FINAL FOR PUBLICATION

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 RS-3 Residential Single-Unit (Detached House) District, as shown on Map 7-1 in the area bounded by:

West Diversey Avenue; a line 100 feet East of and parallel to North Campbell Avenue; the alley next North of and parallel to North Diversey Avenue; and a line 125 feet East of and parallel to North Campbell 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: 2448 West Diversey Avenue, Chicago, IL

SUBSTITUTE
NARRATIVE AND PLANS FOR THE
PROPOSED REZONING AT

2448 WEST DIVERSEY AVENUE

The Applicalion is to change zoning for 2448 West Diversey Avenue from RS-3 Residential Single-Unit (Detached Housing) District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a four-story, three (3) dwelling unit building with basement. The footprint of the building will be 21 feet by 81 feet in size. The building height shall be 44 feet 11 inches high, as defined by Code.

LOT AREA: 3,268.75 SQUARE FEET

FLOOR AREA RATIO: 1.80

BUILDING AREA: 5,873 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,089.58 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED.

FRONT SETBACK: 15 FEET

REAR SETBACK: 34 FEET 9 INCHES

SIDE SETBACK: 1 FEET (East) 3 FEET (West)

BUILDING HEIGHT: 44 FEET 11 INCHES

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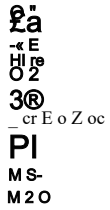
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