



# City of Chicago



O2020-4801

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 10/7/2020

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

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 17-I at 2411 W. Fitch Ave  
and 7080-7106 N Western Ave - App No. 20520T1

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

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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 B3-2 Community Shopping District symbols and indications as shown on Map No. 17-I in an area bound by

West Fitch Avenue; North Western Avenue; a line 158.19 feet south of and parallel to West Fitch Avenue; a line beginning 124.0 feet west of and parallel to North Western Avenue to a point 82.0 feet north; a line from a point 76.28 feet south of and perpendicular to West Fitch Avenue to a point 16.0 feet east; a line 108 feet west of and parallel to North Western Avenue

to those of a RM-5.5 Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2411 West Fitch Avenue

7080-7106 North Western Avenue

**Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS**

**2411 W Fitch / 7080-7106 North Western Avenue**

The applicant wishes to rezone the property to allow for ground floor residential use at the property and sufficient density to allow for the conversion of the 8 commercial units to 7 new accessible residential dwelling units in the existing 4-story building for a new total of 33 dwelling units. The 14 on-site interior parking stalls will remain with no changes and the applicant will add 4 exterior parking stalls instead of the existing commercial loading zone.

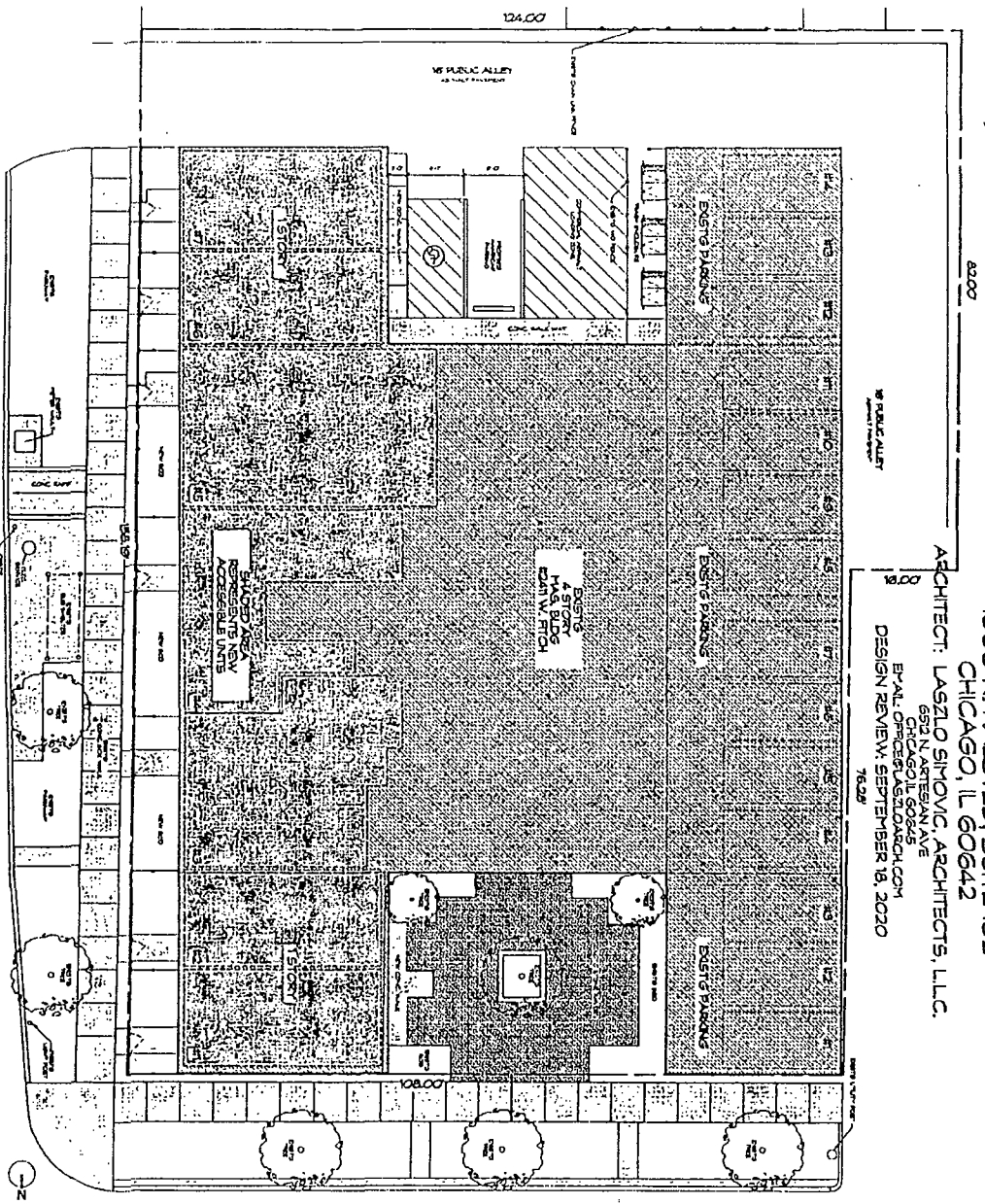
FAR	1.73
Building Area	31,844 Square Feet
Density (MLA)	557.57 Square Feet
Lot Area	18,400.7 Square Feet
Building Height	39 Feet 8 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	17 Feet 4 Inches
North Side Setback	0 Feet 0 Inches
South Side Setback	17 Feet 4 Inches
Parking	18 Parking Stalls*

\*The applicant will seek relief, as necessary, for the reduction in parking.

# CONVERT EXISTING COMMERCIAL UNITS TO 7 ACCESSIBLE DWELLING UNITS W/ 1 H.C. PARKING

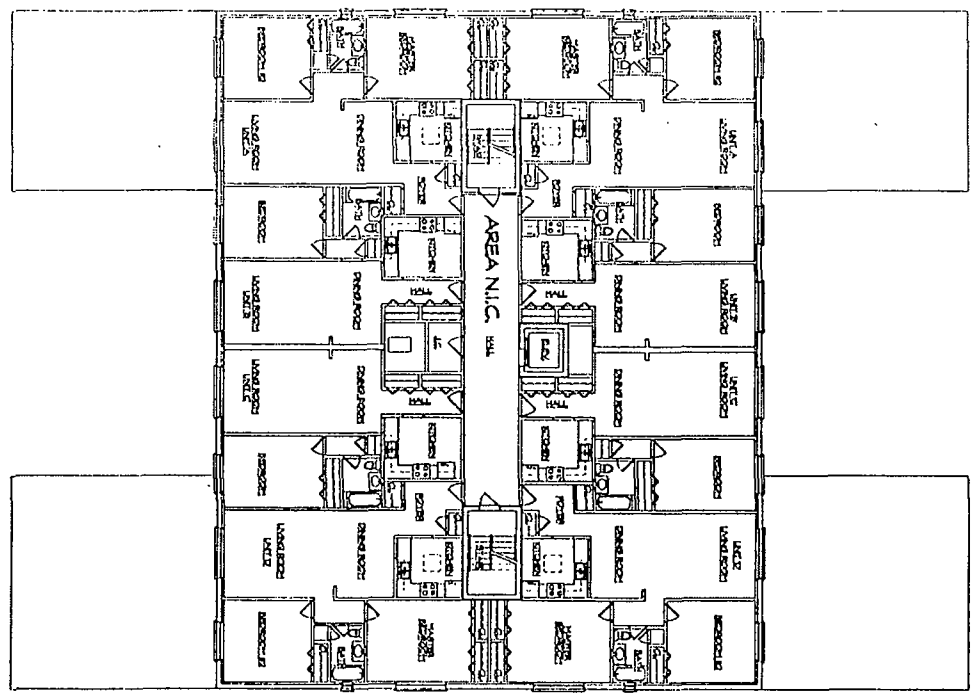
LOCATION: 2411 W. FITCH AVE.,  
CHICAGO, IL 60645  
OWNER: FITCH INVESTMENT PARTNERS, LLC  
1000 N. HALSTED, SUITE 102  
CHICAGO, IL 60642

ARCHITECT: LASZLO SINOVIC, ARCHITECTS, L.L.C.  
652 N. ARDEN AVENUE  
CHICAGO, IL 60645  
EMAIL: OFFICE@LASZLOARCH.COM  
DESIGN REVIEW: SEPTEMBER 18, 2020  
76.32'

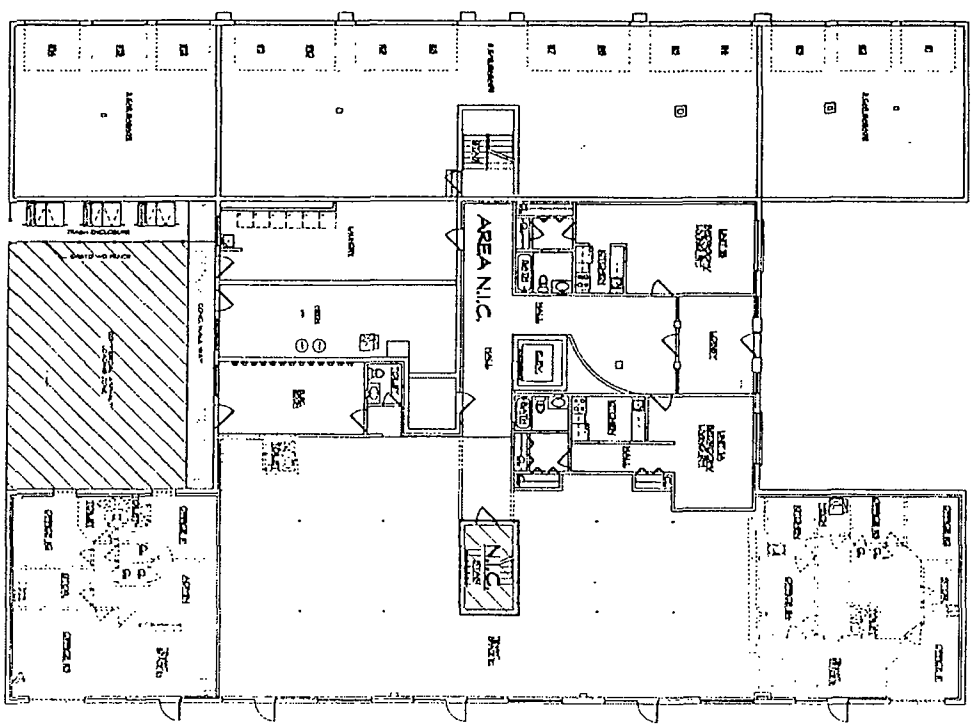


PROFESSIONAL SEAL AND SIGNATURE OF ARCHITECT  
LASZLO SINOVIC, ARCHITECTS, L.L.C.

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY INVESTIGATION OR ANALYSIS CONDUCTED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE RESULTS OF ANY INVESTIGATION OR ANALYSIS CONDUCTED BY THE CLIENT OR ANY OTHER PARTY.

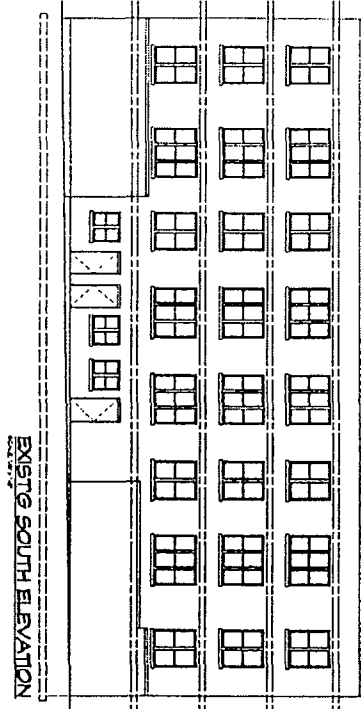


EXISTG. FLY. 2ND - 4TH FL. PLAN - N.I.C.  
FOR REFERENCE ONLY

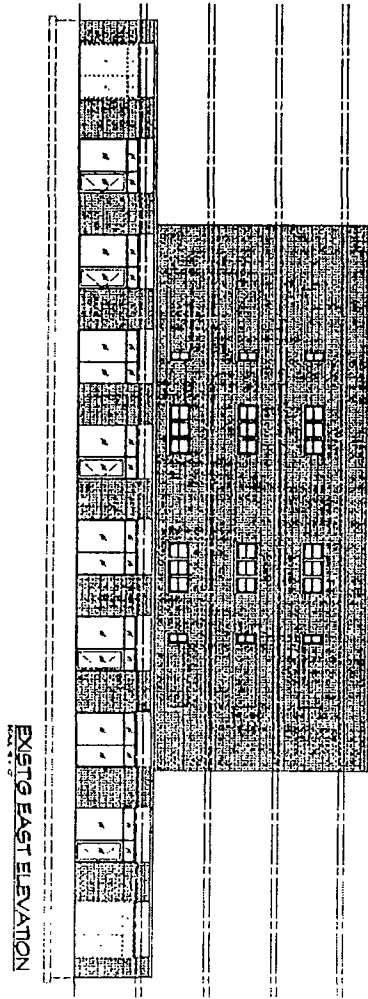


DEMO FIRST FL. PLAN

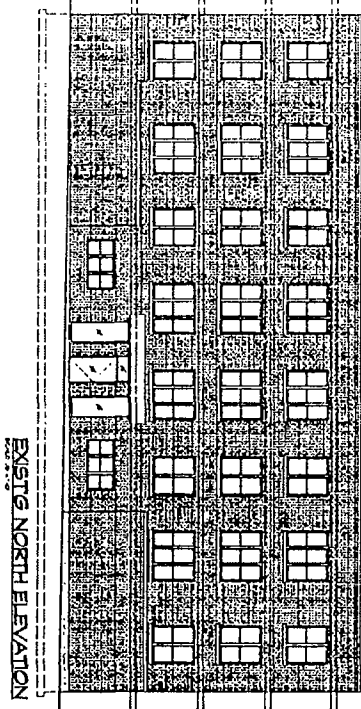
<p>PROJECT</p> <p>CONVERT EXISTG COMMERCIAL UNITS TO 7 ACCESSORY DWELLING UNITS</p> <p>241 W FRCH AVE CHICAGO, IL 60648</p>	<p>OWNER</p> <p>FRCH INVESTMENT PARTNERS, LLC 1000 N HALSTED, SUITE 101 CHICAGO, IL 60642</p>	<p>DATE</p> <p>11/11/11</p>	<p>BY</p> <p>LS</p>	<p>PROJECT NO. 1111</p>	<p>LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO IL 60645-3338 WWW.LASZLOARCHITECTS.COM FAX 773-336-2223 TEL 773-336-2225</p>
		<p>DATE</p> <p>11/11/11</p>	<p>BY</p> <p>LS</p>		



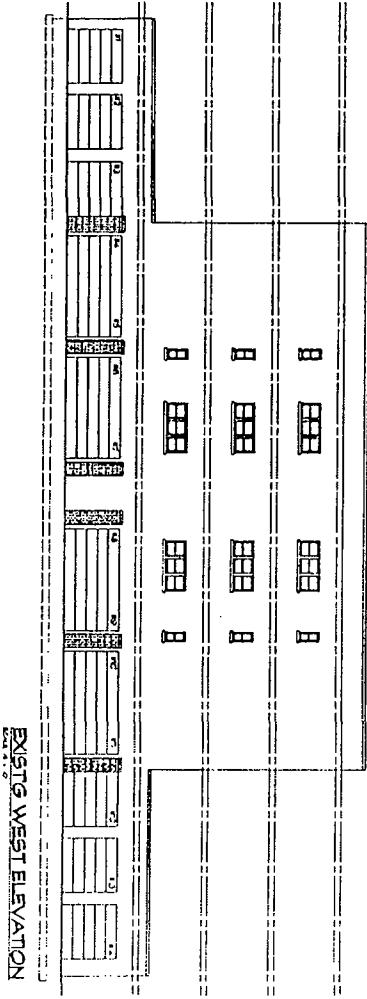
EXIST'G SOUTH ELEVATION



EXIST'G EAST ELEVATION

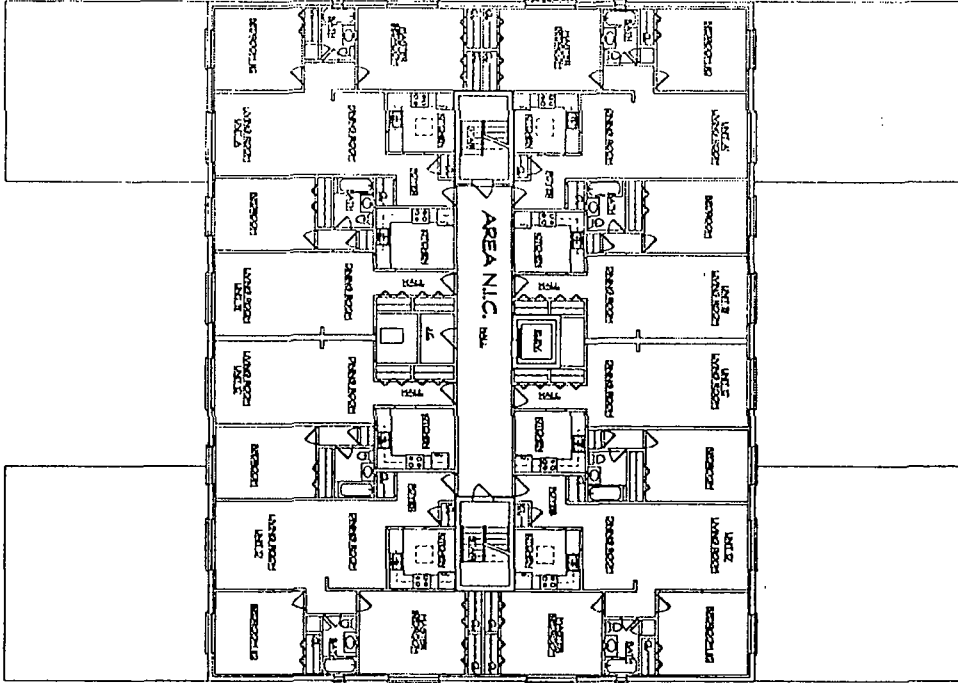


EXIST'G NORTH ELEVATION

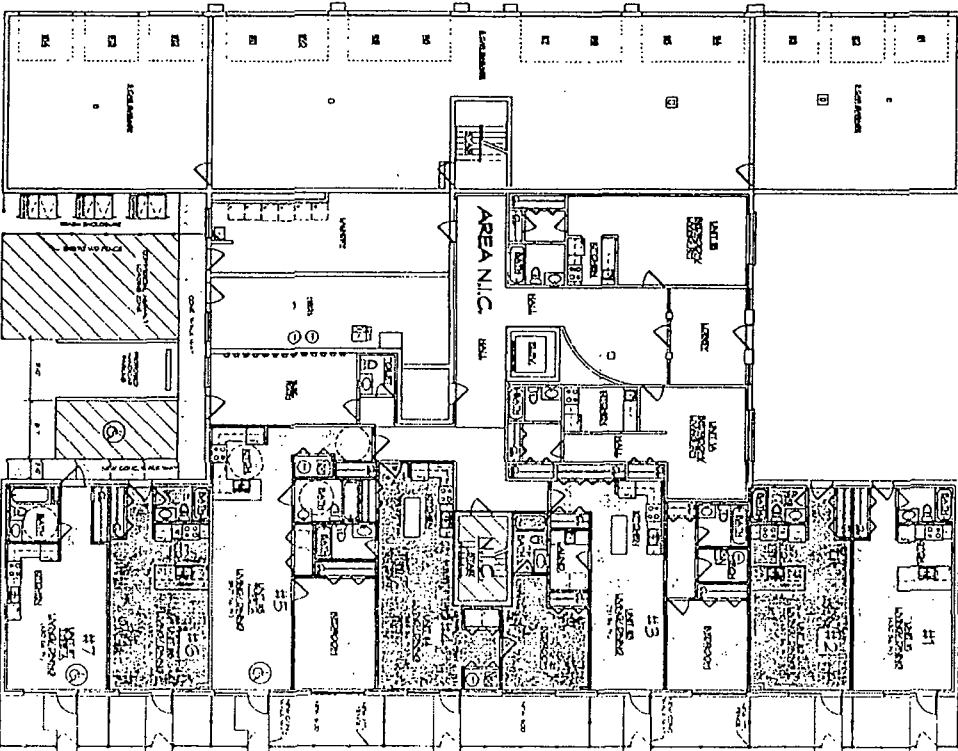


EXIST'G WEST ELEVATION

A-3	OWNER	PROJECT	LASZLO SMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60645-3174 EMAIL: LASZLO.SMOVIC@LASZLOARCH.COM FAX: 773-338-2228 TEL: 773-338-2225	
	FITCH INVESTMENT PARTNERS, LLC 7000 N. HUNTERD, SUITE 500 CHICAGO, IL 60642	CONVERT EXIST'G COMMERCIAL UNITS TO 7 ACCESSIBLE DWELLING UNITS 2411 W FITCH AVE CHICAGO, IL 60641	48,10 SQUARE FEET 201	474-2277 201



EXISTING TRV. 2ND - 4TH FL. PLAN - N.I.C.  
FOR REFERENCE ONLY



NEW FIRST FL. PLAN

A-4	OWNER	PROJECT	LABLO SIMOVIC, ARCHITECTS, L.L.C.	
	FITCH INVESTMENT PARTNERS, LLC 1000 N HALSTED, SUITE 100 CHICAGO, IL 60642	CONVERT EXISTING COMMERCIAL UNITS TO 7 ACCESSIBLE DWELLING UNITS 2411 W FITCH AVE. CHICAGO, IL 60648	LABLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N ARTESIAN AVE. CHICAGO, IL 60648-0338 FAX: 773-938-2223 TEL: 773-938-2225	
DATE	DATE	DATE	DATE	DATE
2014.05.01	2014.05.01	2014.05.01	2014.05.01	2014.05.01