



# City of Chicago



SO2019-9339

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 12/18/2019

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 11-J at 4500-4502 N  
Sawyer Ave and 3240 W Sunnyside Ave - App No. 20288T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

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# 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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 11-J in the area bounded by

A line 49.21 feet north of and parallel to West Sunnyside Avenue; North Sawyer Avenue; West Sunnyside Avenue; the alley next west of and parallel to North Sawyer Avenue

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

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 4500-4502 North Sawyer Avenue/3240 West Sunnyside Avenue

**SUBSTITUTE**

**PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT**

**4500-4502 North Sawyer Avenue/  
3240 West Sunnyside Avenue**

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the existing 3 story, multi-unit residential building to add 2 dwelling units in the basement. The existing building contains 13 dwelling units. After renovation, the building will contain 15 dwelling units and no parking will be provided. Will seek relief under the transit served location ordinance.

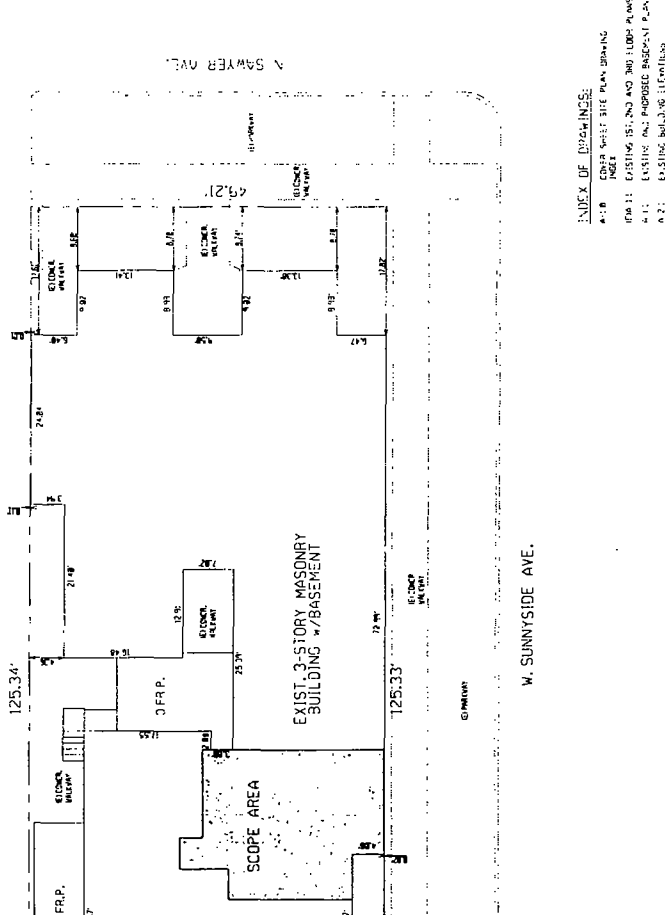
	PROPOSED
Lot Area	6,248 square feet
MLA	416.53 per DU
Parking	0 (existing)*
Rear Setback	0.1 feet (existing)
South Setback	0.02 feet (existing)
North Setback	0.01 feet (existing)
Front Setback	8.6 feet (existing)
FAR	2.19 (existing)
Building Height	43.33 feet (existing)

\*This is a transit served location.

**EXISTING MULTIFAMILY RESIDENTIAL,  
CONVERT UNOCCUPIED WEST BASEMENT  
AREAS TO TWO BUILDING UNITS  
AND CORRECT MISCELLANEOUS CODE VIOLATIONS**  
**4500 N. SAWYER AVE.  
3240 S. SUNNYSIDE AVE.**  
CHICAGO, IL 60625

APP. # 00847001  
REVISIONS  
1. REVISIONS

EXISTING MULTIFAMILY RESIDENTIAL  
CORRECT CODE VIOLATIONS  
CHICAGO ILLINOIS 60625  
**4500 N. SAWYER AVE. AVE.**



- INDEX OF REVISIONS**  
 R1:0 CORP SHEET SITE PLAN DRAWING  
 R2:0 CORP SHEET SITE PLAN DRAWING  
 R3:0 EXISTING AND PROPOSED ELECTRICAL PLANS  
 R4:0 EXISTING BUILDING FOOTINGS

**SITE PLAN**  
 OF  
 S.D.S.  
 NORTH

DATE OF THIS PERMIT: 11/14/2014  
 PREPARED BY: S.D.S. ARCHITECTS AND INTERIORS, INC.  
 CHICAGO, IL 60625  
 PHONE: (773) 688-1100  
 FAX: (773) 688-1101  
 EMAIL: S.D.S.A@SDSARCH.COM  
 PROJECT NO.: 14-00847001-1  
 DRAWING NO.: 101-SITE PLAN  
 SCALE: AS SHOWN  
 SHEET NO.: 101-SITE PLAN  
 SHEETS TOTAL: 101-SITE PLAN

**A-1.0**  
 DATE: 11/14/2014

**GENERAL BUILDING REQUIREMENTS PER CHICAGO ZONING ORDINANCE (CZO) AND DECADRO BUILDING CODE**

NO.	SECTION	REQUIREMENT	REVISION	DATE	DESCRIPTION	REMARKS
1	2.0	PERMITS	2.0.1		PERMIT REQUIRED	
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REVISIONS

4500 N. SAWYER AVE  
CHICAGO, ILLINOIS 60625

EXISTING MULTIFAMILY RESIDENTIAL  
CORRECT CODE VIOLATIONS

Robert Lewis Assoc.  
ARCHITECTS

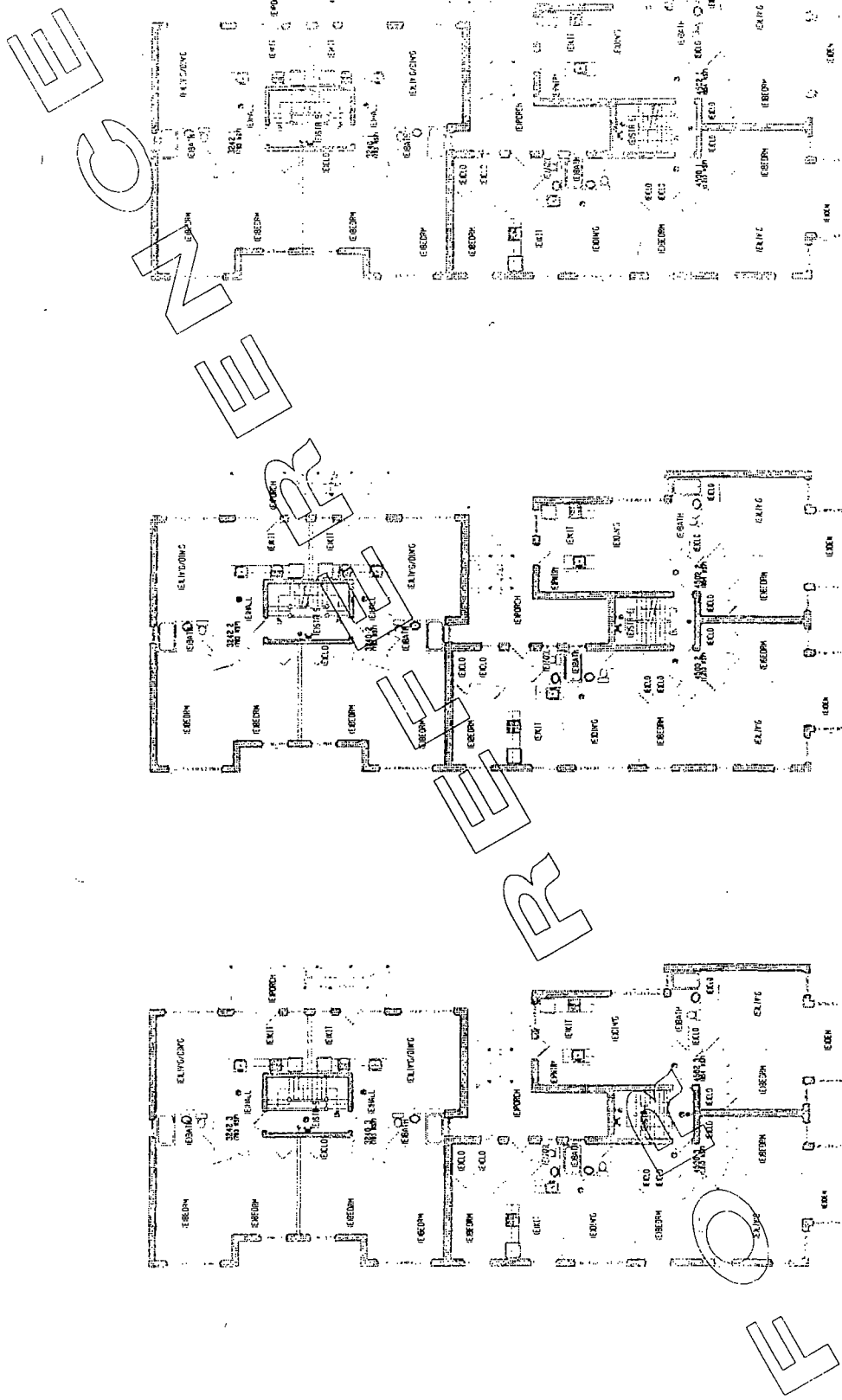


Project No.	100562091
Date	11/28/2011
Scale	AS SHOWN
Drawn by	RL
Checked by	RL

CONTENTS

1. EXISTING FLOOR PLAN  
2. 1ST FLOOR PLAN  
3. 2ND FLOOR PLAN

(E)A-1.1  
PROJECT 100562091



1. EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
4,562 GSF

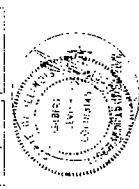
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SCALE: 1/8" = 1'-0"  
4,562 GSF

3. 3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
4,562 GSF

APP# 10054209	REVISION

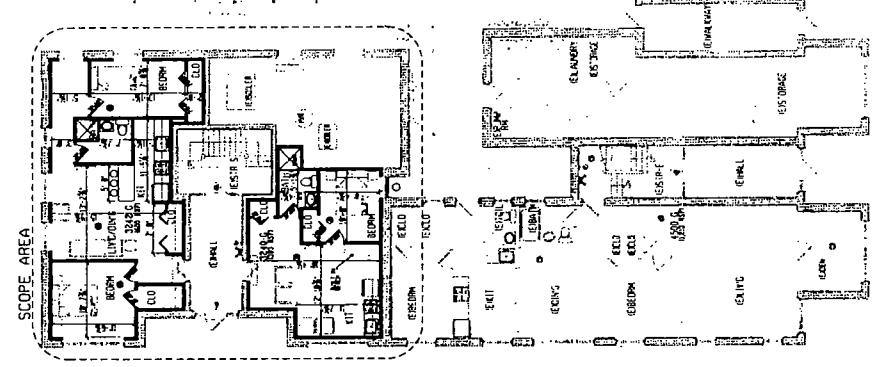
EXISTING MULTIFAMILY RESIDENTIAL  
 CORRECT CODE VIOLATIONS  
 CHICAGO, ILLINOIS 60625  
 4500 N. SAWYER AVE. AVE.

DR. JAMES J. ...  
 ARCHITECT  
 1234 N. ...  
 CHICAGO, IL 60610

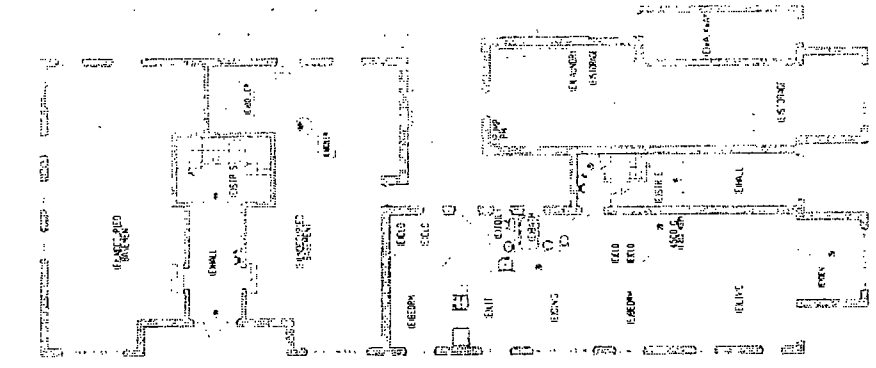


PROJECT NO: 10054209  
 DATE: 10/22/2011  
 CLIENT: CORLETT  
 DESIGN AND INTERIOR  
 ARCHITECTURE, INC.  
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 CHICAGO, IL 60610

**A-1.1**

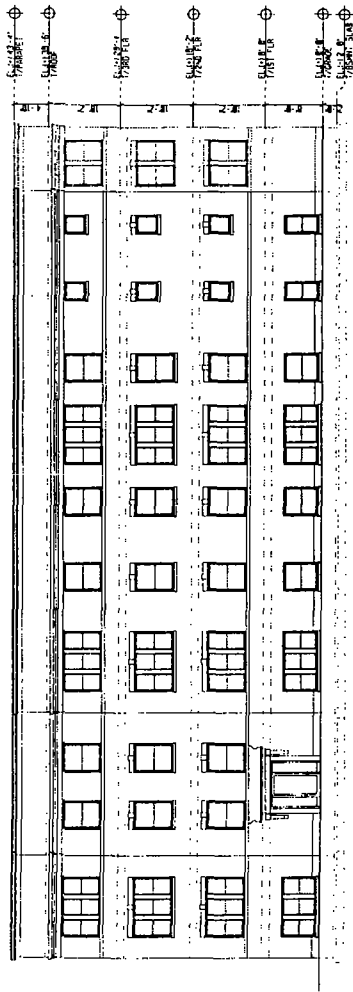


01 PROPOSED BASEMENT PLAN  
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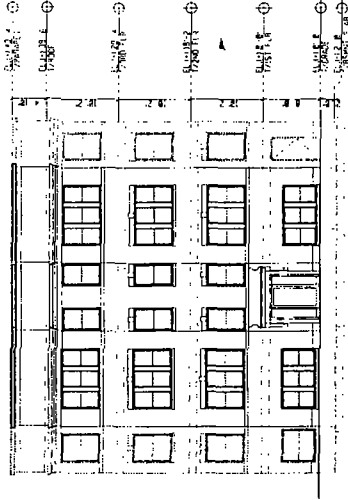


02 EXISTING BASEMENT PLAN  
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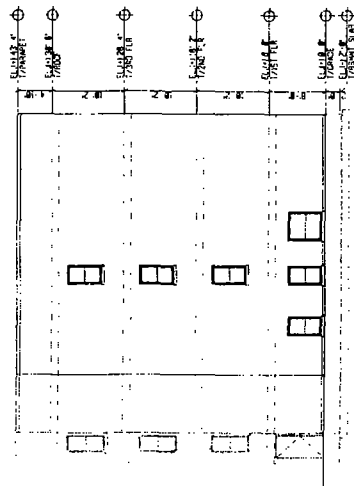
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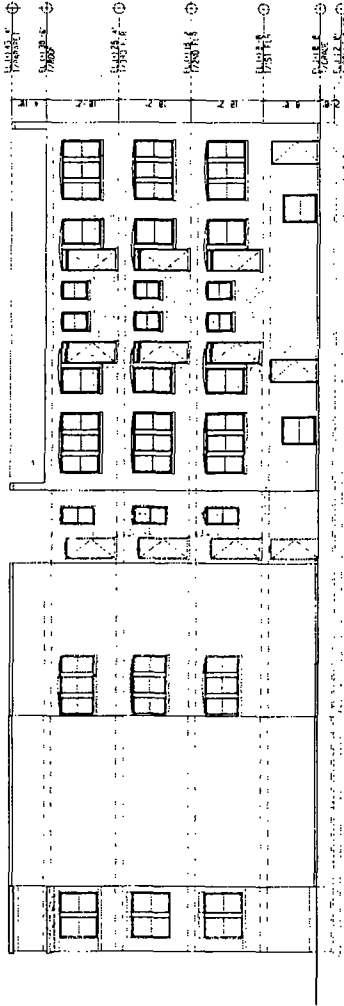
(A) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



(B) EAST ELEVATION  
SCALE: 1/4" = 1'-0"



(C) WEST ELEVATION  
SCALE: 1/4" = 1'-0"



(D) NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

APP. # 100247091

DATE	DESCRIPTION

EXISTING MULTIFAMILY RESIDENTIAL  
CORRECT CODE VIOLATIONS  
CHICAGO ILLINOIS 60625  
4500 N. SAWYER AVE. AVE.

CHICAGO CITY ENGINEERS  
MEMBERS  
COURT ENGINEERS ASSOCIATION  
NO. 1000 N. LAKE ST. CHICAGO, ILL. 60610  
TEL. 312-467-1000



PROJECT NO. 100247091  
DATE 12/28/2018  
DESIGNED BY [Signature]  
CHECKED BY [Signature]

CORNELIUS  
EXISTING BUILDING ELEVATIONS

A-2.1

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