



# City of Chicago



SO2019-9323

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/18/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 2418 W Lyndale St - App No. 20272T1
<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, as shown on Map 5-1 in the area bounded by:

**The alley next North of and parallel to West Lyndale Street; A line 150.33 feet West of and parallel to North Western Avenue; West Lyndale Street; and a line 193.65 feet West of and parallel to North Western Avenue.**

**To those of RT-4 Residential Two-Flat, Townhouse and Multi-Unit District**

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

Common Address of Property: 2418 West Lyndale Street, Chicago, IL

**SUBSTITUTE  
NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
2418 WEST LYNDAL STREET**

The Application is to change zoning for 2418 West Lyndale Street from RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. This zoning change is for purposes to allow Applicant to construct a three-story, four (4) dwelling unit building with a basement. There will be a four-car garage at the rear of the property. The footprint of the building shall be approximately be 34 feet 6 inches by 55 feet in size. The building height shall be 34 feet 10 inches high, as defined by code.

**LOT AREA:** 4,787.97 SQUARE FEET

**FLOOR AREA RATIO:** 1.05

**BUILDING AREA:** 5,020 SQUARE FEET

**DENSITY, per DWELLING UNIT:** 1,197 SQUARE FEET PER DWELLING UNIT

**OFF-STREET PARKING:** THERE WILL BE FOUR OFF-STREET, GARAGE PARKING SPACES PROVIDED.

**FRONT SETBACK:** 12 FEET

**REAR SETBACK:** 33 FEET 1 ¾ INCHES

**SIDE SETBACK:** 4 FEET 4⅞ INCHES (WEST) 5 FEET 2 INCHES (EAST)

**OPEN YARD SPACE:** 312 SQUARE FEET

**BUILDING HEIGHT:** 34 FEET 10 INCHES

**\*NOTE: The exterior design at the South Elevation of the Building is to change as follows:**

1. The Stone Trim on the top of the windows, to be replaced with a brick soldier course.
2. The sill limestone to be extended out 1 inch to provide more depth to the building.

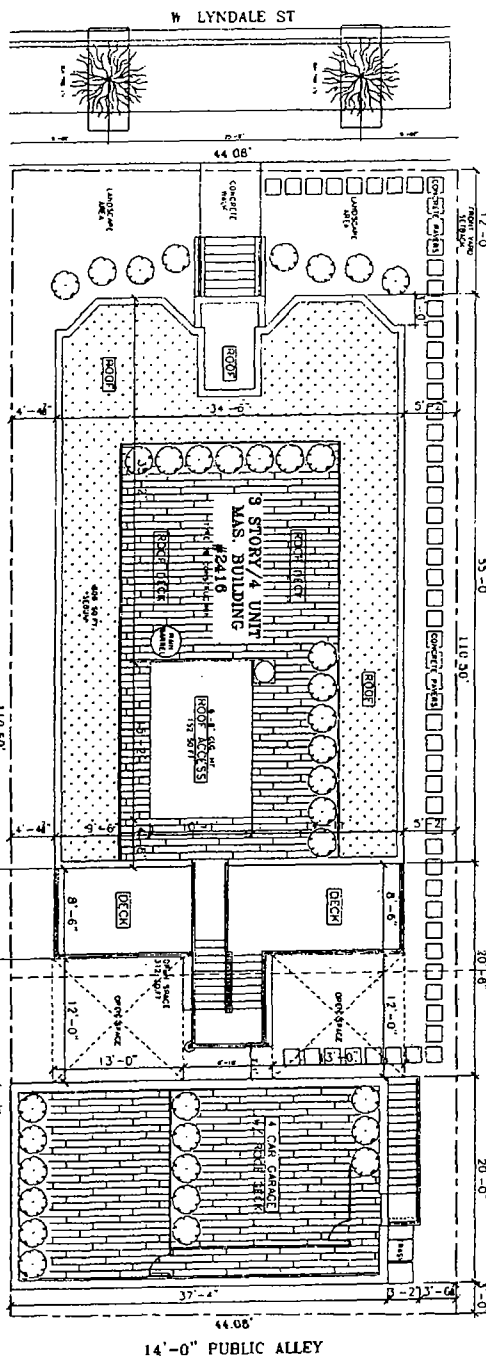
**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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**GENERAL BLDG. REQUIREMENTS PER CHICAGO DOMING ORDINANCE (CDO) AND CHICAGO AIR CODE (CAC) 2008 EDITION**

NO.	DESCRIPTION	REQUIREMENT	COMPLIANCE	STATUS
1	MINIMUM CLEARANCE	MIN. 10'-0"	10'-0"	OK
2	MINIMUM CLEARANCE	MIN. 10'-0"	10'-0"	OK
3	MINIMUM CLEARANCE	MIN. 10'-0"	10'-0"	OK
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50	MINIMUM CLEARANCE	MIN. 10'-0"	10'-0"	OK

**ENERGY CONSERVATION CODE COMPLIANCE STATEMENT**  
 I, the undersigned, hereby certify that the above described building has been constructed in accordance with the Energy Conservation Code of the City of Chicago, Illinois, as amended, and that the building is in compliance with the requirements of the Code.

**2013 IECC ENERGY EFFICIENCY**  
 2013 IECC COMPLIANCE STATEMENT  
 I, the undersigned, hereby certify that the above described building has been constructed in accordance with the 2013 International Energy Conservation Code (IECC) as amended, and that the building is in compliance with the requirements of the Code.



**SITE PLAN**  
 SCALE 1/8" = 1'-0"

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS WITH THE CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS.

HANKA ARCHITECTS, INC. 2018

**HANKA ARCHITECTS, INC.**  
 1418 N. WASHINGTON  
 CHICAGO, IL 60610  
 PROJECT NO. 18-001  
 SHEET NO. A-1

**2418 N. LYNDALE**  
 3 STORY/4 UNIT  
 CHICAGO, ILLINOIS

**SITE PLAN & CODE MATRIX**

**PLUMBING**

**MECHANICAL**

**ELECTRICAL**

**CONCRETE**

**FOUNDATION**

**ROOFING**

**GLAZING**

**MECHANICAL**

**ELECTRICAL**

**CONCRETE**

**FOUNDATION**

**ROOFING**

**GLAZING**

**ZONING DATA**

LOT AREA	16,200 SQ FT
LOT COVERAGE	1.83 SQ FT
LOT AREA	16,200 SQ FT
LOT COVERAGE	1.83 SQ FT

**ACTUAL REAR YARD SETBACK**  
 45'-0"

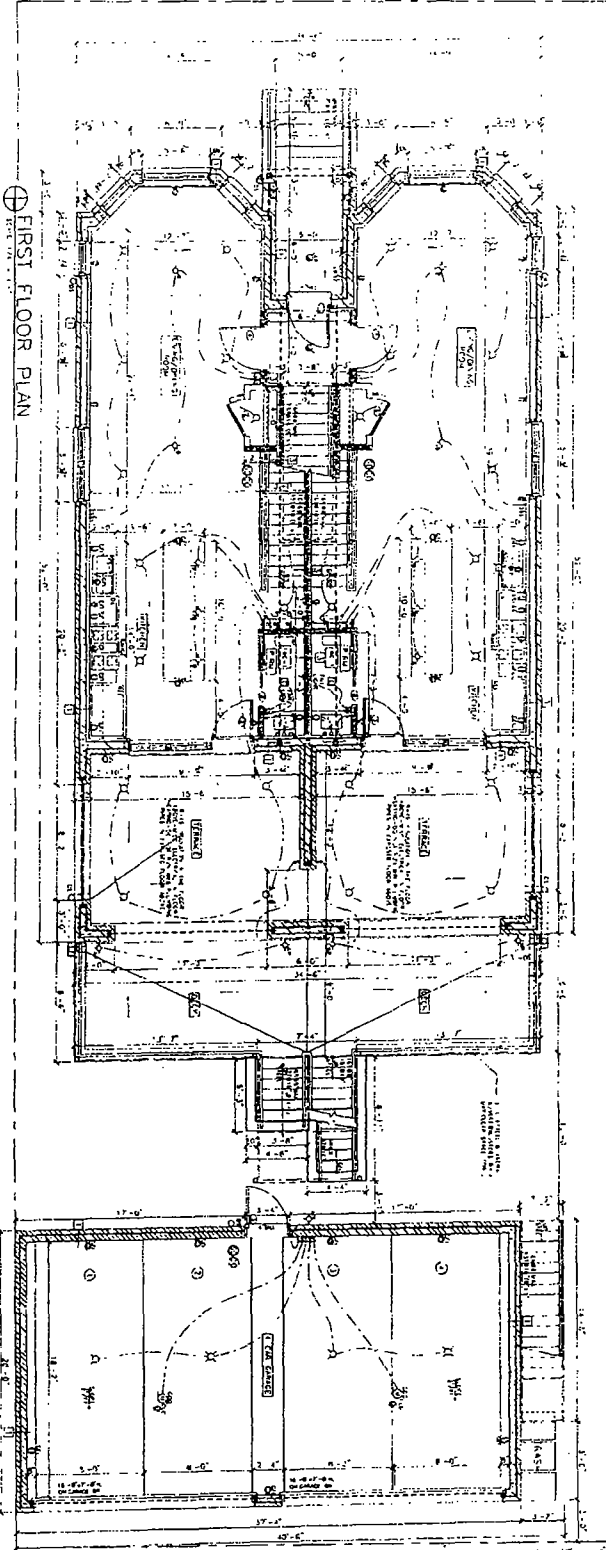
**REQUIRED REAR YARD SETBACK**  
 20'-0"

**14'-0" PUBLIC ALLEY**

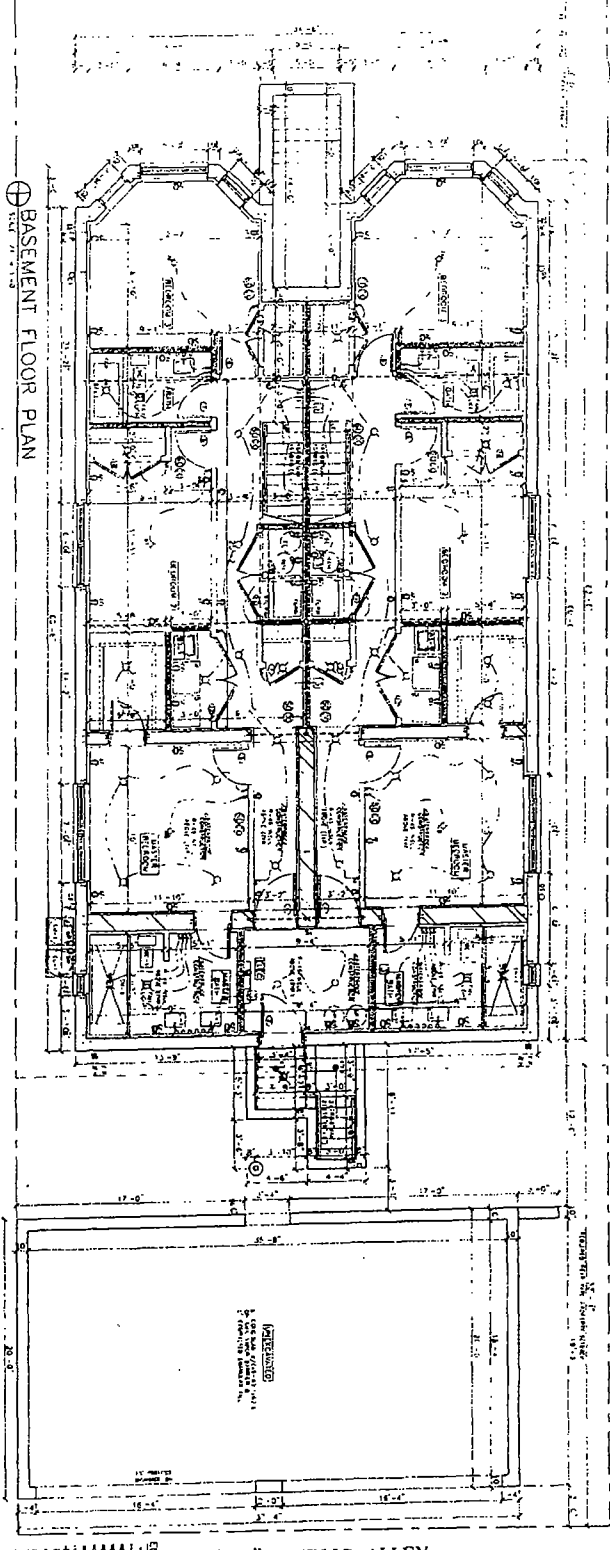
W. LYNDAL ST

W. LYNDAL ST

FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



14'-0" PUBLIC ALLEY

14'-0" PUBLIC ALLEY

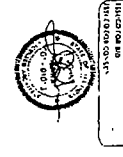
**ELECTRICAL SYMBOLS**

1. LIGHT FIXTURE  
 2. SWITCH  
 3. CABLE TRAY  
 4. CABLE TRAY HOOK  
 5. AIR BRACKET  
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PROJECT NAME & ADDRESS  
 2418 W. LYNDAL  
 3 STORY/4 UNIT  
 BUILDING  
 CHICAGO, ILLINOIS

SHEET NUMBER  
 A-2



DATE: 08/15/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]

**D. HANNA**  
 (141) (14) (14)

140 N. WASHINGTON  
 CHICAGO, IL 60601  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECTURAL CORPORATION  
 LICENSE NUMBER 141-00148

FINAL FOR PUBLICATION

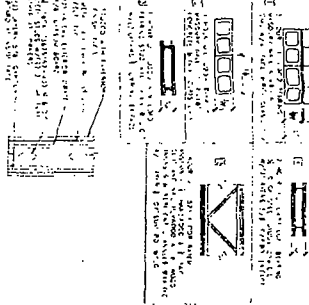
WALL & PARTITION SCHEDULE

1. 1/2" GYPSUM BOARD ON 2" X 4" STUDS  
 2. 1/2" GYPSUM BOARD ON 2" X 4" STUDS  
 3. 1/2" GYPSUM BOARD ON 2" X 4" STUDS  
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 10. 1/2" GYPSUM BOARD ON 2" X 4" STUDS

COLUMN & BEAM SCHEDULE

1. 12" X 12" CONCRETE COLUMN  
 2. 12" X 12" CONCRETE COLUMN  
 3. 12" X 12" CONCRETE COLUMN  
 4. 12" X 12" CONCRETE COLUMN  
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 10. 12" X 12" CONCRETE COLUMN

ROOF ACCESS DETAIL

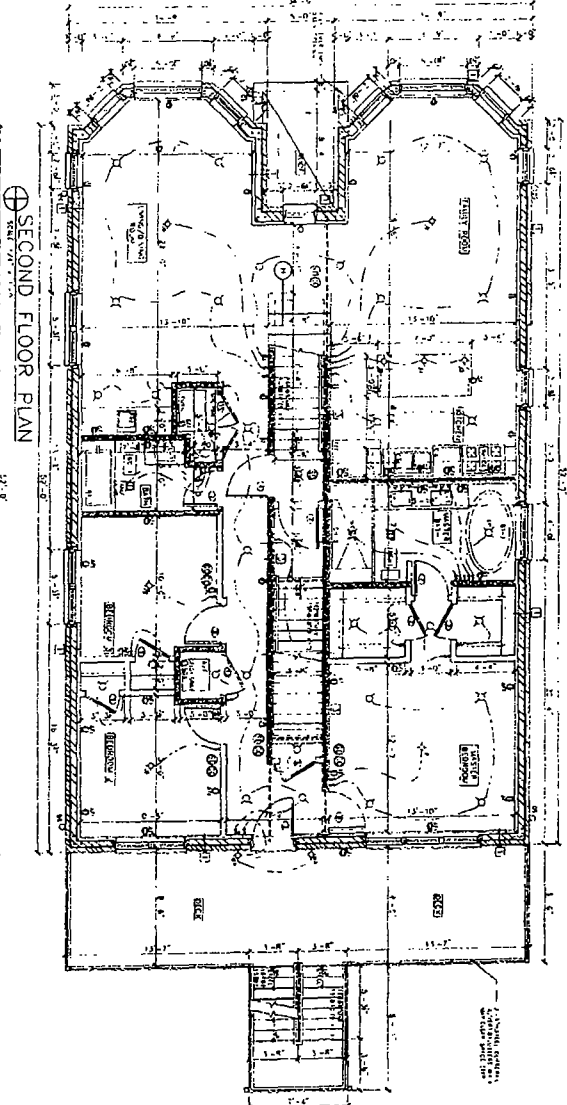


TYPE A TYPE B TYPE C

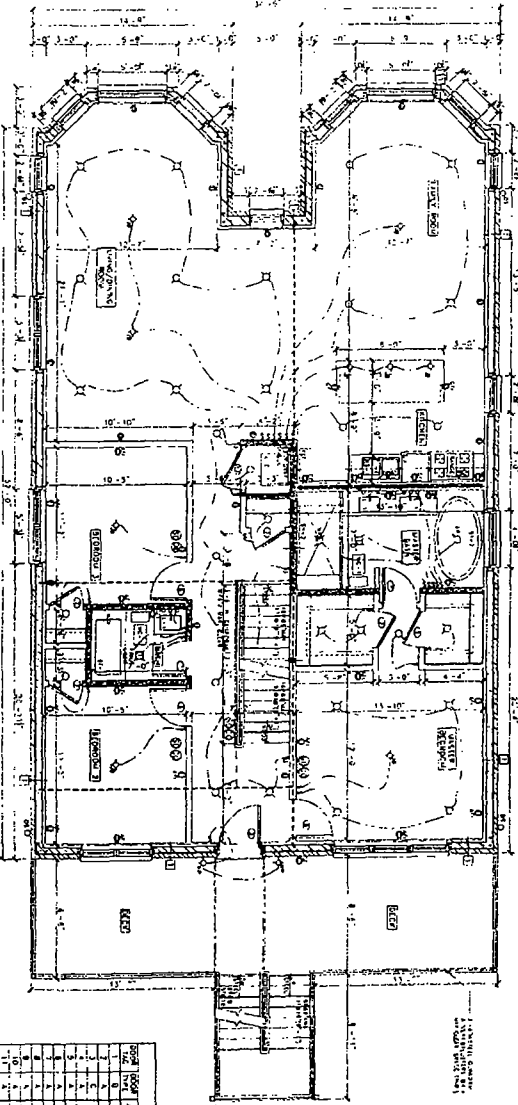


HARDWARE SCHEDULE

NO.	DESCRIPTION	QTY	UNIT
1	1/4" X 1/2" X 1/2" BRASS BUSH	10	EA
2	1/4" X 1/2" X 1/2" BRASS WASHER	10	EA
3	1/4" X 1/2" X 1/2" BRASS NUT	10	EA
4	1/4" X 1/2" X 1/2" BRASS SCREW	10	EA
5	1/4" X 1/2" X 1/2" BRASS BOLT	10	EA
6	1/4" X 1/2" X 1/2" BRASS PLATE	10	EA
7	1/4" X 1/2" X 1/2" BRASS RING	10	EA
8	1/4" X 1/2" X 1/2" BRASS ROD	10	EA
9	1/4" X 1/2" X 1/2" BRASS PIPE	10	EA
10	1/4" X 1/2" X 1/2" BRASS FITTING	10	EA

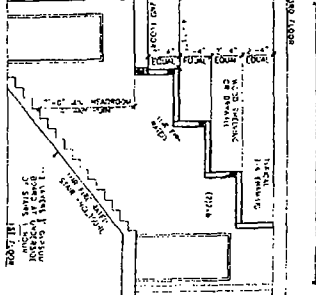


SECOND FLOOR PLAN



THIRD FLOOR PLAN

STAIR SHELF SECTION



DOOR SCHEDULE

NO.	ROOM	DOOR TYPE	FINISH	QTY	UNIT
1	101	SWING	WOOD	1	EA
2	102	GLASS	WOOD	1	EA
3	103	GLASS	WOOD	1	EA
4	104	GLASS	WOOD	1	EA
5	105	GLASS	WOOD	1	EA
6	106	GLASS	WOOD	1	EA
7	107	GLASS	WOOD	1	EA
8	108	GLASS	WOOD	1	EA
9	109	GLASS	WOOD	1	EA
10	110	GLASS	WOOD	1	EA

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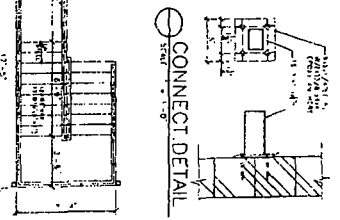
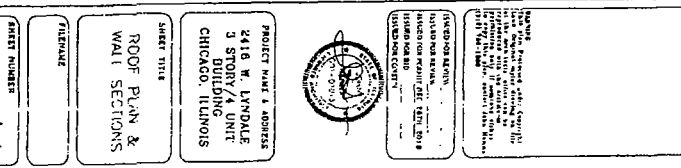
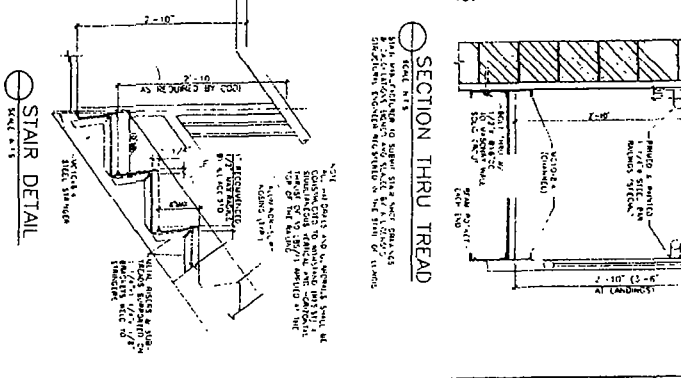
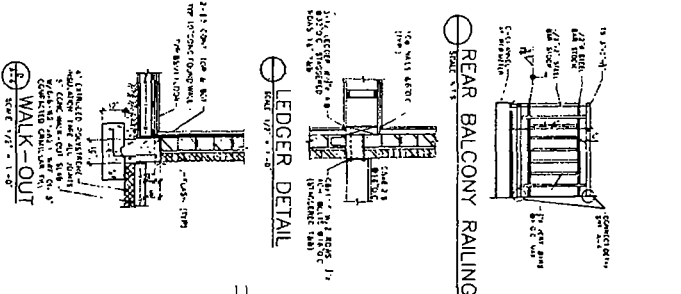
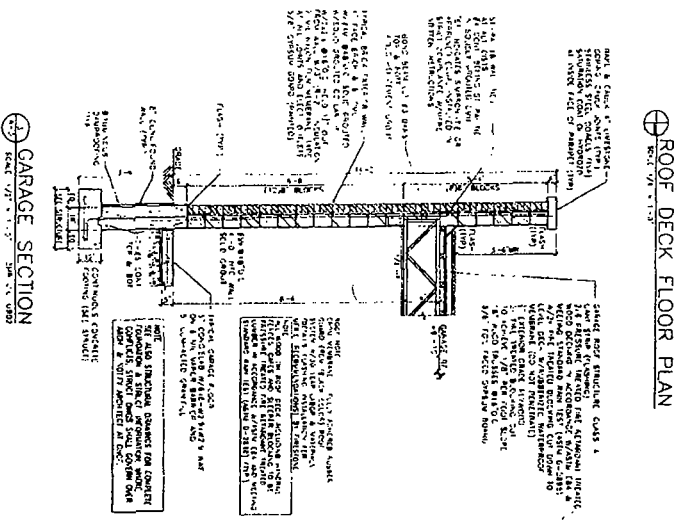
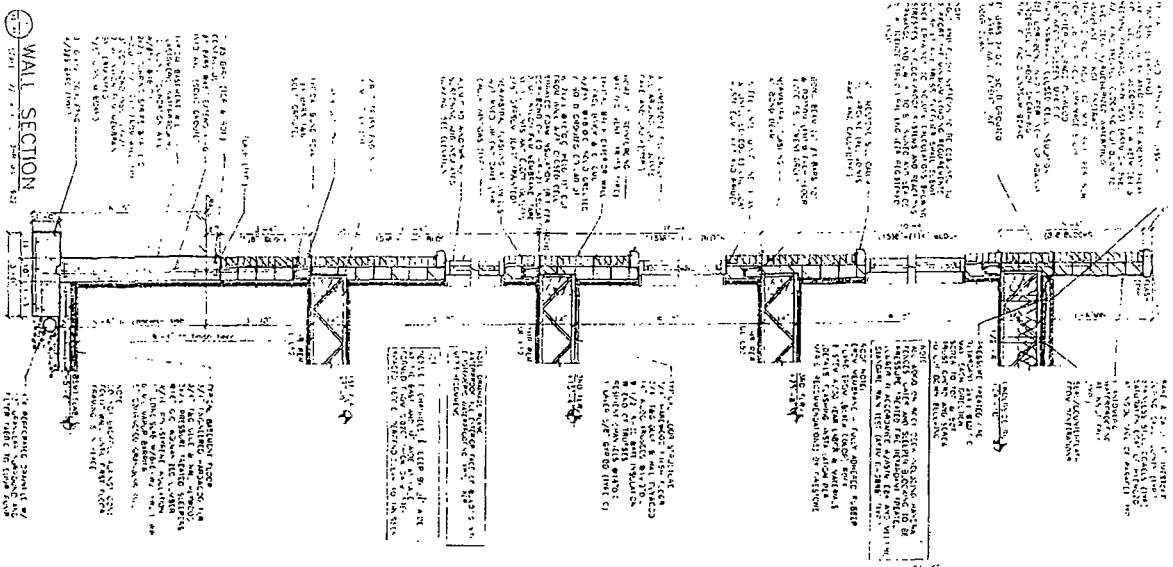
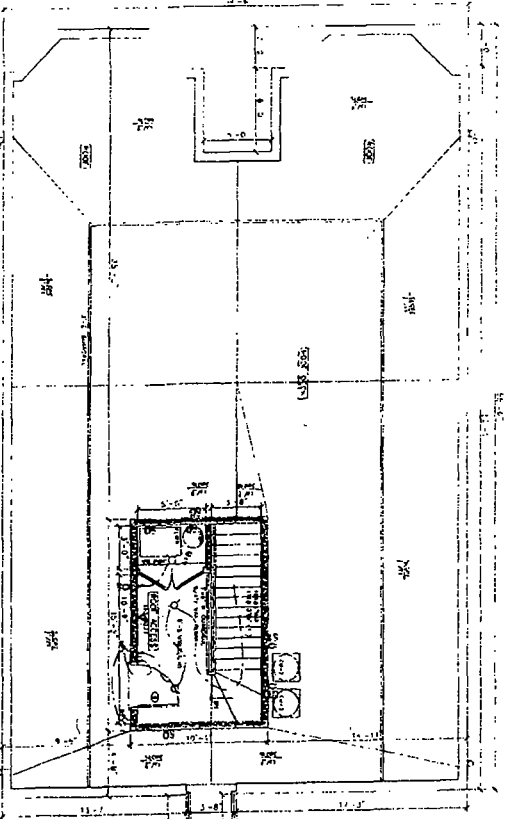
**SHAWM**  
 180 N. WABASH AVENUE  
 CHICAGO, ILLINOIS 60601  
 PROFESSIONAL DESIGNER  
 LICENSE NUMBER 141 00141



PROJECT NAME & ADDRESS  
 2416 N. LYDALE  
 3 STORIES  
 CHICAGO, ILLINOIS

SHEET TITLE  
 FLOOR PLANS

SHEET NUMBER  
 A-3



**HANNA**  
 1411 N. LAUREL  
 CHICAGO, ILL. 60642  
 ARCHITECTS  
 LICENSE NUMBER 14 01481



PROJECT NAME & ADDRESS  
 2418 W. LYNDALE  
 3 STORY/4 UNIT  
 BUILDING  
 CHICAGO, ILLINOIS

SHEET TITLE  
 ROOF PLAN &  
 WALL SECTIONS

MATERIALS

SHEET NUMBER  
 A-4

**ARCHITECTURAL ELEVATIONS AND SECTIONS**

**Scale: 3/16" = 1'-0"**

**North Garage Elevation**  
 NORTH GARAGE ELEVATION  
 SCALE 3/16" = 1'-0"

**South Elevation**  
 SOUTH ELEVATION  
 SCALE 3/16" = 1'-0"

**East Elevation**  
 EAST ELEVATION  
 SCALE 3/16" = 1'-0"

**West Elevation**  
 WEST ELEVATION  
 SCALE 3/16" = 1'-0"

**North Elevation**  
 NORTH ELEVATION  
 SCALE 3/16" = 1'-0"

**South Garage Elevation**  
 SOUTH GARAGE ELEVATION  
 SCALE 3/16" = 1'-0"

**Cornice Section**  
 CORNICE SECTION  
 SCALE 3/16" = 1'-0"

**Window Schedule Table:**

NO.	TYPE	FINISH	GLASS	UNIT	QTY.	AREA	PERIMETER
1	6" x 6"	W.C.	6-12	1	1	36	24
2	6" x 6"	W.C.	6-12	1	1	36	24
3	6" x 6"	W.C.	6-12	1	1	36	24
4	6" x 6"	W.C.	6-12	1	1	36	24
5	6" x 6"	W.C.	6-12	1	1	36	24
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43	6" x 6"	W.C.	6-12	1	1	36	24
44	6" x 6"	W.C.	6-12	1	1	36	24
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46	6" x 6"	W.C.	6-12	1	1	36	24
47	6" x 6"	W.C.	6-12	1	1	36	24
48	6" x 6"	W.C.	6-12	1	1	36	24
49	6" x 6"	W.C.	6-12	1	1	36	24
50	6" x 6"	W.C.	6-12	1	1	36	24

**PROJECT NAME & ADDRESS:**  
 2410 N. LYNDALE  
 3 STORY/4 UNIT  
 CHICAGO, ILLINOIS

**ARCHITECT:**  
 HANNA ARCHITECTS  
 14137 N. ELSTON  
 CHICAGO, IL 60643  
 LICENSE NUMBER: 18-021443

**DATE:**  
 11/17/2018

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

**PROJECT NUMBER:**  
 A-5

**ARCHITECT'S SEAL:**  
 HANNA ARCHITECTS  
 14137 N. ELSTON  
 CHICAGO, IL 60643  
 LICENSE NUMBER: 18-021443