



# City of Chicago



O2019-5525

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/24/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-M at 1654 N Merrimac Ave - App No. 20078T1
<b>Committee(s) Assignment:</b>	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 RS-3, Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 5-M in an area bound by

The public alley next west of and parallel to North Merrimac Avenue; West Wabansia Avenue; North Merrimac Avenue; And a line 30.80 feet south of and parallel to West Wabansia Avenue

to those of a RM-5.5, Residential Multi-Unit District.

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

Common Address of Property: 1654 North Merrimac Avenue

## NARRATIVE & PLANS – 1654 North Merrimac Avenue

### RS-3 to RM-5.5

The applicant wishes to rezone the property in order to add 3 dwelling units in the existing 3-story, 9 dwelling unit building, 27.88' in height, with attached 2-car garage for a total of 12 dwelling units. The 2 proposed units will be added to the basement. The attached garage and remainder of the existing building will remain unchanged. There are no planned commercial spaces on-site.

FAR	1.78
Lot Area	5,572.34 Square Feet
Building Area	14,861 Square Feet
Lot Area Per Unit	464.4 Square Feet
Building Height	27 Feet 10.5 Inches
Front Setback	20 Feet 2 Inches
Rear Setback	0 Feet 0 Inches
West side Setback	0 Feet 0 Inches
East side Setback	0 Feet 0 Inches
Parking	2 Parking Spaces *

\* The applicant will seek relief, as necessary, for any additional required on-site parking.

# ADD 3 BASEMENT UNITS IN EXISTING 3 STORY MASONRY BUILDING

LOCATION: 1654 N. MERRIMAC AVE.  
CHICAGO, IL 60639

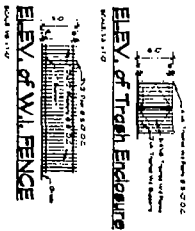
OWNER: 1654 NORTH MERRIMAC LLC  
4451 N. WINCHESTER AVE.  
CHICAGO, IL 60640

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.  
6512 N. ARTESIAN AVE  
CHICAGO, IL 60645

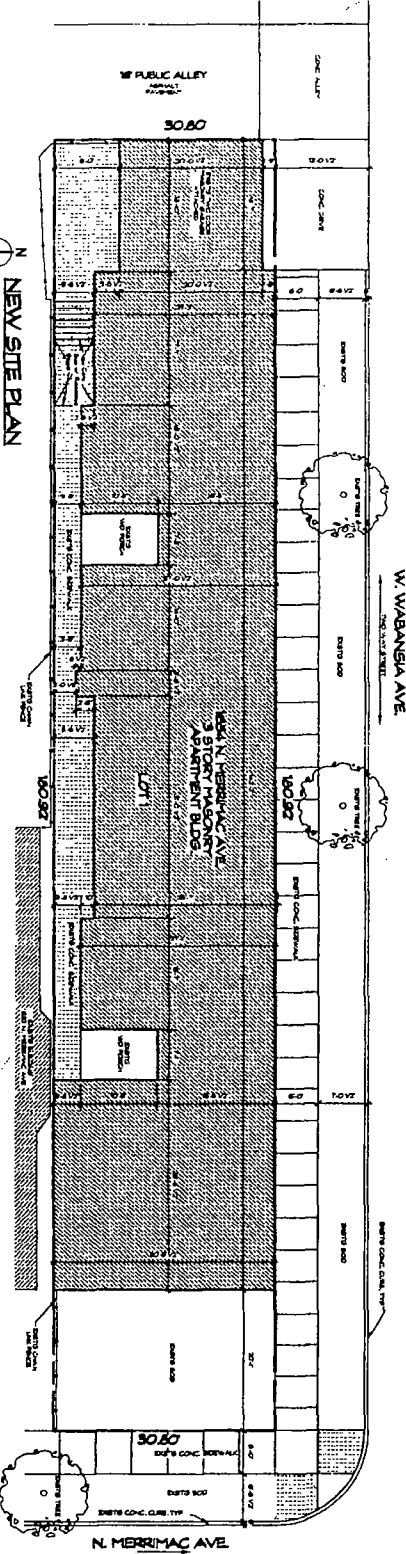
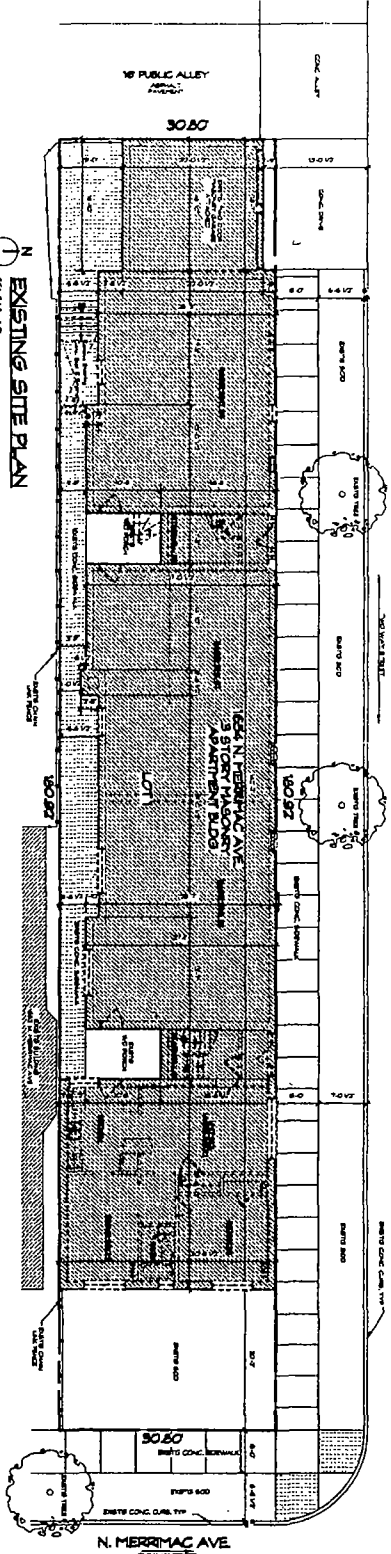
E-MAIL: OFFICE@LASZLOARCH.COM  
JUNE 19, 2019

PROJECT TO COMPLY WITH  
CHICAGO BUILDING CODE  
2018 ELECTRICAL CODE

RS-3



**GENERAL NOTES:**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
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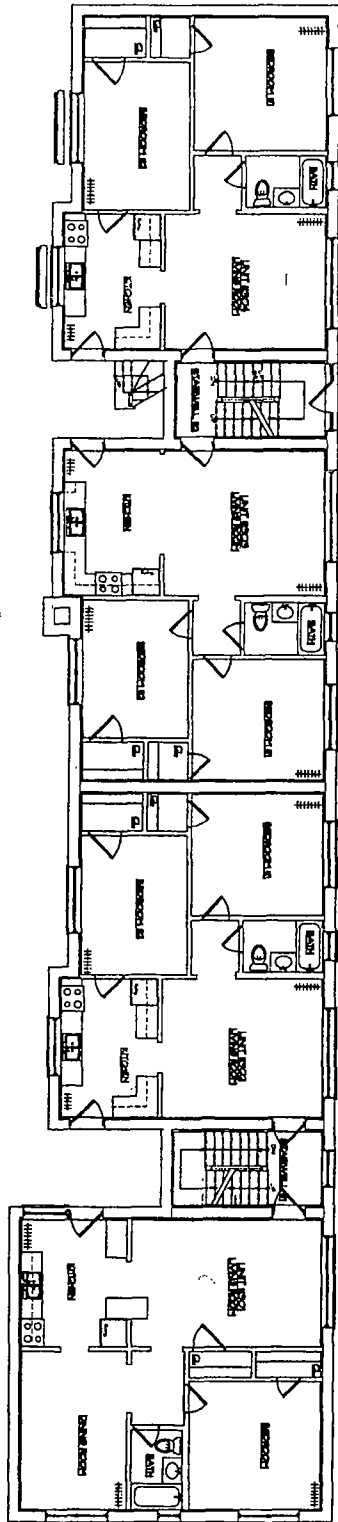
I CERTIFY THAT I AM THE REGISTERED ELECTRICAL PROFESSIONAL FOR THIS PROJECT AND I HAVE REVIEWED THESE DRAWINGS AND I AM AWARE OF THE CONSEQUENCES OF MY ACTIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE WORK SHOWN HEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE WORK SHOWN HEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE WORK SHOWN HEREON.

DATE: JUNE 19, 2019

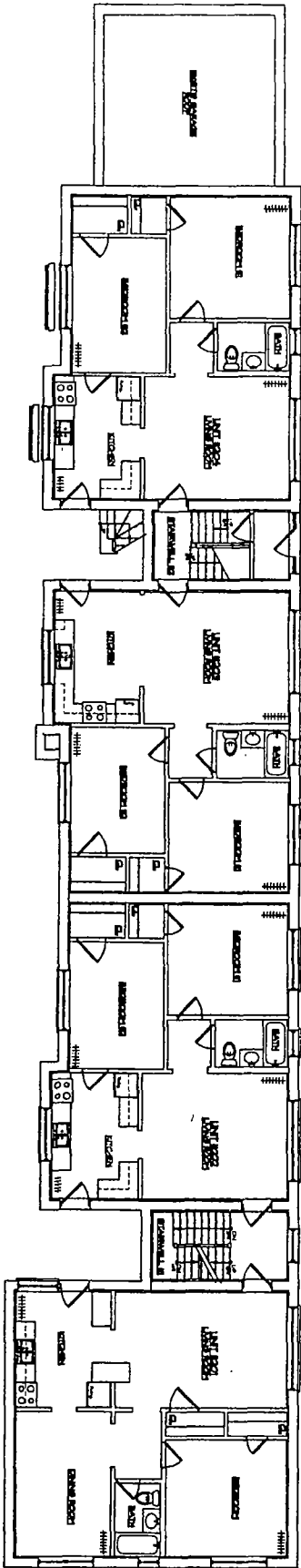
PROJECT NO: 2019-0001

PROFESSIONAL DESIGNER: LASZLO SIMOVIC, ARCHITECTS, L.L.C.

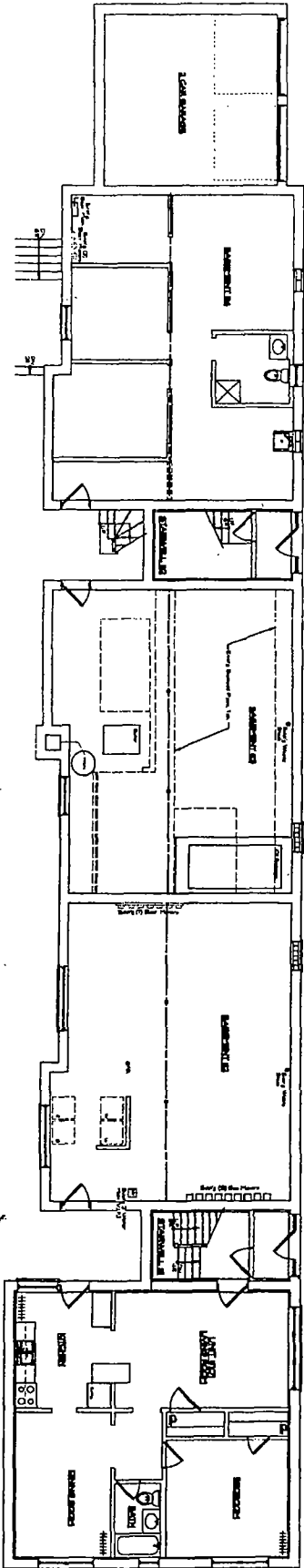
2018 ELECTRICAL CODE



EXISTING 2ND & 3RD FL. PLANS (REFERENCE ONLY)



EXISTING 2ND FLOOR PLAN (REFERENCE ONLY)



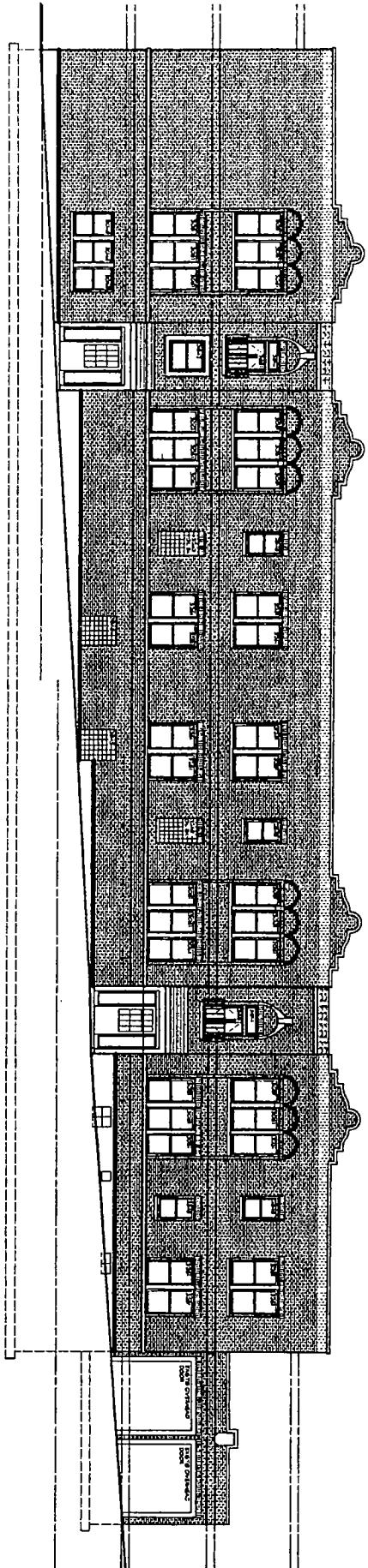
EXISTING BASEMENT PLAN

**PARTITION LEGEND**

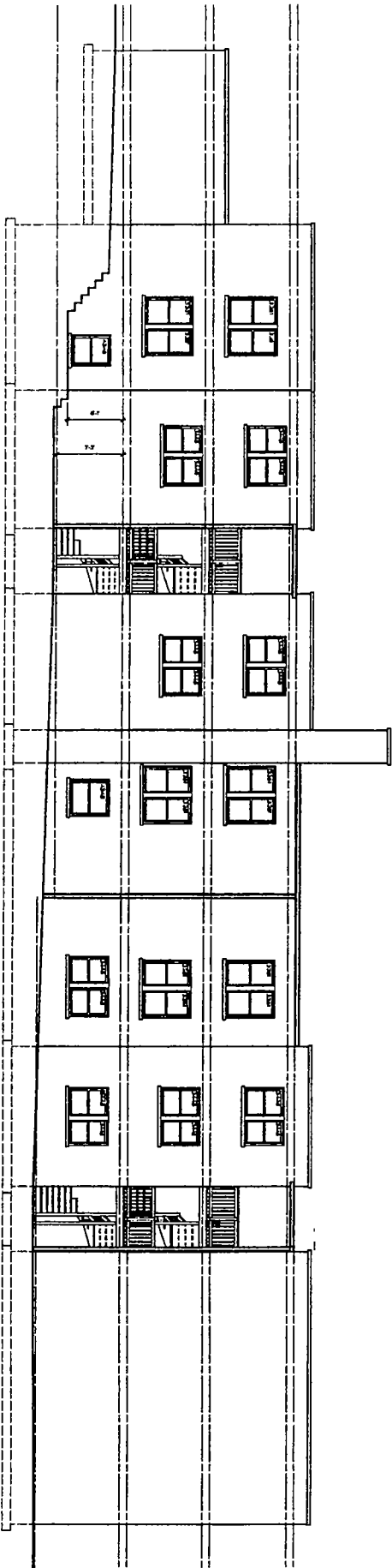
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---	WALL TO BE RECONSTRUCTED WITH GLASS AND METAL AND GLASS BLOCK
---	WALL TO BE RECONSTRUCTED WITH GLASS AND METAL AND GLASS BLOCK AND METAL



<b>A-2</b>	OWNER	PROJECT:	PROGRAMME PARTS	<b>LASZLO SIMOVIC, ARCHITECTS, L.L.C.</b> 650 N. ARTESIAN AVE. CHICAGO, IL 60642-0538 EMAIL: LASZLO@LASZLOARCH.COM FAX: 773-358-2226 TEL: 773-358-2228		
	DESIGNER		<table border="1"> <tr> <td>DESIGN REVIEW</td> <td>06/14/2018</td> </tr> <tr> <td>PREPARED</td> <td>DATE</td> </tr> </table>		DESIGN REVIEW	06/14/2018
DESIGN REVIEW	06/14/2018					
PREPARED	DATE					



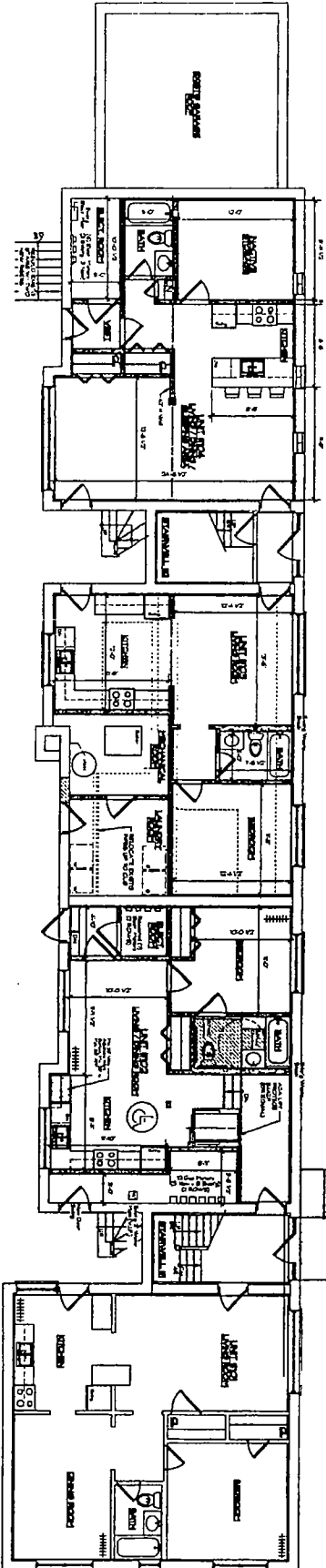
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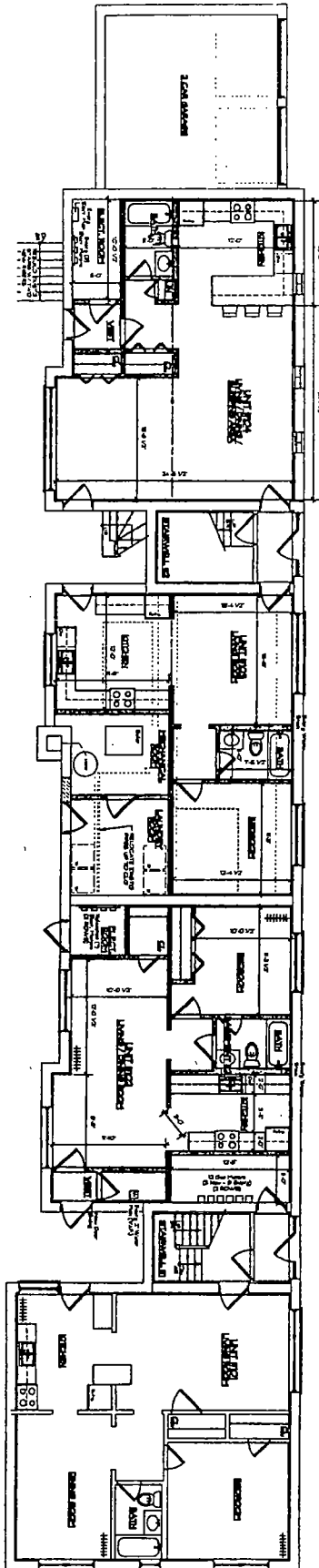
EXIST'G SOUTH ELEVATION



OWNER	PROJECT	PROGRESS PRINTING		LAGZLO SIMONC, ARCHITECTS, L.L.C. 8312 N. ARTESIAN AVE CHICAGO, IL 60640-2000 EMAIL: LAGZLO@LAGZLO.COM FAX: 773-536-2226 TEL: 773-536-2225
		DESIGN REVIEW	28/02/24	
		NO DESCRIPTION	DATE	



NEW BASEMENT PLAN - OPT #1



NEW BASEMENT PLAN - OPT #2

**PARTITION LEGEND**

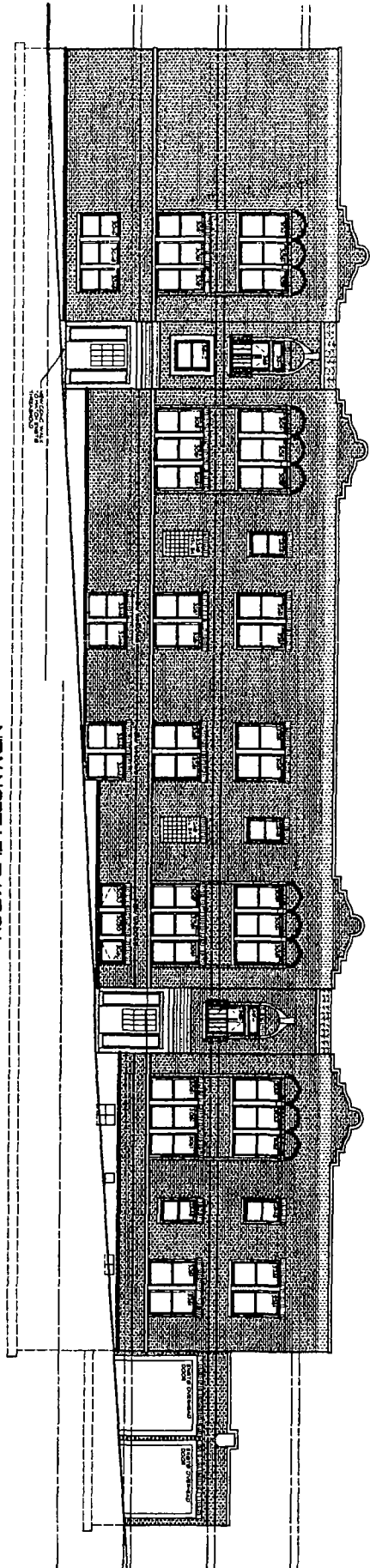
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- WALL TO BE RELOCATED
- PARTITION TO BE RELOCATED
- PARTITION TO BE RECONSTRUCTED



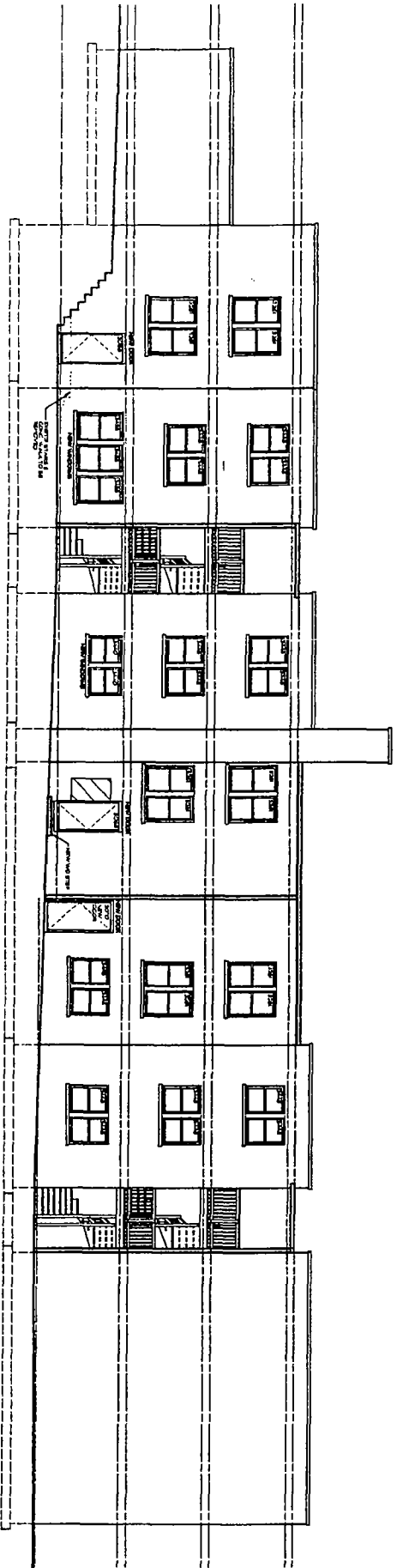
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**LASZLO SMOVC, ARCHITECTS, L.L.C.**  
 6512 N. ARTESIAN AVE.  
 CHICAGO, IL 60648-8228  
 8141 LANSING AVE. SUITE 100  
 CHICAGO, IL 60648-2226  
 FAX: 773-356-2226 TEL: 773-356-2225

A-4



NEW NORTH ELEVATION



NEW SOUTH ELEVATION



OWNER:	PROJECT:	DESIGNER:	DATE:
		PROJECT NO.:	SCALE:
DATE:		DESIGN REVIEW:	DATE:
BY:		APPROVED:	DATE:

**LASZLO SIMOVIC, ARCHITECTS, L.L.C.**  
 6512 N. ARTESIAN AVE.  
 CHICAGO, IL 60648-3805  
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 FAX: 773-356-2226 TEL: 773-356-2225