



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-148

Type: Ordinance **Status:** Passed

File created: 1/25/2017 **In control:** City Council

Final action: 3/29/2017

Title: Zoning Reclassification Map No. 7-J at 3856 W Diversey Pkwy and 2807 N Spingfield Ave - App No. 19098T1

Sponsors: Misc. Transmittal

Indexes: Map No. 7-J

Attachments: 1. O2017-148 (V1).pdf, 2. O2017-148.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|---------------------|--------|
| 3/29/2017 | 1 | City Council | Passed | Pass |
| 2/27/2017 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | Pass |
| 1/25/2017 | 1 | City Council | Referred | |

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. 7-1 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.

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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.

