



City of Chicago



SO2017-3835

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2922 W Lyndale Ave - App No. 19236T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19236
SUB

Application Number: 19236 T1

SUBSTITUTE 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 RT4, Residential Two-Flat, Townhouse and Multi-Unit District symbols as shown on Map No. 5-I in the area bounded by:

The public alley next North of and parallel to West Lyndale Street; a line 353.20 feet East of and parallel to North Sacramento Avenue; West Lyndale Street; a line 328.20 feet East of and parallel to North Sacramento Avenue.

To those of a B2-3 Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 2922 West Lyndale Avenue

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19236

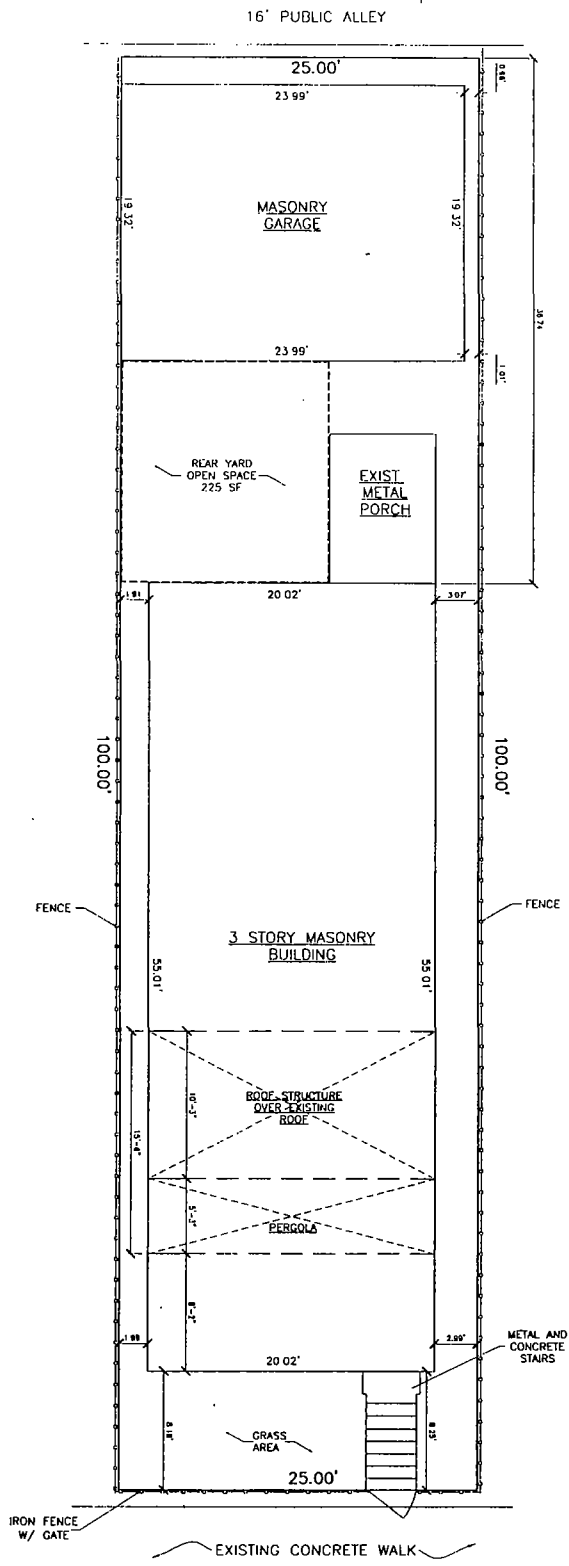
**NARRATIVE FOR TYPE 1 REZONING FOR
2922 WEST LYNDAL AVE., CHICAGO, ILLINOIS**

The subject property is currently improved with a residential building with 2 dwelling units. The Applicants need a zoning change in order to comply with the height requirements to build a roof top deck with a pergola onto the existing residential building at the subject property.

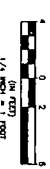
Project Description:	Zoning Change from an RT4 to a B2-3
Use:	Residential building with 2 dwelling units
Floor Area Ratio:	1.738
Lot Area:	2,500 square feet
Building Floor Area:	Existing: 4,345.9 square feet
Density:	1,250 square feet per dwelling unit
Off- Street parking:	2 parking spaces (existing garage)
Set Backs:	Existing front: 8.18 feet Existing east side: 2.99 feet Existing west side: 1.91 feet Existing rear yard: 36.74 feet Existing rear yard open space: 225 square feet
Building height (with pergola):	50 feet

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DRAWING FOR TYPE ONE ZONING



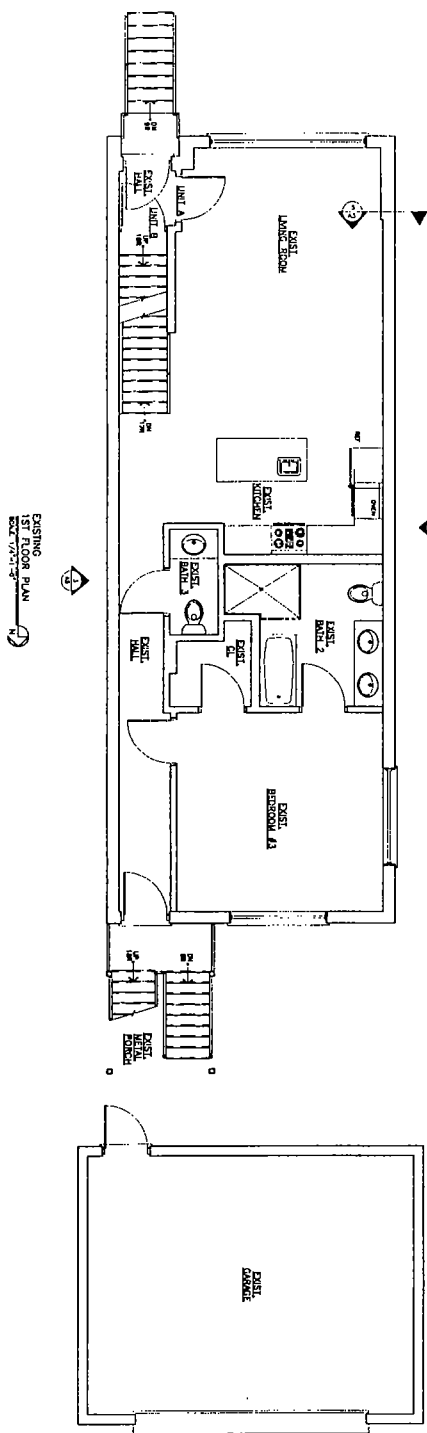
SITE PLAN
 SCALE: 1/8"=1'-0"
 1/8"=1'-0"
 EXISTING STRUCTURE
 PROPERTY FENCE



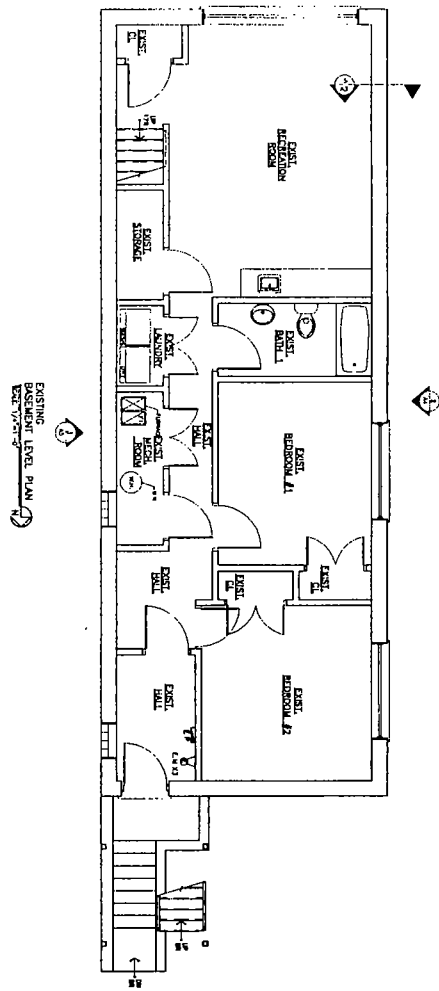
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W. LYNDALE ST.

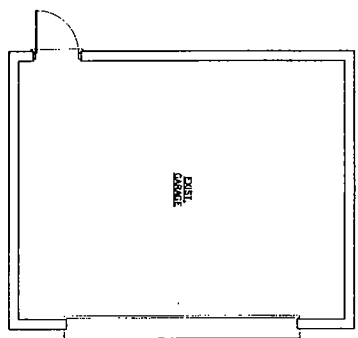
<p>ARCHITECTS</p> <p>DAVID J. KOCIK ARCHITECTURAL ENGINEERING 7777 77th Ave CHICAGO, IL 60648 773.777.8888</p>		<p>INDEX OF DRAWINGS:</p> <table border="1"> <tr><td>1</td><td>GENERAL NOTES</td></tr> <tr><td>2</td><td>PERMITS</td></tr> <tr><td>3</td><td>EXISTING CONDITIONS</td></tr> <tr><td>4</td><td>PROPOSED CONDITIONS</td></tr> <tr><td>5</td><td>CONSTRUCTION DETAILS</td></tr> </table>		1	GENERAL NOTES	2	PERMITS	3	EXISTING CONDITIONS	4	PROPOSED CONDITIONS	5	CONSTRUCTION DETAILS
1	GENERAL NOTES												
2	PERMITS												
3	EXISTING CONDITIONS												
4	PROPOSED CONDITIONS												
5	CONSTRUCTION DETAILS												
<p>CODE MATRIX, NOTES, & SITE PLAN</p> <p>2922 W. LYNDALE ST. CHICAGO, IL</p>		<p>SCOPE OF WORK:</p> <p>Obtain Type One Zoning</p>											
<p>CERTIFICATION STATEMENT</p> <p>I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM A LICENSED PROFESSIONAL ARCHITECTURAL ENGINEER.</p> <p>DATE: 08-20-11</p>		<p>EMERGENCY CONSERVATION CODE COMPLIANCE STATEMENT</p> <p>I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE PROPOSED PROJECT AND I AM NOT PROVIDING ANY INFORMATION TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLANS FOR THIS PROJECT VIOLATE ANY OF THE REQUIREMENTS OF CHAPTER 15-1.1 OF THE CHICAGO ORDINANCES AND I AM NOT PROVIDING ANY INFORMATION TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLANS FOR THIS PROJECT VIOLATE ANY OF THE REQUIREMENTS OF CHAPTER 15-1.1 OF THE CHICAGO ORDINANCES.</p> <p>DATE: 08-20-11</p>											
<p>PROVISIONS:</p> <p>PROJECT: 2922 W. LYNDALE</p> <p>DESIGNED BY: D.J.K.</p> <p>SCALE: 1/8"=1'-0"</p> <p>DRAWING NO.: 104-011</p> <p>DATE: 08/20/11</p>		<p>REVISIONS:</p> <p>NO. 1</p> <p>DATE: 08/20/11</p>											



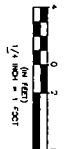
EXISTING FLOOR PLAN
DATE: 10/11/11



EXISTING BASEMENT LEVEL PLAN
DATE: 10/11/11

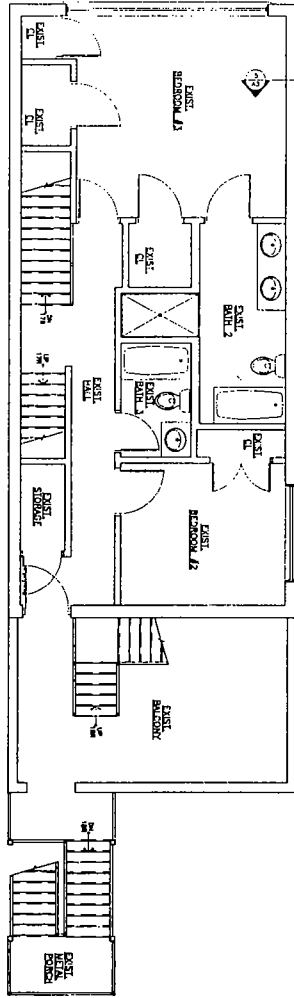


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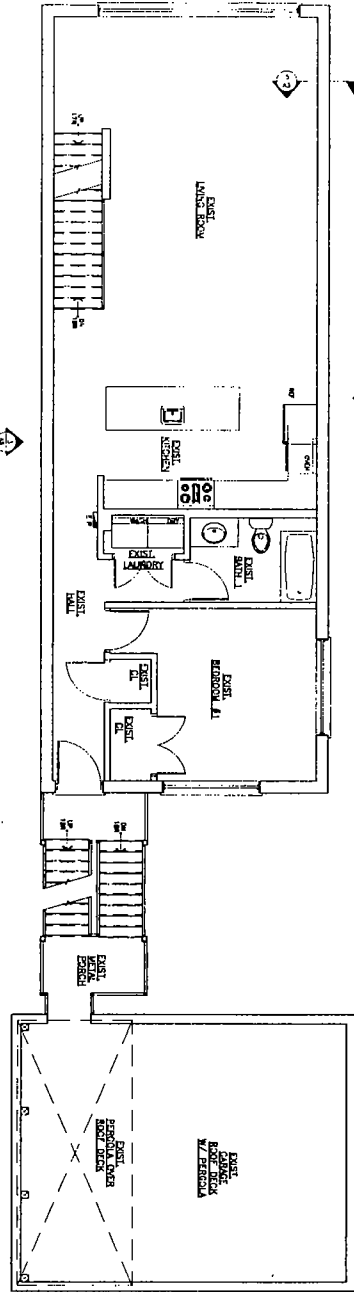


A1 2 of 2	PROJECT 2022 W. LYNDALE	ARCHITECTURE ARCHITECTS	820 N. Dearborn Ave. Chicago, IL 60612	2922 W. LYNDALE ST. CHICAGO, IL	EXISTING FLOOR PLANS	ENGINEER FREDERICK J. JOHNSON LICENSE NO. 001-00000000 STATE OF ILLINOIS
	SCALE 1/4" = 1'-0"	PLANNING ARCHITECTURAL ENGINEERING	773.772.2756 office 773.772.2854 fax	DATE 05-12-11		

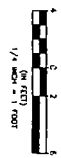
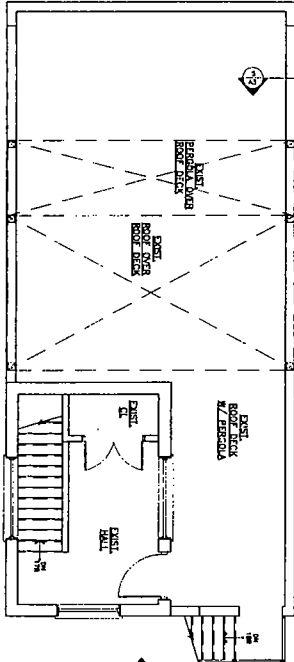
EXISTING
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



EXISTING
2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

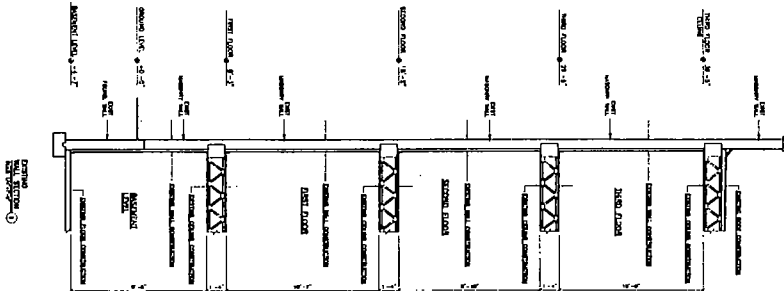
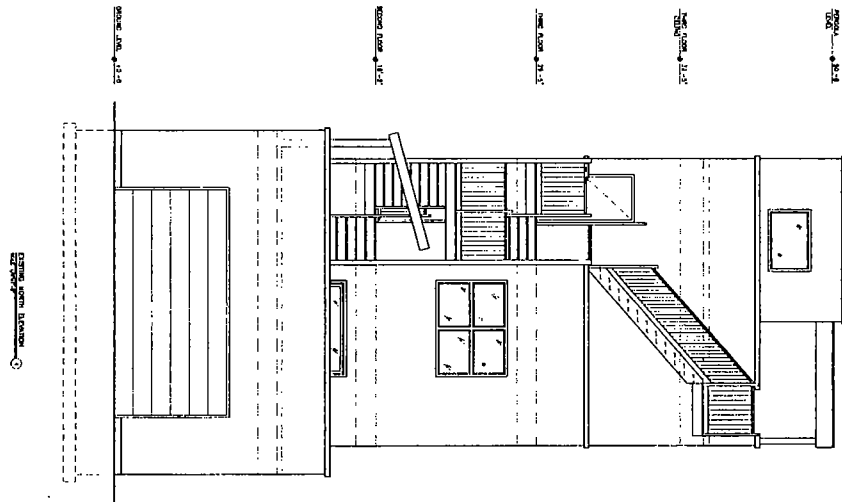
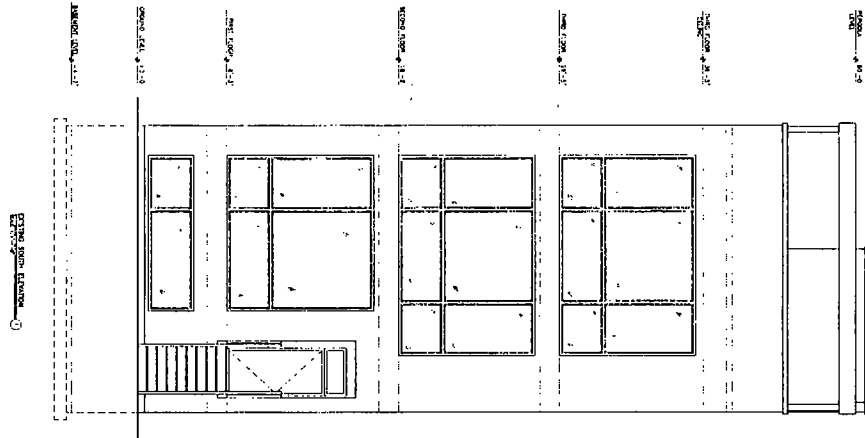


EXISTING
ROOF PLAN
SCALE 1/8" = 1'-0"

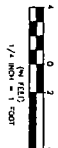


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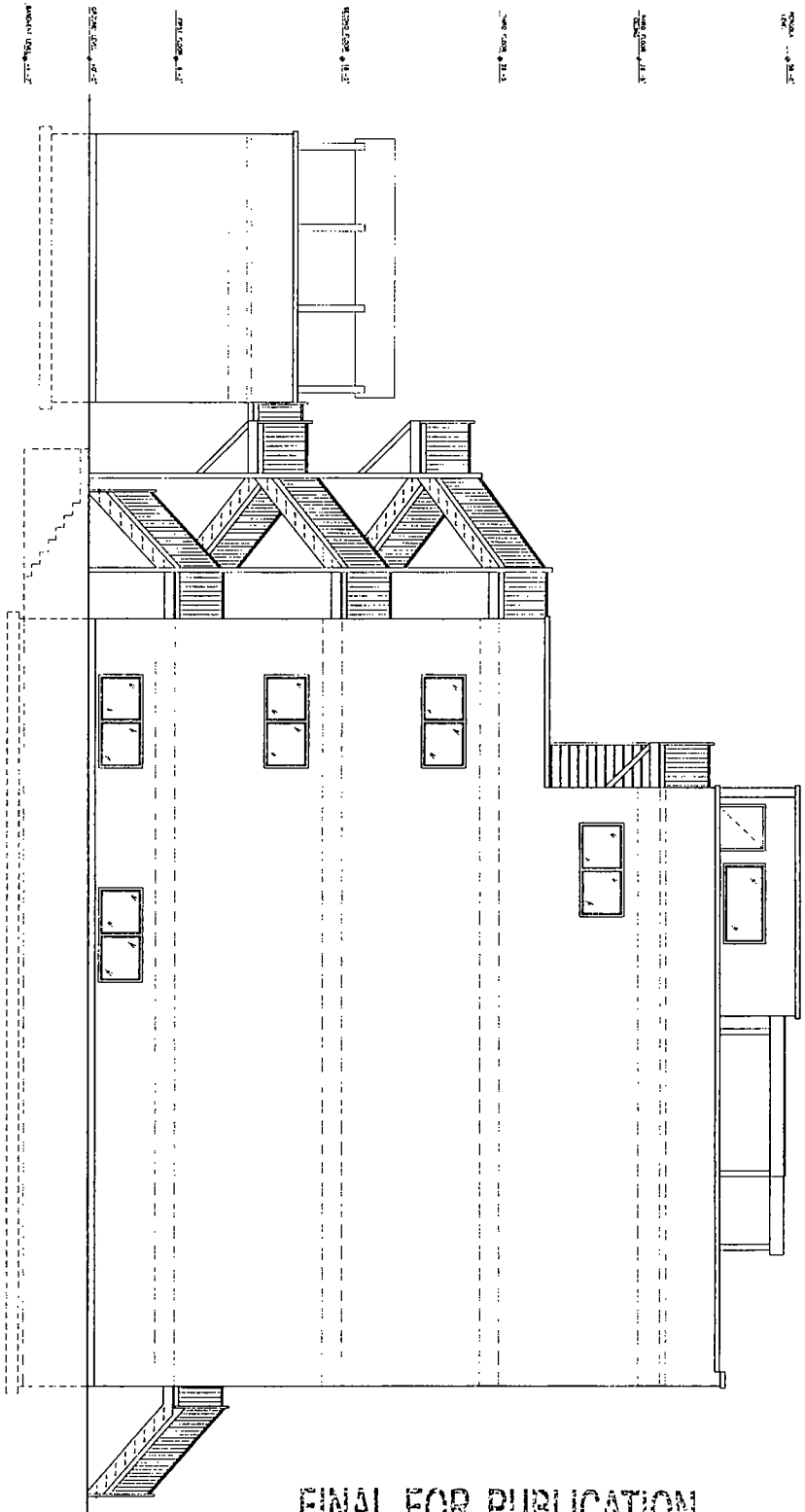
A2 3 OF 8	PROJECT 2922 W. LYNDALE	ARCHITECTURE ARCHITECTS PLANNING ARCHITECTURAL ENGINEERING	929 N. Dearborn Ave. Chicago, IL 60622 773.772.2754 office 773.772.2854 fax	2922 W. LYNDALE ST. CHICAGO, IL	EXISTING FLOOR PLANS, AND ROOF PLAN	ENGINEER FREDERICK E. COZAK No. 001100
	SCALE 1/8" = 1'-0" DATE 05-12-17					



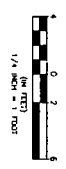
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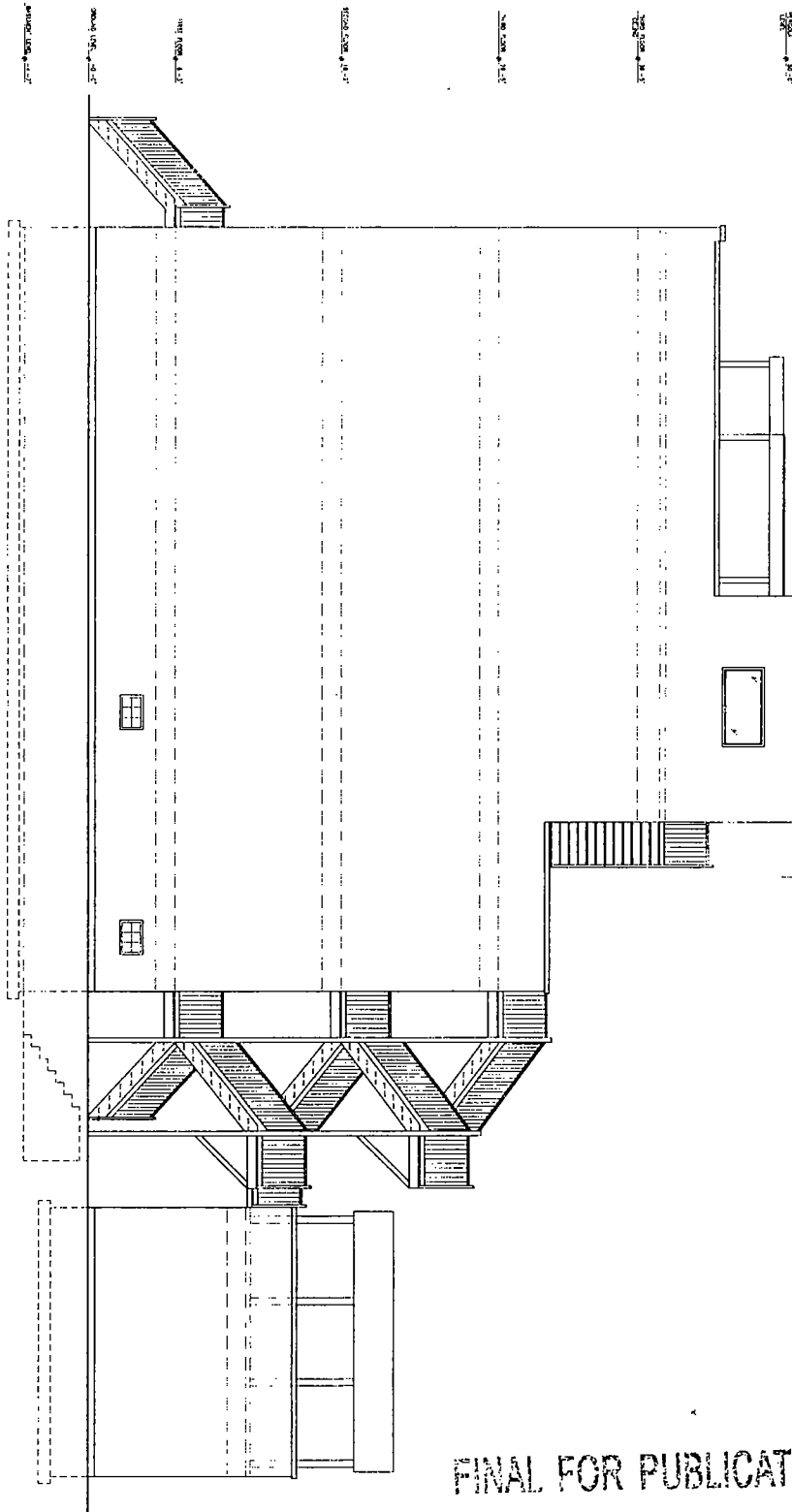
A3 105 8	PROJECT 2822 W. LYNDALE	ARCHITECTURE PLANNING	ARCHITECTS 828 W. Chicago Ave. CHICAGO, IL 60622 773.772.2756 office 773.772.2254 fax	2822 W. LYNDALE ST. CHICAGO, IL	EXISTING WALL SECTION AND ELEVATIONS	DRAWN BY: J.E.K. CHECKED BY: J.E.K.	85-1317
	SCALE: 1/2" = 1'-0" DATE:	ARCHITECTURAL ENGINEERING					



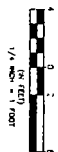
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A4 <small>3 OF 8</small>	<small>PROJECT:</small> <small>2922 W. LYNDALE</small>	<small>ARCHITECTURE:</small> ARCHITECTS	<small>929 N. DAMEN AVE.</small> <small>CHICAGO, IL 60622</small>	<small>2922 W. LYNDALE ST.</small> <small>CHICAGO, IL</small>	<small>EXISTING ELEVATION</small>	<small>REVISION:</small> <small>CHUBBEY, F.J.K.</small> <small>DATE: 08-15-17</small>
	<small>SCALE:</small> <small>1/4" = 1'-0"</small>	<small>PLANNING:</small> <small>ARCHITECTURAL ENGINEERING</small>	<small>773.772.2766 office</small> <small>773.772.2834 fax</small>			



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A5 <small>1/4" = 1'-0"</small>	<small>PROJECT</small> 2822 W. LYNDALE	<small>ARCHITECTURE</small> ARCHITECTS	<small>829 N. Dearborn Ave.</small> <small>Chicago, IL 60622</small>	2922 W. LYNDALE ST. CHICAGO, IL	EXISTING ELEVATION	<small>DATE</small> 05-12-17	<small>DESIGNED BY</small> F. E. K.	<small>REVISIONS</small>
	<small>SCALE:</small> 3/4" = 1'-0" <small>DATE:</small> 05-12-17	<small>ARCHITECTURAL ENGINEERING</small>	<small>773.772.2756</small> <small>773.772.2634</small>	<small>773.772.2756</small> <small>773.772.2634</small>				