



**to North Sacramento Avenue.**

**To those of a B2-3 Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and due publication. Common**

**address of property: 2922 West Lyndale Avenue**

## FINAL FOR PUBLICATION

### NARRATIVE FOR TYPE 1 REZONING FOR 2922 WEST LYNDALE AVE., CHICAGO, ILLINOIS

The subject property is currently improved with a residential building with 2 dwelling units. The Applicants need a zoning change in order to comply with the height requirements to build a roof top deck with a pergola onto the existing residential building at the subject property.

Project Description:	Zoning Change from an RT4 to a B2-3
Use:	Residential building with 2 dwelling units
Floor Area Ratio:	1.738
Lot Area:	2,500 square feet
Building Floor Area:	Existing: 4,345.9 square feet
Density:	1,250 square feet per dwelling unit
Off- Street parking:	2 parking spaces (existing garage)
Set Backs:	Existing front: 8.18 feet Existing east side: 2.99 feet Existing west side: 1.91 feet Existing rear yard: 36.74 feet Existing rear yard open space: 225 square feet
Building height (with pergola):	50 feet

16' PUBLIC ALLEY

25.00'

MASONRY GARAGE

REAR YARD - OPEN SPACE- 225 SF

3 STORY MASONRY BUILDING

overTi

g:  
i  
3

UETAL AND

- CONCRETE STAIRS

25.00'

-EXISTING CONCRETE WALKv

# ANAL FOR PUBLICATION

W. LYNDAL ST.

ill  
a 3  
>

H If

*till*

o t > - < o z P g

o o  
D  
oo =  
**ii**  
m ^

Be V"

ir^r r

Of

(S1

*J*  
**r \***

# FINAL FOR PUBLICATI

R  
ECTS D

2922 W. LYNDAL ST. CHICAGO, IL  
EXISTING FLOOR PLANS, AND ROOF PLAN