



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-9006  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/13/2017 **In control:** City Council  
**Final action:** 5/25/2018  
**Title:** Zoning Reclassification Map No. 64-B at 3701 W Diversey Ave - App No. 19485 - T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 64-B  
**Attachments:** 1. SO2017-9006.pdf, 2. O2017-9006.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed as Substitute	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/13/2017	1	City Council	Referred	

### ORDINANCE

BK 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 B3-1 Community Shopping District symbols and indications as shown on Map No. 64-B in the area bounded by

West Diversey Avenue; North Lawndale Avenue; the public alley next south of and parallel to West Diversey Avenue; a line 25.43 feet west of and parallel to North Lawndale Avenue

to those of B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 3701 West Diversey Avenue

# **SUBSTITUTE NARRATIVE AND PLANS**

## **TYPE 1 ZONING AMENDMENT 3701**

## **WEST DIVERSEY AVENUE**

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to construct a 3 story residential building with 4 dwelling units. 4 parking spaces will be provided. The building will be 39 feet 7 inches tall.

Lot Area	3,178.75 square feet
MLA	794.68 square feet
Parking	4 parking spaces
Rear Setback	39 feet 2 inches
East Setback	10 inches
Front Setback	0 feet
West Setback	2.0 feet
FAR	1.81
Building Square Footage	5,757.9 square feet
Building Height	39 feet 7 inches

\*Attached set of plans provided\*

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