



# City of Chicago



SO2017-9006

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 12/13/2017

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

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 64-B at 3701 W Diversey Ave - App No. 19485 - T1

**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 B3-1 Community Shopping District symbols and indications as shown on Map No. 64-B in the area bounded by

West Diversey Avenue; North Lawndale Avenue; the public alley next south of and parallel to West Diversey Avenue; a line 25.43 feet west of and parallel to North Lawndale 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: 3701 West Diversey Avenue

**FINAL FOR PUBLICATION**

**SUBSTITUTE NARRATIVE AND PLANS**  
**TYPE 1 ZONING AMENDMENT**  
**3701 WEST DIVERSEY AVENUE**

B2-3 Neighborhood Mixed-Use District

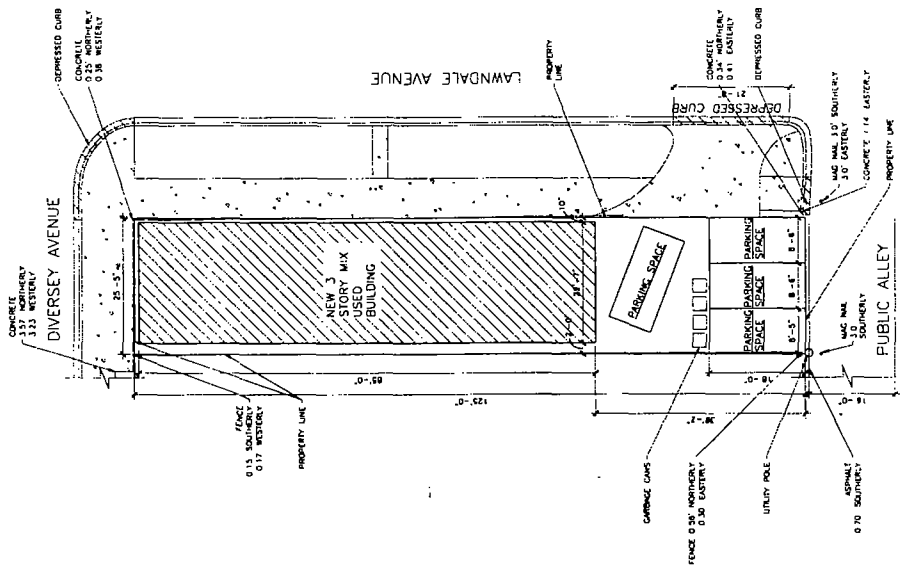
The applicant is requesting a zoning amendment from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to construct a 3 story residential building with 4 dwelling units. 4 parking spaces will be provided. The building will be 39 feet 7 inches tall.

Lot Area	3,178.75 square feet
MLA	794.68 square feet
Parking	4 parking spaces
Rear Setback	39 feet 2 inches
East Setback	10 inches
Front Setback	0 feet
West Setback	2.0 feet
FAR	1.81
Building Square Footage	5,757.9 square feet
Building Height	39 feet 7 inches

\*Attached set of plans provided\*

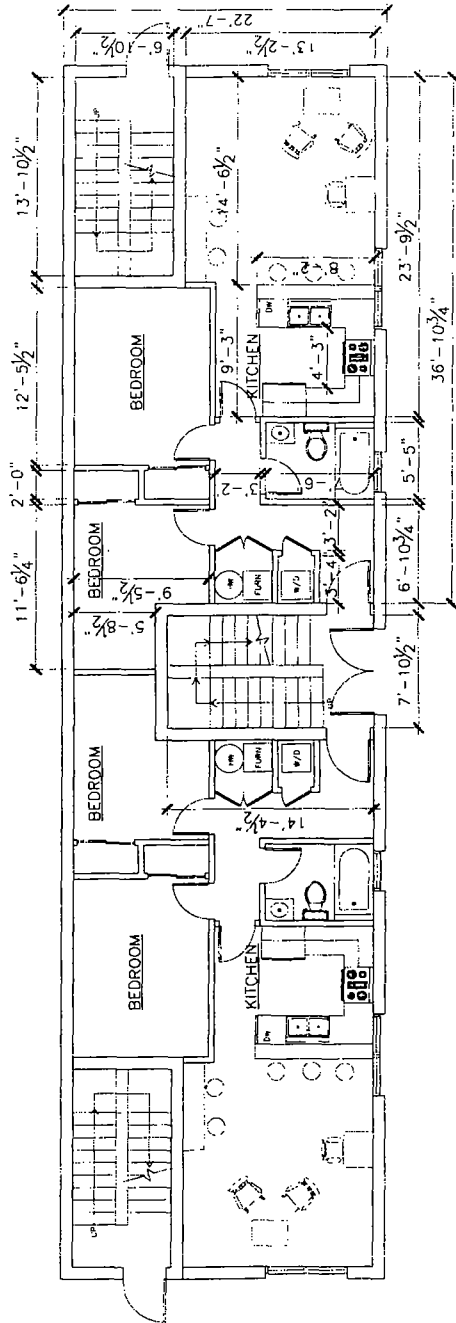
FINAL FOR PUBLICATION

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- NOTES:**
- 1) 314' FT X 124' 00" FT = 38874.00 SQ FT
  - 2) BUILDING FOOTPRINT = 1013.30 SQ FT
  - 3) TOTAL BUILDING AREA = 39887.30 SQ FT

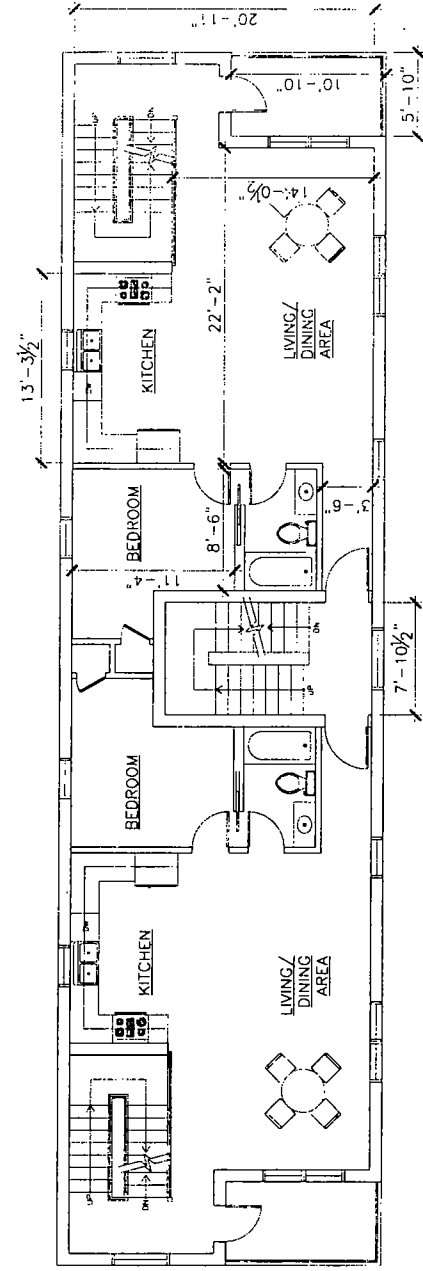
1 SITE PLAN  
 SCALE: 1/32" = 1'-0"



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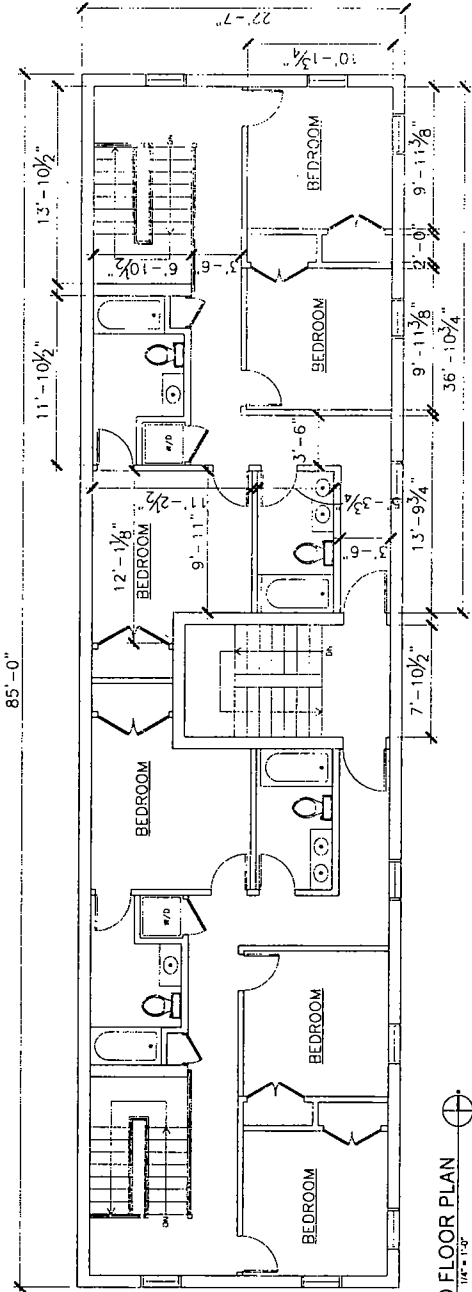
- 1ST FLR. SQ. FT.
- UNIT 1 711 SQ. FT.
- UNIT 2 711 SQ. FT.
- 2ND FLR. SQ. FT.
- UNIT 3 659 SQ. FT.
- UNIT 4 659 SQ. FT.
- 3RD FLR. SQ. FT.
- UNIT 3 711 SQ. FT.
- UNIT 4 711 SQ. FT.

1 1ST FLOOR PLAN  
 SCALE 1/4" = 1'-0"



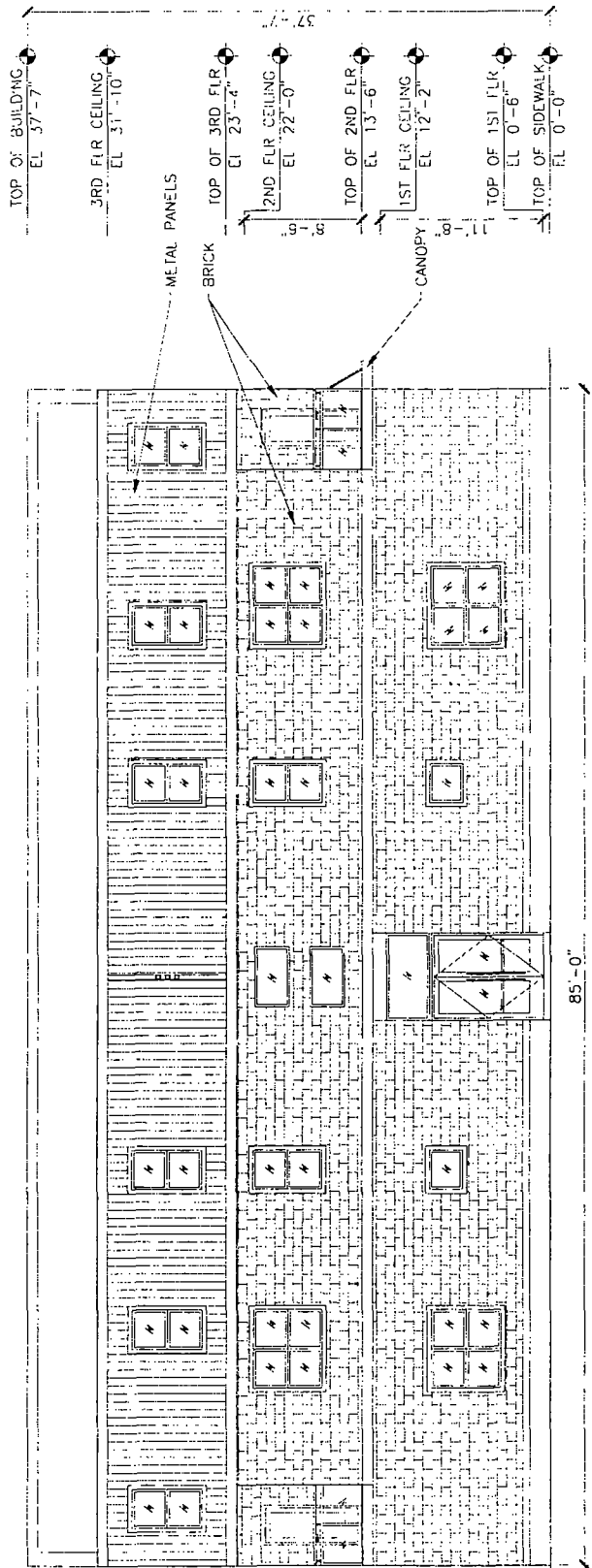
1 2ND FLOOR PLAN  
 SCALE 1/4" = 1'-0"

NOTE:  
 FURNACE AND HOT  
 WATER TO BE IN  
 ATTIC SPACE ABOVE



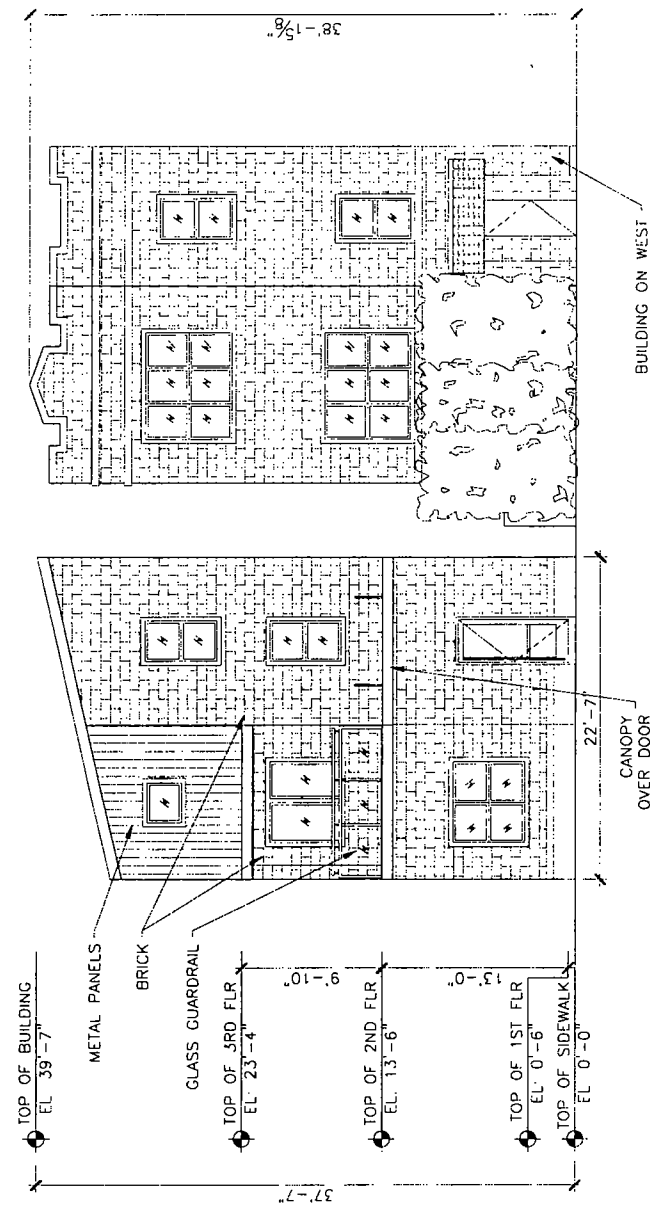
2 3RD FLOOR PLAN  
 SCALE 1/4" = 1'-0"

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

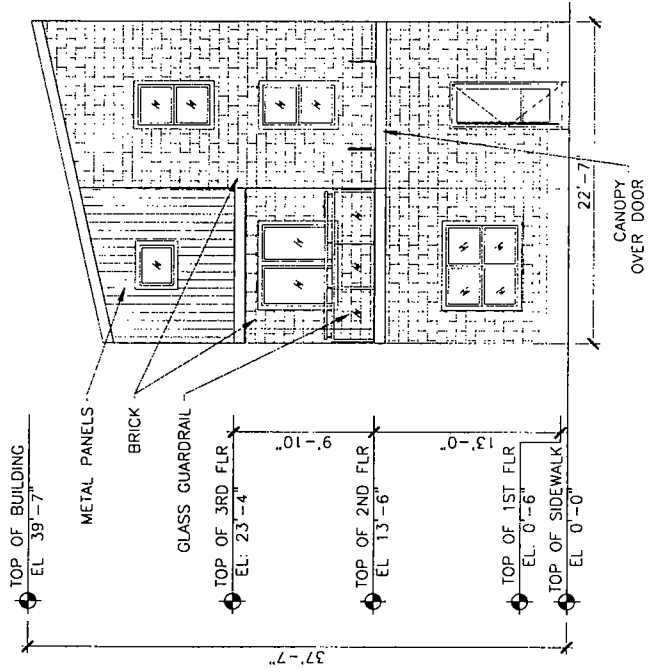
1 EXTERIOR ELEVATION - EAST VIEW  
 SCALE: 1/4" = 1'-0"



FINAL FOR PUBLICATION

1 EXTERIOR ELEVATION - NORTH VIEW  
 SCALE 1/4" = 1'-0"





FINAL FOR PUBLICATION

1 EXTERIOR ELEVATION - NORTH  
 SCALE 1/4" = 1'-0"