

Final for Publication

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

Amended to be a Type 1 Zoning Map Amendment – Narrative & Plans

At 1354 West Diversey Parkway, Chicago, Illinois, 60614

Proposed Zoning: From *B3-2 Community Shopping District*
To *B2-3 Neighborhood Mixed-Use District*

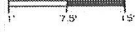
Lot Area: 3,239.6 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new four-story (with basement) three-unit *residential* building, with onsite accessory parking for three vehicles, at the subject property. The proposed new building will feature two (2) *duplex* units - one on and between the Basement thru 1st Floor and another on and between the 3rd thru 4th Floors, with a single *simplex* unit on the 2nd Floor. There will be off-street parking for three (3) vehicles accommodated within a new detached garage, situated at the rear of the site. The new proposed improvements will be masonry in construction, with the building measuring 45 feet-0 inches in height (*underside of 4th Floor ceiling*).

- (A) The Project's Floor Area Ratio: 6,756 square feet (2.1 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units (1,079.9 square feet per dwelling unit)
- (C) The amount of off-street parking: 3 vehicular spaces
- (D) Setbacks:
 - a. Front Setback: 0 foot-0 inches
 - b. Rear Setback: 34 feet-8 ³/₁₆ inches
 - c. Side Setbacks:
 - East: 3 feet-0 inches
 - West: 2 feet-0 inches
- (E) Building Height: 45 feet-0 inches (*underside of 4th Floor ceiling*)



SCALE:
1" = 15'



R & R Surveyors, LTD.

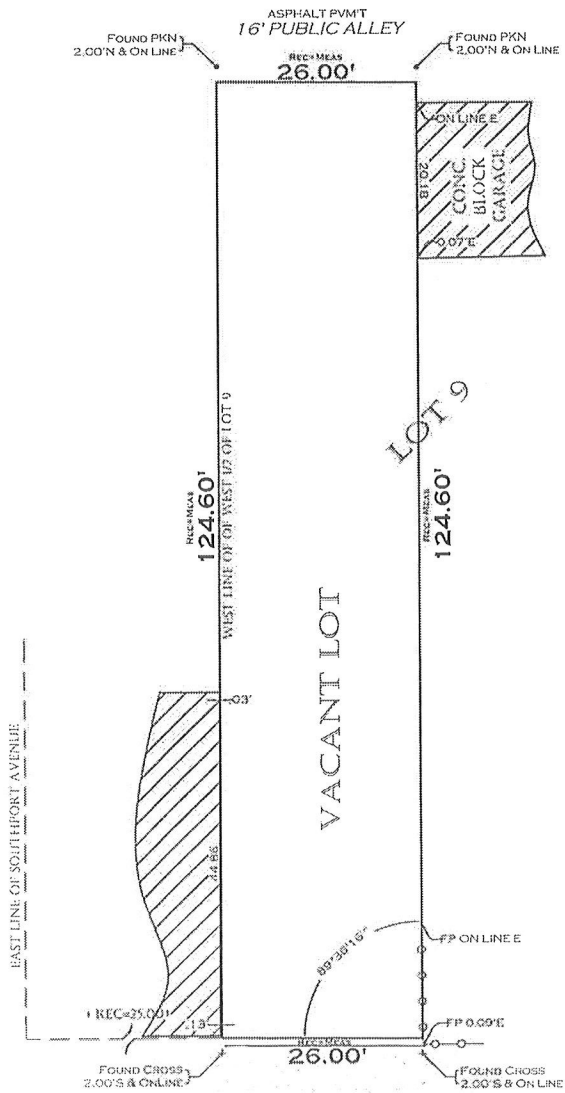
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 ACCURATE@ATT.NET

PLAT OF SURVEY

THE EAST ONE-HALF (1/2) OF LOT NINE (9) IN MRS. PRICE'S SUBDIVISION OF THE WEST 2.071 ACRES OF BLOCK TWO (2) IN THE SUBDIVISION BY WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY OF THE SOUTH WEST ONE-HALF (1/2) OF THE NORTH WEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1354 WEST DIVERSEY PARKWAY, CHICAGO, ILLINOIS.

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W.DIVERSEY PARKWAY

NOTE:
 - DIMENSIONS ARE GIVEN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
 - THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
 - DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING.
 - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.
 - REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS.

ORDER# 23 786
 DATE: 9/12/2023
 ORDERED BY: CHRIS DELEHANE



STATE OF ILLINOIS
 COUNTY OF MCHEENY)
 I, ROY G. LAWNICZAK,
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER HEREIN SET FORTH ON THE PLAT HEREON DRAWN THIS PROFESSIONAL SERVICE COMING TO ME TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DATE, ILLINOIS: 9/12/2023
 BY: Roy G. Lawniczak

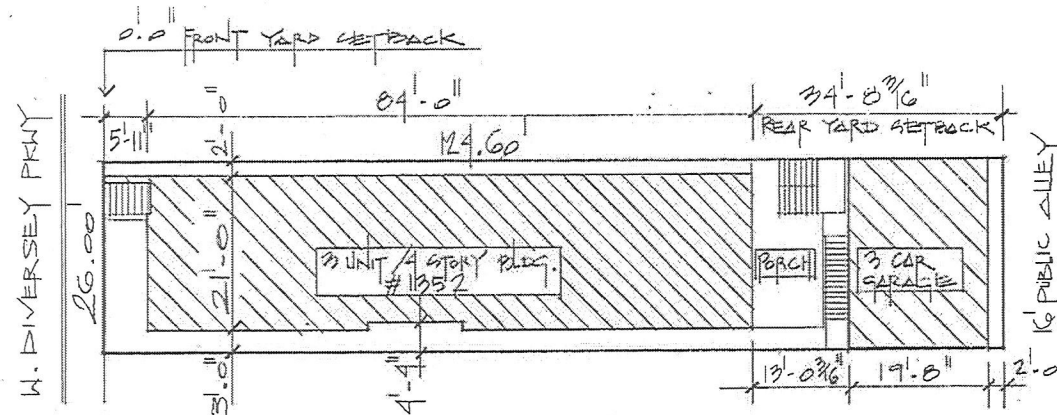


PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 194 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801

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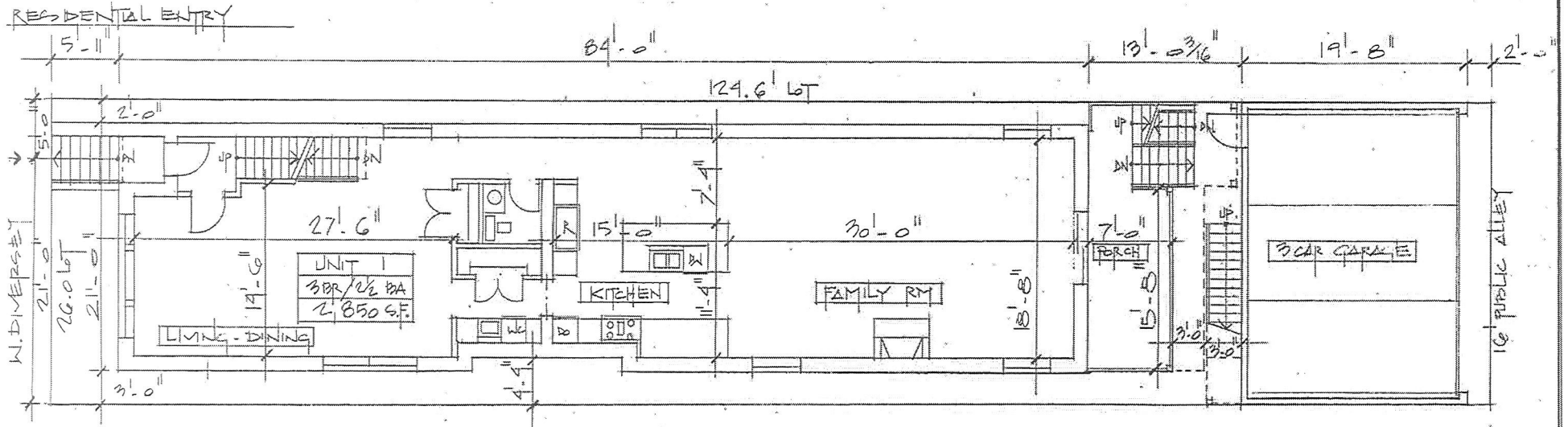


⊕ SITE PLAN
1/16" = 1'-0"

Nov 9, 2021

ZONING INFORMATION	
LOT AREA	26 x 124.6 = 3249.6
F.A.R.	2.2
MAX. BUILDABLE	7,127 S.F.
Basement	0
1st Floor	1,760 S.F.
2nd Floor	1,760 S.F.
3rd Floor	1,760 S.F.
4th Floor	1,476 S.F.
TOTAL	6,756 S.F.

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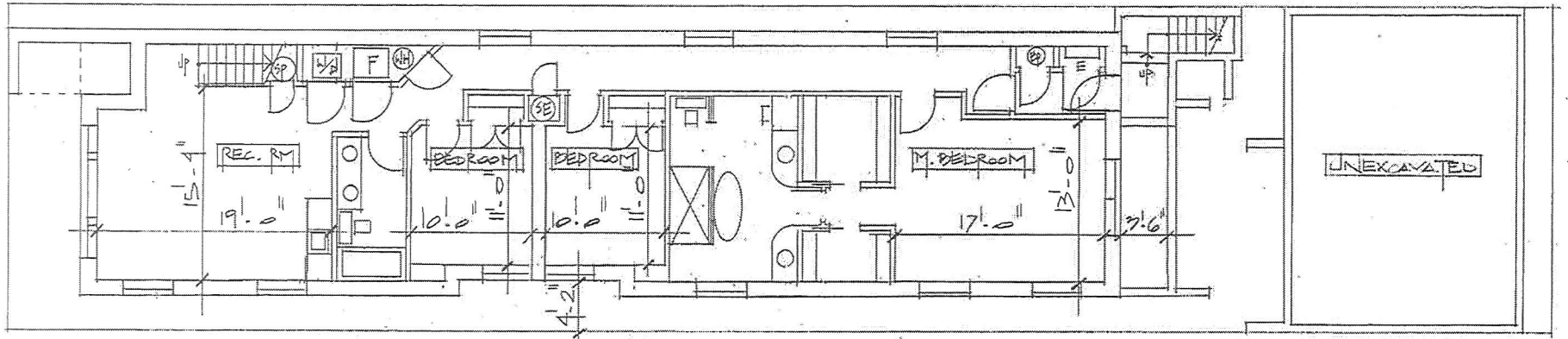


1st Floor Plan
1/8" = 1'-0"

1,760 G.F.

Nov 9, 2021

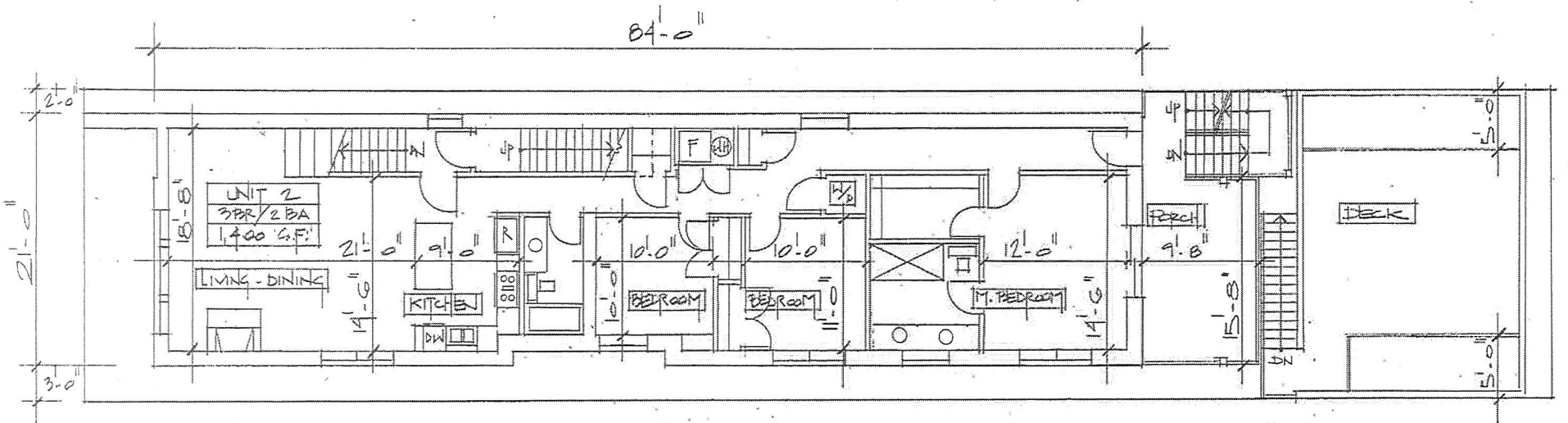
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○ BASEMENT FLOOR PLAN
1/8" = 1'-0"

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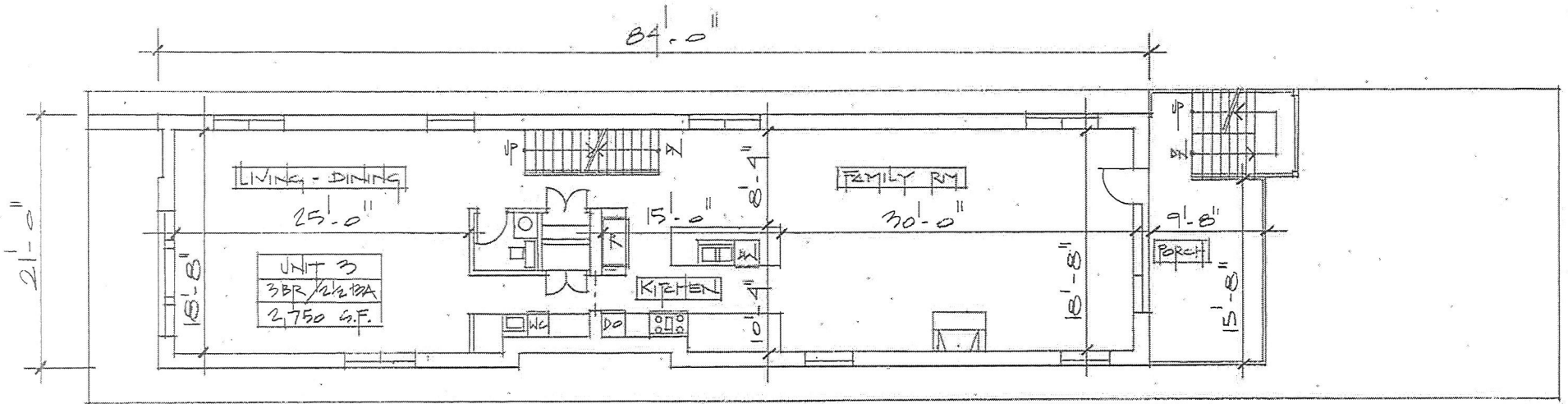


2ND FLOOR PLAN
1/8" = 1'-0"

1,760 S.F.

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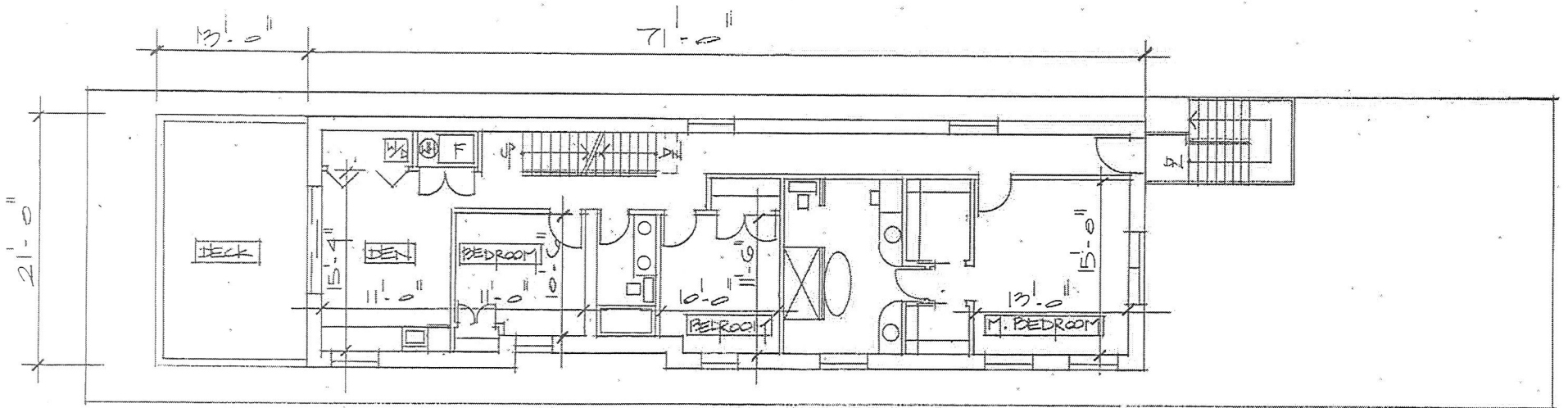


○ 3RD FLOOR PLAN
1/8" = 1'-0"

1,760 G.F.

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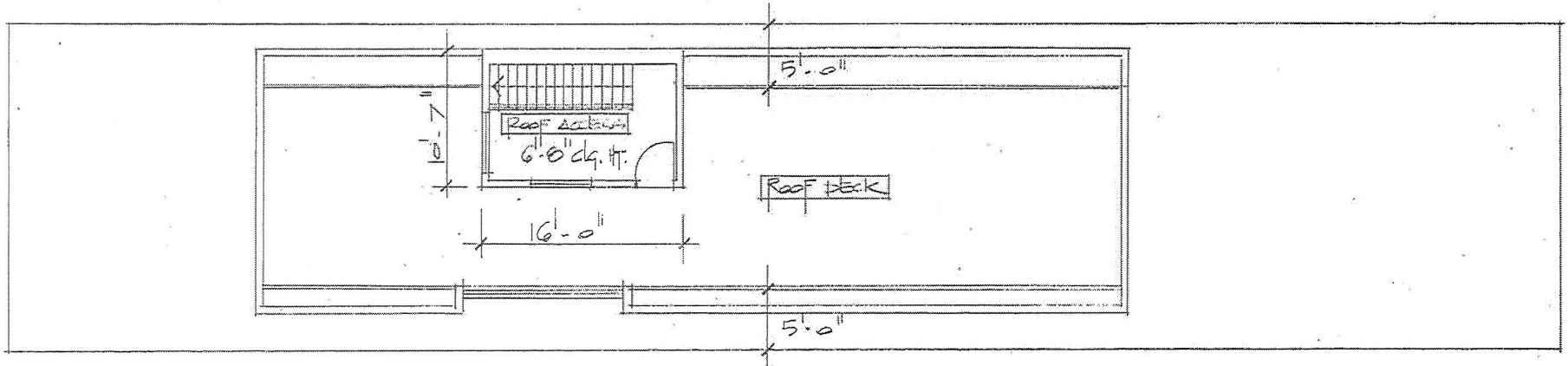


4TH FLOOR PLAN
1/8" = 1'-0"

1,476 S.F.

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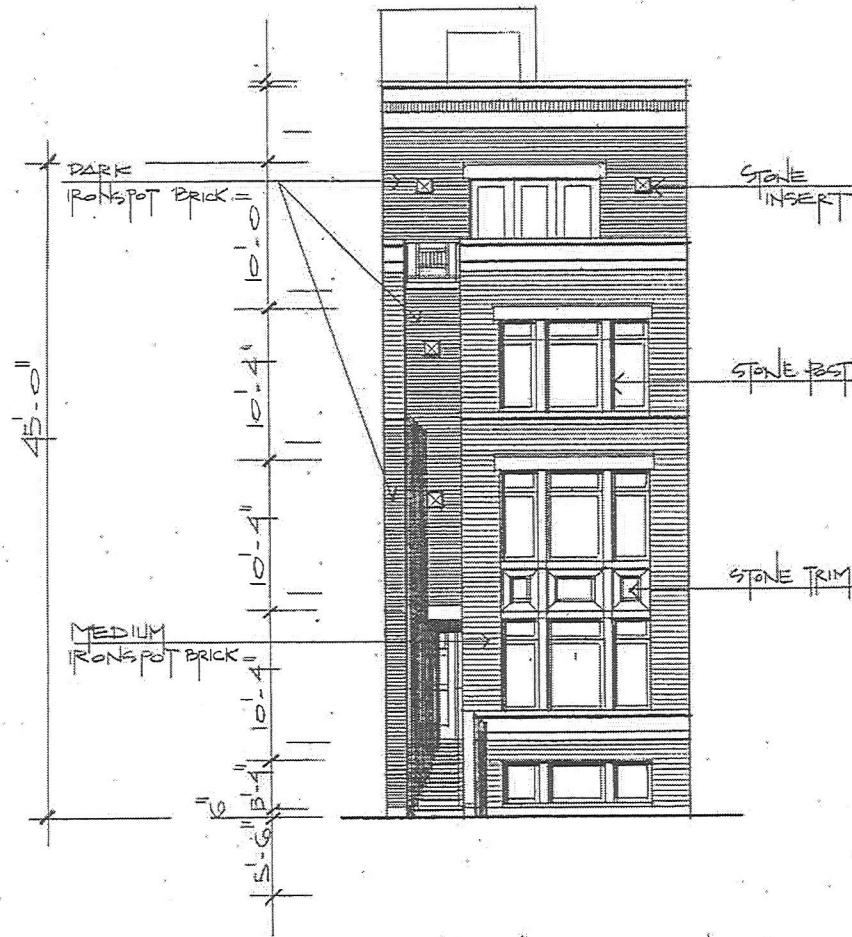
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○ Roof Plan
1/8" = 1'-0"

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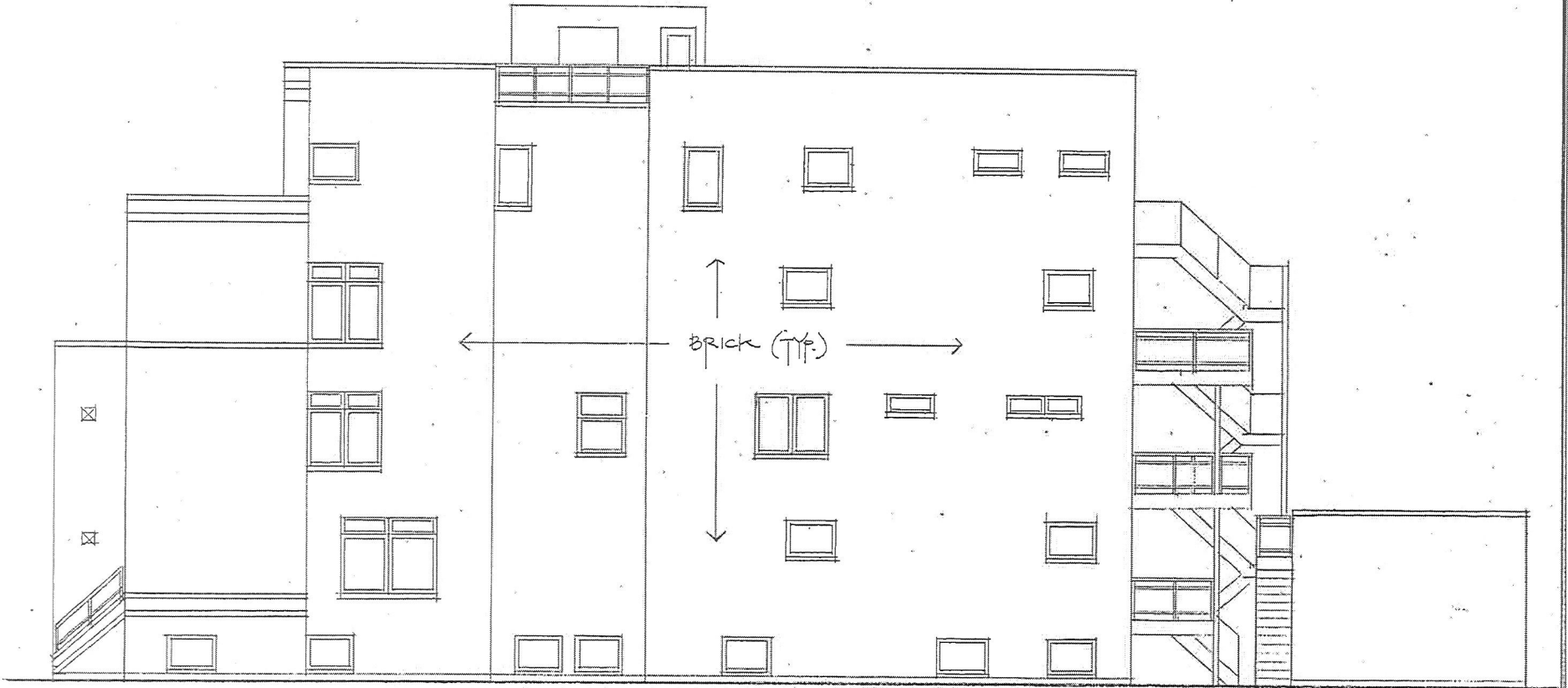
FRONT ELEVATION
1/8" = 1'-0"

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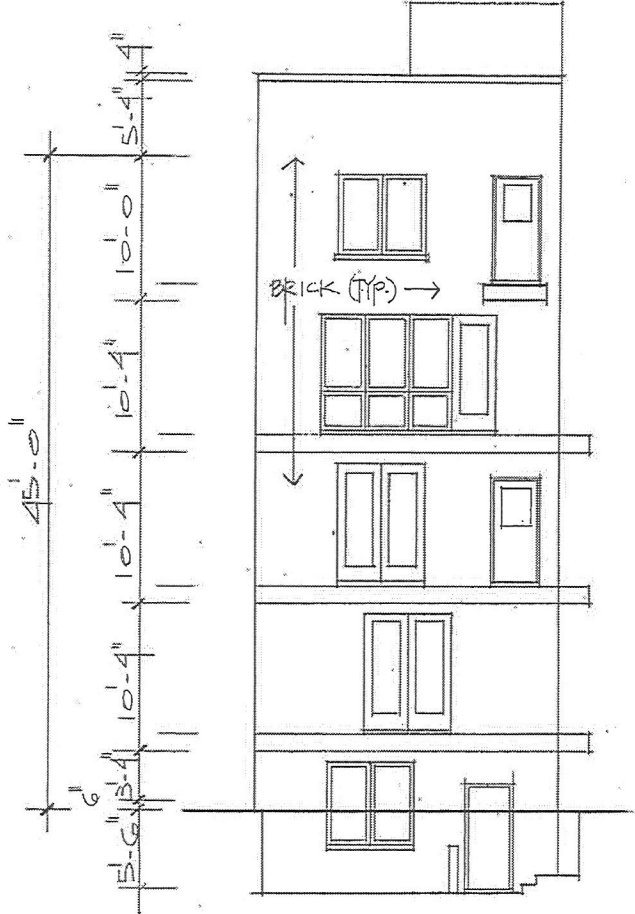


○ EAST ELEVATION
 $\frac{1}{8}'' = 1'-0''$

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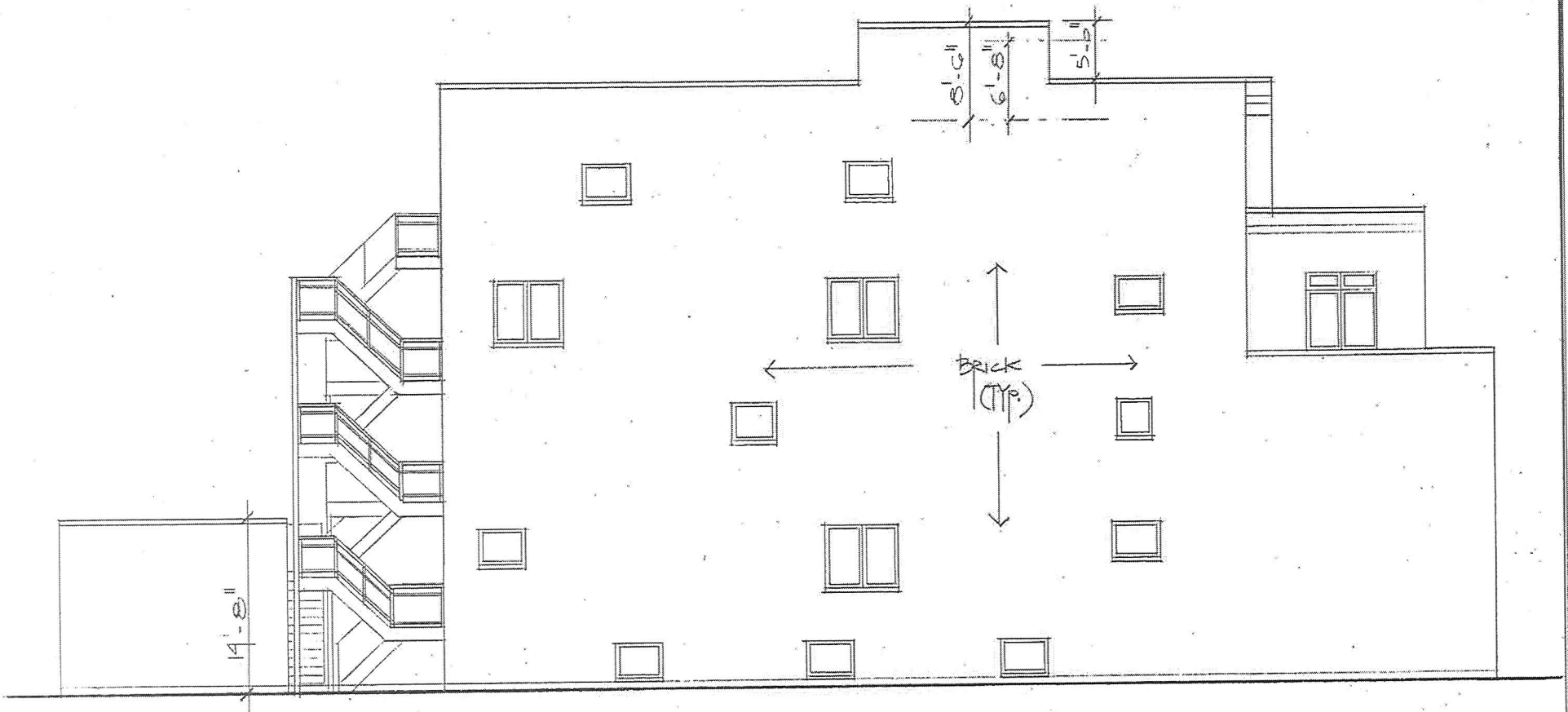


REAR ELEVATION
8'-11"-0"
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WEST ELEVATION
1/8" = 1'-0"

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