TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
4518 W. Lawrence Ave

The Applicant seeks to rezone 4518 W. Lawrence Avenue from a C1-1 Neighborhood Commercial District to a C1-3 Neighborhood Commercial District in order to construct a three-story mixed-use building with approximately 2,576 square feet of ground-floor commercial space, six (6) residential dwelling units, and three (3) vehicular parking spaces. The proposed mixed-use building will have a height of approximately 35 feet. The existing one-story commercial building will be demolished.

Pursuant to Section 17-13-0303-D, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

Project Bulk and Density

Lot Area	4,375 SF
Density MLA (Lot area per unit)	6 DUs (729.16 SF per unit)
Off Street Parking	3 spaces
Front Setback	0 feet
Rear Setback	30 feet
Side Setback (East)	0 feet
Side Setback (West)	0 feet
Building SF	8,562 SF
FAR	1.96
Building Height	35 feet

MIXED-USE DEVELOPMENT
4518 W. LAWRENCE AVE., CHICAGO, IL 60630

ADDRESS:	4518 W LAWRENCE AVE							
WORK AREA	4,375 SQ FT							
WORK SPACE	1 STORY COMMERCIAL							
VIOLATIONS	NO							
ITEM	ISSUE	CHAPTER/ ARTICLE	ORD REQ	ACTUAL	REQ N/A	LOC SHEET NO	AGENCY TEST NO	REMARKS
PART 1 - ZONING REQUIREMENTS								
1.01	ZONING DISTRICT	CZO TITLE 17		C1-1				
1.02	LOT AREA			4,375 SQFT	N/A			
1.03	MAXIMUM F.A.R. (1.2)		5,829 SQFT	5,367 SQFT	N/A			
1.04	TOTAL BUILDING AREA				N/A			
1.05	BUILDING HT AND # OF FLOORS			35'-0"	N/A			
1.06	MINIMUM YARDS:				N/A			
	FRONT YARD				N/A			
	SIDE YARD				N/A			
	REAR			30'-0"±	N/A			
1.07	GRADE ELEVATION (CCD)				N/A			
1.08	OFF STREET LOADING				N/A			
1.09	MINIMUM PARKING				N/A			
1.10	LANDSCAPING				N/A			
1.11	TOWNHOUSE ORDINANCE				N/A			
PART 2 - BUILDING REQUIREMENTS								
2.06	OCCUP. CLASSIFICATION	8(13-56)PG115			N/A			
2.08	TYPES OF CONSTRUCTION	8(13-60)PG328		IV-B	N/A			

DESIGN LOAD

PER CHICAGO BUILDING CODE 16(13-52-080), 16(13-52-090), 16(13-52-220), 16(13-52-230), 16(13-52-290), 16(13-52-340)

DESIGN LOADS:

FLOOR LOADS:	
- COMMERCIAL & PUBLIC ROOMS	50 PSF
- STAIRS & PUBLIC ROOMS	100 PSF
- SECOND FLR CORRIDORS	80 PSF
- FIRST FLR CORRIDORS, STAIRWAYS	100PSF
- PARTITIONS	15 PSF
- DWELLING UNITS CORRIDORS	40 PSF
- SLEEPING DWELLING UNITS	40 PSF
- PUBLIC ROOMS, BALCONIES	100 PSF
- GARAGE STORAGE & REPAIR	100PSF
SNOW LOADS:	
- FLAT ROOFS, FLAT ROOF, DRAFTING	15 PSF
SHOWROOMS	25 PSF
- SLOPED ROOFS	30 PSF
- ROOFING MATERIALS (AT EAVES)	40 PSF
ROOF LOADS:	
- DEAD LOADS	15 PSF
- WIND AND SNOW (OR RAIN)	45 PSF
TOTAL	60 PSF
RACKING LOADS	
- VERTICAL & HORIZONTAL THRUST	50 PLF
- CONCENTRATED LOADS	200 P
PROPOSED SOIL BEARING CAPACITY	3000 PSF
(SHALL BE FIELD VERIFIED BY A QUALIFIED TESTING AGENCY)	
DESIGN ANALYSIS (LIVE LOAD REDUCTION PER)	
$L=L_o(0.25+\frac{4.57}{\sqrt{K_{LL}A_T}})$ L_o=100P.s.f., K_{LL}=4	
$L=L_o(0.25+\frac{4.57}{\sqrt{K_{LL}A_T}})$ L_o=40P.s.f., K_{LL}=2	
DESIGN SOIL BEARING CAPACITY	2.5 K PSF

DEMOLITION NOTES

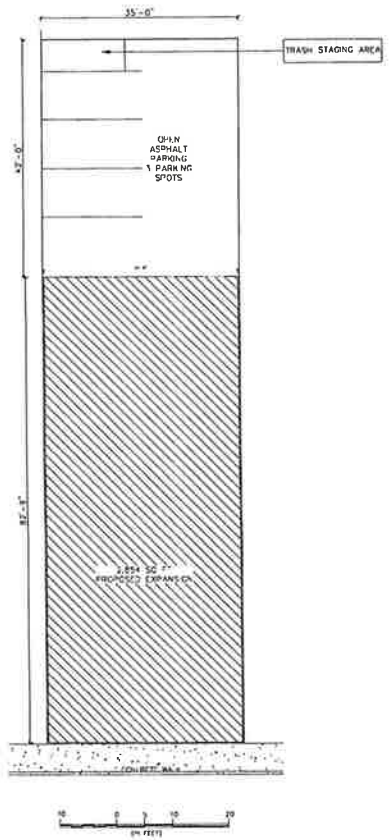
NEW AND EXISTING CONDITIONS AND DIMENSIONS: EACH CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY NEW AND/OR EXISTING CONDITIONS AND NEW AND /OR EXISTING DIMENSIONS AS THEY RELATE TO ALL WORK ADJOINING THAT OF EITHER TRADES AND NOTIFY THE ARCHITECT FOR ANY ADVERTISED AND/OR DISCREPANCIES PRIOR TO STARTING WORK. CONDITIONS OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURE TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER INSOFAR AS PRACTICABLE. HOWEVER, MINOR VARIATIONS WITHIN STRUCTURE MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF SELECTIVE DEMOLITION WORK. PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNER AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACE AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING. REMOVE PROTECTION AT COMPLETION OF WORK. REPAIR PROMPTLY DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

FLAME CUTTING: DO NOT USE CUTTING TORCHES FOR REMOVAL UNTIL WORKED AREA IS CLEARED OF FLAMMABLE MATERIALS AT CONCEALED SPACES, SUCH AS INTERIOR OF DUCTS AND PIPE SPACE, VERIFY CONDITION OF HIDDEN SPACE BEFORE STARTING FLAME OPERATIONS. MAINTAIN PORTABLE FIRE SUPPRESSION DEVICES DURING FLAME OPERATIONS. USE BY SURVEYS: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR IN-USE FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.

GENERAL NOTES

BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, CODES AND OWNER REQUIREMENTS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THIS SHALL BE DONE PRIOR TO THE SUBMITTAL OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. SHOULD THE CONTRACT DOCUMENTS CONTRADICT EACH OTHER AT ANY POINT, OR REQUIRE CLARIFICATION, THE CONTRACTOR MUST CALL THE SAME TO THE ATTENTION OF THE ARCHITECT, AND HIS DECISION SHALL BE OBTAINED PRIOR TO SUBMISSION OF BIDS. OTHERWISE, THE ARCHITECT'S INTERPRETATION WILL GOVERN THE PERFORMANCE OF THE WORK AND NO ALLOWANCE SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ERROR OR NEGLIGENCE ON HIS PART FOR THE SAID CONDITIONS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, MUST CLEARLY BRING THE SAME TO THE ATTENTION OF THE ARCHITECT FOR PROPER ADJUSTMENT AND IN NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINTY. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS FOR THE PROPOSED CONSTRUCTION OR SITE. NO CHANGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.



SITE PLAN
SCALE: 1/10"=1'-0"





DRAWING INDEX

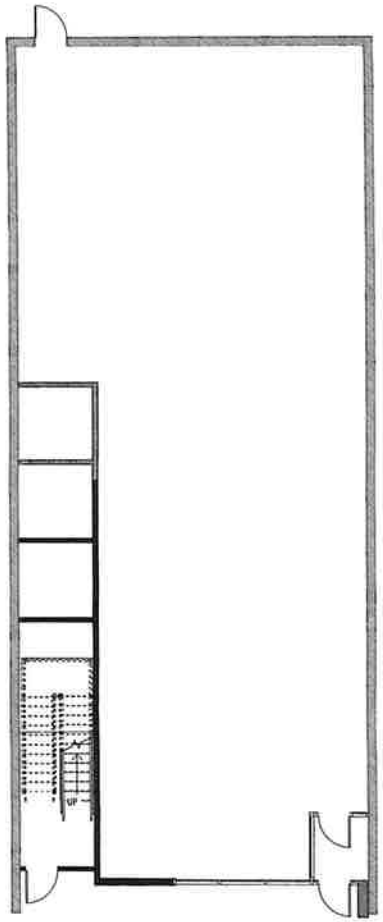
A-0 SITE PLAN, CODE MATRIX & GENERAL INFORMATION
A-1
A-2
A-3
A-4
A-5

4518 W LAWRENCE AVE.,
CHICAGO, IL 60630

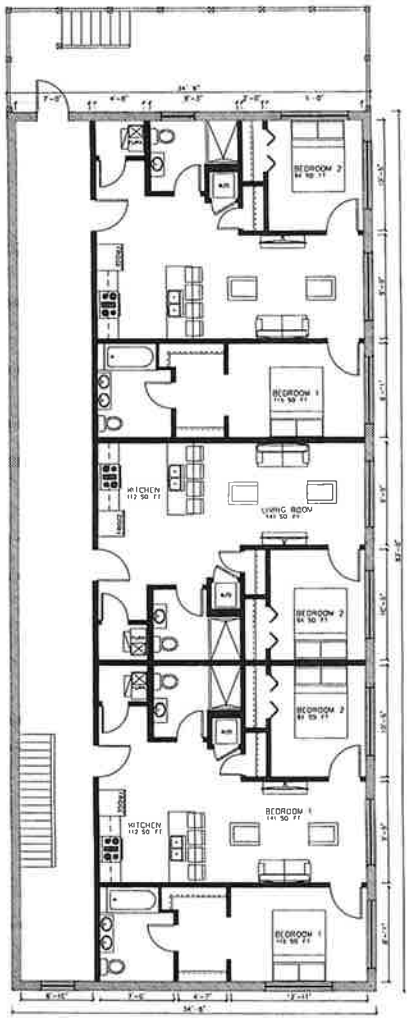
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4518 W. LAWRENCE

Revision			
Revision			
Revision			
Drawn	JS	10/10/2025	
Checked			
Approved			

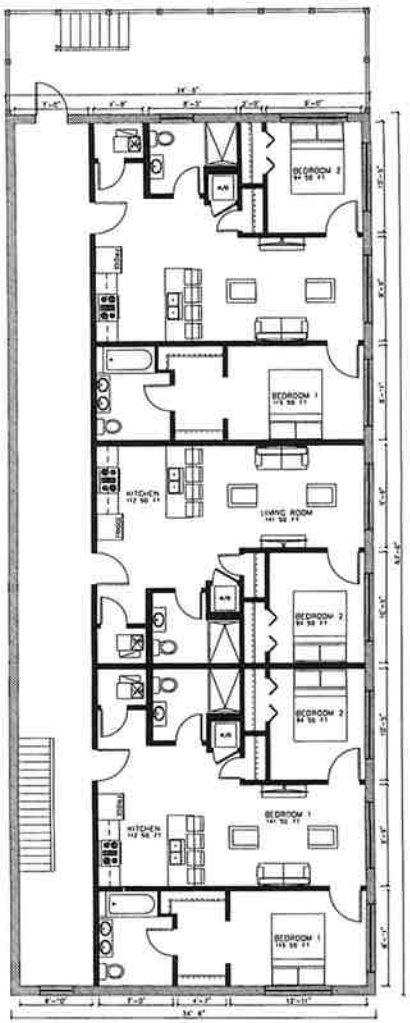
SITE PLAN & INFO — A-0



NEW COMMERCIAL



2ND FLOOR



3RD FLOOR

10 0 3 10 20
(IN FEET)

LEGEND

- EXISTING EXTERIOR WALL
- NEW EXTERIOR WALL
- EXISTING INTERIOR WALL
- NEW INTERIOR WALL
- (D) DOOR TYPE SEE SHEET A-8
- (W) WINDOW TYPE SEE SHEET A-8
- WALL/CEILING TYPE SEE SHEET A-8

NOTES:

-SEE SHEET M-2 FOR LIGHT & VENT SCHEDULE
-SEE SHEET E-1 FOR ELECTRICAL FOR SMOKE DETECTORS
-SEE SHEET A-9 FOR DOOR & WINDOW DETAILS

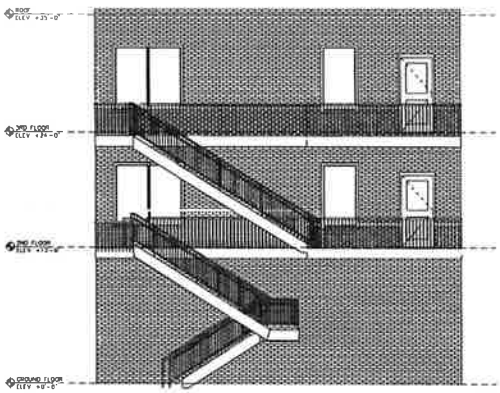
4518 W LAWRENCE AVE.,
CHICAGO, IL 60630

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4518 W. LAWRENCE

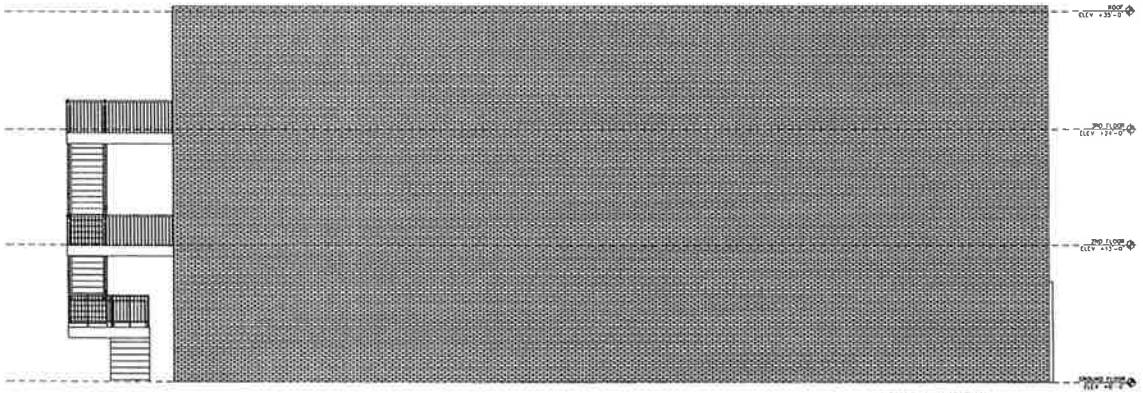
Revision			
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Revision			
Drawn	JS	10/10/2025	
Checked			
Approved			

PROPOSED BASEMENT & 1ST FLOOR PLANS

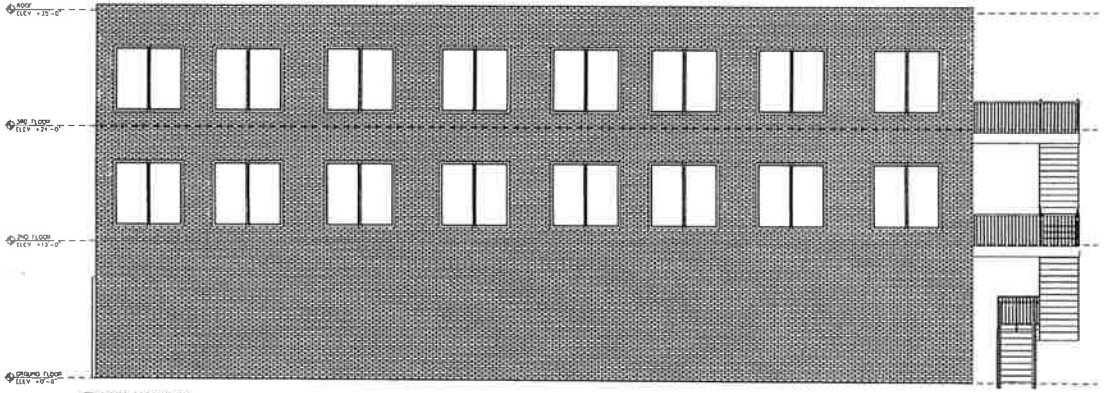
A-4



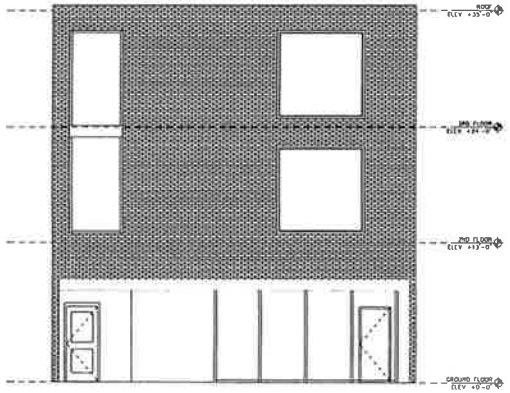
2 NORTH ELEVATION



4 WEST ELEVATION



3 EAST ELEVATION



1 SOUTH ELEVATION



LEGEND:

- EXISTING CONDITION
- NEW CONDITION
- NEW WINDOW/ DOOR OPENING

4518 W LAWRENCE AVE.,
CHICAGO, IL 60630

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4518 W. LAWRENCE

Revised			
Revised			
Revised			
Drawn	JS	10/10/2025	
Checked			
Approved			

PROPOSED ELEVATIONS

A-6