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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

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

ADDRESS	4518 W LAWRENCE AVE							
WORK AREA		[illegible] SQ FT						
WORK SPACE		[illegible] STORY COMMERCIAL						
VIOLATIONS		NO						
ITEM	ISSUE	CHAPTER / ARTICLE	DRD RQD	ACTUAL	RQD N/A	LOC SPEC T NO	AGENCY / TEST NO	REMARKS
PART 1 - ZONING REQUIREMENTS								
1.01	ZONING DISTRICT	CZO TITLE 17		[illegible]				
1.02	LOT AREA			[illegible] SQ FT	N/A			
1.03	MAXIMUM F.A.R. [illegible]		[illegible] SQ FT	[illegible] SQ FT	N/A			
1.04	TOTAL BUILDING AREA				N/A			
1.05	BUILDING HT / NO. OF FLOORS			[illegible]	N/A			
1.06	MINIMUM YARDS				N/A			
	FRONT YARD				N/A			
	SIDE YARD				N/A			
	REAR			[illegible]	N/A			
1.07	GRADE ELEVATION [CCD]				N/A			
1.08	OFF STREET LOADING				N/A			
1.09	[illegible] PARKING				N/A			
1.10	LANDSCAPING				N/A			
1.11	[illegible] ORDINANCE				N/A			
PART 2 - BUILDING REQUIREMENTS								
2.01	OCCUP. CLASSIFICATION	[illegible]			N/A			
2.02	TYPES OF CONSTRUCTION	[illegible]		[illegible]	N/A			

DESIGN LOAD

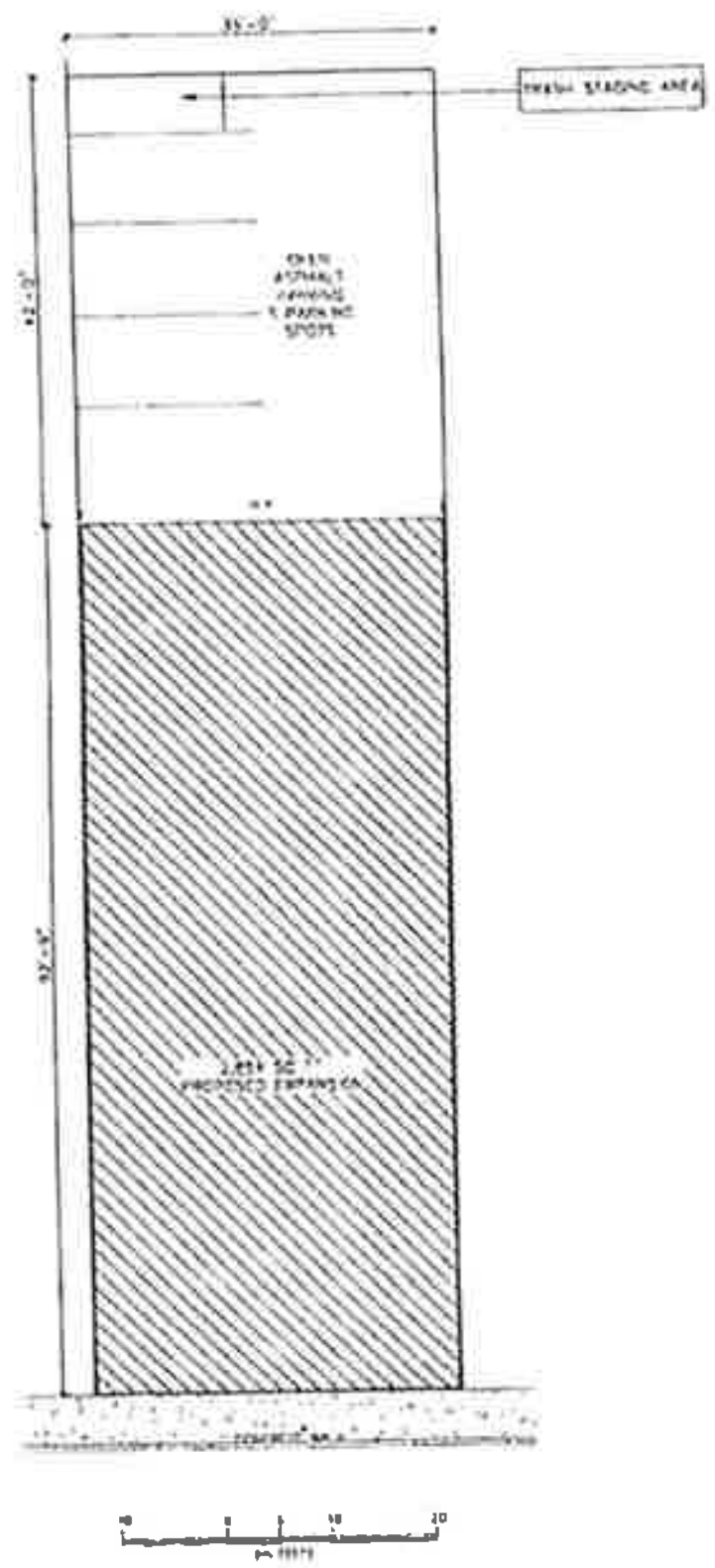
PER CHICAGO BUILDING CODE 14[illegible]

GENERAL NOTES

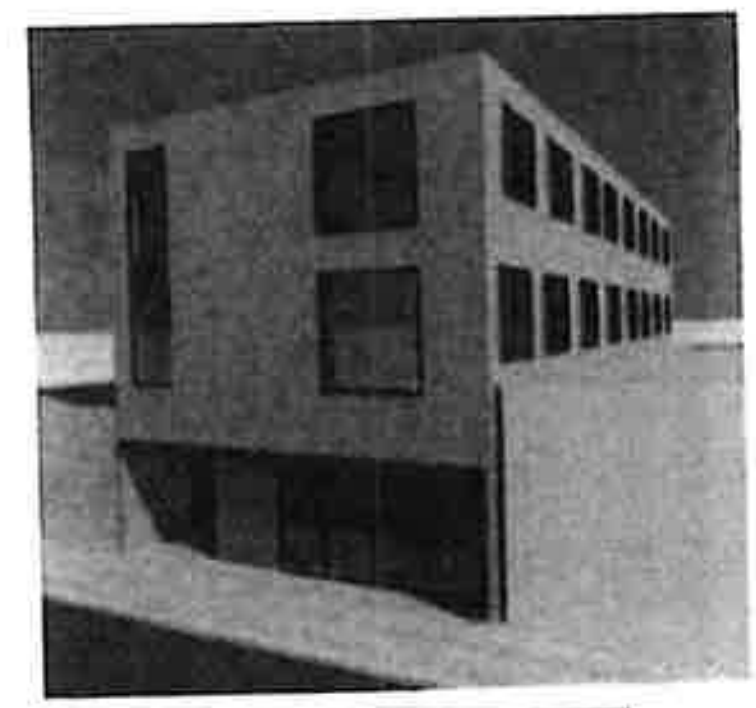
BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, CODES AND OTHER REQUIREMENTS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. [illegible]

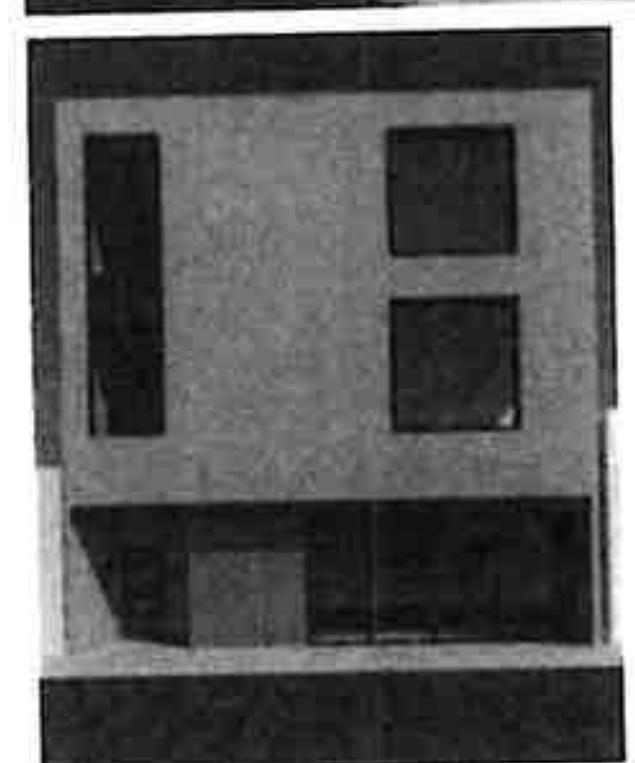
DEMOLITION NOTES

[illegible]



SITE PLAN





DRAWING INDEX

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4518 W. LAWRENCE AVE.
CHICAGO, IL 60630

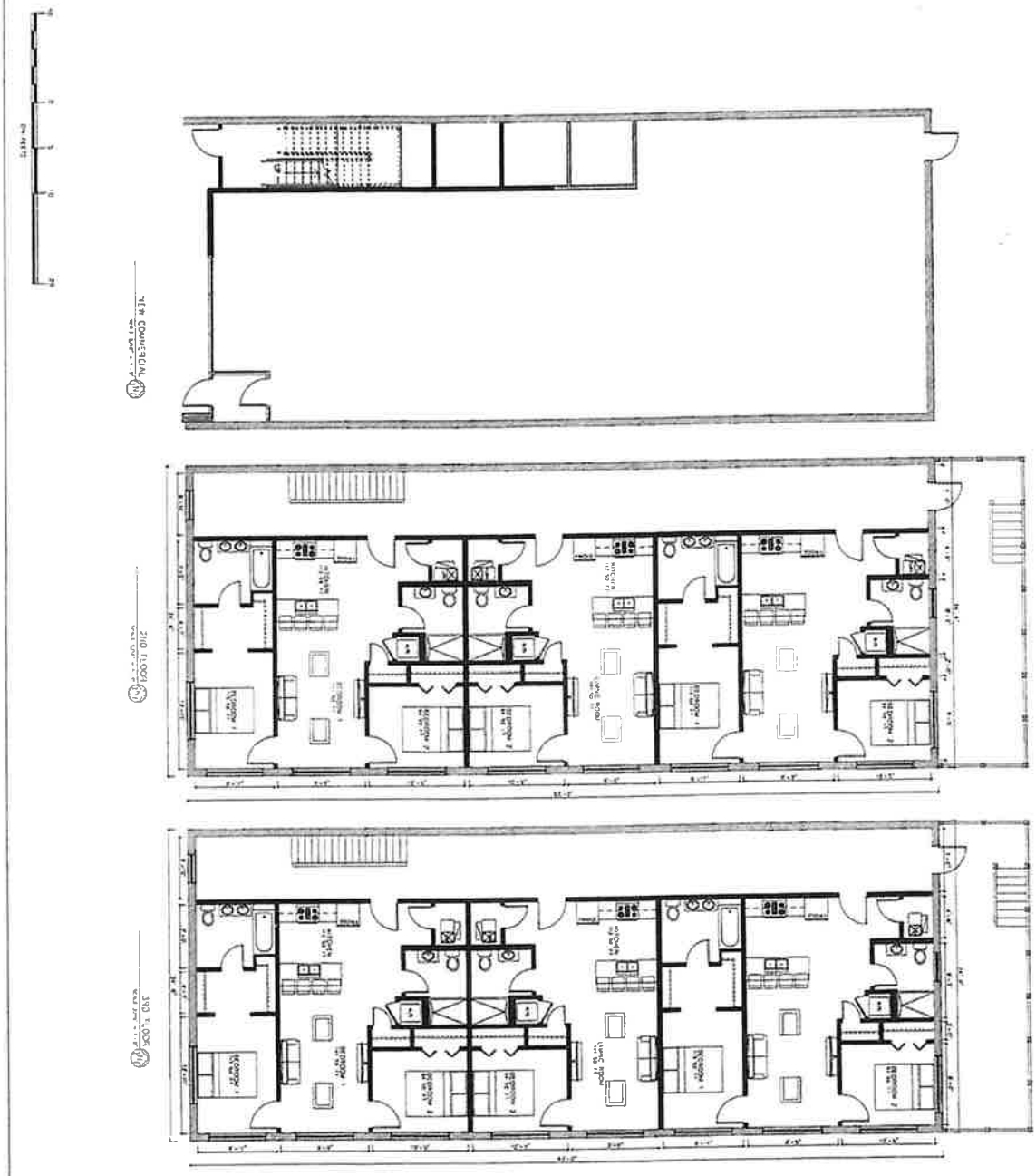
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4518 W. LAWRENCE

Drawn	JS	10/10/2023

SITE PLAN & INFO

A-0

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