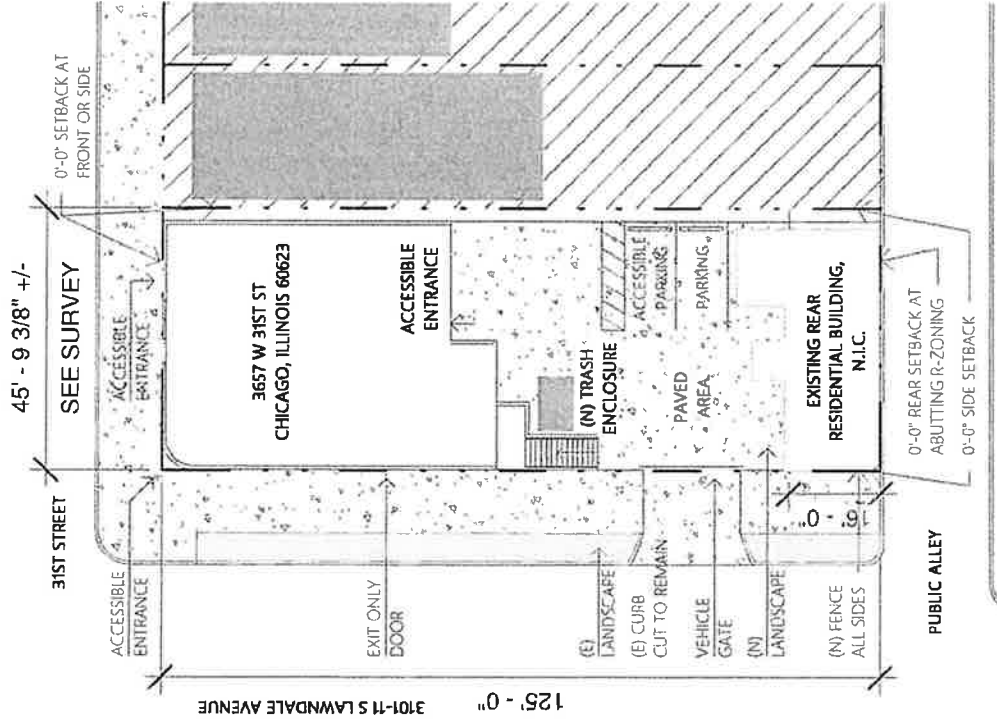
(C) Off-street Parking 2 spaces

(D) Setbacks Existing

0'-0" front and side property lines
0'-0" rear property line

(E) Building Height Existing 14'-0" V.I.F.





1 SITE PLAN ZONING
1/32" = 1'-0"

SK.1

LVEJO

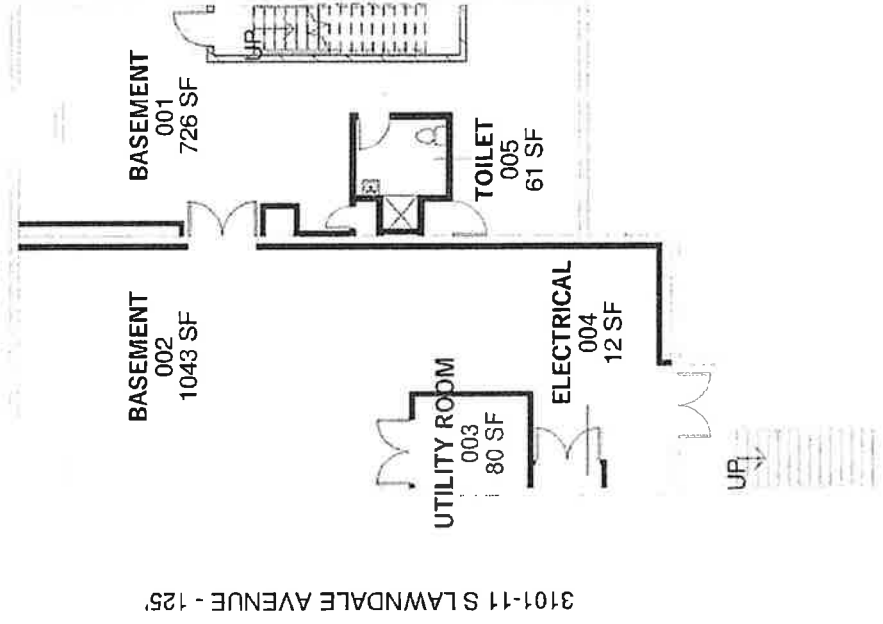
3657 W 31ST STREET
CHICAGO, IL 60623

SITE PLAN

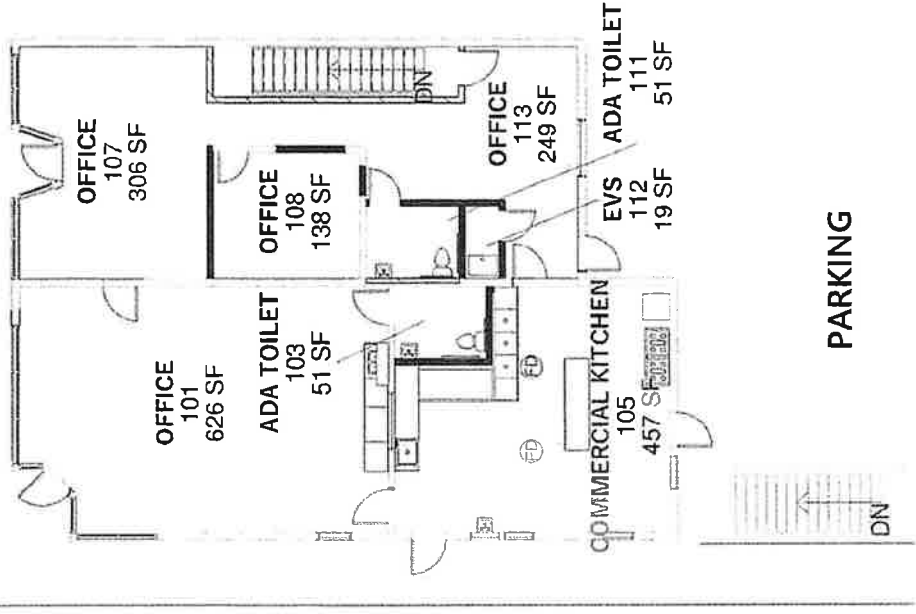
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Date Plotted 07/26/23
Drawn By MB

Notes

31ST STREET - 45.78'

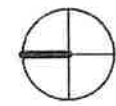


3101-11 S LAWDALE AVENUE - 125'

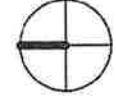


PARKING

PUBLIC ALLEY



1 BASEMENT
1/16" = 1'-0"



2 FIRST FLOOR
1/16" = 1'-0"

31ST STREET - 45.78'

3101-11 S LAWDALE AVENUE - 125'

PUBLIC ALLEY

SK.2

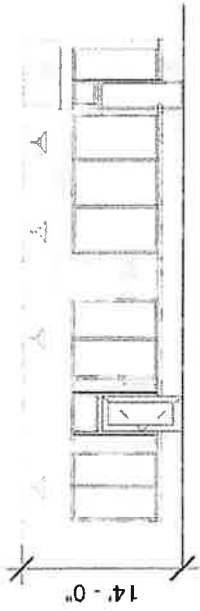
LVEJO

3157 W 21ST STREET
CHICAGO, IL 60624

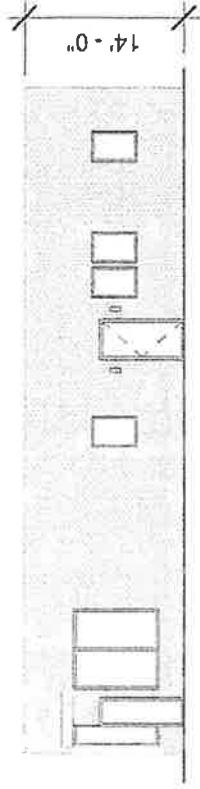
PLANS

Scale: 1/16" = 1'-0"
Date Printed: 07/25/24
Drawn By: M3

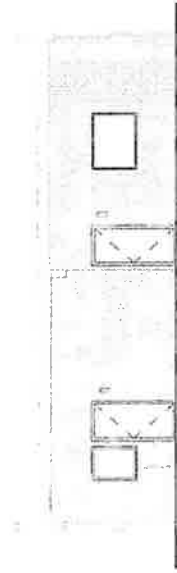
Notes



① NORTH FACADE
1/16" = 1'-0"



② WEST FACADE
1/16" = 1'-0"



③ SOUTH FACADE
1/16" = 1'-0"

SK.3

ELEVATIONS

LVEJO

5857 WEST STREET
CHICAGO, IL 60630

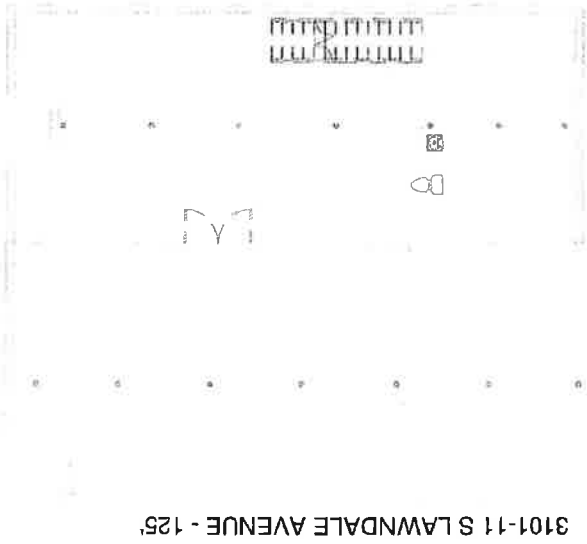
ELEVATIONS

Scale 1/16" = 1'-0"
Date Printed 07/25/2023
Drawn By MB

Notes

Final for Publication

31ST STREET - 45.78'



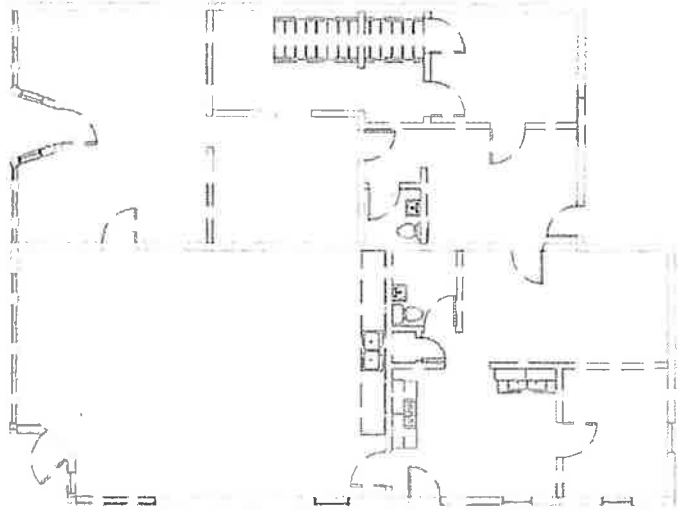
3101-11 S LAWDALE AVENUE - 125

PUBLIC ALLEY



1 BASEMENT DEMO
1/16" = 1'-0"

31ST STREET - 45.78'



3101-11 S LAWDALE AVENUE - 125

PUBLIC ALLEY



2 FIRST FLOOR DEMO
1/16" = 1'-0"

SK.4

DEMOLITION

LVEJO

3657 W 31ST STREET
CHICAGO, IL 60623

DEMOLITION

Scale: 1/16" = 1'-0"
Date Printed: 10/25/21
Drawn By: Author

Notes