



City of Chicago



O2016-5554

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-I at 3119-3125 W Lawrence Ave and 4747-4757 N Troy St - App No. 18890T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18890 T1
INTRO. DATE:
JULY 20, 2016

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 11-I in the area bounded by:

West Lawrence Avenue; a line 83 feet east of North Troy Street; the public alley next south of West Lawrence Avenue; North Troy Street

to those of a B2-5 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

18890 T1
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Property Address: 3119-25 West Lawrence Avenue/4747-57 North Troy Street

1889071

NARRATIVE
3119-25 West Lawrence Avenue/4747-57 North Troy Street
TYPE I REGULATIONS

Current Zoning: C1-2 Neighborhood Commercial District.
Proposed Zoning: B2-5 Neighborhood Mixed-Use District.

Narrative: The subject property includes 10,374 square feet of land, and is currently a mixed-use, residential building containing twenty nine residential dwelling units and first floor retail space, no automobile parking spaces and no loading berth. The Applicant proposes to complete an interior remodeling of the building, adding two residential dwelling units for a total of 31 residential dwelling units, approximately 3,000 square feet of retail space, zero automobile parking spaces*, 16 bicycle parking spaces and no loading berth. The height of the building will remain at 35 feet.

FAR: 2.74

FLOOR AREA: 28,447 sq. ft.

Residential Dwelling Units: 31

Height: 35 feet (existing)

Setbacks:

North setback Line:	0 feet
East setback Line:	0 feet
South setback Line:	0 feet
West Property Line:	0 feet

Automobile Parking Spaces: Zero * pursuant to TOD ordinance

Bicycle Parking Spaces: 16

Loading Berth: None

FINAL FOR PUBLICATION

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING RECORDS AND PROVIDE THEM TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.

NEW DWELLING UNITS
 3118 S LAMARKE AVE.
 CHARLOTTE, NC

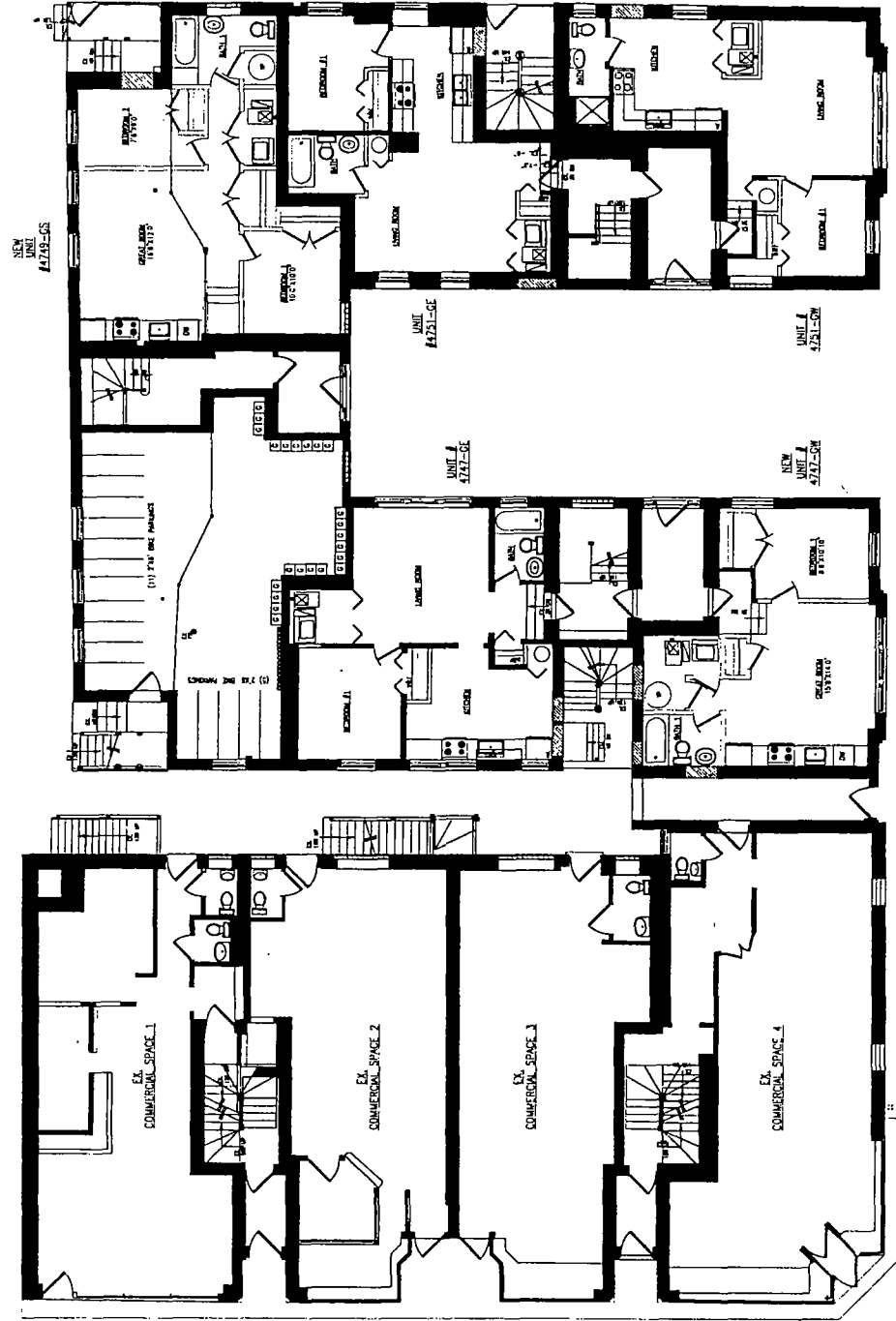
DATE	DESCRIPTION
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08/11/11	ISSUED FOR PERMITS
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DATE	DESCRIPTION
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08/11/11	ISSUED FOR PERMITS
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AP
 ARCHITECTURE PRACTICE
 3118 S LAMARKE AVE. SUITE 101
 CHARLOTTE, NC 28203
 PHONE: 704-541-1001
 FAX: 704-541-1002
 WWW.AP-ARCHITECTURE.COM

PROJECT NO. 11-118
 PROPOSED
 FIRST FLOOR PLAN

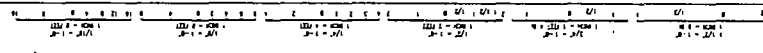
Z-2



1. EXISTING BASEMENT WITH (2) NEW DWELLING UNITS PROPOSED
 SCALE: 3/16"=1'-0"

1. EXISTING FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"

FINAL FOR PUBLICATION



ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES AND STANDARDS, AS APPLICABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF THE WORK AND SUBMIT THEM TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.

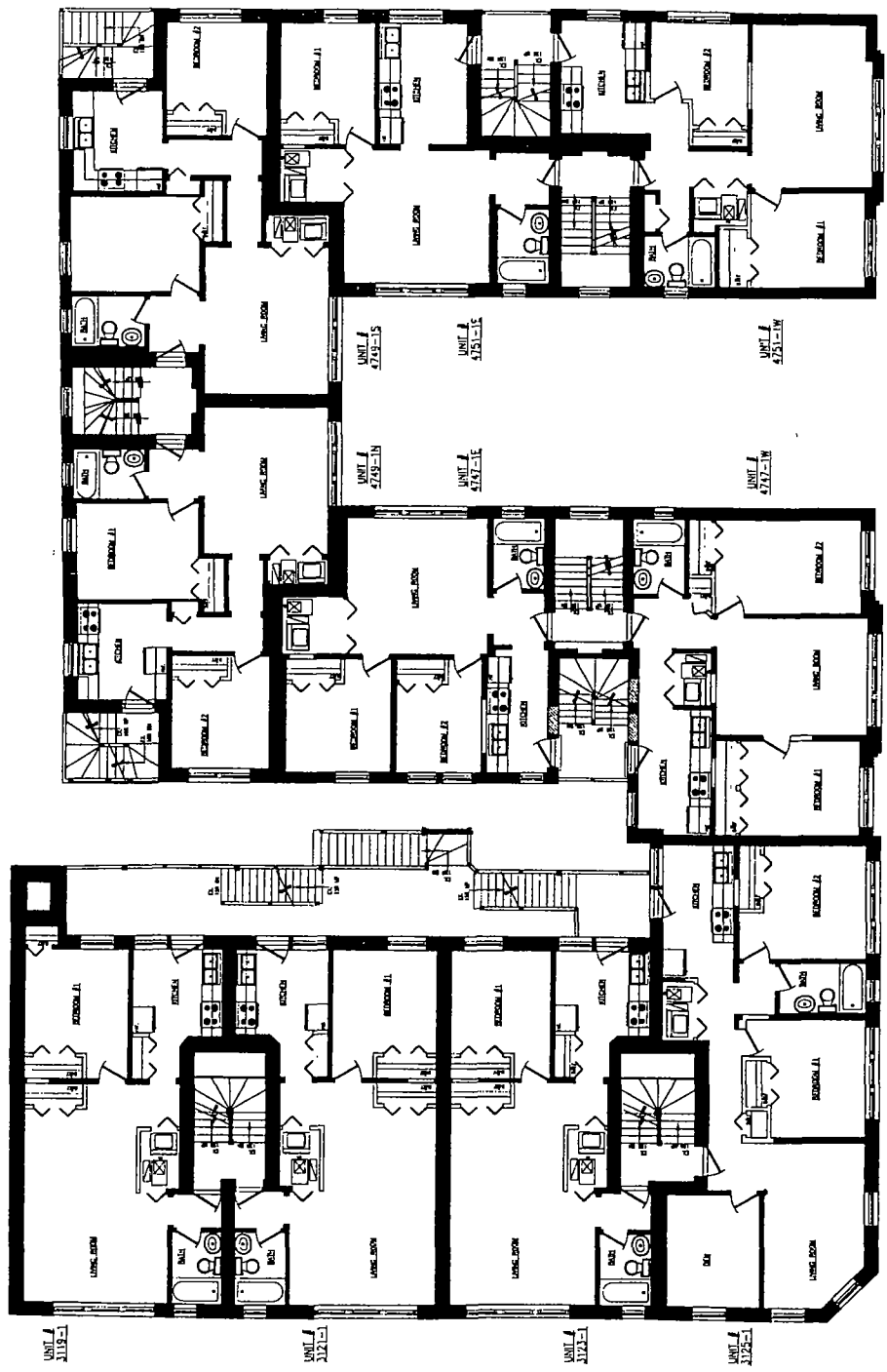
PROJECT LOCATION
 1115 N. LAMAR AVE.
 CHARLOTTE, N.C.

DATE	REVISION
11/15/11	1. REVISED FOR PERMITS
11/15/11	2. REVISED FOR PERMITS
11/15/11	3. REVISED FOR PERMITS



PROJECT NO. 11-118
 EXISTING FLOOR PLANS

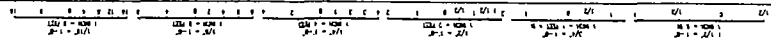
7-3



1 EXISTING FIRST AND SECOND FLOOR PLANS
 2-2 SCALE 3/16"=1'-0"

1 EXISTING SECOND AND THIRD FLOOR PLANS
 2-2 SCALE 3/16"=1'-0"

FINAL FOR PUBLICATION



GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS APPROVED BY THE ARCHITECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS TO REMAIN.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS TO REMAIN.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS TO REMAIN.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

OWNER:
 3118 N. LAWRENCE AVE.
 CHICAGO, IL

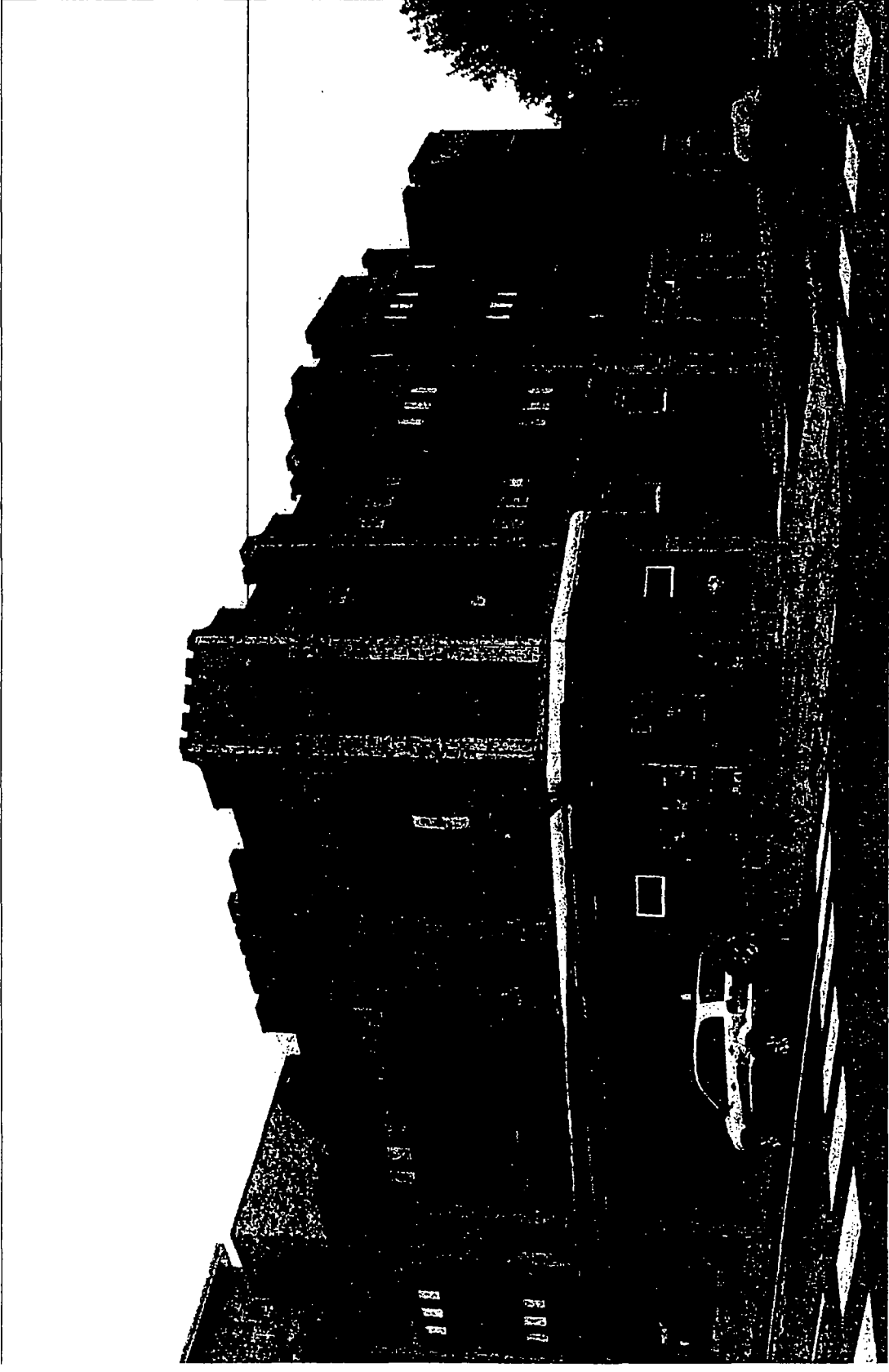
PROJECT NO.:
 10-108

DATE:
 10-10-10

SCALE:
 1/4" = 1'-0"

PROJECT NO.:
 10-108

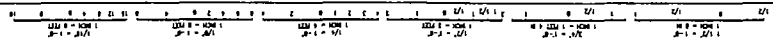
7-5



30'

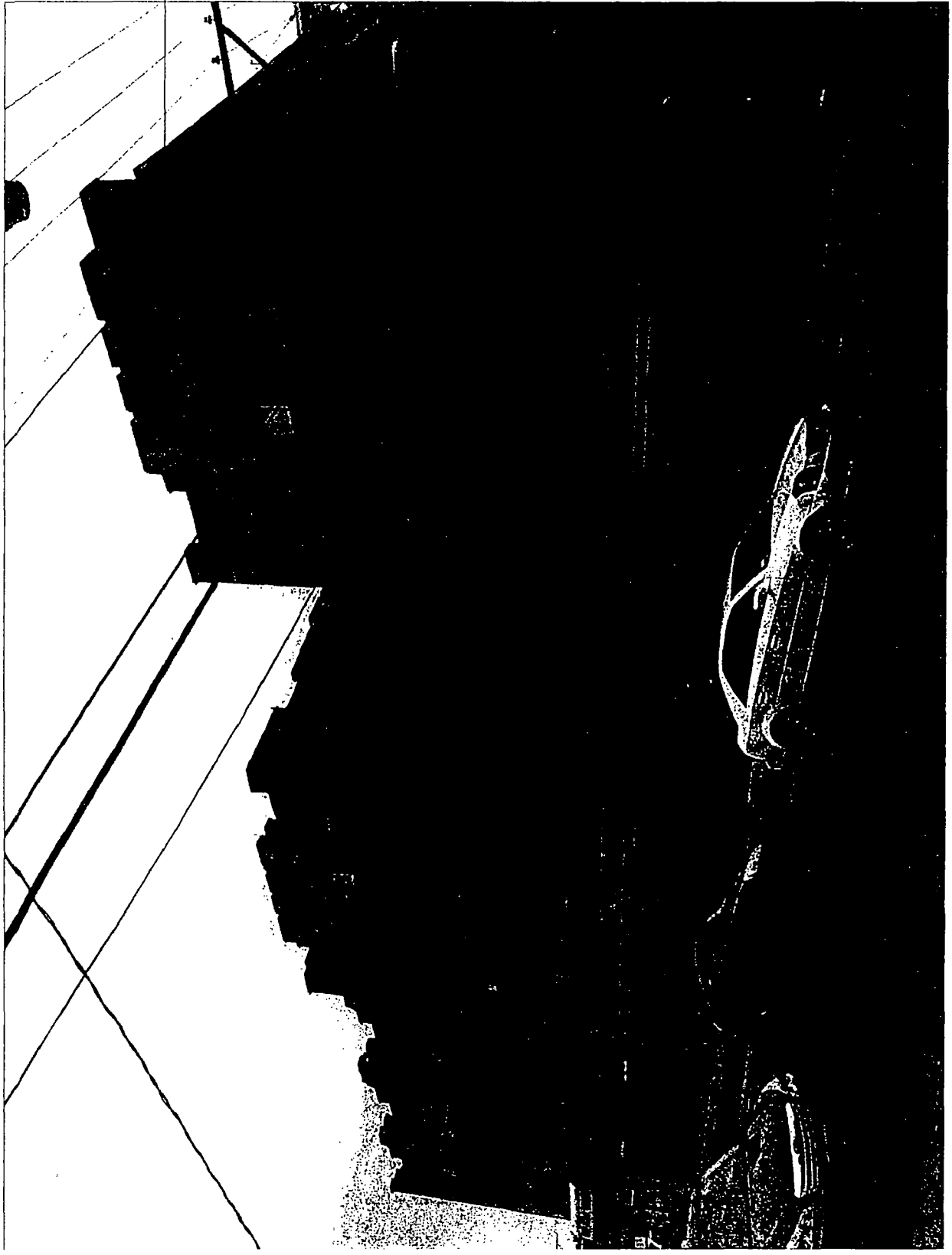
FINAL FOR PUBLICATION

1. NORTH-WEST CORNER ELEVATION @ CORNER N. TROY ST./W. LAWRENCE AVE.



<p>GENERAL NOTES:</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>2. FINISH GRADE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.</p> <p>3. ALL MATERIALS SHALL BE AS SPECIFIED IN THE SCHEDULE.</p> <p>4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS AND THE ILLINOIS CONSTRUCTION CODE.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>7. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE FINISH GRADE.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.</p>		<p>OWNER:</p> <p>1110 N. LAUREL ST. APT. 202</p> <p>CHICAGO, IL</p>	<p>DATE:</p> <p>10/15/11</p>	<p>PROJECT NO.:</p> <p>11-118</p>	<p>PROJECT NAME:</p> <p>STREET VIEWS</p>
<p>DESIGNER:</p> <p>AP ARCHITECTURE</p> <p>1110 N. LAUREL ST. APT. 202</p> <p>CHICAGO, IL</p>		<p>DATE:</p> <p>10/15/11</p>	<p>PROJECT NO.:</p> <p>11-118</p>	<p>PROJECT NAME:</p> <p>STREET VIEWS</p>	<p>SCALE:</p> <p>1" = 10'-0"</p>

35'



1 WEST ELEVATION @ N. TROY STREET

2-5

FINAL FOR PUBLICATION

Z-6

