



City of Chicago



O2019-5579

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-G at 1545-1549 W Diversey Pkwy - App No. 20120T1
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 M1-2 Limited Manufacturing/Business Park District and RT-4 Residential Two-Flat, Townhome and Multi-Unit District, as shown on Map 7-G in the area bounded by:

West Diversey Parkway, a line 124 feet East of North Ashland Avenue; the alley next South of and parallel to West Diversey Parkway; and a line 64.08 feet East of and parallel to North Ashland Avenue.

To those of **RT-4 Residential Two-Flat, Townhouse and Multi-Unit District**

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

Common Address of Property: 1545-1549 West Diversey Parkway, Chicago, IL

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1545-1549 WEST DIVERSEY PARKWAY**

The Application is to change zoning for 1545-1549 West Diversey Parkway from M1-2 Limited Manufacturing/Business Park District and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant intends to construct two new 3-Story, three (3) dwelling unit buildings. There will be a three (3) car garage located at the rear of each Property. The footprint for 1545 West Diversey shall be approximately 23 feet 11 1/16 inches by 62 feet 8 inches and for 1549 West Diversey the footprint shall be approximately 24 feet by 62 feet 8 inches in size. The Building height for each Property shall be 37 feet 10 inches high, as defined by City Code.

1545 WEST DIVERSEY PARKWAY

LOT AREA: 3,470 SQ. FT.

FLOOR AREA RATIO: 1.2

BUILDING AREA: 4,164 SQUARE FEET

DENSITY, per DWELLING UNIT:
1,156.67 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET, GARAGE PARKING SPACES PROVIDED AT EACH PROPERTY.

FRONT SETBACK: 14 FEET

REAR SETBACK: 39 FEET 4 INCHES

SIDE SETBACK: 3 FEET (WEST) 3 FEET (EAST)

BUILDING HEIGHT: 37 FEET 10 INCHES

1549 WEST DIVERSEY PARKWAY

LOT AREA: 3,480 SQ. FT.

FLOOR AREA RATIO: 1.2

BUILDING AREA: 4,176 SQUARE FEET

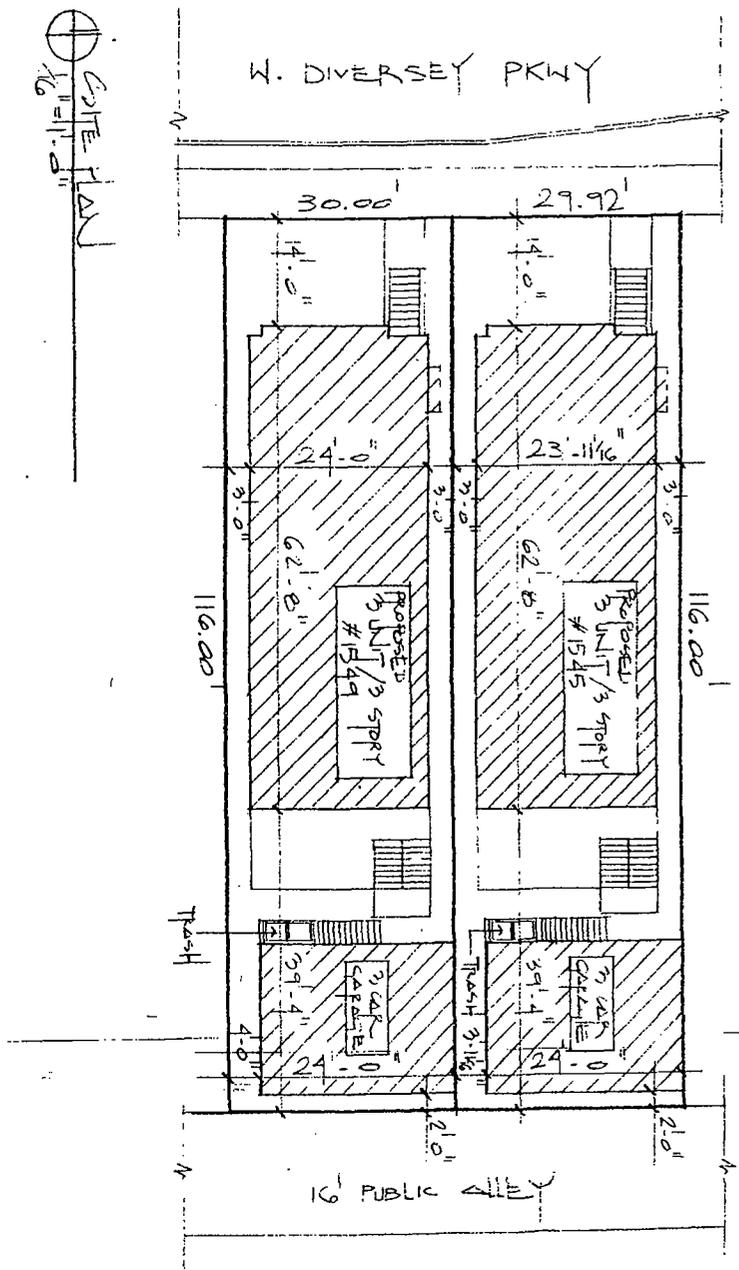
DENSITY, per DWELLING UNIT:
1,160 SQUARE FEET PER DWELLING UNIT

FRONT SETBACK: 14 FEET

REAR SETBACK: 39 FEET 4 INCHES

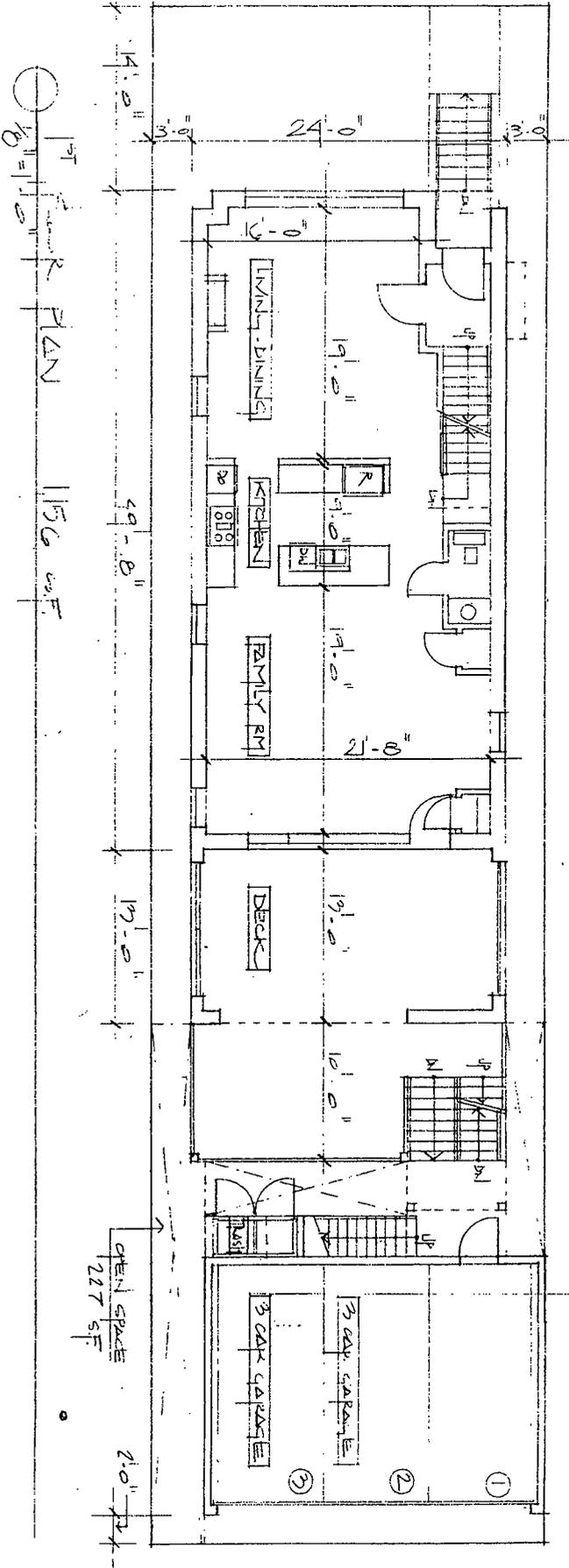
SIDE SETBACK: 3 FEET (WEST) 3 FEET (EAST)

BUILDING HEIGHT: 37 FEET 10 INCHES



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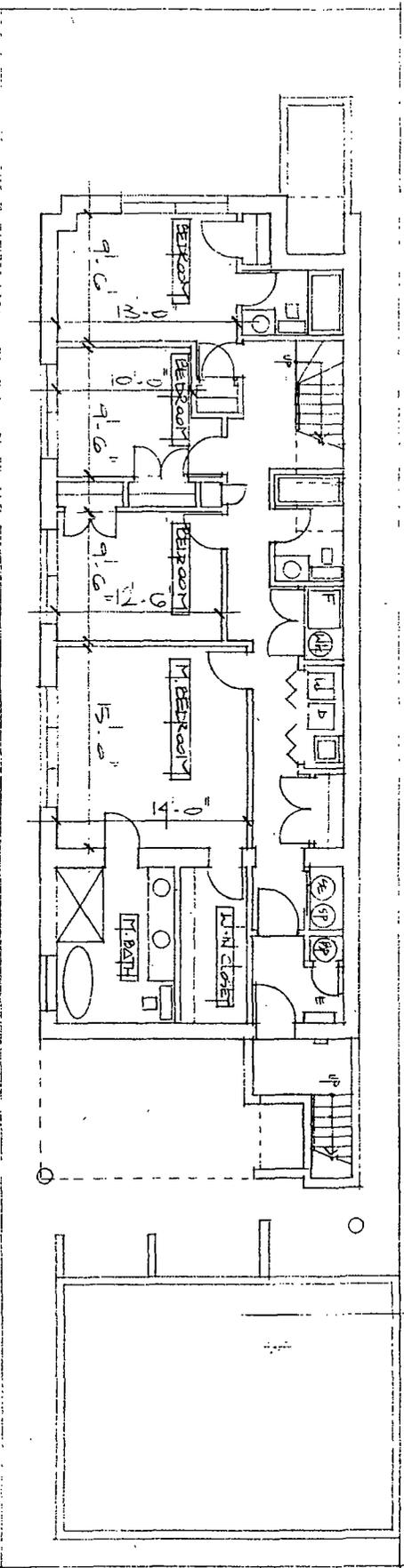
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Final for Publication

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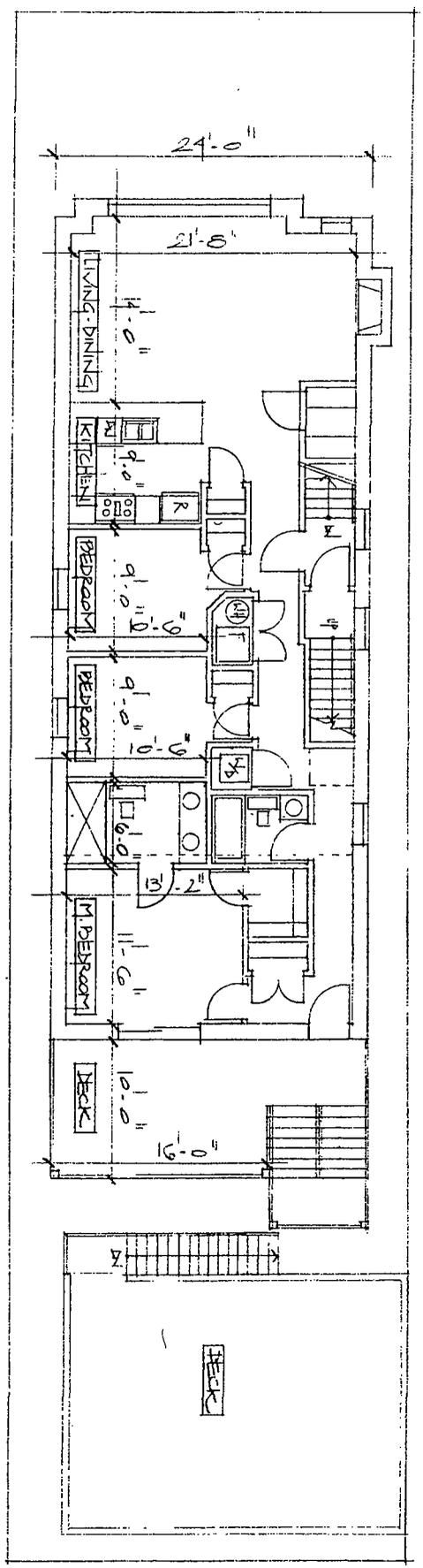
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PLAN
SCALE = 1/8" = 1'-0"

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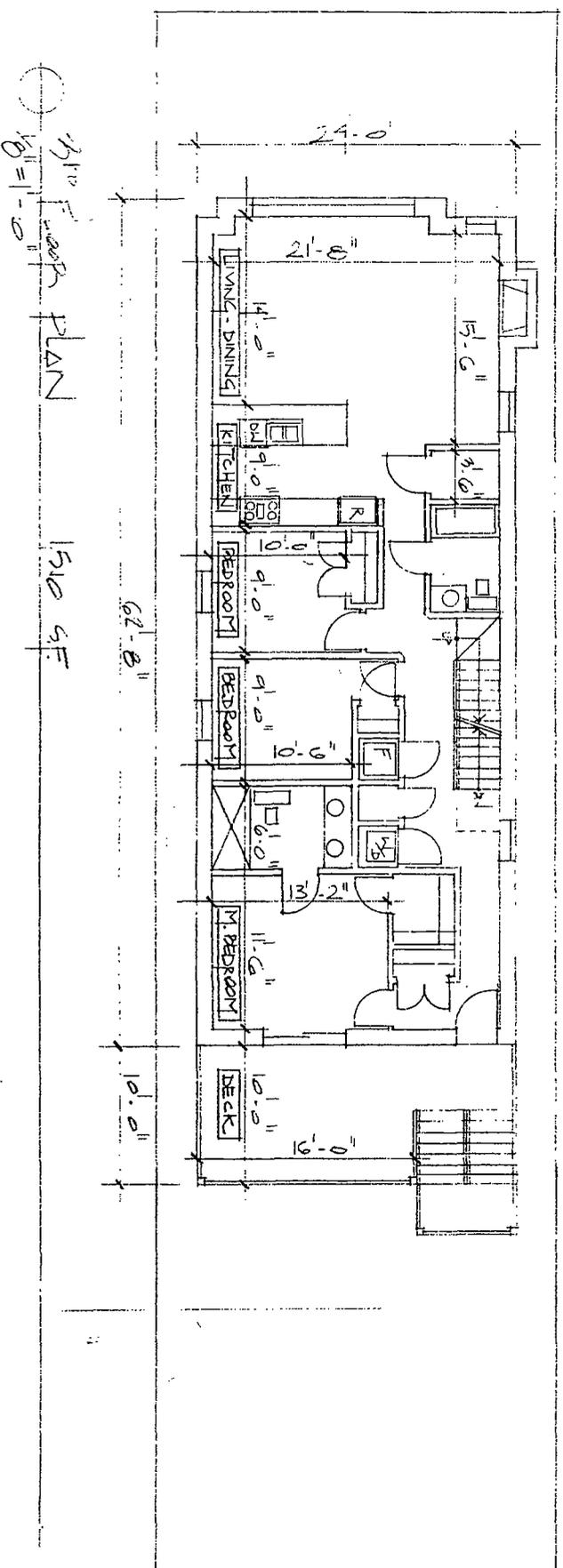
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1/8" = 1'-0"
1st Floor PLAN
1510 SF

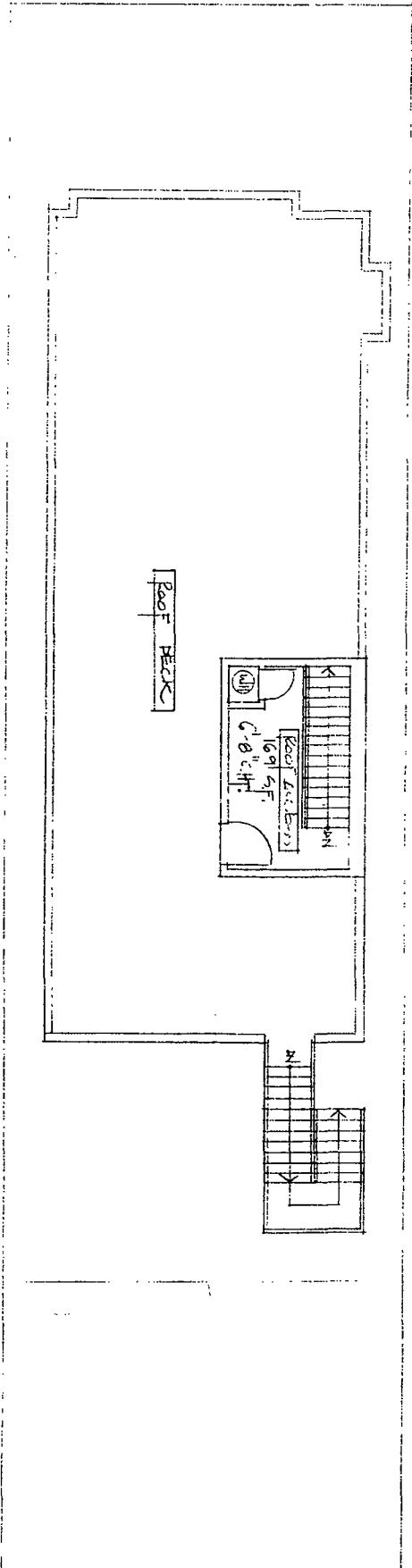
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1/8" = 1'-0"
ROOF PLAN

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