



# City of Chicago



SO2019-5559

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 7/24/2019

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

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 7-I at 2448 W Diversey Ave  
- App No. 20121T1

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

**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 RS-3 Residential Single-Unit (Detached House) District, as shown on Map 7-I in the area bounded by:

**West Diversey Avenue; a line 100 feet East of and parallel to North Campbell Avenue; the alley next North of and parallel to North Diversey Avenue; and a line 125 feet East of and parallel to North Campbell Avenue.**

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

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2448 West Diversey Avenue, Chicago, IL

**SUBSTITUTE  
NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
2448 WEST DIVERSEY AVENUE**

The Application is to change zoning for 2448 West Diversey Avenue from RS-3 Residential Single-Unit (Detached Housing) District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a four-story, three (3) dwelling unit building with basement. The footprint of the building will be 21 feet by 81 feet in size. The building height shall be 44 feet 11 inches high, as defined by Code.

**LOT AREA:** 3,268.75 SQUARE FEET

**FLOOR AREA RATIO:** 1.80

**BUILDING AREA:** 5,873 SQUARE FEET

**DENSITY, per DWELLING UNIT:** 1,089.58 SQUARE FEET PER DWELLING UNIT

**OFF-STREET PARKING:** THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED.

**FRONT SETBACK:** 15 FEET

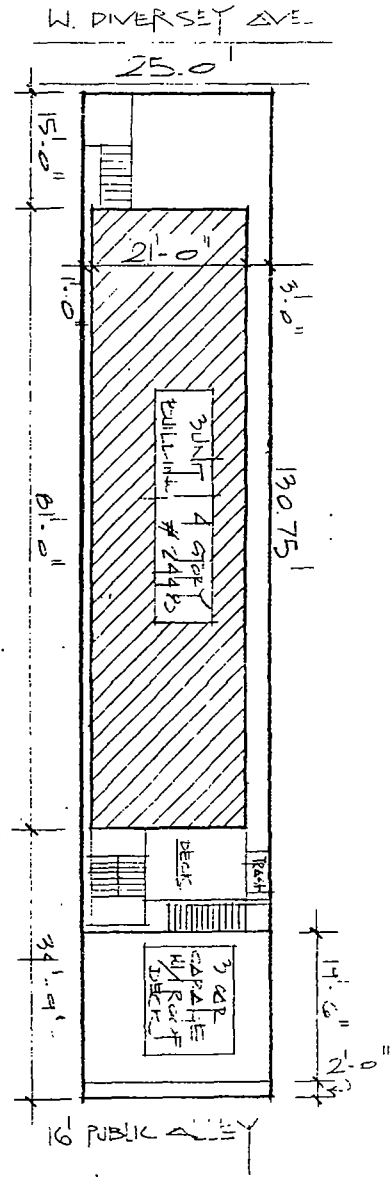
**REAR SETBACK:** 34 FEET 9 INCHES

**SIDE SETBACK:** 1 FEET (East) 3 FEET (West)

**BUILDING HEIGHT:** 44 FEET 11 INCHES

**HANNA.**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 184-001485

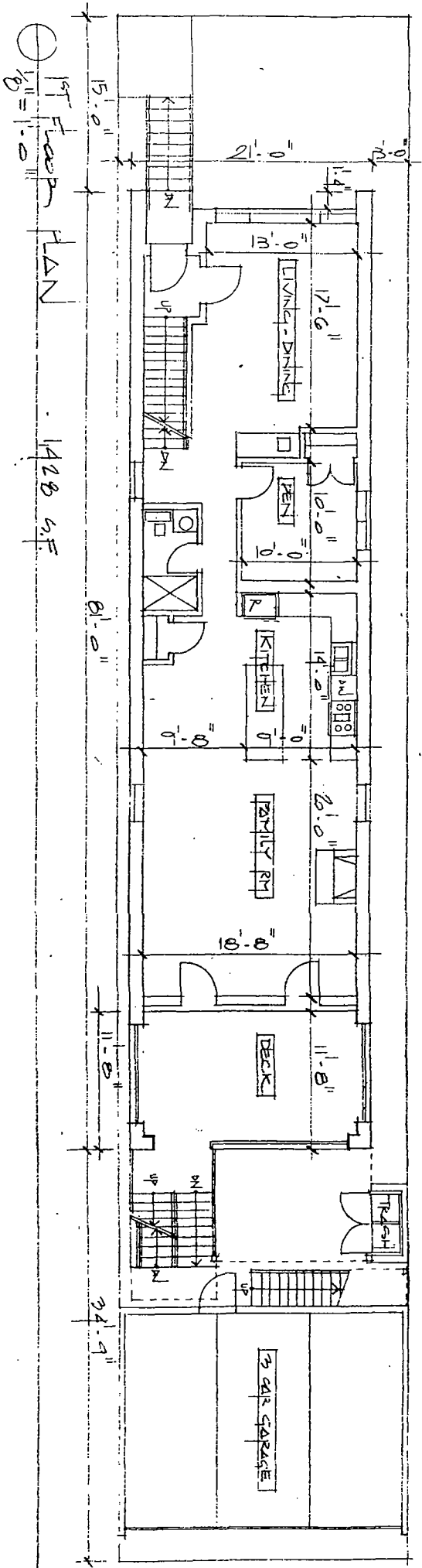
180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 750-1801  
 e-mail: hannaarchitects@stcglobal.net  
 © HANNA ARCHITECTS, INC. 2019



1/8" = 1'-0" SITE PLAN

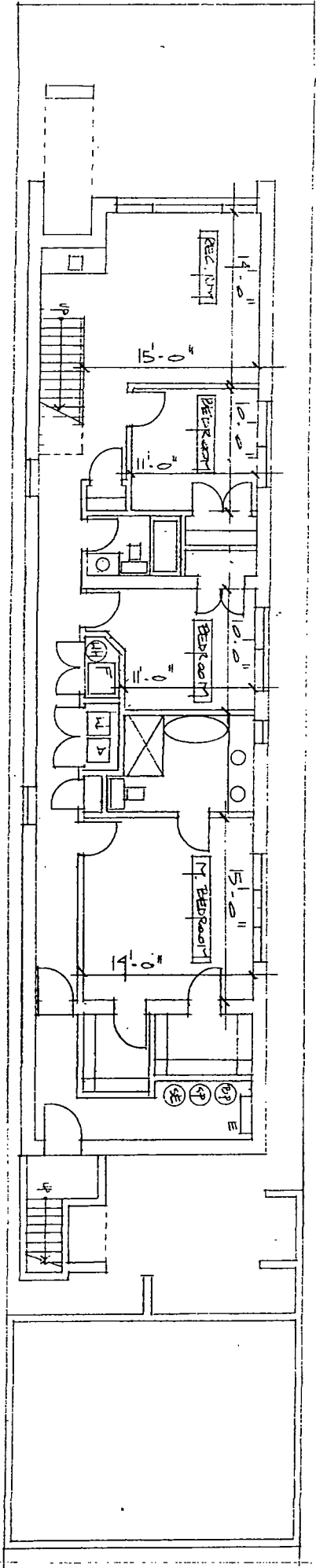
**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801  
e-mail: hannaarchitects @ spglobal.net  
© HANNA ARCHITECTS, INC. 2019



**J HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 001483

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801  
e-mail: hannaarchitects@bcgplab.net  
© HANNA ARCHITECTS, INC. 2019

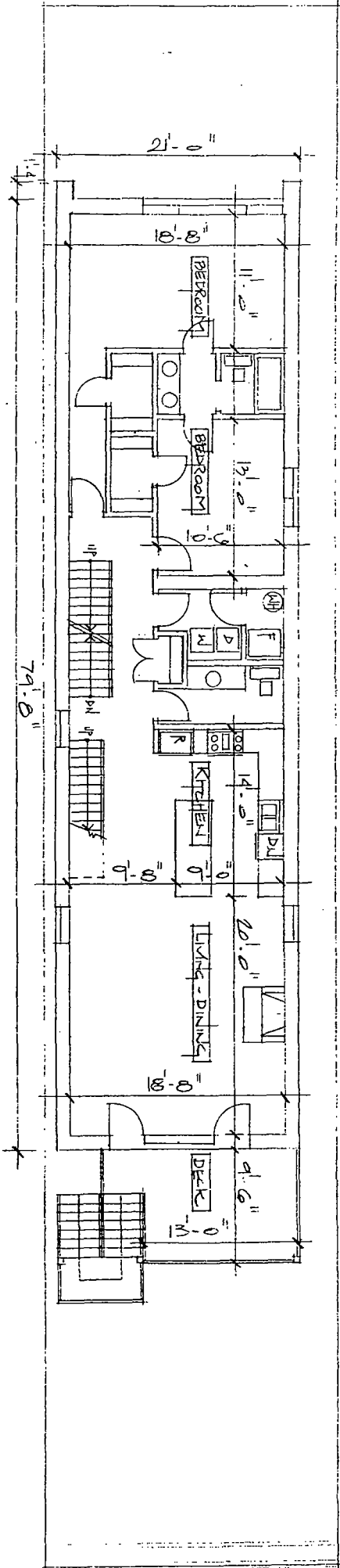


○ BASEMENT FLOOR PLAN  
1/8" = 1'-0"



**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001453

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801  
e-mail: hannaarchitects@stc-global.net  
© HANNA ARCHITECTS, INC. 2019

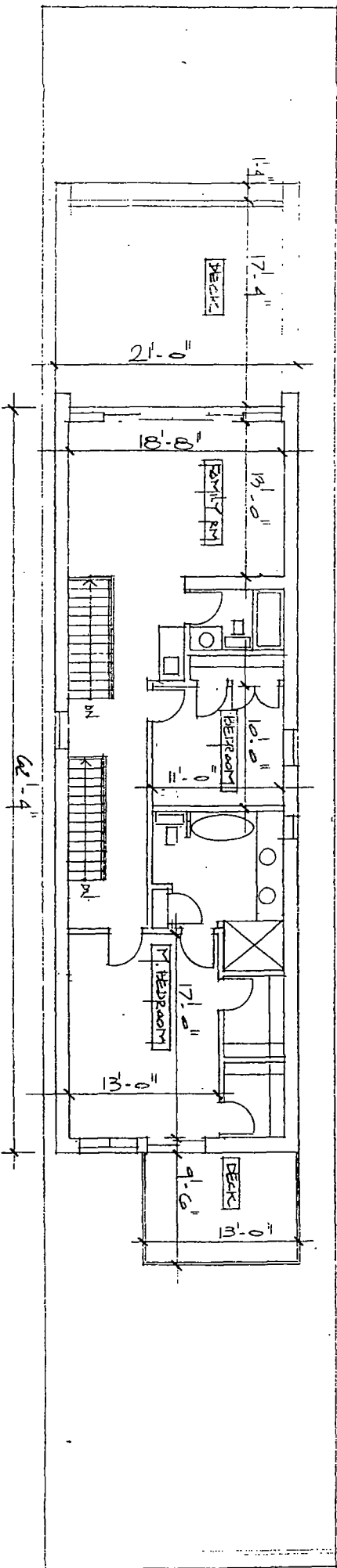


3<sup>rd</sup> Floor PLAN  
1/8" = 1'-0"  
1568 S.F.



**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001485

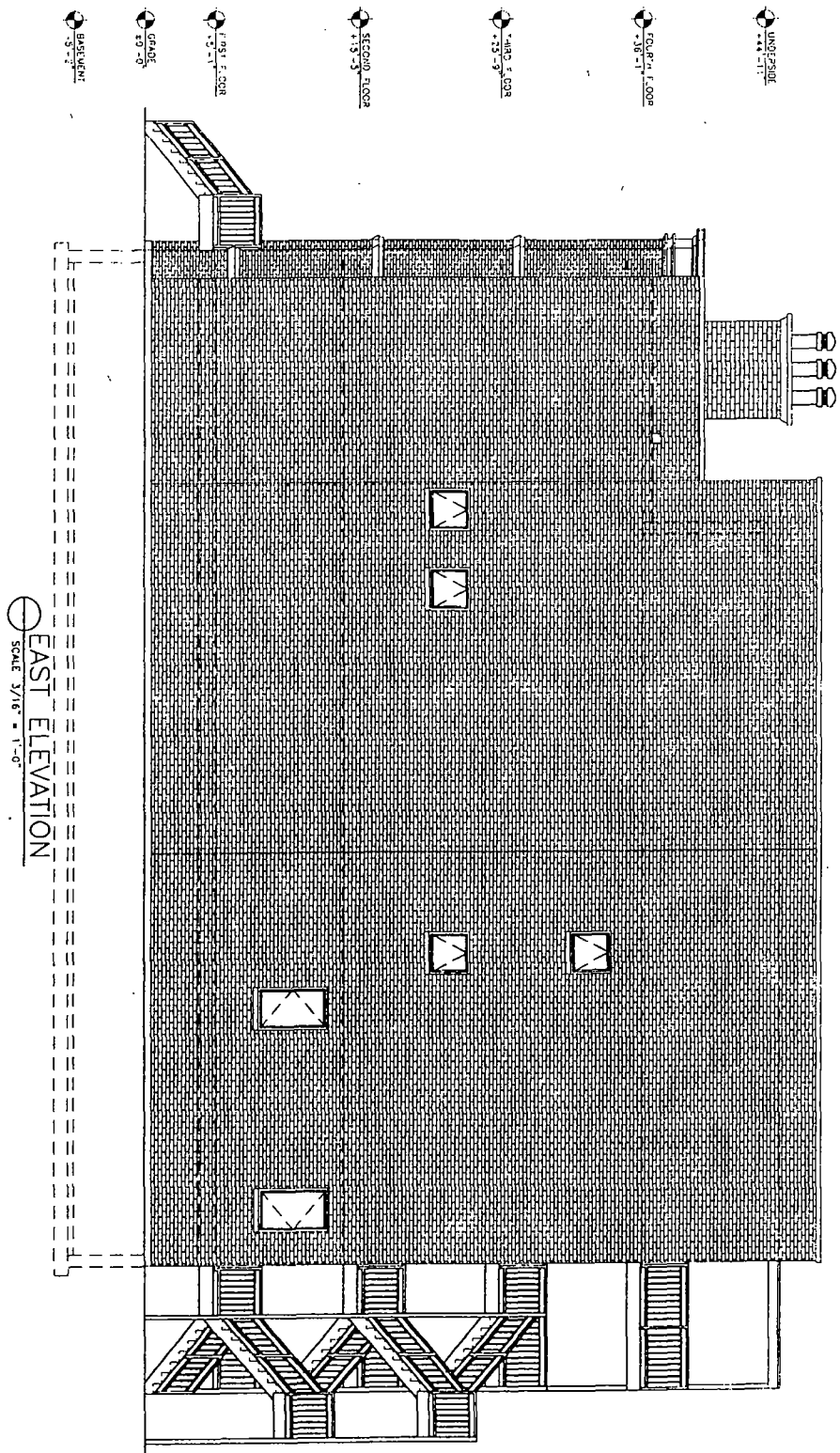
180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801  
e-mail: hannaarchitects@stcglobal.net  
© HANNA ARCHITECTS, INC. 2019



4<sup>TH</sup> FLOOR PLAN  
1/8" = 1'-0"

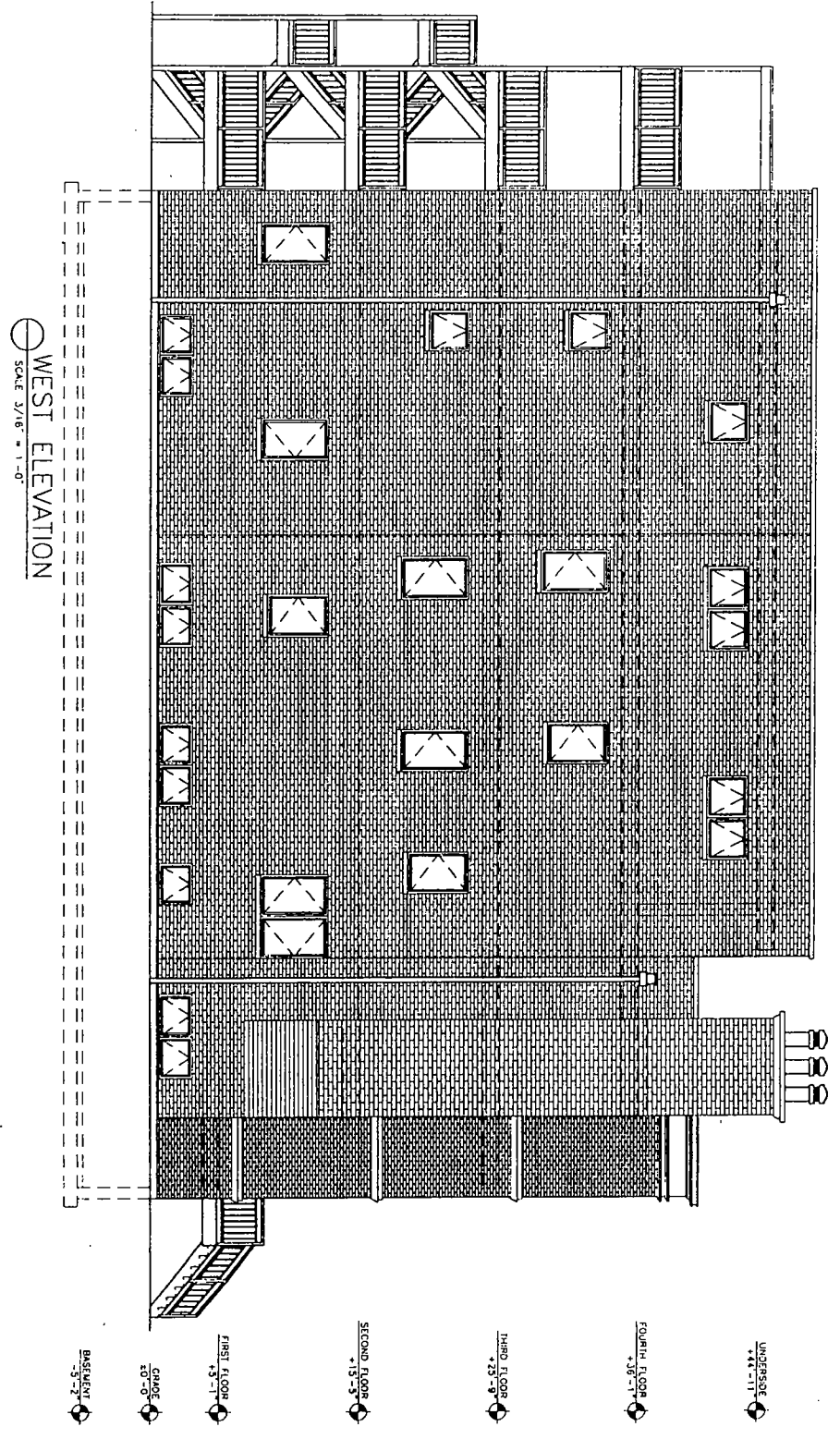
**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801  
Email: hannaarchitects@sbcglobal.net  
© HANNA ARCHITECTS, INC. 2020



**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801  
Email: hannaarchitects@sbcglobal.net  
© HANNA ARCHITECTS, INC. 2020





PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 001485

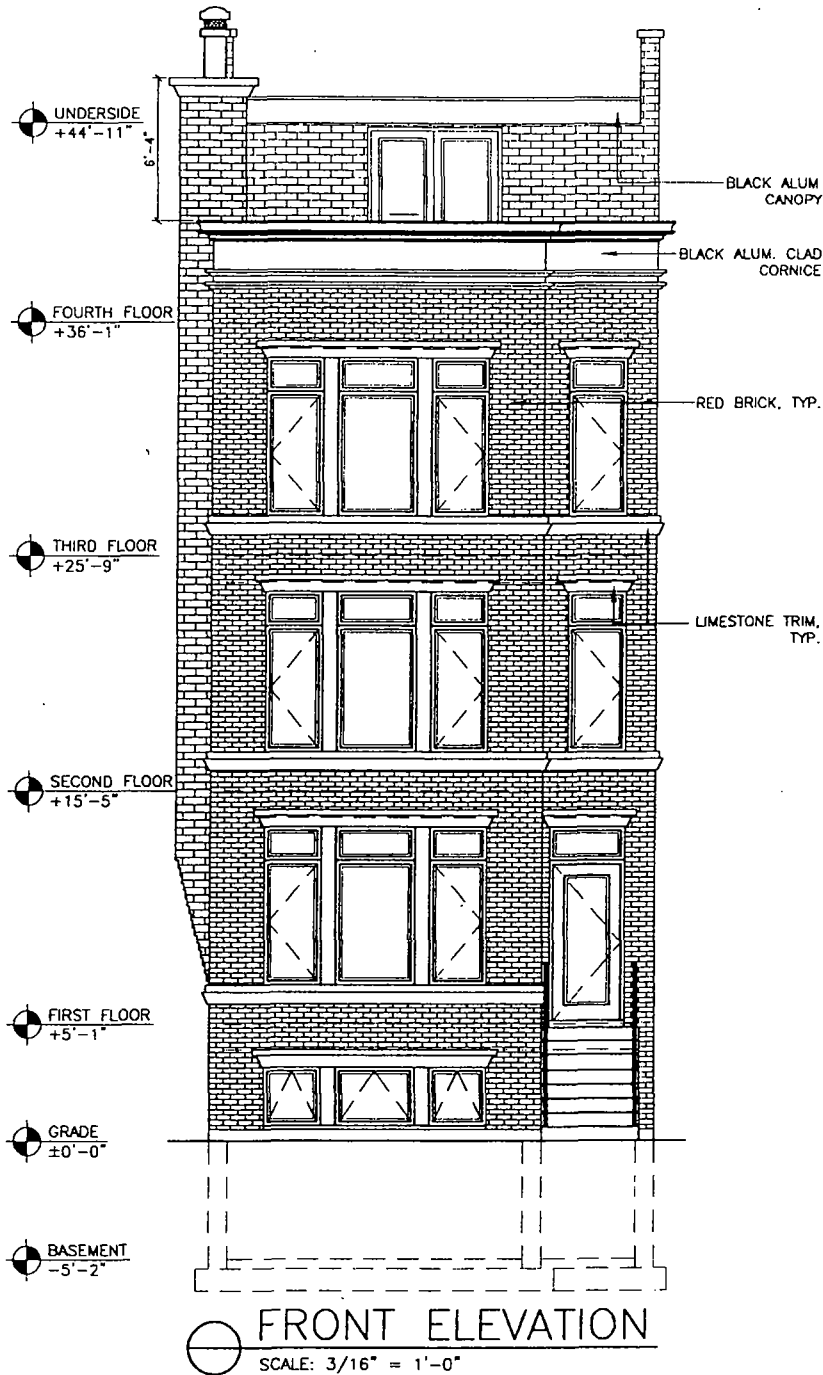
FINAL FOR PUBLICATION

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602

FAX (312) 750-1801

Email: hannaarchitects@sbcglobal.net

© HANNA ARCHITECTS, INC. 2020



FINAL FOR PUBLICATION



PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801

Email: hannaarchitects@sbcglobal.net

© HANNA ARCHITECTS, INC. 2020

