



# City of Chicago



SO2016-8410

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/16/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-1 at 2424 W Lyndale Ave - App No. 19036T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE  
ORDINANCE**

# 19036 TI  
INTRO DATE:  
NOV. 16, 2016  
(SUB TO ATI)

**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 RS3 Residential Single-Unit (Detached House) 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 Avenue; a line 199.68 feet East of and parallel to North Campbell Avenue; West Lyndale Avenue; a line 156 feet East of and parallel to North Campbell Avenue.**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

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

**Common address of property: 2424 West Lyndale Avenue, Chicago IL.**

**Application Number: 19036 T1**

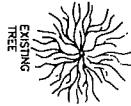
**NARRATIVE FOR TYPE 1 REZONING FOR  
2424 WEST LYNDAL AVENUE, CHICAGO, ILLINOIS**


The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with 4 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

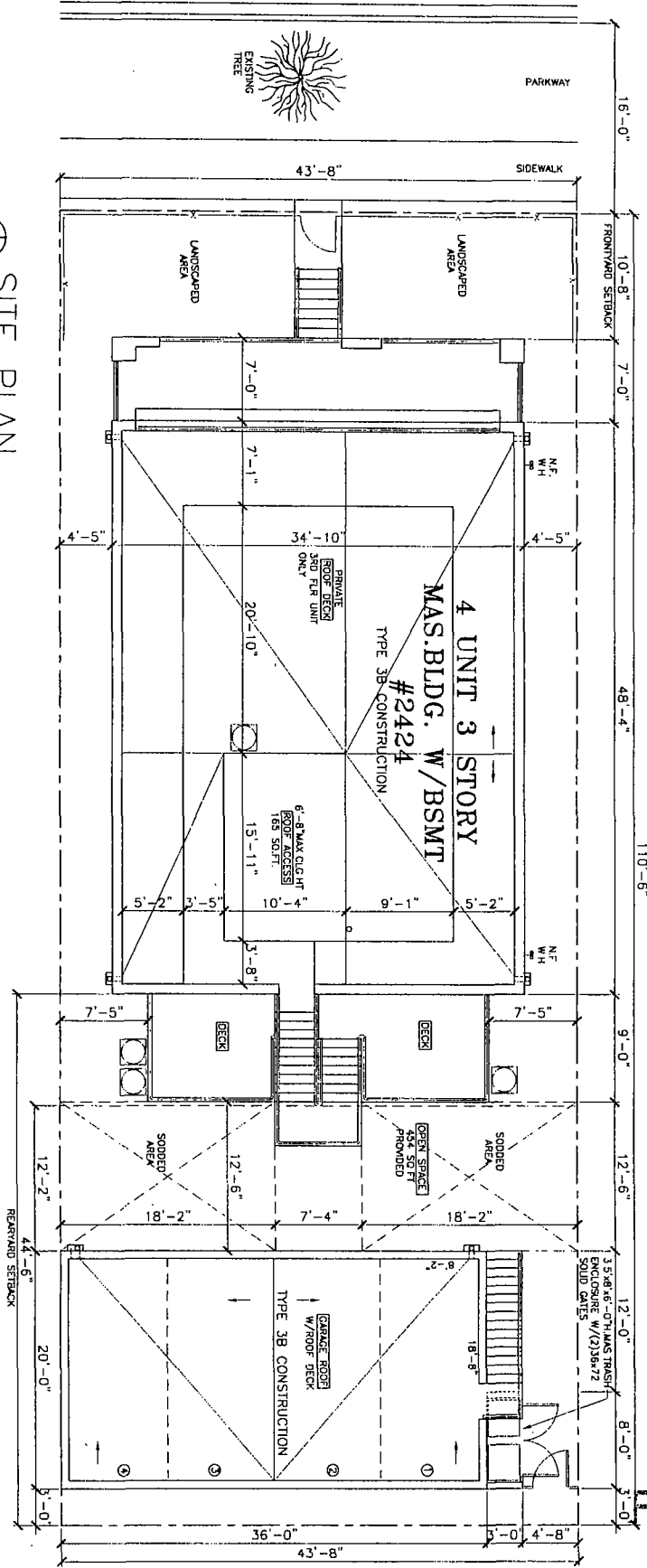
Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential building with 4 dwelling units
Floor Area Ratio:	1.05
Lot Area:	4,821 square feet
Building Floor Area:	5,055 square feet
Density:	1,204.17 square feet per dwelling unit
Off- Street parking:	Parking spaces: 4
Set Backs:	Front: 10 feet 8 inches Side: 4 feet 5 inches (each) Rear: 44 feet 6 inches Rear Yard Open space: 454 square feet
Building height:	35 feet

FINAL FOR PUBLICATION

W. LYNDALE ST  
ONE WAY



 **SITE PLAN**  
SCALE: 3/16" = 1'-0"



**FINAL FOR PUBLICATION**

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PROJECT NUMBER  
**A-1**

PREPARED

SHEET TITLE  
**SITE PLAN & NOTES**

PROJECT NAME & ADDRESS  
**2424 W. LYNDALE ST  
4 UNIT 3 STORY  
MAS. BLDG. W/BSMT  
CHICAGO, ILLINOIS**



DESIGNED BY  
**CHICAGO, ILLINOIS**

DATE  
**CHICAGO, ILLINOIS**

SCALE  
**CHICAGO, ILLINOIS**

PROJECT NUMBER  
**CHICAGO, ILLINOIS**

DATE  
**CHICAGO, ILLINOIS**

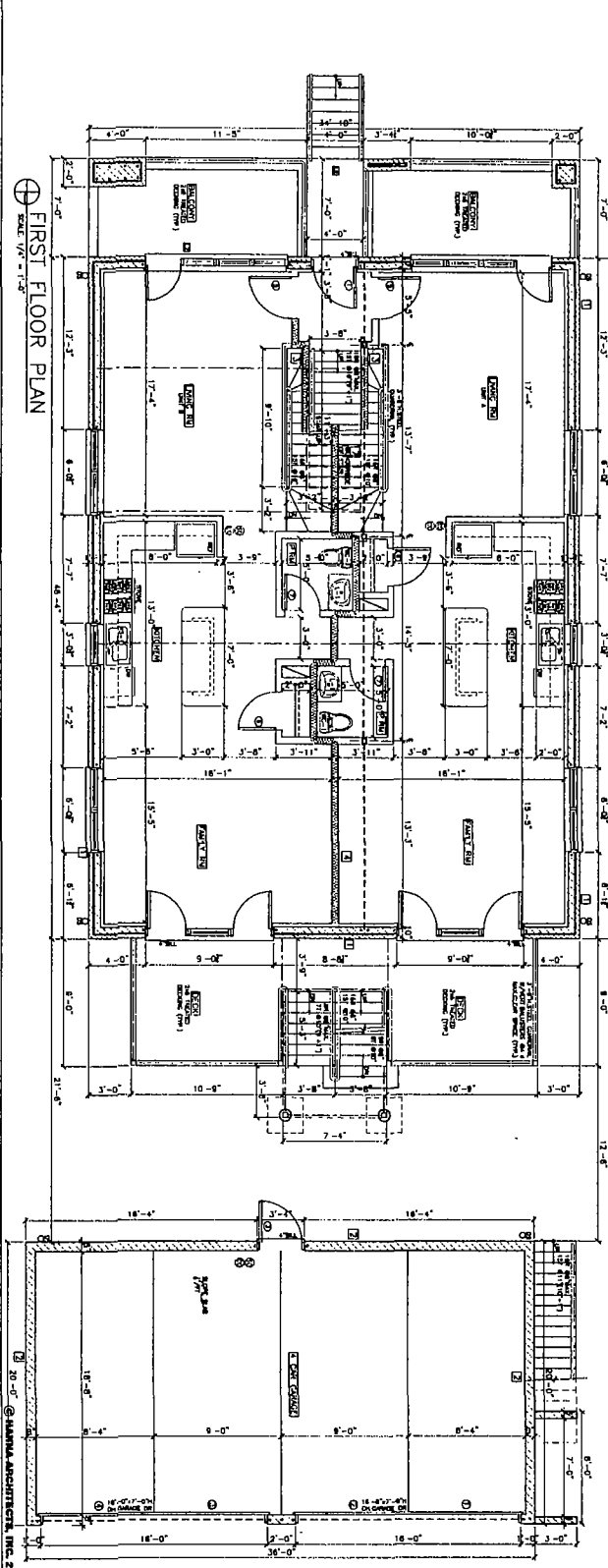
SCALE  
**CHICAGO, ILLINOIS**

PROJECT NUMBER  
**CHICAGO, ILLINOIS**

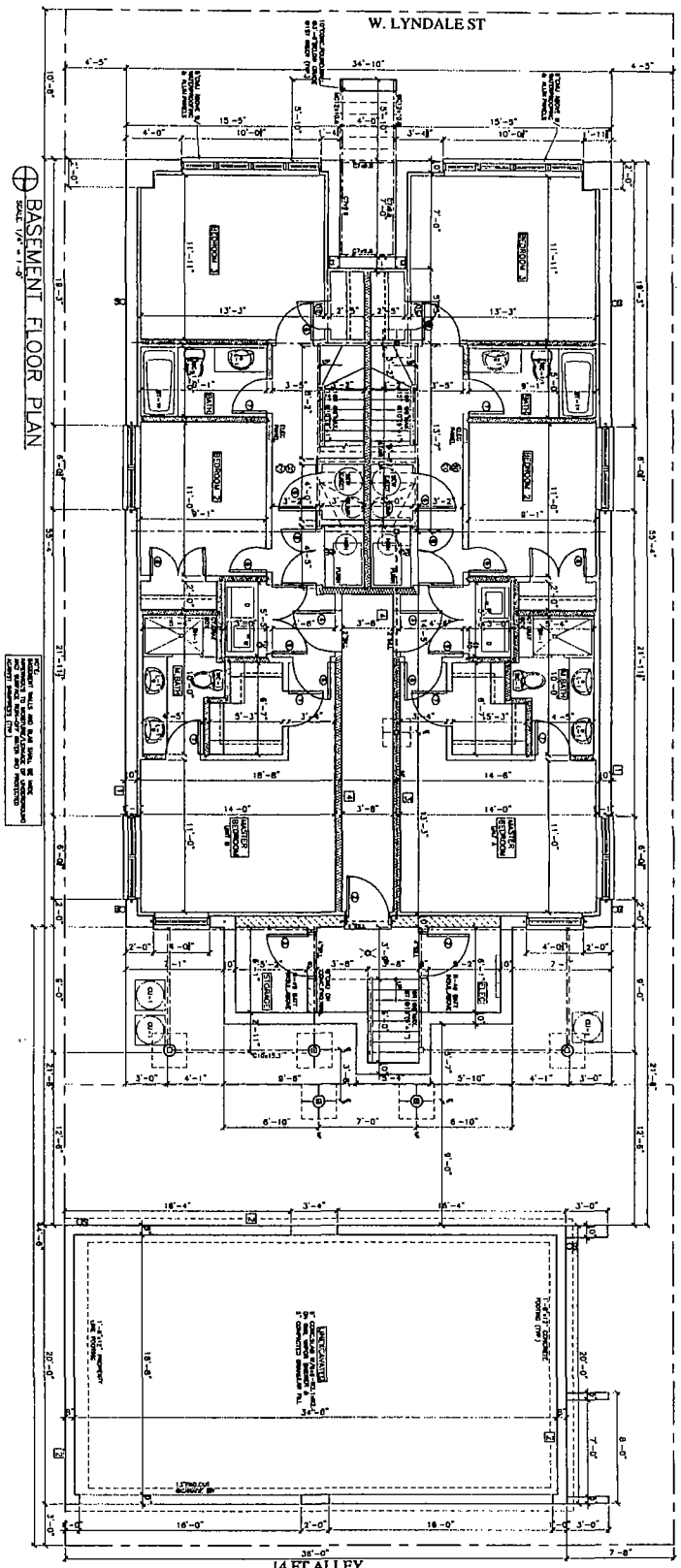
DATE  
**CHICAGO, ILLINOIS**

SCALE  
**CHICAGO, ILLINOIS**

**HANNA**  
312.750.1800  
180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801  
PROFESSIONAL DESIGN FIRM  
ARCHITECTURAL CORP. REGISTRATION  
LICENSE NUMBER 141-00183



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

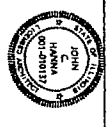


BASMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PROJECT NAME & ADDRESS  
2424 W. LYNDALE ST  
4 UNIT 3 STORY  
MAS BLDG. W/BSMT  
CHICAGO, ILLINOIS

SHEET TITLE  
BASEMENT  
AND FIRST  
FLOOR PLANS

SHEET NUMBERS  
A-2

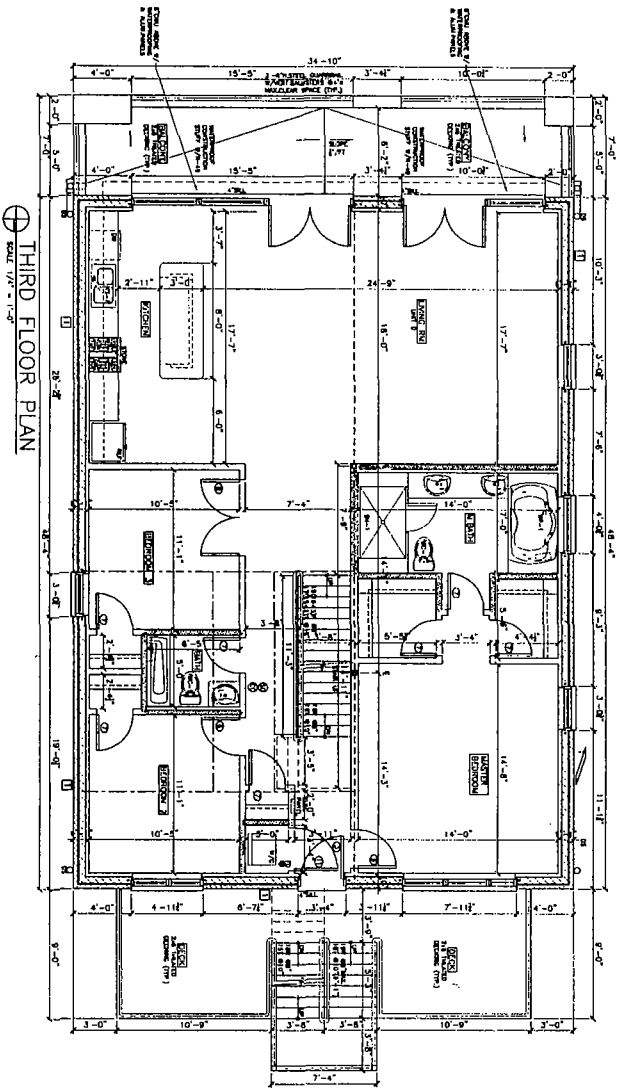


DATE: 08/14/13  
DRAWN BY: JAH  
CHECKED BY: JAH  
DESIGNED BY: JAH

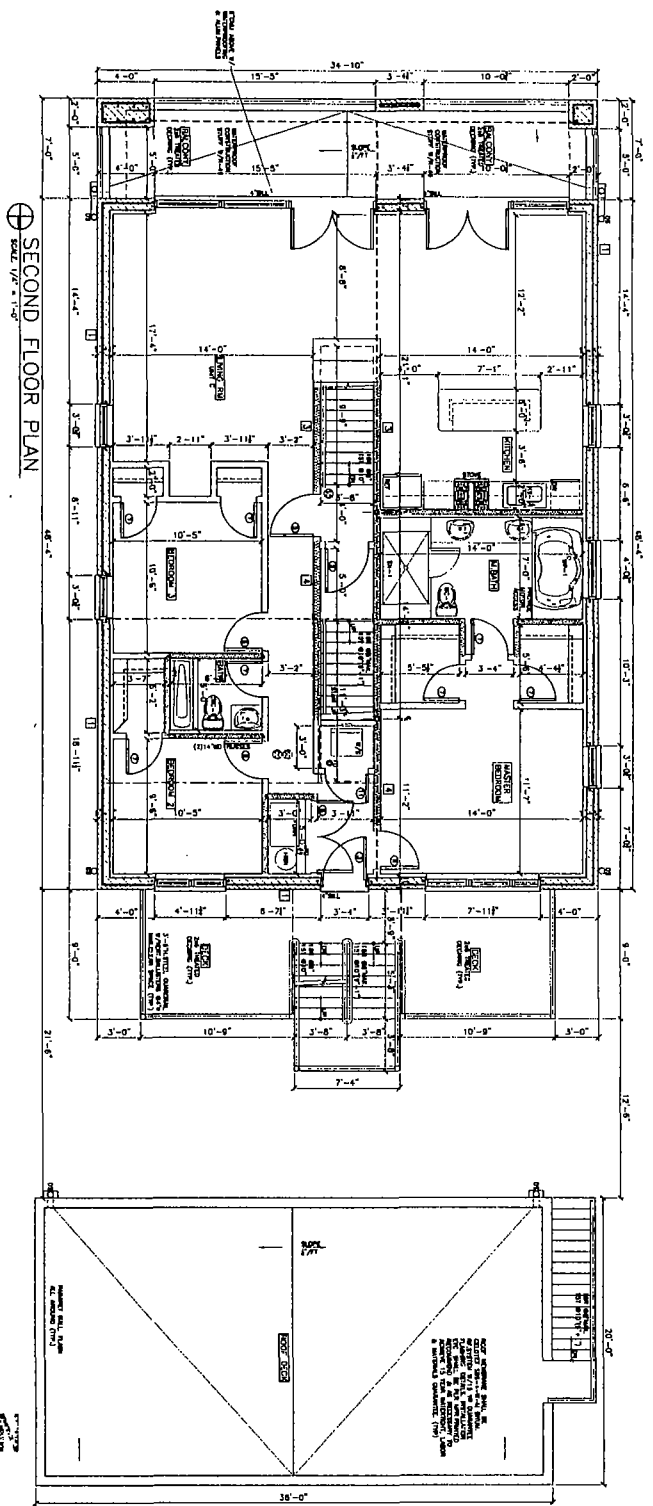
NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

**HANNA**  
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ARCHITECT CORPORATION  
LICENSE NUMBER 194-011485

FOR PUBLICATION



⊕ THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



⊕ SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

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PROJECT NAME & ADDRESS  
2424 W. LYNDALE ST  
& UNIT 3 STORY  
MAS BLDG. W/SSWT  
CHICAGO, ILLINOIS

SHEET TITLE  
SECOND  
AND THIRD  
FLOOR PLANS

SHEET NUMBER  
A-3

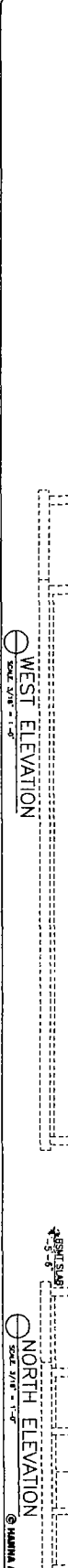
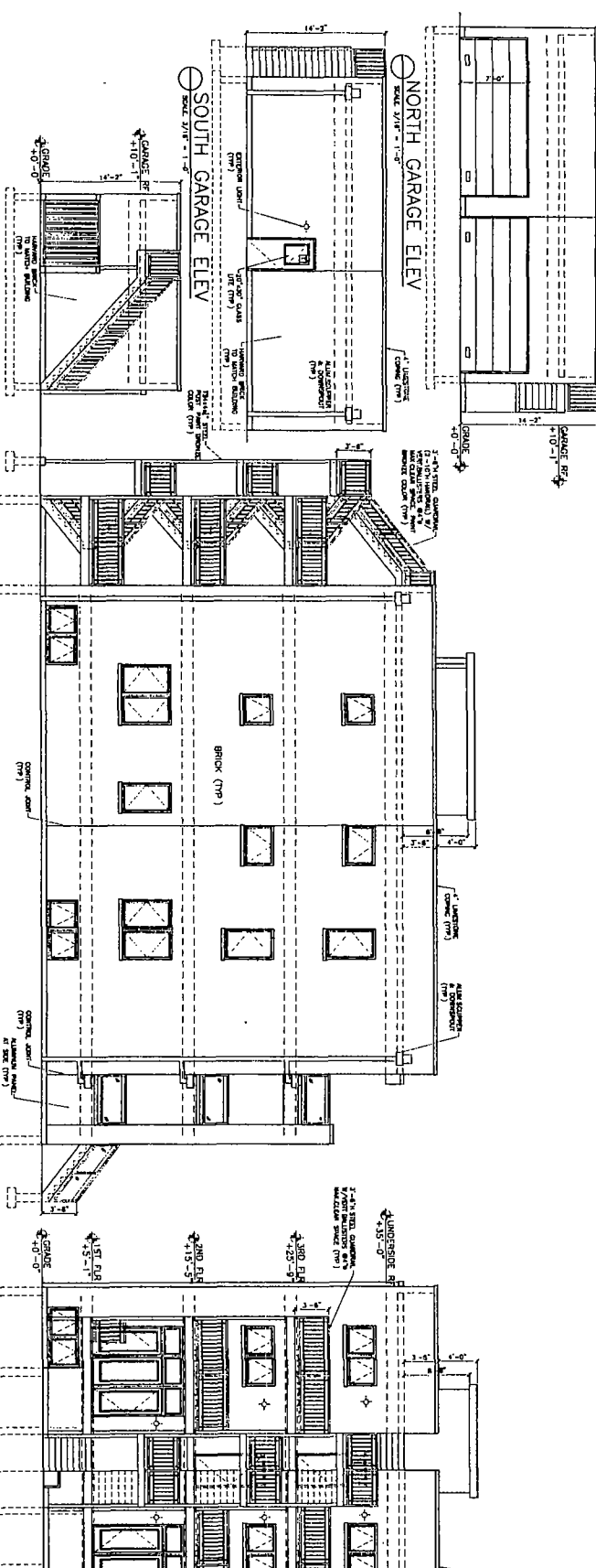
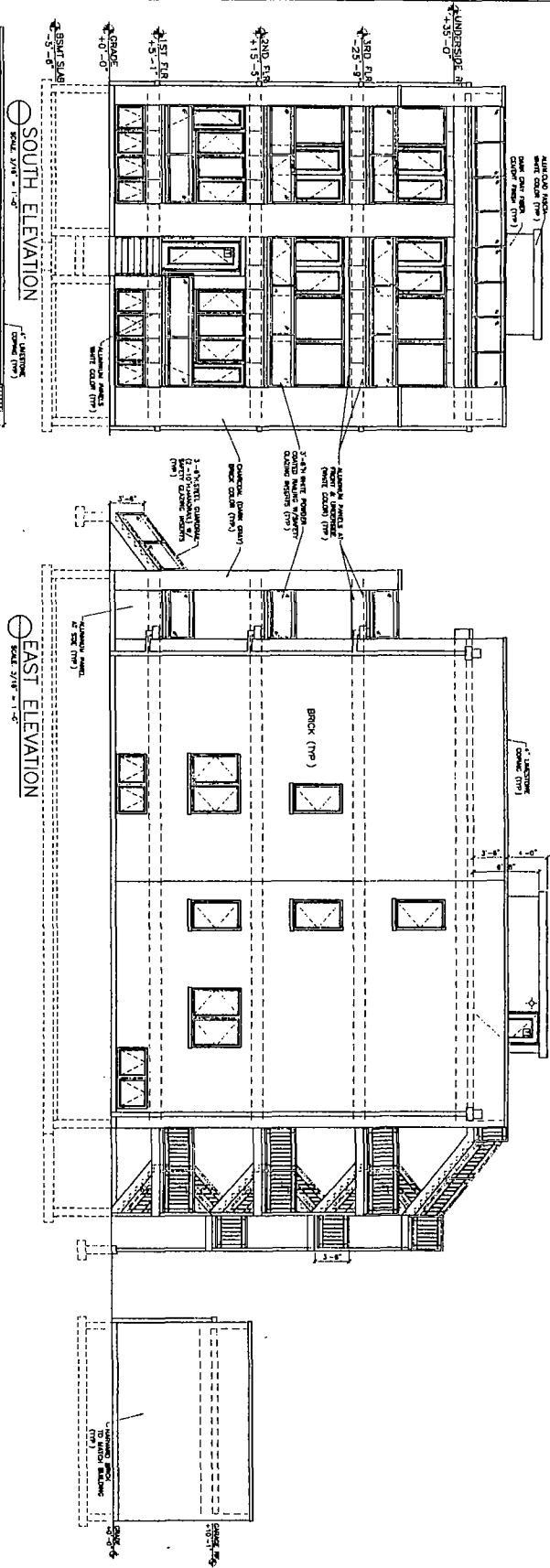


REGISTERED ARCHITECT  
STATE OF ILLINOIS  
LICENSE NUMBER 0110117

PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 194-01145

**HANNA**  
186 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
P.O. BOX 1202  
(312) 762-1800





FINAL FOR PUBLICATION

	PROJECT NAME & ADDRESS 2424 N. LYNDALE ST UNIT 3 SOUTH CHICAGO, ILLINOIS	DESIGN FIRM NAME HARKINS ARCHITECTS, INC. 180 W. WASHINGTON CHICAGO, ILLINOIS 60602 PH: 312.756.1481 FAX: 312.756.1481	SHEET NUMBER A-5
	SHEET TITLE BUILDING ELEVATIONS	FILE NAME	ARCHITECT FIRM NUMBER 141-00-000