



# City of Chicago

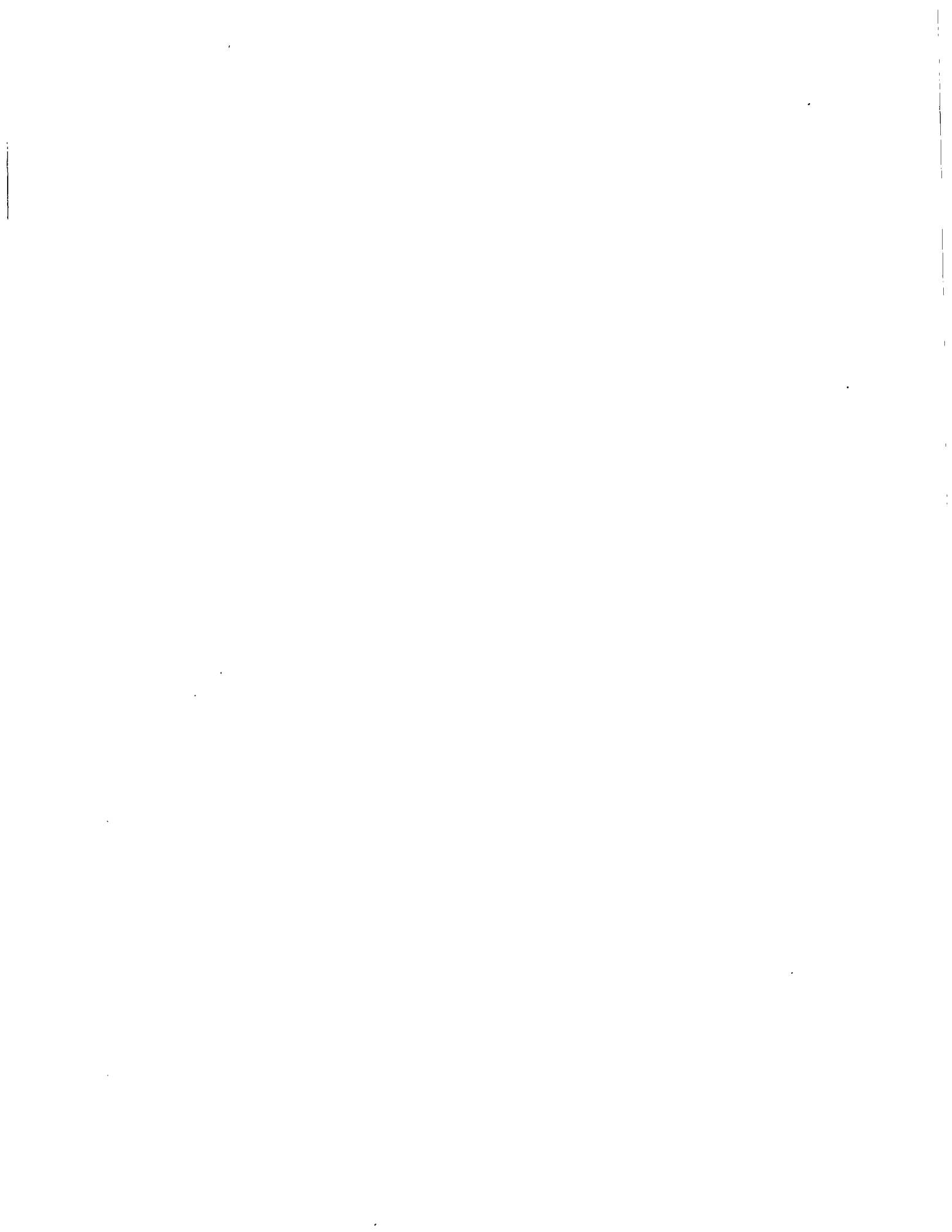


O2016-46

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/13/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-J at 2011 N Lawndale Ave - App No. 18613T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



#1861371  
INTRO DATE  
JAN 13, 2016

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 CI-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-J in the area bounded by

The 16 foot east-west public alley north of and parallel to West Armitage Avenue; a line 125 feet east of and parallel to North Lawndale Avenue; a line 75 feet north of and parallel to West Armitage Avenue; North Lawndale Avenue;

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

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2011 North Lawndale Avenue

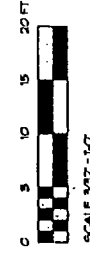
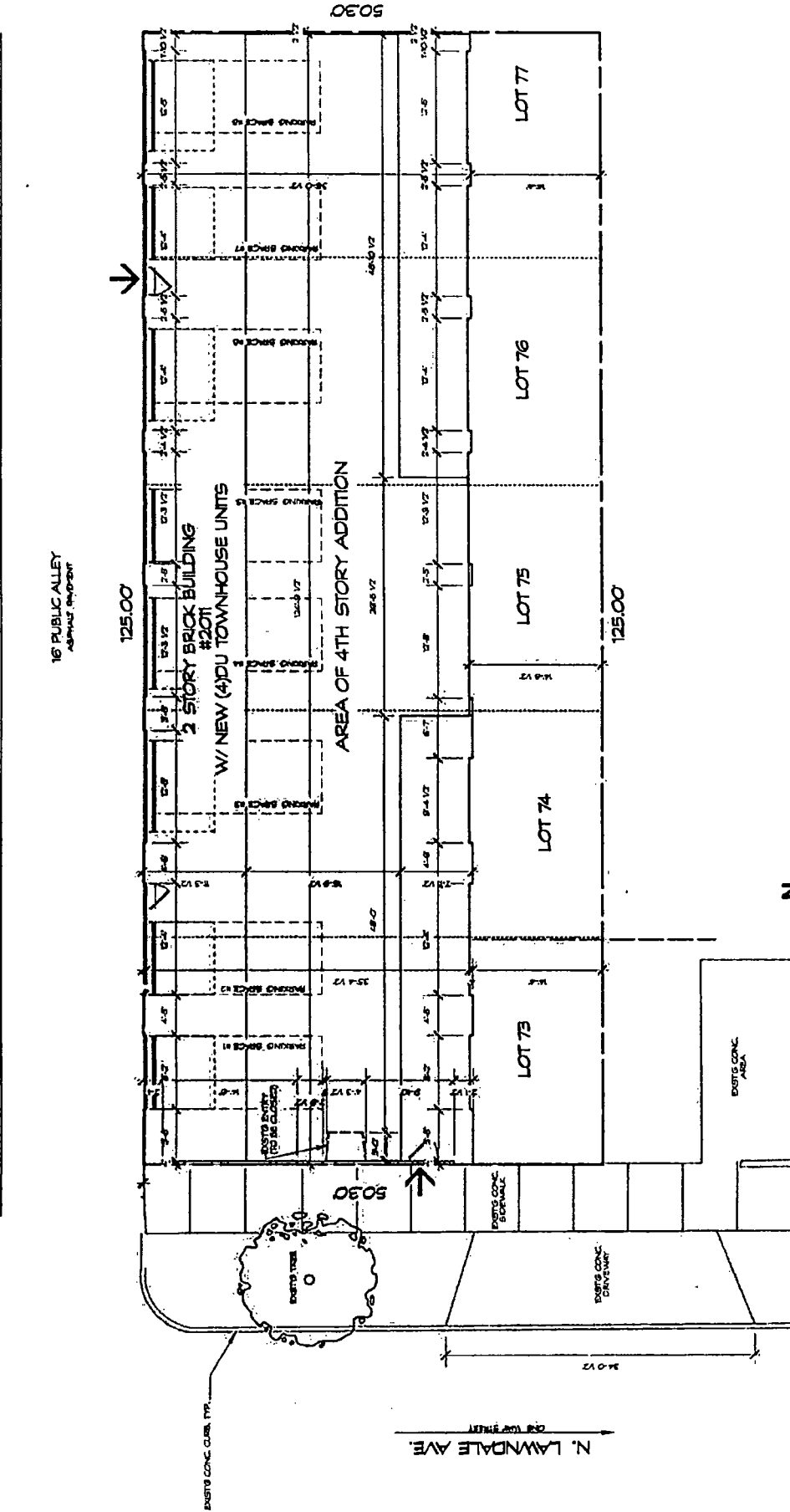
**PROJECT NARRATIVE**  
**TYPE 1 ZONING AMENDMENT**  
**2011 NORTH LAWNSDALE**

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a C1-1 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District for the rehab of an existing building with a proposed fourth floor addition to allow for a total of 5 residential dwelling units with 8 parking spaces.

Lot Area	6,287 sf
Parking	5 Spaces
Front Setback	0 feet
Rear Yard	0 feet
North Setback	0 feet
South Setback	14' 4"
FAR	2.40
MLA	1,257
Building Square Footage	15,139 Square feet
Building Height	44' 11 ½ "

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N  
**EXISTING/NEW SITE PLAN**  
 SCALE 1/32" = 1'-0"

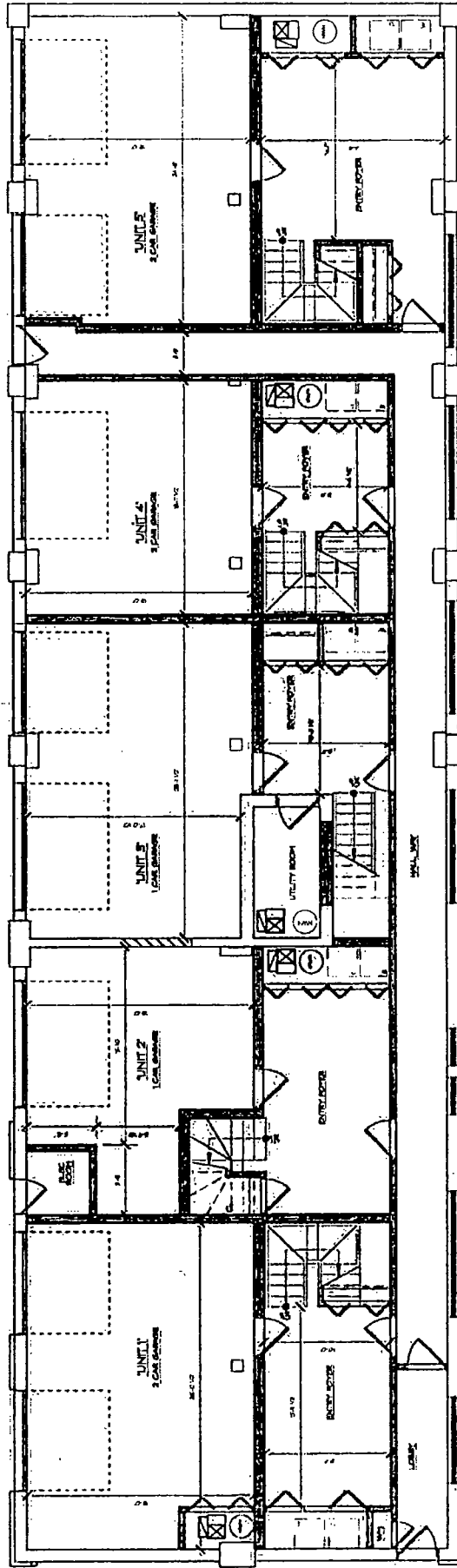
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APPLICANT:  
 ADDRESS:  
 DATE:

MICHAEL SAHLI  
 2071 N. LAWRENDALE AVE.  
 1/24/2015

LASZLO SIMOVIC, ARCHITECTS, L.L.C.  
 6512 N. ARTESIAN AVE.  
 CHICAGO, IL 60648-5505  
 EMAIL: LASZLO@LASZLOARCH.COM TEL: 773-338-2225  
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**NEW FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



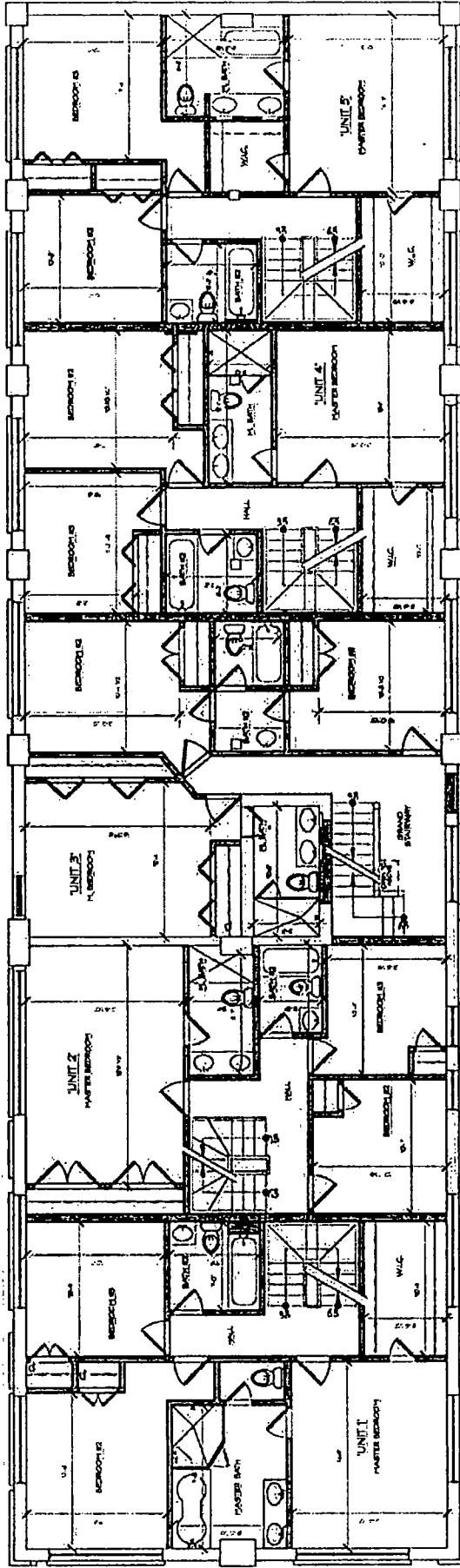
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APPLICANT:  
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2011 N. LAWRENCE AVE.  
11/24/2015





**N** NEW LOFT PLAN  
SCALE: 1/8" = 1'-0"



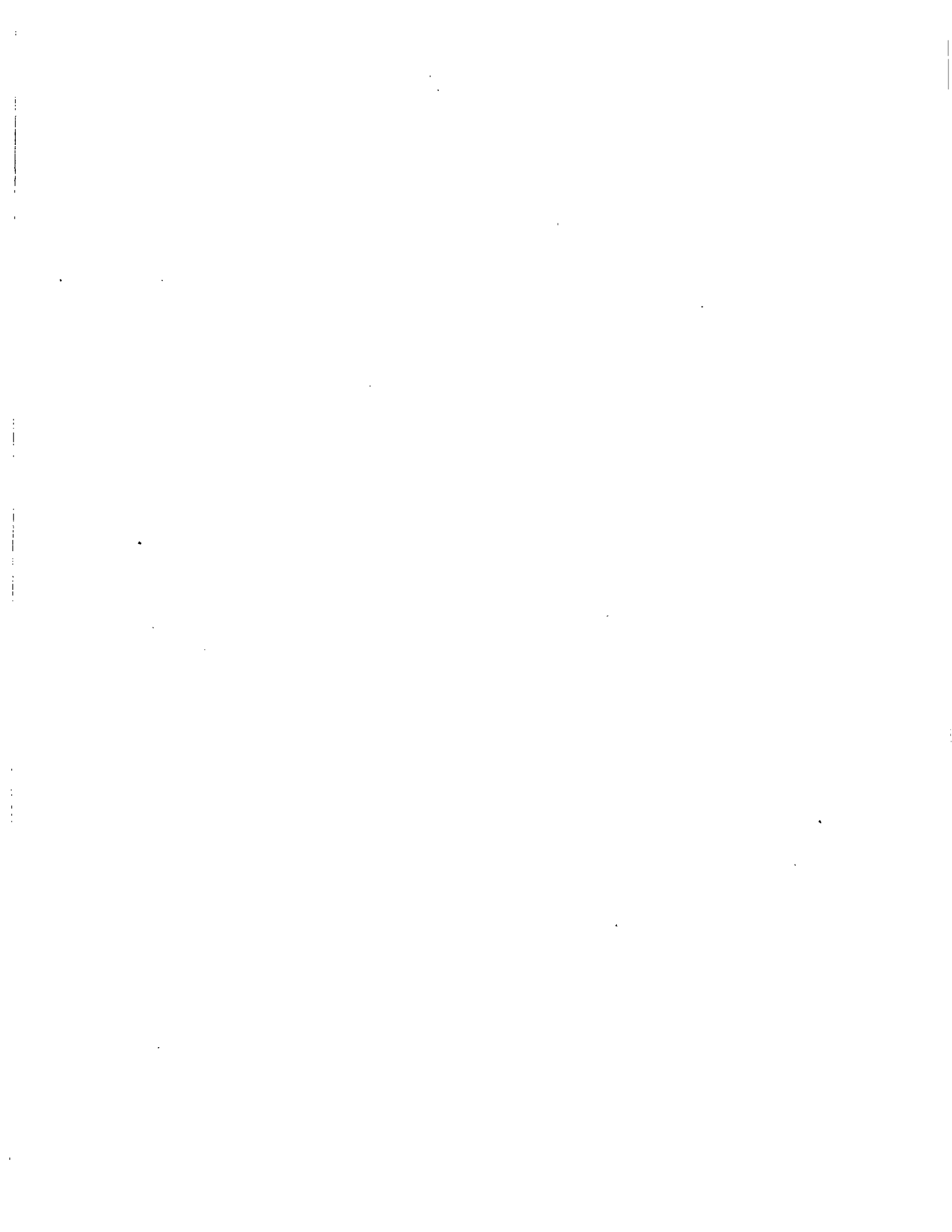
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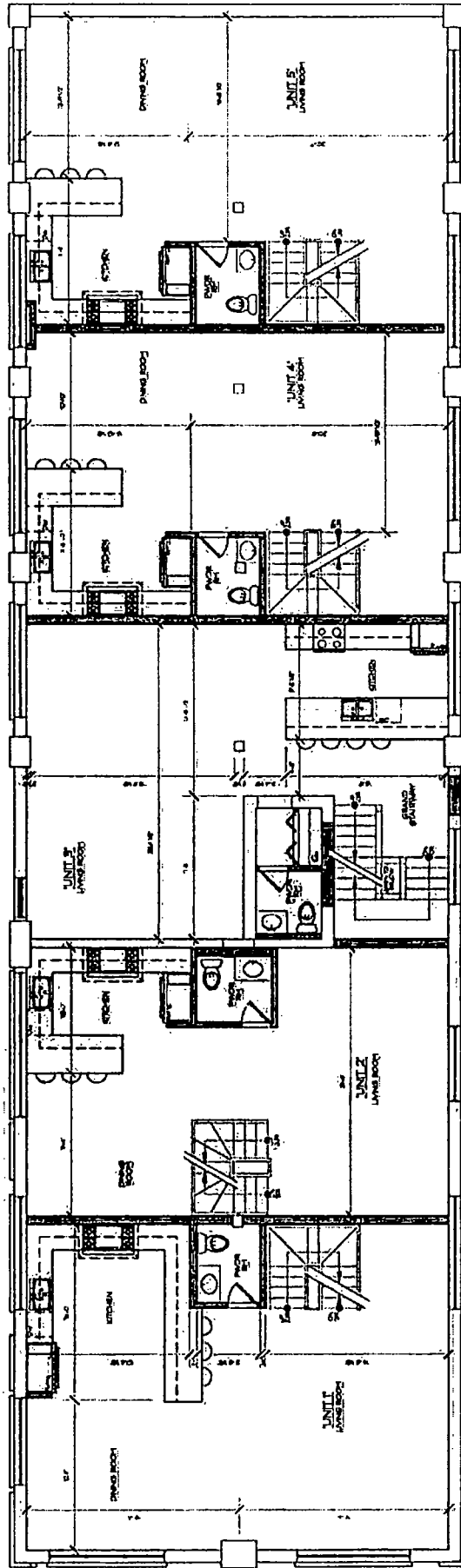
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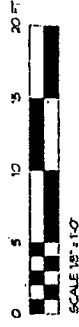






N  
 1 NEW SECOND FLOOR PLAN

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

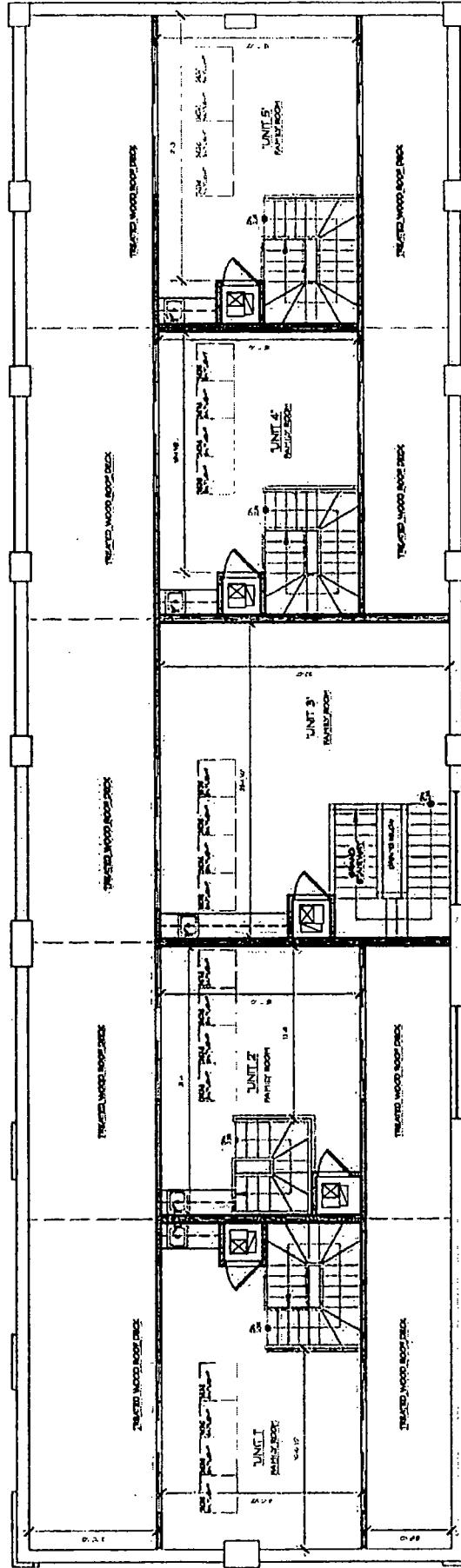


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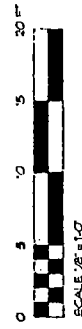
LASZLO SIMOVIC ARCHITECTS, LLC.  
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**NEW ROOF PLAN**  
SCALE: 1/8" = 1'-0"

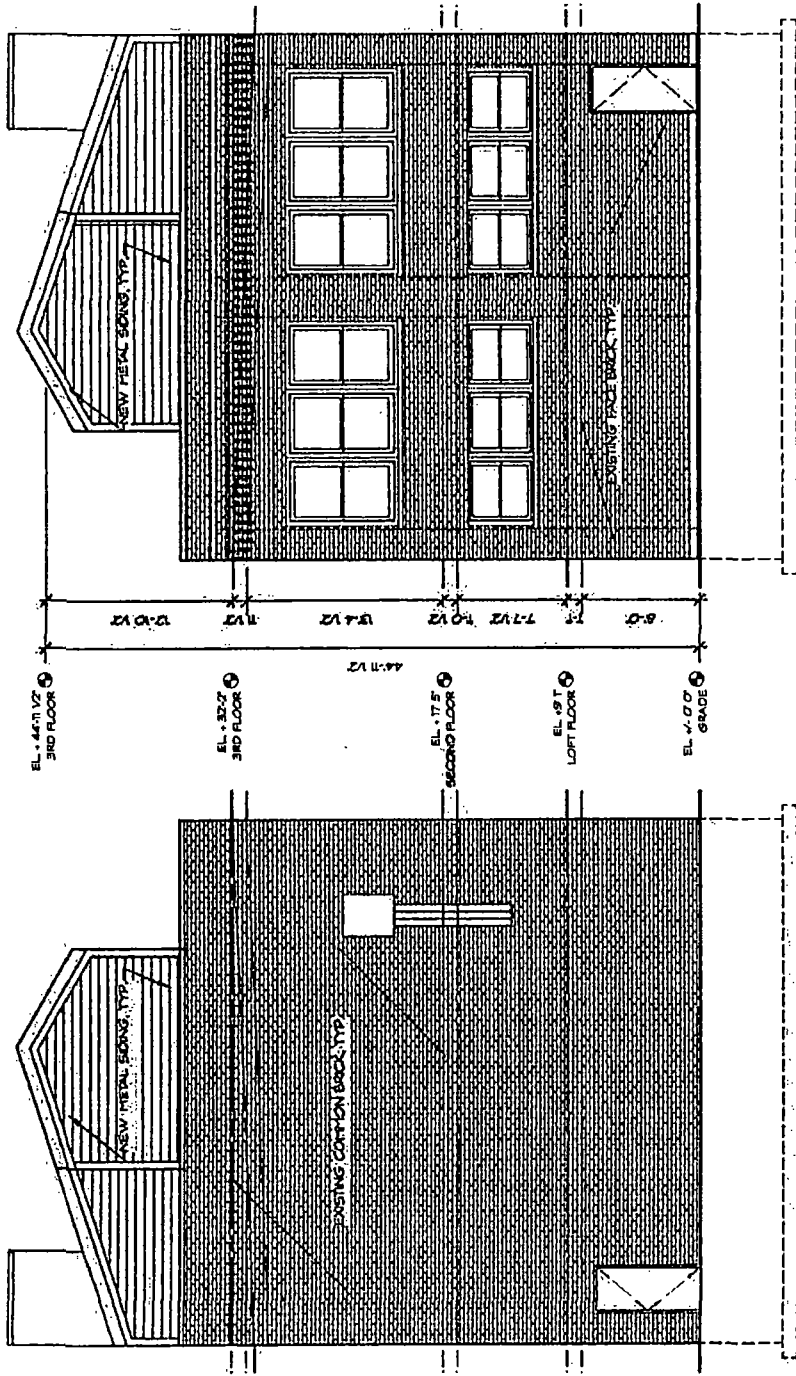


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**MICHAEL SAHLI**  
201 N. LAWNDALE AVE.  
11/24/2015

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**NEW WEST ELEVATION**

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

**NEW EAST ELEVATION**

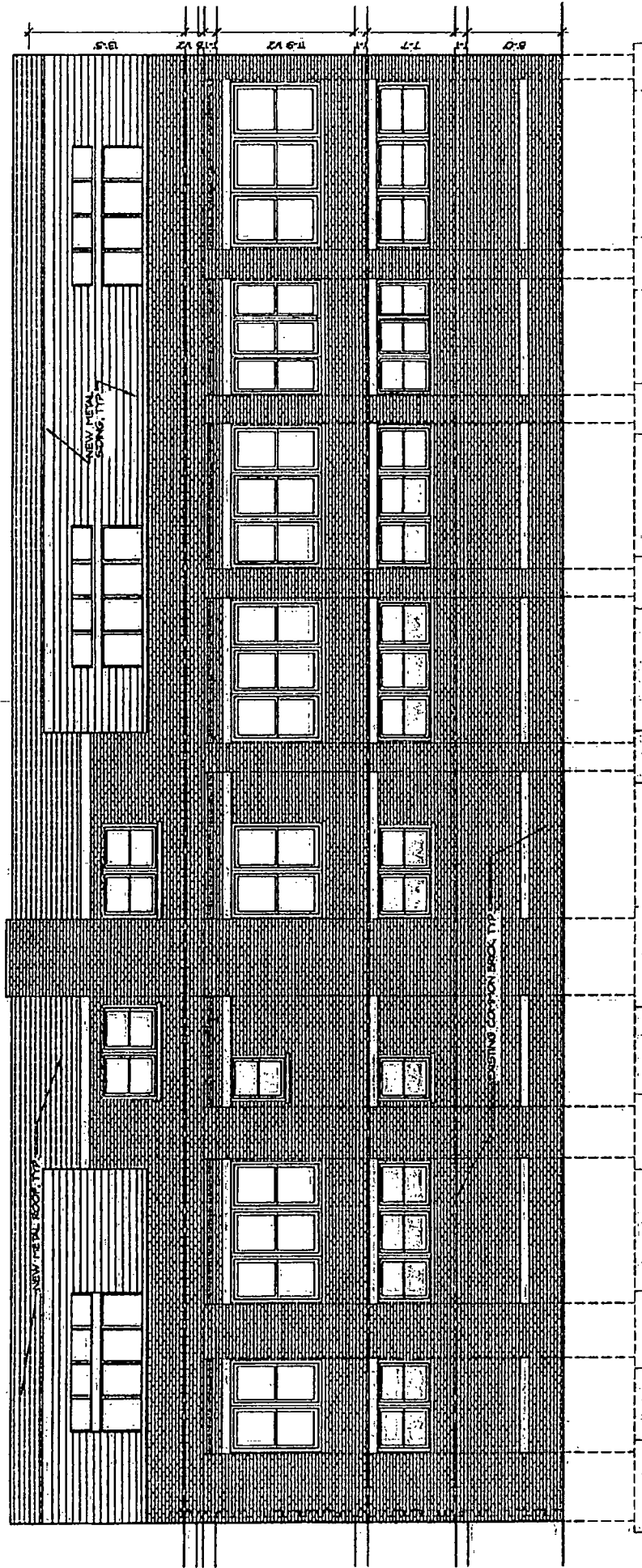
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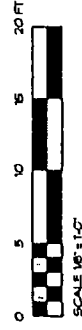
MICHAEL SAHLI  
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APPLICANT:  
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**NEW SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



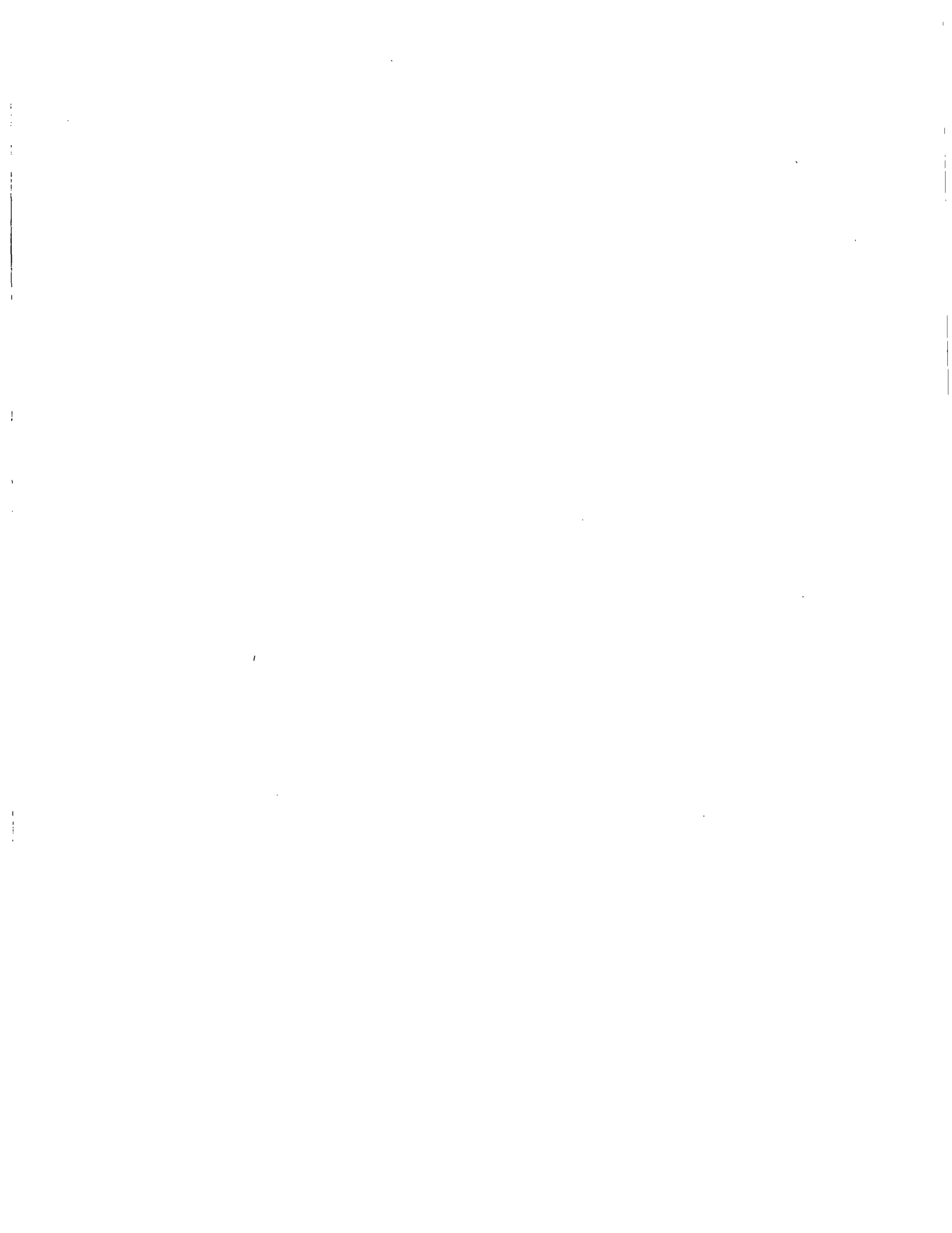
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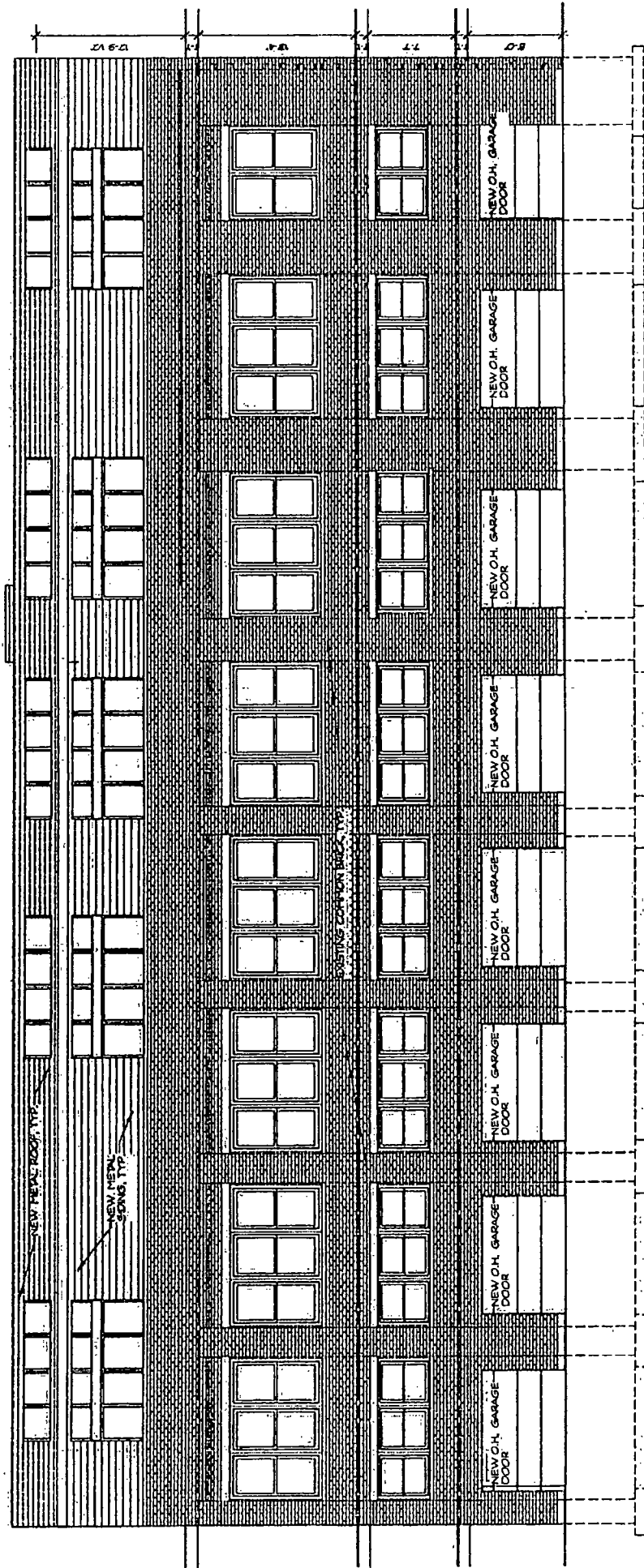
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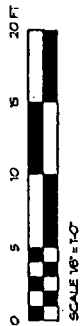
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11/24/2015

APPLICANT:  
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**NEW NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**FINAL FOR PUBLICATION!**

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