



City of Chicago



SO2019-1352

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2940 W Lyndale St - App No. 19967
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 178.20 feet east of and parallel to North Sacramento Avenue; West Lyndale Street; and a line 153.20 feet east of and parallel to North Sacramento Avenue.

To those of an RM4.5, Residential Multi-Unit District

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

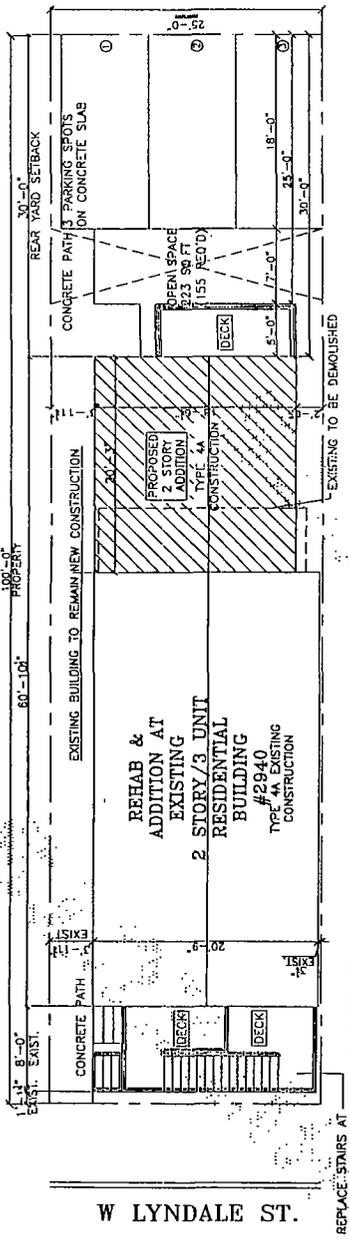
Common address of property: 2940 West Lyndale Street, Chicago

**AMENDED TO BE
A NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR
2940 WEST LYNDAL STREET, CHICAGO, IL**

The subject property is currently improved with a two-story residential building with 2 dwelling units. The Applicant intends to build a two-story rear addition to the existing building and establish an additional dwelling unit (basement) within the existing building for a total of 3 dwelling units at the property. 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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.5
Lot Area:	2,500 Square Feet
Building Floor Area:	3,654 Square Feet
Density:	833 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Existing Front: 1 Foot 1 ½ Inches Existing East Side: 3 ¼ Inches Existing West Side: 3 Feet 11 ¾ Inches Rear: 30 Feet Rear Yard Open space: 223 Square Feet
Building height:	28 Feet 11 Inches

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
 HAS BEEN MADE BY THE PROFESSIONAL ENGINEER AND ARCHITECT AND IS A REQUIRED
 COMPONENT OF THE SUBMITTAL TO THE BUILDING DEPARTMENT OF CHICAGO
 DATE: 03.13.16
 LICENSE NUMBER: 001-010137



W LYNDALE ST.

REPLACE STAIRS AT EXISTING LOCATION

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

HANNA ARCHITECTS, INC.
 1819 WASHINGTON
 CHICAGO, ILL. 60612
 (312) 756-1820
 PROFESSIONAL SERVICES FROM
 ARCHITECTS AND ENGINEERS
 LICENSE NUMBER 161-001843

THIS PLAN, SPECIFICATIONS, SCHEDULES, CONTRACT DOCUMENTS, AND ALL ATTACHED DRAWINGS, CONTRACTS, AND AGREEMENTS, SHALL BE THE PROPERTY OF HANNA ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HANNA ARCHITECTS, INC.

DESIGNED FOR PERMIT
 DRAWN FOR PERMIT
 CHECKED FOR PERMIT
 DATE: 03/13/16



PROJECT NAME & ADDRESS
 2940 WEST
 LYNDALE STREET
 REHAB & ADDITION
 3 UNIT BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN

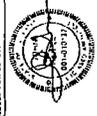
TITLEBLOCK

STREET NUMBER
 A-1

MANNA ARCHITECTS, INC.
 1313 N. LAUREL
 1814 W. WASHINGTON
 CHICAGO, ILLINOIS 60614
 FAX: (312) 750-1881
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LIC. NO. 001262134 - 01/04/01

DATE: 01/11/11
 PROJECT: 1011111111
 DRAWING NO.: 1011111111
 SHEET NO.: 1011111111

PROJECT NAME & ADDRESS
 3010 W. WASHINGTON
 LYNDALE STREET
 REHAB & ADDITION
 AT EXISTING
 3 UNIT BUILDING
 CHICAGO, ILLINOIS

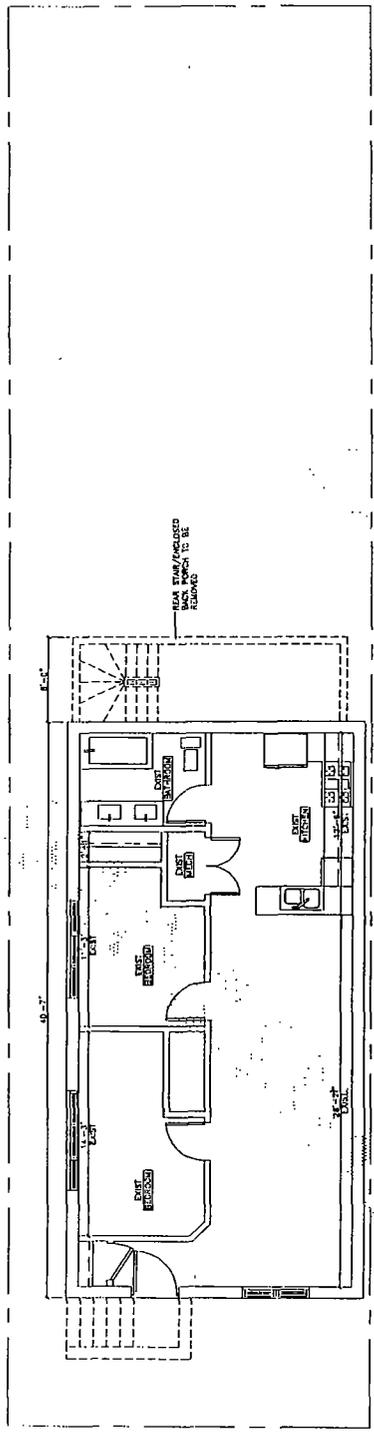


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 CHICAGO, ILLINOIS

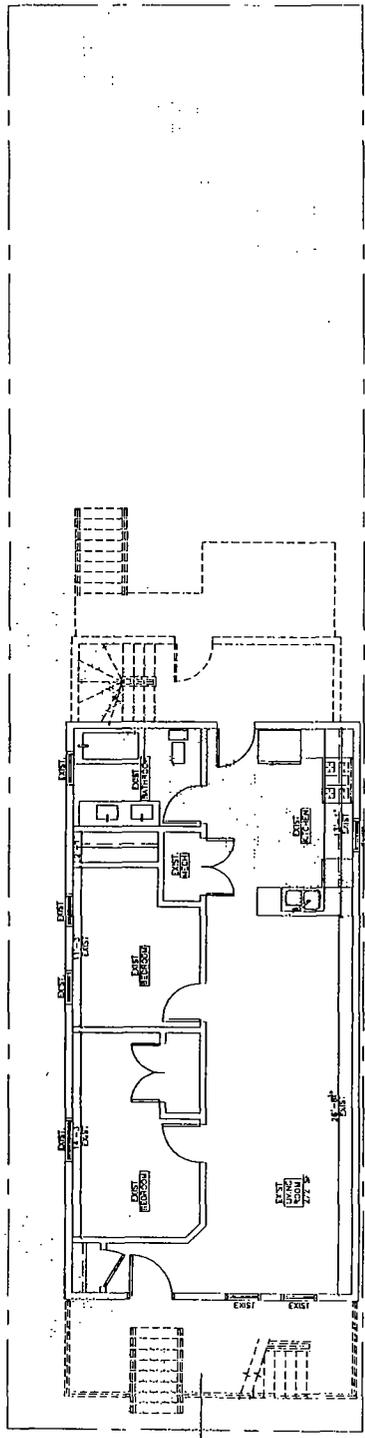
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 FLOOR PLAN
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FLOOR PLAN

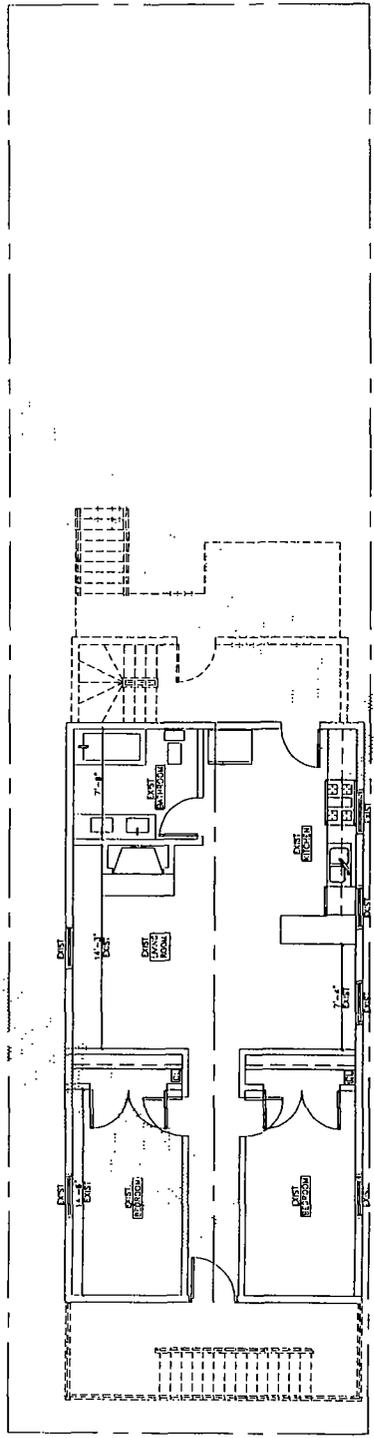
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 A-2



EXIST GARDEN FLOOR PLAN
 SCALE 1/4" = 1'-0"



EXIST FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



EXIST SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

HANNA ARCHITECTS, INC.
 (312) 756-1899
 1816 WASHINGTON
 CHICAGO, ILLINOIS 60602
 PROFESSIONAL DESIGNER
 LICENSE NUMBER: 14-101483

REVISIONS:
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DESIGNED FOR ARCHITECT
 DRAWN FOR PERMITS, REVISIONS, ETC.
 CHECKED FOR PERMITS
 LISTED PER COUNTY

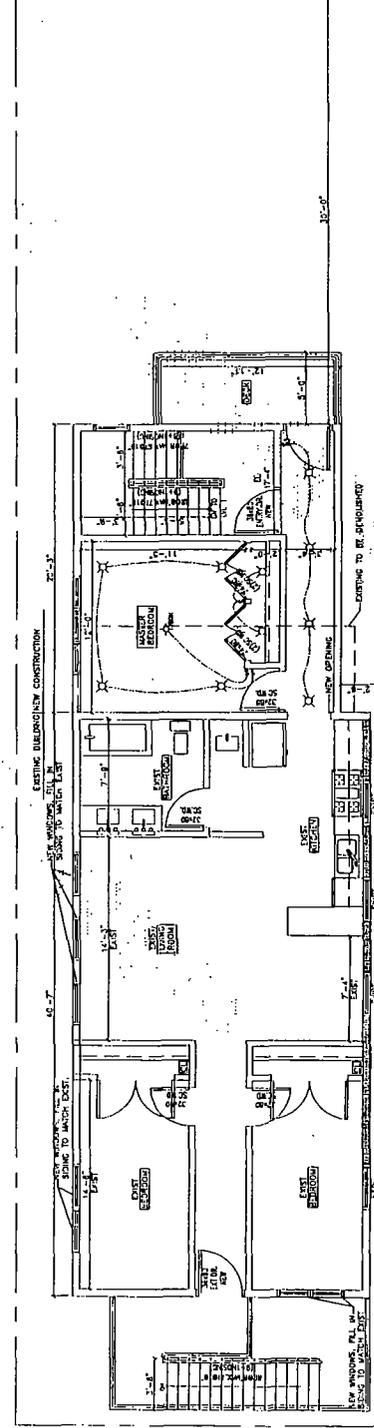
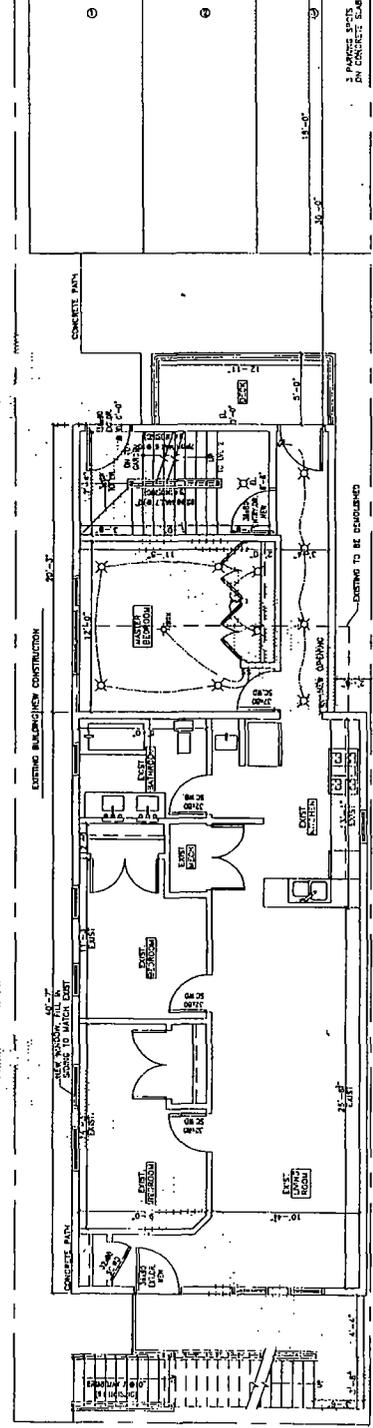
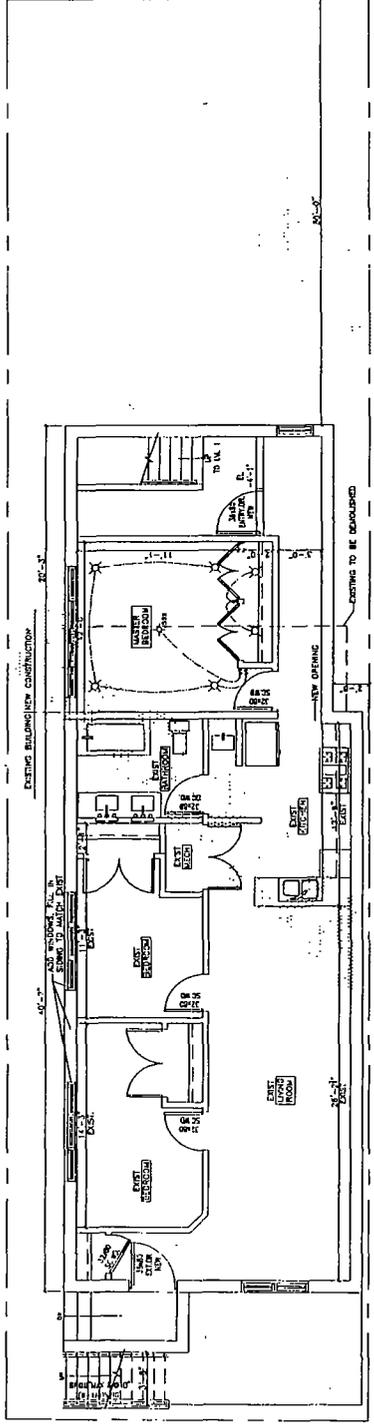


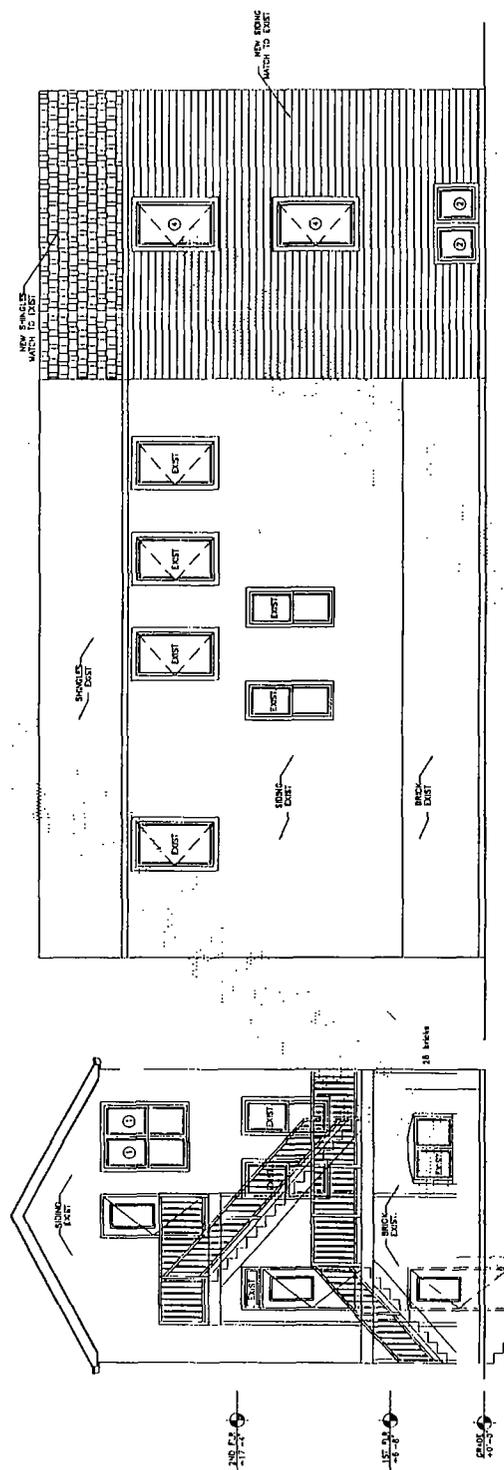
PROJECT NAME & ADDRESS
 2940 WEST
 LYNDALE STREET
 REHAB & ADDITION
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 CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS

PLAN NAME

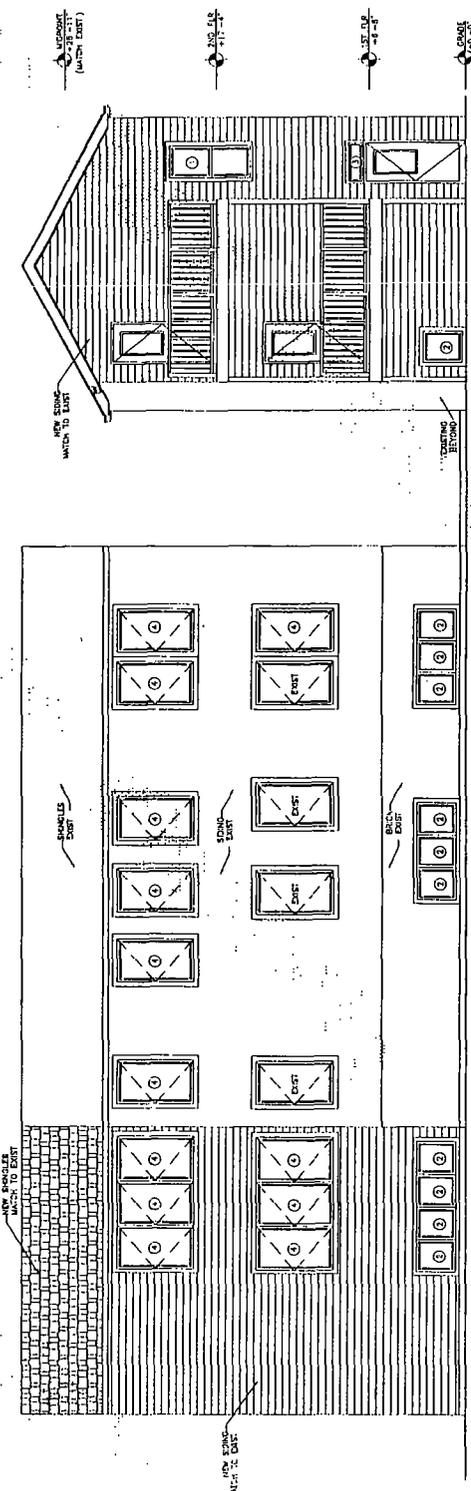
SHEET NUMBER
A-3





SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EAST ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

NORTH ELEVATION
SCALE 1/4" = 1'-0"

HANNA ARCHITECTS, INC.
1313 N. LAUREL ST.
CHICAGO, ILLINOIS 60642
TEL: (312) 786-8200
FAX: (312) 786-1800

PROFESSIONAL DESIGNER FROM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001464

THIS PLAN IS PROVIDED UNDER CONTRACT TO THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HANNA ARCHITECTS, INC.

SCALE FOR ARCHITECTS
SCALE FOR ENGINEERS
SCALE FOR CONTRACTORS

PROJECT NAME & ADDRESS
2940 WEST
LYNDALE STREET
REHAB. OF EXISTING
3 UNIT BUILDING
CHICAGO, ILLINOIS



PROJECT NAME & ADDRESS
2940 WEST
LYNDALE STREET
REHAB. OF EXISTING
3 UNIT BUILDING
CHICAGO, ILLINOIS

STREET TITLE
ELEVATIONS

DESIGNER
PROJECT NUMBER
A-2