



# City of Chicago



SO2019-1352

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/13/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 2940 W Lyndale St - App No. 19967
<b>Committee(s) Assignment:</b>	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

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**HANNA**  
ARCHITECTS, INC.  
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PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER: 004-0141

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS. I CERTIFY THAT I AM A MEMBER OF THE ILLINOIS BOARD OF ARCHITECTS AND I AM CURRENTLY IN GOOD STANDING THEREIN.

DATE: 10/10/19  
PROJECT: 1000 W. WASHINGTON  
SHEET: 1000 W. WASHINGTON  
SHEET: 1000 W. WASHINGTON



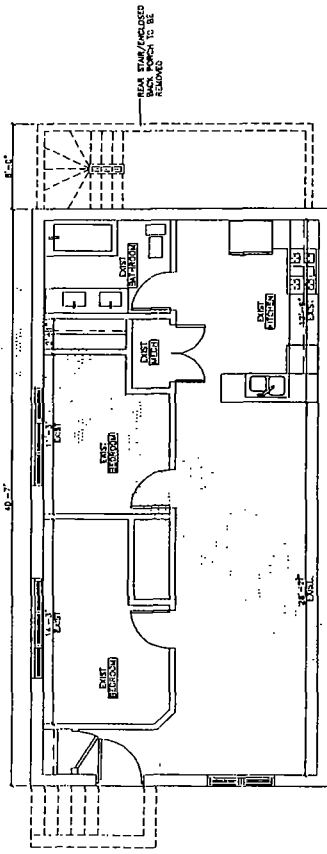
PROJECT NAME & ADDRESS  
1000 W. WASHINGTON  
CHICAGO, ILLINOIS 60601  
PROJECT TYPE  
REHAB & ADDITION  
AT EXISTING  
3 UNIT BUILDING  
CHICAGO, ILLINOIS

SHEET TITLE  
EXISTING  
FLOOR PLAN  
& ELECTRICAL

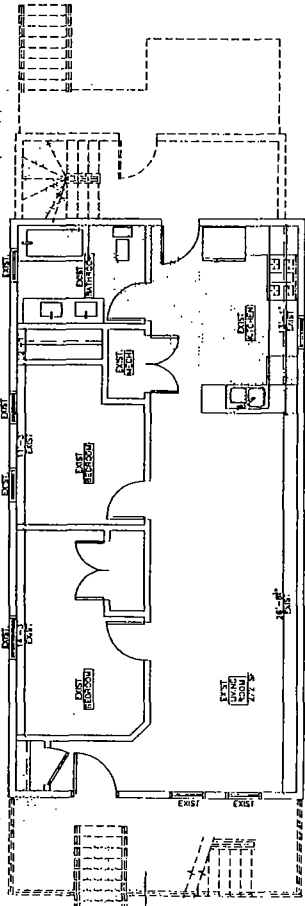
PLANS

SHEET NUMBER  
A-2

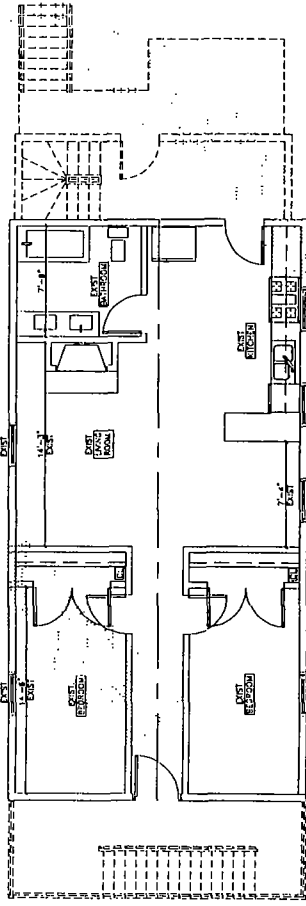
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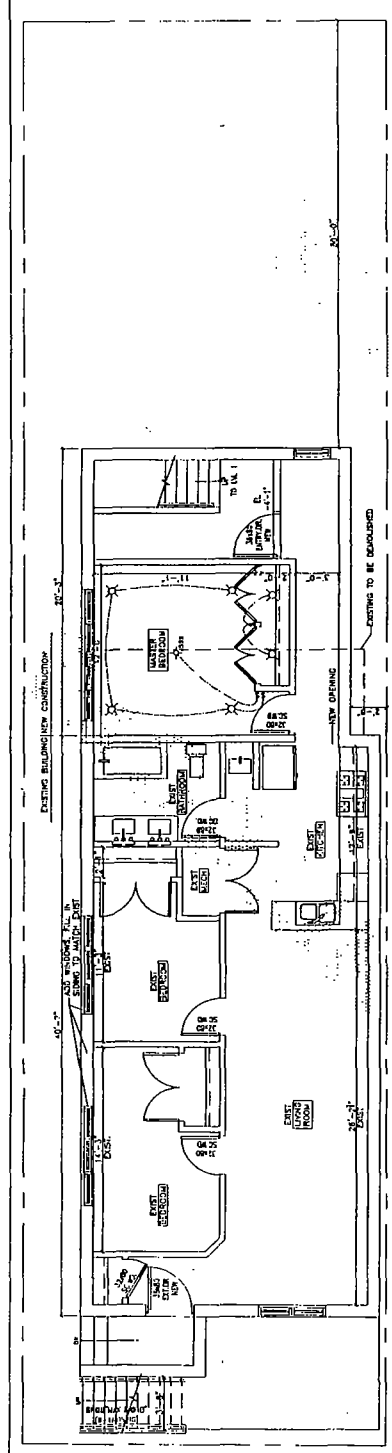
EXIST GARDEN FLOOR PLAN  
SCALE 1/4" = 1'-0"



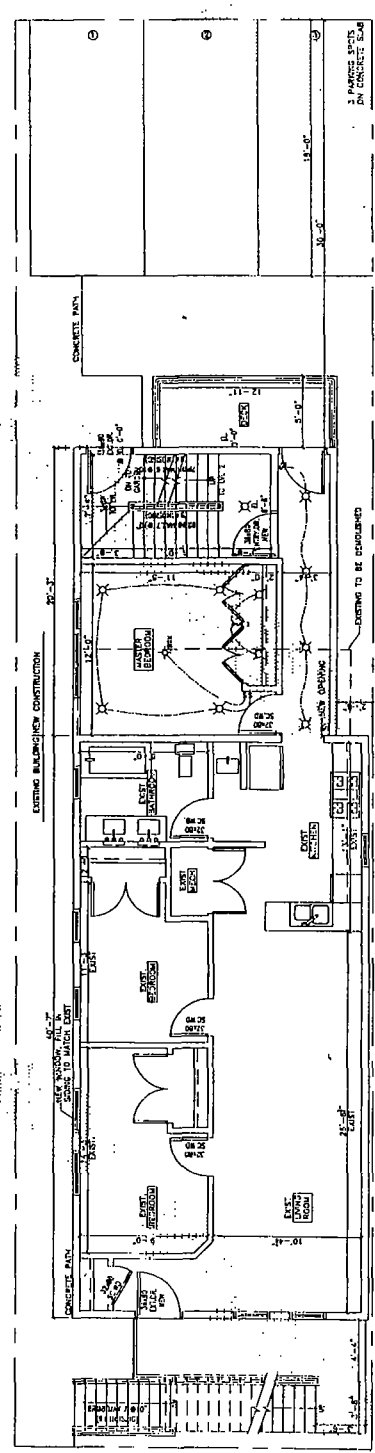
EXIST FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



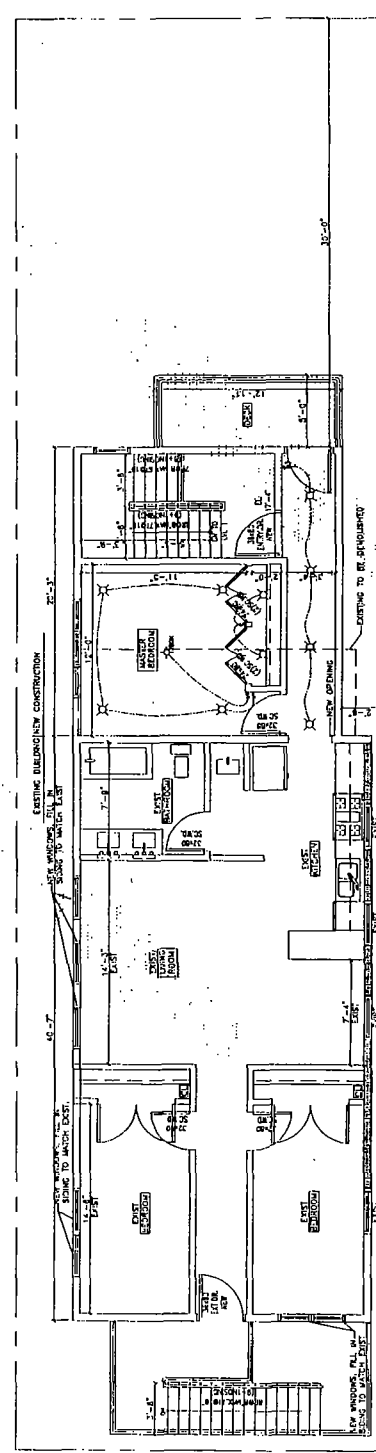
EXIST SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



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



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



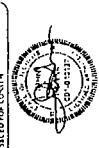
SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

HANNA  
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1814 WASHINGTON  
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FAX: 312.756.1891  
PROFESSIONAL DESIGNER  
ILLINOIS ARCHITECTS BOARD  
LICENSE NUMBER 144-001493

REMARKS: Provided water supply  
has been installed and tested for  
proper operation and is acceptable.  
11-11-11  
11-11-11

DESIGNED FOR ARCHT.  
CHECKED FOR CODE: HANNA, J. A.  
DATE FOR BLDG. HANNA, J. A.  
LIMITED TO: CONSTRUCTION

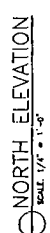
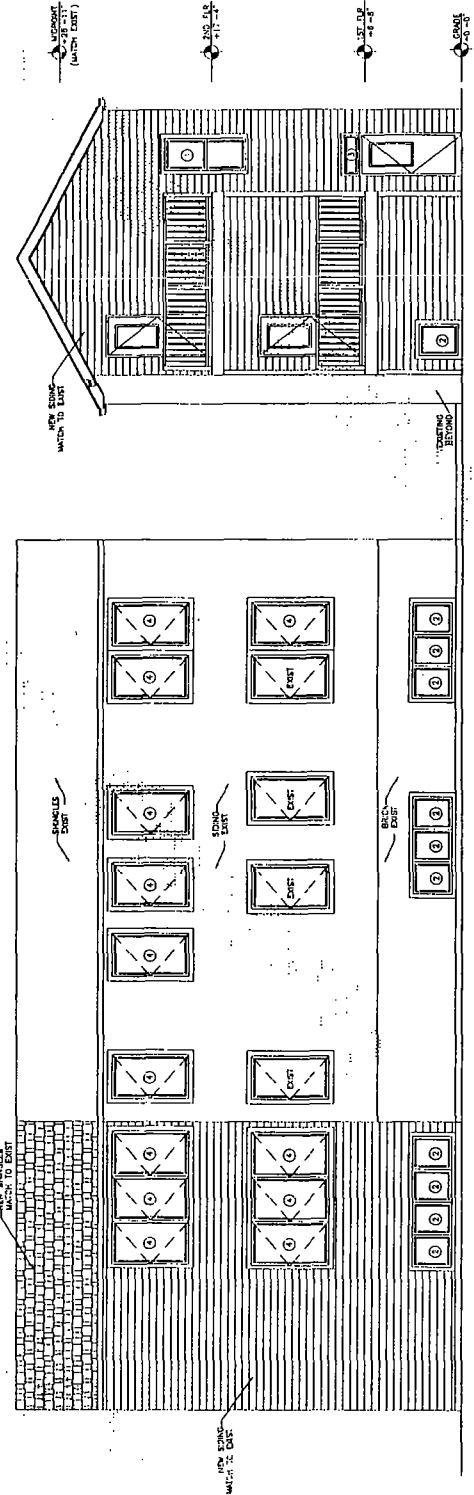
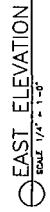
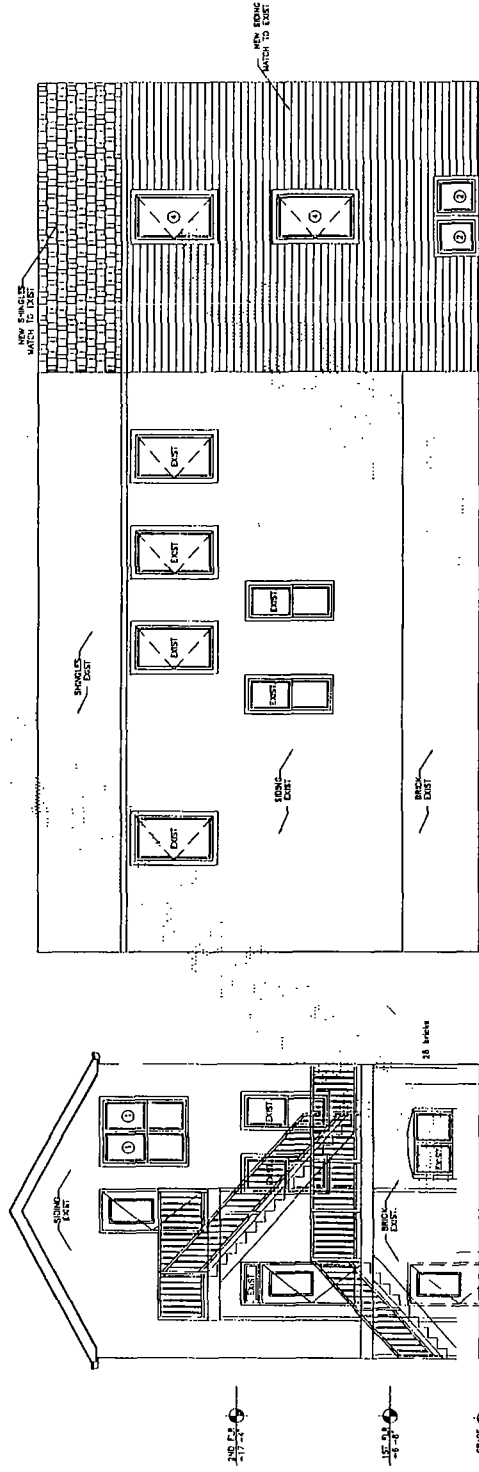


PROJECT NAME & ADDRESS  
2040 WEST  
LYNDAL STREET  
REHAB & ADDITION  
AT EXISTING  
3 UNIT BUILDING  
CHICAGO, ILLINOIS

SHEET TITLE  
FLOOR PLANS

PLAN NAME  
FLOOR PLANS

SHEET NUMBER  
A-3



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

**ELEVATIONS**  
**SHEET TITLE**

FILENAME

**SHEET NUMBER**  
A-2