



# City of Chicago



SO2018-6953

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-J at 3734 W Diversey Ave - App No. 19786T1
<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, is hereby amended by changing all of the RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 7-J in the area bounded by

The alley next north of and parallel to West Diversey Avenue; North Ridgeway Avenue; West Diversey Avenue; a line 29.00 feet west of and parallel to North Ridgeway Avenue

to those of RM-5 Residential 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: 3734 West Diversey Avenue

FINAL FOR PUBLICATION

**SUBSTITUTE**

**PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT**

**3734 WEST DIVERSEY AVENUE**

RM-5 Residential Multi-Unit District

The applicant seeks a zoning amendment from a RM-5 Residential Multi-Unit District to a RM-5 Residential Multi-Unit District to amend the existing Type 1 Zoning Amendment in order to permit the addition of two dwelling units on the ground floor and two parking spaces. After rezoning, the building will contain 8 dwelling units and will remain 32 feet 3 inches tall. 4 parking spaces will be provided.

Lot Area	3,625 square feet
MLA	400 square feet
Parking	4 parking spaces
Front Setback	0 feet existing
Rear Setback	45.9 feet existing
Side Setback - East	0 feet existing
Side Setback - West	5.7 feet existing
FAR	1.66
Building Square Footage	6,019 square feet
Building Height	32 feet 3 inches existing

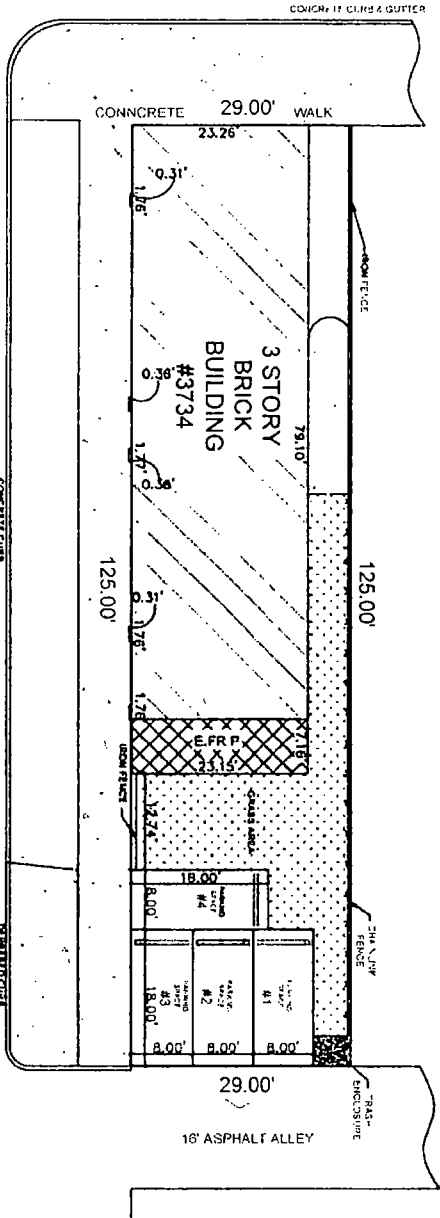
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ADDITION OF 2 D.U. IN BASEMENT AND 4 PARKING SPACES, FOR A TOTAL OF 8 D.U.  
AT 3 STORY BRICK BUILDING AS PER PLAN:

3734 W. DIVERSEY AVE.

W. DIVERSEY AVE.

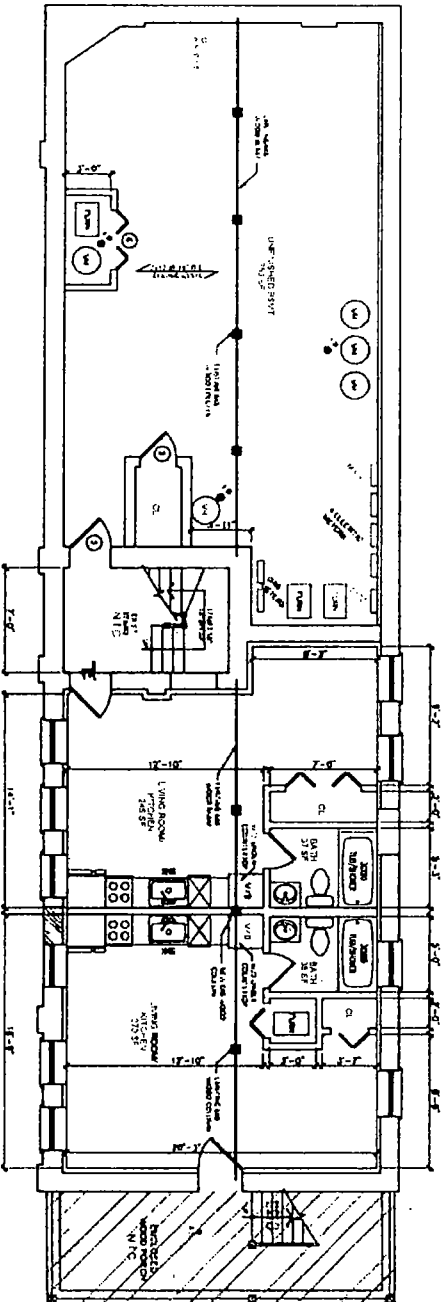
DIRECTION OF TRAFFIC



SITE PLAN  
3/25/17

N. RIDGEWAY AVE.

DIRECTION OF TRAFFIC



ARCH. BSMT. FLOOR PLAN  
3/25/17

TITLE SHEET  
SITE PLAN & BSMT PLAN

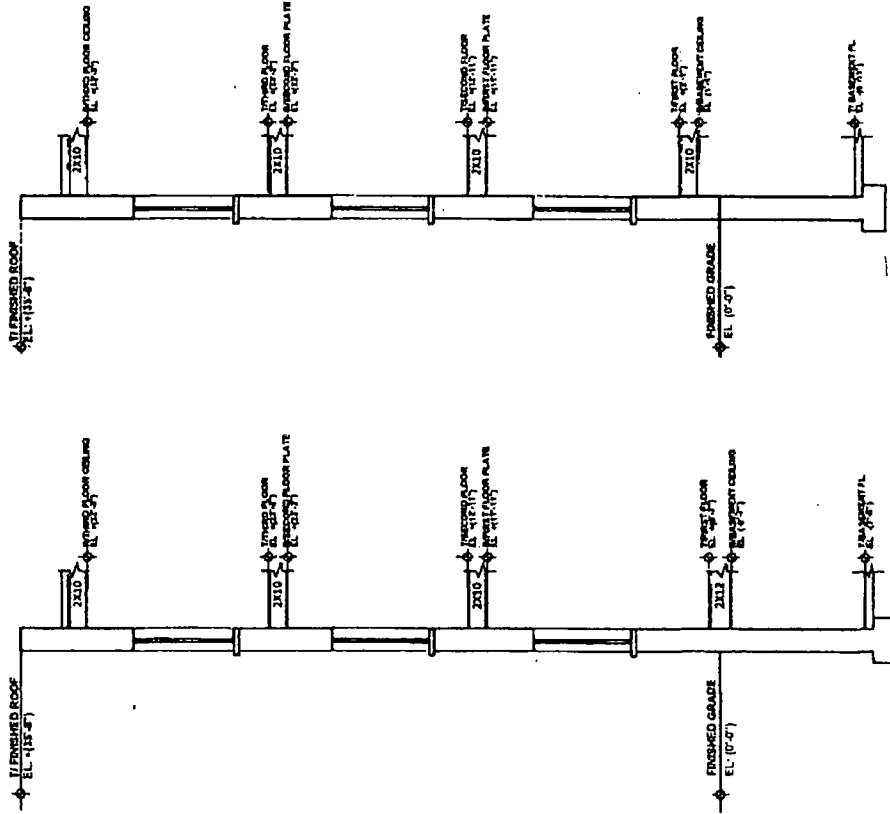
3734 W. DIVERSEY AVE.  
CHICAGO, IL 60647

GANSARI &  
ASSOCIATES  
LLC

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1 PARTIAL BUILDING SECTION (FRONT) 2 PARTIAL BUILDING SECTION (REAR)  
N.T.S. N.T.S.

REVISIONS		ARCH. FROM SECTION & BACK SECTION	3734 W. DIVERSEY AVE. CHICAGO, IL 60647		DATE	BY	SCALE	SECTION	A-4
					10/11/24	10/11/24	1/4" = 1'-0"	SECTION	