



# City of Chicago



O2023-99

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/18/2023
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-M at 6101-6105 W Diversey Ave - App No. 22088T1
<b>Committee(s) Assignment:</b>	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*, be amended by changing all the *B3-1 Community Shopping District* symbols and indications as shown on Map No. 7-M in the area bounded by

West Diversey Avenue; North Meade Avenue; the alley next south of and parallel to West Diversey Avenue; and a line 57.36 feet west of and parallel to North Meade Avenue,

to those of a *B3-3 Community Shopping District*.

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

Common Address of Property:

6101-6105 West Diversey Avenue

**17-13-0303-C (1) Narrative Zoning Analysis**

6101-6105 West Diversey Avenue, Chicago, Illinois

Proposed Zoning: *B3-3 Community Shopping District*

Lot Area: 7,170 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the renovation and physical expansion of the existing one-story building, at the subject site. The proposed programming for the renovation calls for the erection of a one-story vertical addition above the existing one-story building, as well as the construction of a new two-story addition off the rear of the same existing building, resulting in one unified two-story *commercial* building. The subject property is situated on a designated *Bus Line Corridor Roadway Segment* (Diversey Avenue – Route 76), and – therefore, qualifies as a *Transit Served Location* (TSL) under the provisions of the current *Zoning Ordinance* (as amended). As such, and in an effort to mitigate traffic and congestion in the neighborhood, the Applicant will be seeking an *Administrative Adjustment* to reduce the required off-street parking for the proposed newly expanded *retail* building, from eight (8) to zero (0). The existing building, as newly renovated and expanded, will be masonry in construction and will measure at or under 33 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 13,536.36 square feet square feet (1.89 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): No *dwelling units* proposed
- (C) The amount of off-street parking: \*0 vehicular spaces; 8 bicycle spaces

*\*The Applicant will seek an Administrative Adjustment to reduce the required vehicular parking from 8 to 0, pursuant to Section 17-10-0102-B of the Zoning Ordinance (as amended).*

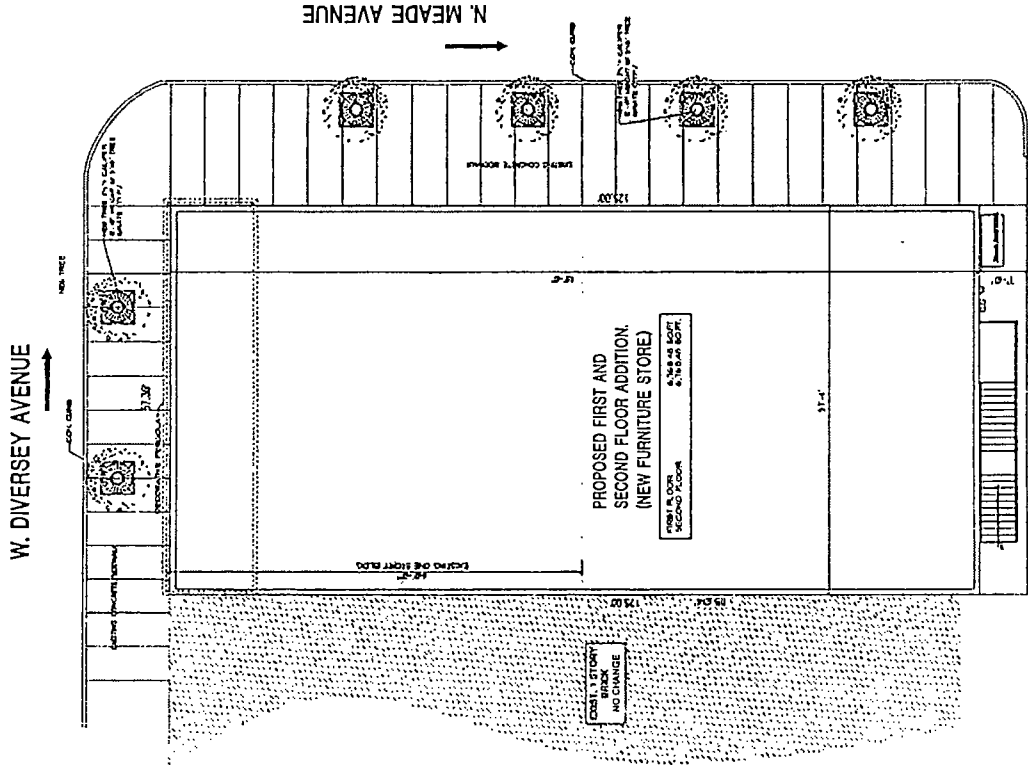
- (D) Setbacks:
  - a. Front Setback: 0 foot-0 inches
  - b. Rear Setback: 0 feet- inches
  - c. Side Setbacks:
    - East: 0 feet-0 inches
    - West: 0 feet-0 inches
- (E) Building Height: 33 feet-0 inches

# FIRST AND SECOND FLOOR ADDITION TO AN EXISTING ONE STORY COMMERCIAL BUILDING (NEW FURNITURE STORE.)

6101-05 W. DIVERSEY AVENUE, CHICAGO, IL

**JEF + ASSOCIATES LLC**  
ARCHITECT ENGINEER  
1101 N. LA SALLE ST. CHICAGO, IL 60610 TEL: 312.264.2800

- GENERAL NOTES**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES. ALL BUILDING CODES, ORDINANCES AND ALL CITY, STATE AND FEDERAL OCCUPANCY AND OPERATING CONDITIONS.
  2. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  3. ALL EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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  12. ALL EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.



W. DIVERSEY AVENUE



N. MEADE AVENUE

PROPOSED FIRST AND SECOND FLOOR ADDITION. (NEW FURNITURE STORE)

FIRST FLOOR 8,124.48 SQ FT  
SECOND FLOOR 8,124.48 SQ FT

EXISTING BUILDING  
NO CHANGE



16.00 FEET PUBLIC (ASPH. PAVED) ALLEY

**DRAWING INDEX**  
C-S SITE PLAN, ZONING INFORMATION, DETAILS AND NOTES  
A1 PROPOSED FLOOR PLANS  
A2 EXTERIOR ELEVATIONS

**PROPOSED ZONING**

EXCLUDED ZONING INFORMATION	EXCEPTIVE USE
ZONING CLASS	PROPOSED D-1.7
LOT AREA	120,000 SQ. FT.
DEVELOPMENT ALLOWED (LAND USE)	1
FLOOR AREA ALLOWED (GFA)	164,480 SQ. FT.
FLOOR AREA ACTUAL	164,480 SQ. FT.
FIRST FLOOR	8,124.48 SQ. FT.
SECOND FLOOR	8,124.48 SQ. FT.
OFF-STREET PARKING REQUIRED	0
OFF-STREET PARKING ACTUAL	0
REAR YARD REQUIRED	0'-0"
REAR YARD ACTUAL	0'-0"
SIDE YARD REQUIRED	0'-0"
SIDE YARD ACTUAL	0'-0"
HEIGHT YARD REQUIRED	12'-0"
HEIGHT YARD ACTUAL	12'-0"
REAR YARD ACTUAL	12'-0"
HEIGHT ACTUAL	12'-0"

**JEF + ASSOCIATES, INC.**  
1101 N. LA SALLE ST. CHICAGO, IL 60610  
TEL: 312.264.2800  
WWW.JEFANDASSOCIATES.COM

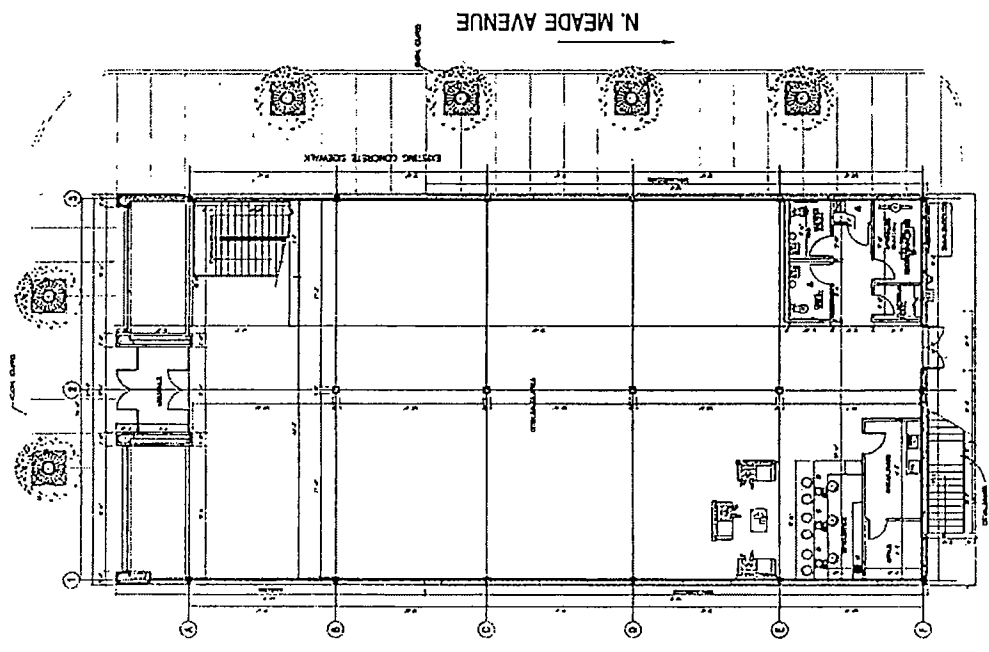
**JEF + ASSOCIATES, INC.**  
1101 N. LA SALLE ST. CHICAGO, IL 60610  
TEL: 312.264.2800  
WWW.JEFANDASSOCIATES.COM



PROJECT NO.	1101 N. LA SALLE ST. CHICAGO, IL 60610
SHEET NO.	A-1
TITLE	PROPOSED FIRST AND SECOND FLOOR ADDITION (NEW FURNITURE STORE)
DATE	11/11/11
DRAWN BY	JEF + ASSOCIATES, INC.
CHECKED BY	JEF + ASSOCIATES, INC.

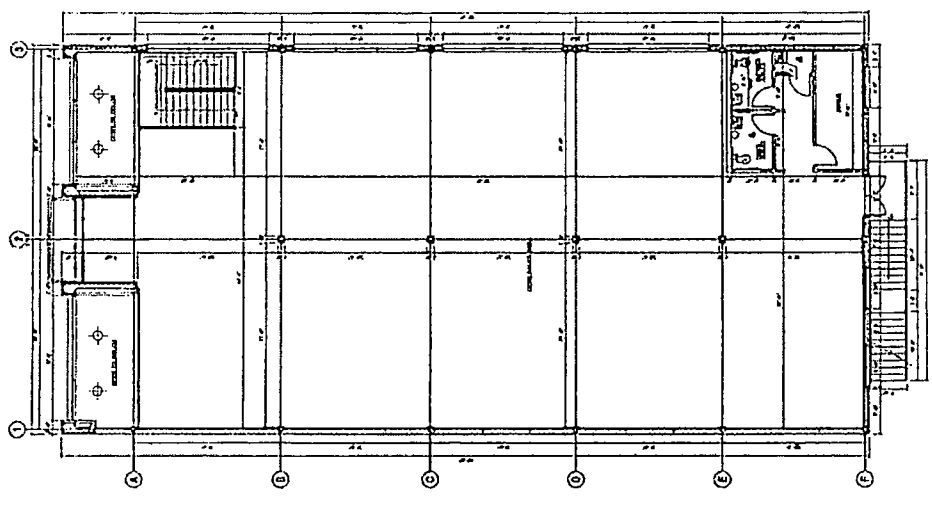
Publicly Available Document

W. DIVERSEY AVENUE



16' PUBLIC ALLEY

1 PROPOSED FIRST FLOOR PLAN



2 PROPOSED SECOND FLOOR PLAN



**M & A ASSOCIATES INC.**  
 DESIGN CONSULTANTS  
 1000 N. LAKE ST.  
 CHICAGO, IL 60611

PROJECT: FIRST AND SECOND FLOOR ADDITION TO EXISTING ONE STORY COMMERCIAL BUILDING NEW FURNITURE STORE  
 1000 N. LAKE ST. CHICAGO, IL 60611

**Proposed**  
 FIRST AND SECOND FLOOR ADDITION TO EXISTING ONE STORY COMMERCIAL BUILDING NEW FURNITURE STORE  
 1000 N. LAKE ST. CHICAGO, IL 60611



NO. 123456789	STATE OF ILLINOIS
PROFESSIONAL ENGINEER	
PROJECT NO.	
SHEET NO.	A-1
DATE	

PROPOSED ELEVATIONS



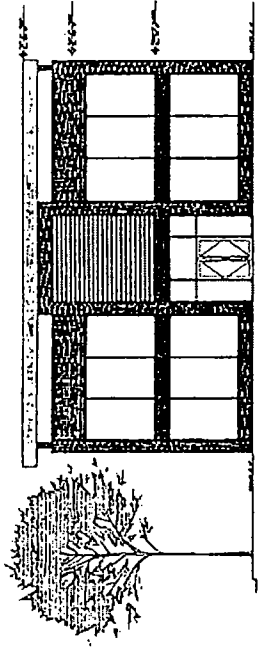
NFI ASSOCIATES INC.  
DESIGN CONSULTANTS  
1001 N. CENTRAL AVENUE  
SUITE 100  
CHICAGO, ILLINOIS 60610  
TEL: 312.329.1100  
FAX: 312.329.1101  
WWW.NFIASSOCIATES.COM

PROPOSED ELEVATIONS  
1001 N. CENTRAL AVENUE  
NEW FURNITURE STORE  
EXISTING ONE STORY COMMERCIAL  
FIRST AND SECOND FLOOR ADDITION TO  
EXISTING BUILDING  
CHICAGO, ILLINOIS  
DATE: 08/14/12  
SCALE: AS SHOWN

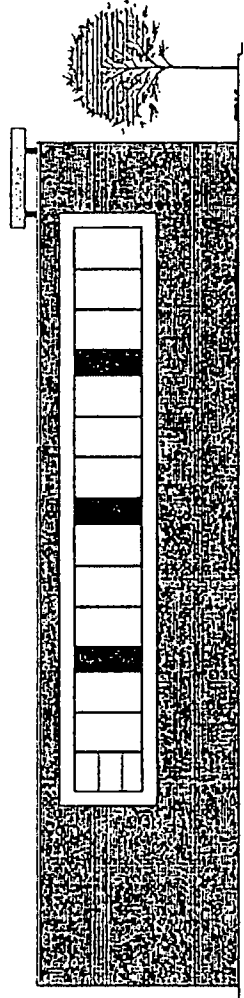
**Jeff + Associates, LLC**  
ARCHITECTS  
1001 N. CENTRAL AVENUE  
SUITE 100  
CHICAGO, ILLINOIS 60610  
TEL: 312.329.1100  
FAX: 312.329.1101  
WWW.JEFFFACASSOCIATES.COM



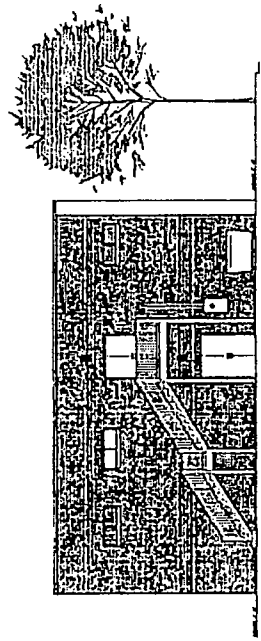
DATE	08/14/12
SCALE	AS SHOWN
A-1	
PROJECT	NEW FURNITURE STORE
CLIENT	1001 N. CENTRAL AVENUE
ARCHITECT	JEFF + ASSOCIATES, LLC
ENGINEER	JEFF + ASSOCIATES, LLC
CHECKED BY	JEFF + ASSOCIATES, LLC
DATE	08/14/12



2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

