



City of Chicago



O2017-148

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-J at 3856 W Diversey Pkwy and 2807 N Spingfield Ave - App No. 19098T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1909871
INTRO DATE
01-25-17

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 the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-J in the area bounded by

WEST DIVERSEY PARKWAY; NORTH SPRINGFIELD AVENUE; THE PUBLIC ALLEY NEXT NORTH OF AND PARALLEL TO WEST DIVERSEY PARKWAY; AND A LINE 32.22 FEET EAST OF AND PARALLEL TO NORTH SPRINGFIELD AVENUE

to those of a RM-5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3856 W. Diversey Parkway / 2807 N. Springfield Avenue
Chicago, IL

NARATIVE

3856 W. Diversey Parkway/ 2807 N. Springfield Avenue, Chicago, IL.

This application for Amendment to the Zoning Ordinance to change the zoning classification from an RS-3 to an RM-5 is made to permit the conversion of a 6-residential unit and two commercial unit mixed use building to an 8-residential unit building by converting the two existing commercial spaces to residential use. No additional changes are requested.

Lot Size is 4,027 Sq. Ft.

Floor area of residential space after conversion of two commercial units: 7,559 square feet.

Floor Area Ratio: 1.9

Density: 503 square feet of land per residential unit.

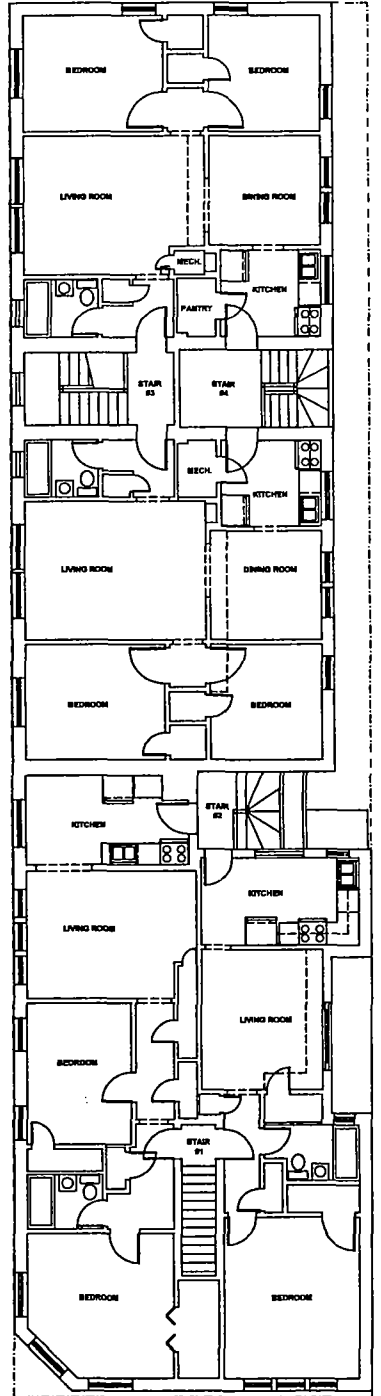
No off-street parking is provided.

Front setback is .75 feet, and the Side and Rear Setbacks are zero.

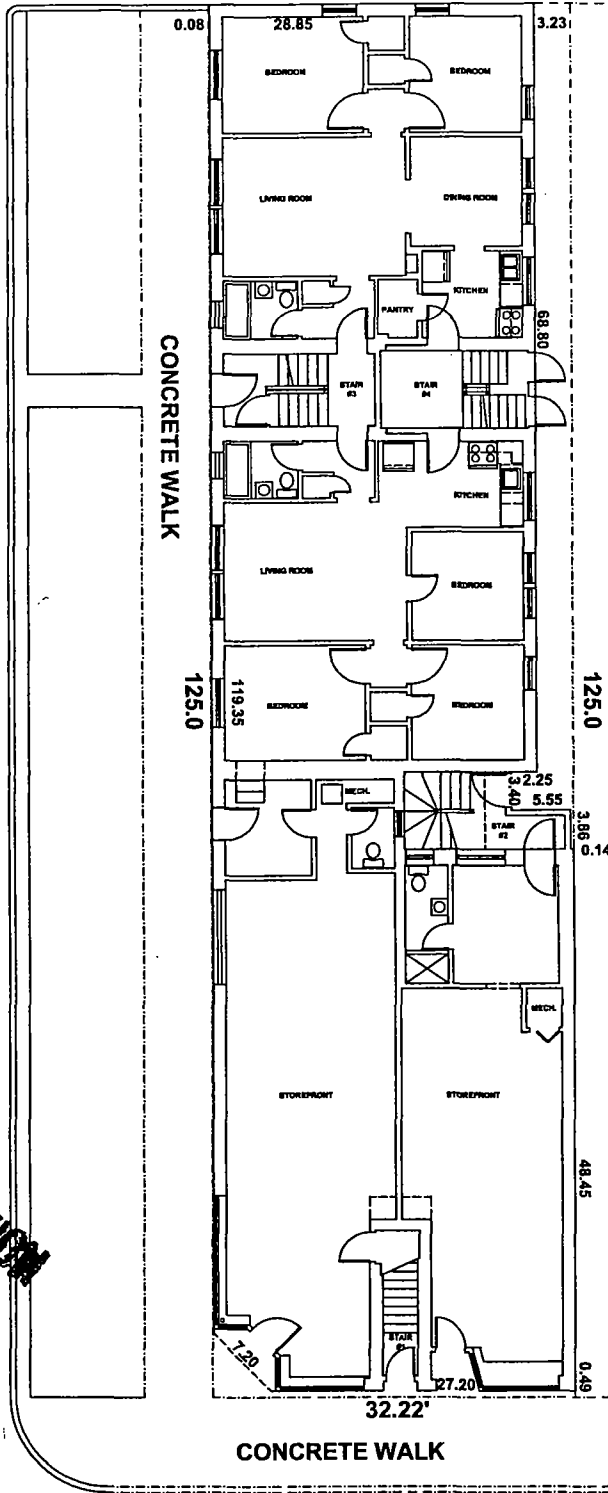
Building Height is 25 Feet.

If this application is approved, the Applicant will file a subsequent Application for Variance to the Zoning Board of Appeals seeking reduction of the off-street parking standards by 2 spaces.

FINAL FOR PUBLICATION



7
EXISTING SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



11
EXISTING FIRST FLOOR & SITE PLAN
SCALE: 3/8" = 1'-0"

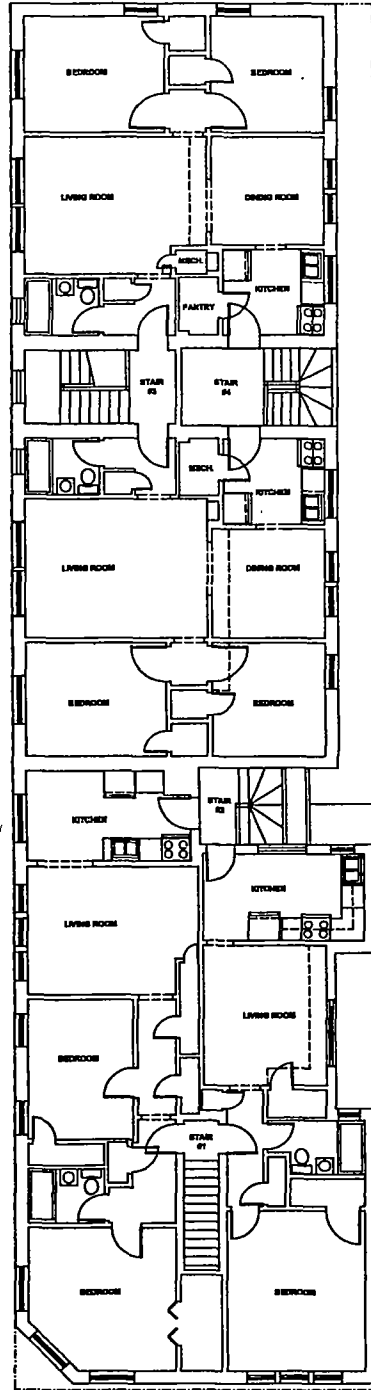
N. SPRINGFIELD AVE.

W. DIVERSEY PKWY.

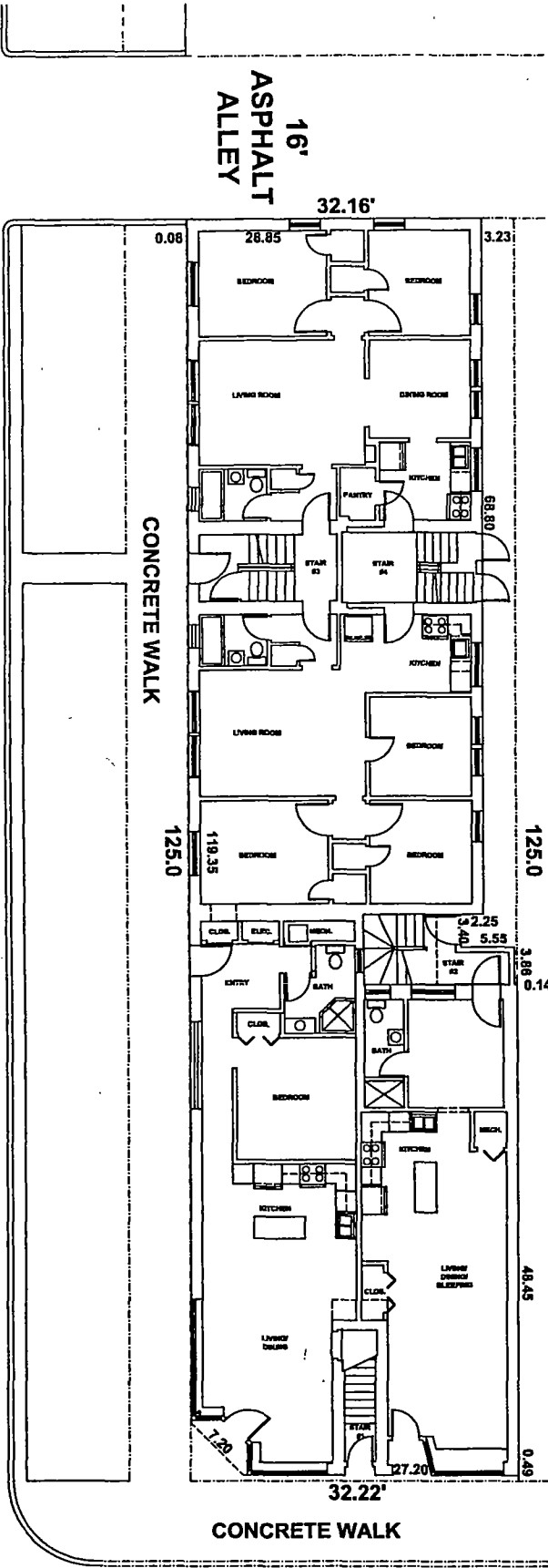
FINAL FOR PUBLICATION

<p>Residences</p> <p>3154 W. Diversey Pkwy. (Corner N. Springfield Ave.) Chicago, Illinois 60647</p> <p>Address of Record Harold Hous Harold Architects 1945 N. Ashland Ave. Chicago, Illinois 60647 Phone: 773-442-2821 11. License: #001-010288</p>	
<p>12/23/16</p> <p>2016-3856</p> <p>A1.1</p>	
<p>EXISTING FIRST FLOOR & SECOND FLOOR PLANS</p>	
<p>I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE CITY OF CHICAGO BUILDING CODES AND ORDINANCES.</p>	
<p>NOTICE: THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE USED OR REPRODUCED OR ITS CONTENTS DISCLOSED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF RECORD.</p>	
DATE	12/23/16
SCALE	AS SHOWN
PROJECT	3154 W. DIVERSEY PKWY.
OWNER	RESIDENCES
ARCHITECT	HAROLD ARCHITECTS
ENGINEER	ROBERT E. ALLEN

PLANS FOR PUBLICATION



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



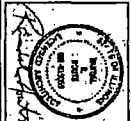
N. SPRINGFIELD AVE.

1 PROPOSED FIRST FLOOR & SITE PLAN
SCALE: 1/8" = 1'-0"

W. DIVERSEY PKWY.

Residences

350 W. Diversey Park,
Unit 11A, Springfield Ave.,
Chicago, Illinois 60647
Architects of Record
Randy Houlihan
Houlihan Architects
1000 North Dearborn Street,
Chicago, Illinois 60610
773.542.2531
DL 1489996 (03/11-01/2018)



I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY CLOSE PERSONAL SUPERVISION AND BELIEVE, CONFORM TO THE CITY OF CHICAGO ORDINANCES.

NOTICE: THIS DOCUMENT CONTAINS INFORMATION THAT IS UNCLASSIFIED, BUT WHICH MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF RECORD. THESE DRAWINGS WERE PREPARED UNDER MY CLOSE PERSONAL SUPERVISION AND BELIEVE, CONFORM TO THE CITY OF CHICAGO ORDINANCES.

12/23/16	2016-3856
EXISTING FIRST FLOOR & SECOND FLOOR PLANS W/ PROPOSED 1ST FLOOR RESIDENTIAL UNITS	
A1.1A	