



City of Chicago



O2013-4944

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/26/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17759 at 2034-2040 W Lawrence Ave/4800 N Seeley Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

NARRATIVE

To build a new 4 story (47' in height) mixed use building, with office/retail on the first floor and 3 residential units above and a 3 car garage

	Current Zoning	Proposed Building
Zoning District	B1-1	B1-3
Lot Area	3,050 sq. ft.	3,050 sq. ft.
Commercial Space`	N/A	1,450 sq. ft.
FAR	1.2	2.62
Minimum Lot Area	2,500 sq. ft. per unit	1,016 sq. ft. per unit
Max Buildable Area	3,660 sq. ft.	7,971 sq. ft.
Max No. of Units	1 (1.22)	3
Max Bldg Height	38'-0"	47'-0"
Front Setback	9'-0"	0'-0"
Rear Setback	30'-0"	30'-8"
South Side Setback	0'-0"	0'-0"
North Side Setback	2'-0"	2'-0"
Minimum Parking	1 Space per Unit	3
Rear Open Space	Not Required	620 sq. ft.

815 ELM STREET
WESTPORT, MA 02090
T. 508.651.6507

BRIAN FRYZEL
DESIGN+BUILD, INC.

2034 WEST LAWRENCE AVENUE
CHICAGO, IL
THREE UNIT BUILDING

THREE UNIT BUILDING WITH COMMERCIAL SPACE

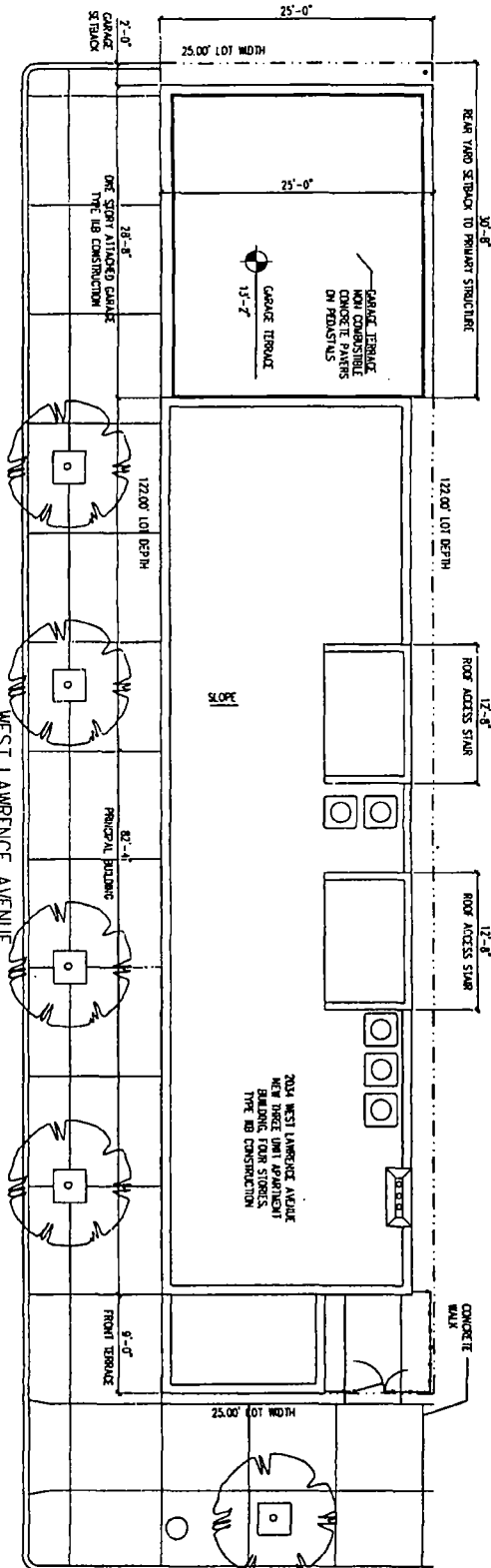
PROJECT NO.	1300-2034
DRAWN BY	BMF
CHECKED BY	BMF
SCALE	AS NOTED
DATE	06.19.13

SK1.0



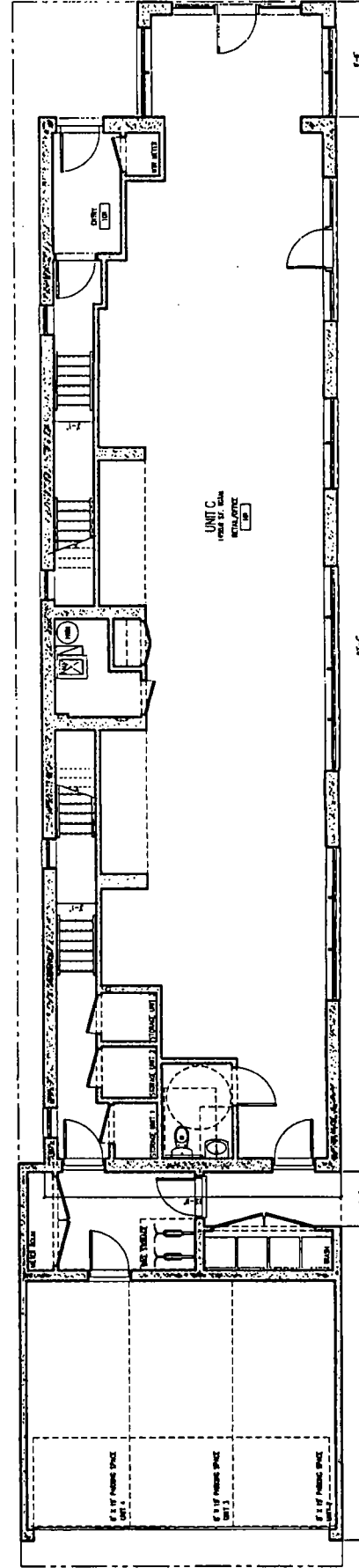
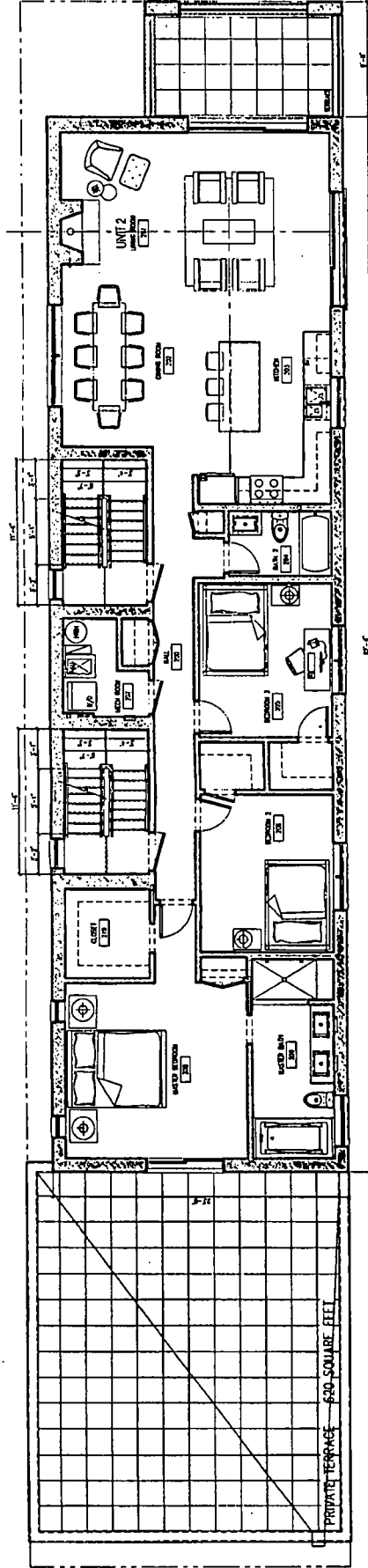
2
SILENCE
1/8" = 1'-0"

SITE PLAN



SEELEY AVENUE

ONE WAY TRAFFIC



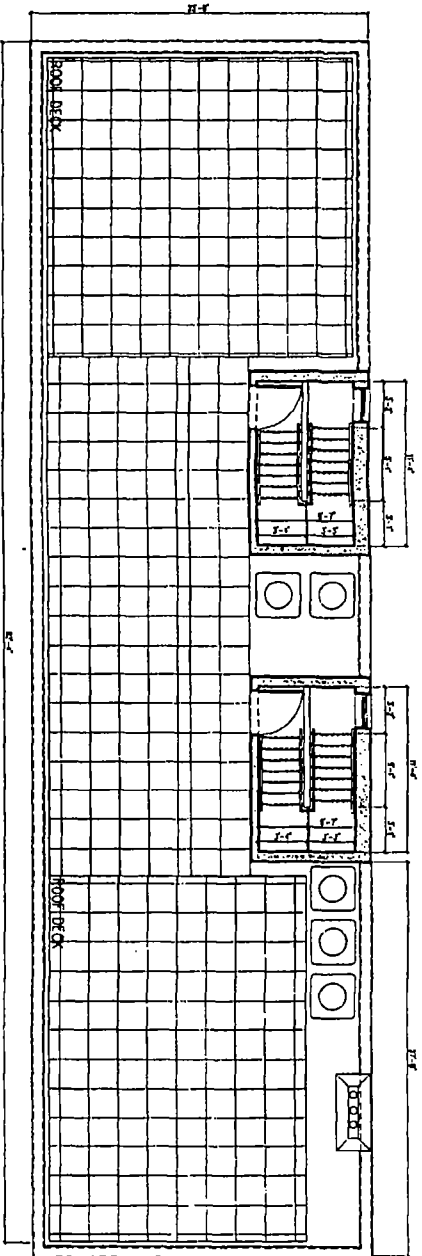
SK1.1

PROJECT NO. 1300-2034
 DRAWN BY BNF
 CHECKED BY BNF
 SCALE AS NOTED
 DATE 06.18.13

2034 WEST LAWRENCE AVENUE
 CHICAGO, IL
 THREE UNIT BUILDING WITH COMMERCIAL SPACE

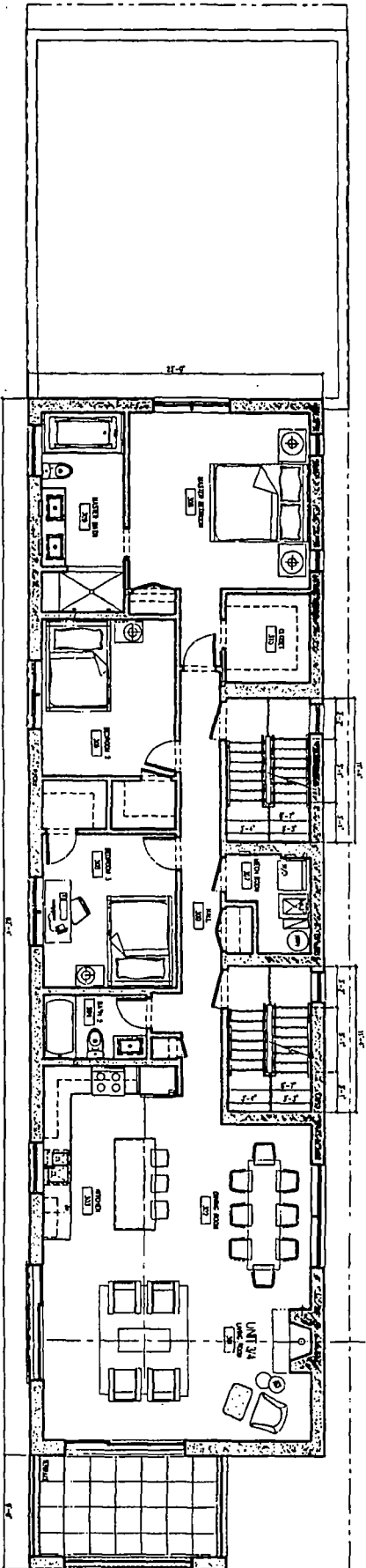
115 ELM STREET
 WESTERN SPRING, ILL 60091
 BRIAN FRYZEL
 DESIGN+BUILD, INC.

NOTE: THESE DRAWINGS MAY HAVE BEEN REPRODUCED AS A SIZE DIFFERENT FROM THE ONE ORIGINALLY INTENDED. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF ANY REPRODUCED INFORMATION. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND ASSUME ALL LIABILITY FOR ANY DISCREPANCIES OF CONFLICT.



ROOF PLAN

2
1/8" = 1'-0"



THIRD / FOURTH FLOOR PLAN

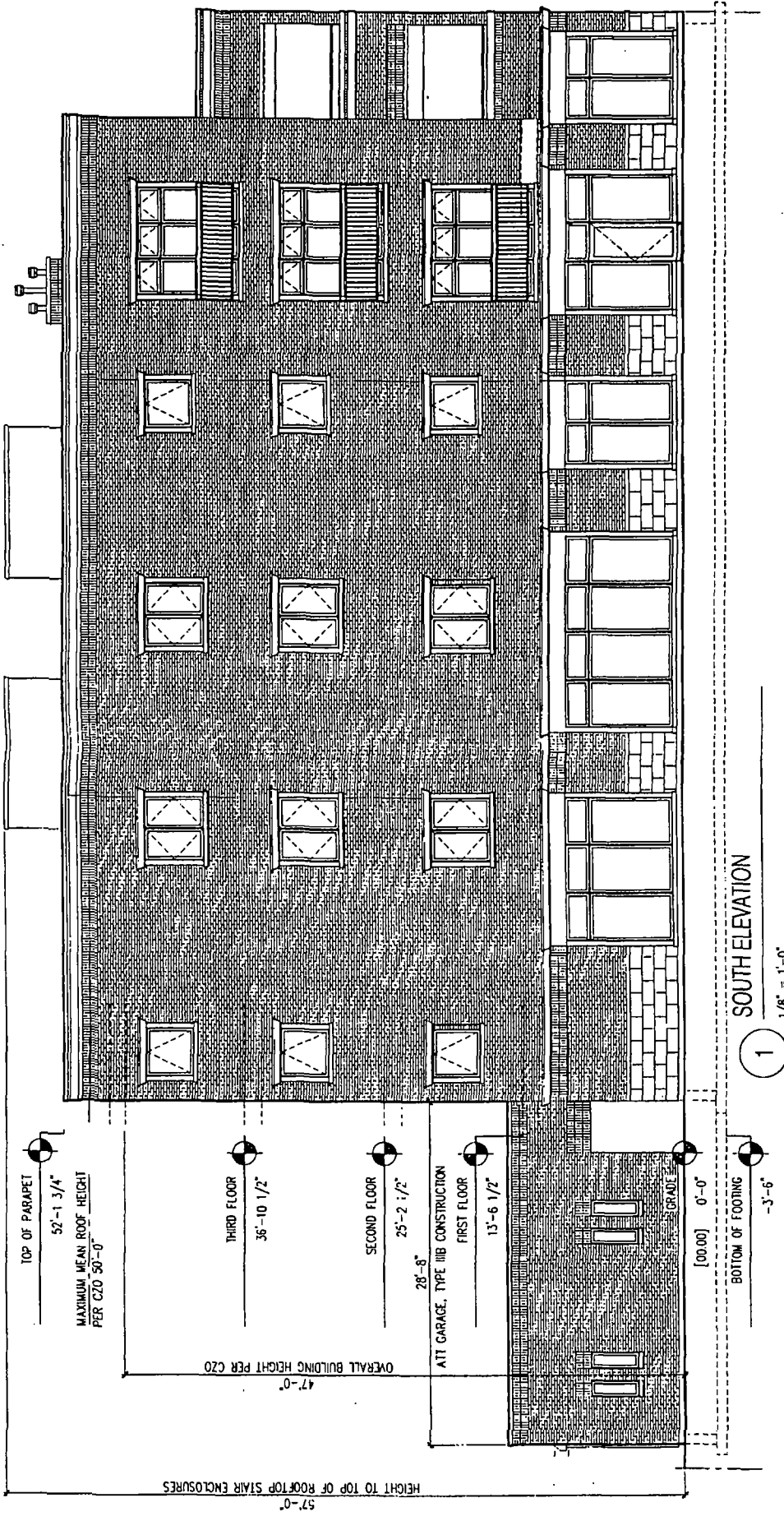
1
1/8" = 1'-0" 1916.6 SQUARE FEET

NO. 844 STREET
WESTERN SPRING, IL 60090
BRIAN FRYZEL
DESIGN-BUILD, INC.

2024 WEST LAWRENCE AVENUE
CHICAGO, IL
THREE UNIT BUILDING WITH COMMERCIAL SPACE

PROJECT NO. 1300-2024
DRAWN BY BAF
CHECKED BY BAF
SCALE AS NOTED
DATE 06.18.13

SK1.2



PROJECT NO. 1300-2034

DRAWN BY BNF

CHECKED BY BNF

SCALE AS NOTED

DATE 06.18.13

2034 WEST LAWRENCE AVENUE
CHICAGO, IL

THREE UNIT BUILDING WITH COMMERCIAL SPACE

PROJECT PREPARED BY
BRIAN FRYZEL
DESIGN+BUILD, INC.

SK1.3

NOTE: THESE DRAWINGS HAVE BEEN PREPARED AT A USER'S RISK. THE USER AGREES TO HOLD THE DESIGNER HARMLESS FROM ALL LIABILITY FOR NEGLIGENCE, WHETHER IN CONTRACT OR TORT, ARISING OUT OF THE USE OF THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE USER'S NEGLIGENCE OR FOR THE USER'S FAILURE TO OBTAIN NECESSARY PERMITS.



MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM NO.184-003233

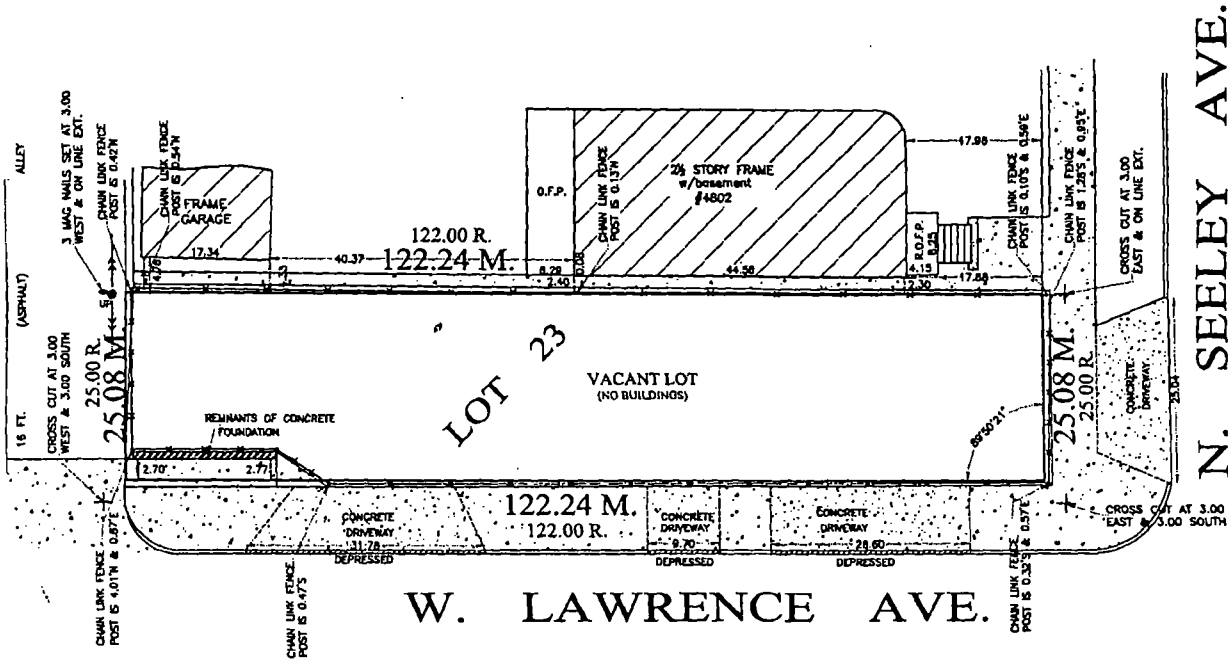
PLAT OF SURVEY OF

PHONE: (773) 282-5900
FAX: (773) 282-9424
EMAIL: MMSURVEY1285@SBCGLOBAL.NET

LOT 23 IN BLOCK 3 IN CULVER'S PARK, A SUBDIVISION OF LOTS 1 AND 2 OF MARBACH AND OTHER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 3,066 sq.ft.

COMMONLY KNOWN AS: 2034 W. LAWRENCE AVE., CHICAGO, IL. 60625



LEGEND:

- IRON FENCE
- CHAIN LINK FENCE
- CONCRETE PAVEMENT
- BRICK PAVEMENT
- O.M.P. — OPEN METAL PORCH
- O.C.P. — OPEN CONCRETE PORCH
- O.F.P. — OPEN FRAME PORCH
- E.F.P. — ENCLOSED FRAME PORCH
- R.O.F.P. — ROOFED OPEN FRAME PORCH
- E.C. — EDGE OF CONCRETE
- PL — PROPERTY LINE



STATE OF ILLINOIS } SS
COUNTY OF COOK

WE, M M SURVEYING CO., INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATE: 06-15-2013

SIGNATURE:

M. Dymczyk

REG. ILL. LAND SURVEYOR NO. 35-3758

ORDER NO. 80997

SCALE: 1 INCH = 16 FEET

WORK DATE: JUNE 14, 2013

ORDERED BY: EAMONN STAFFORD

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.