

17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment
2252-2254 West Diversey Avenue, Chicago, Illinois

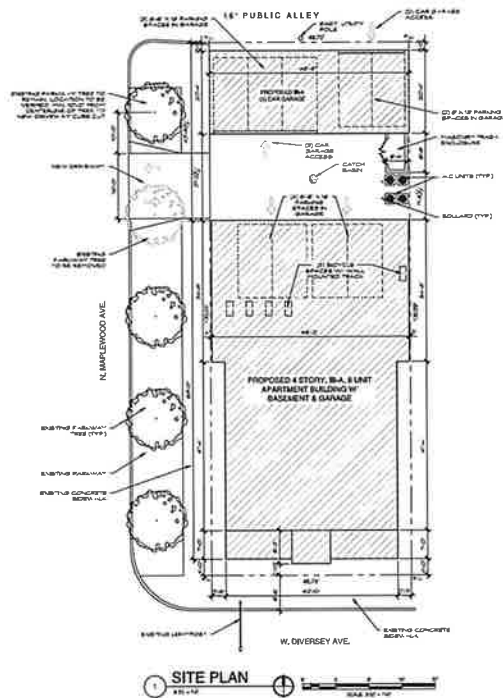
Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,374 square feet

Proposed Land Use: The Applicant is seeking a *Type I Zoning Map Amendment*, with any required secondary relief for *Administrative Adjustment(s)* and/or *Variation(s)*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new four-story (with basement) multi-family residential building, featuring multiple garages and private rooftop decks. The programming for the proposed new residential development calls for the establishment of a total of eight (8) dwelling units to be distributed on and between the basement through 4th floor, while secure off-street parking for nine (9) vehicles and at least five (5) bicycles will be provided and distributed between an attached garage, generally comprising the rear of the basement, and two detached garages, situated at the rear of the building / property, with access from the private alley. The proposed improvements will be masonry in construction, with the principal building measuring approximately 49 feet-8 inches in height (*4th floor ceiling*).

- (A) The Project's Floor Area Ratio: 14,664.26 square feet (2.3 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 8 units (796.75 square feet)
- (C) The amount of off-street parking: 9 automobile spaces; 5 bicycle spaces
- (D) Setbacks:
 - a. Front Setback: 2 feet-10 inches
 - b. Rear Setback: 43 feet-6½ inches
 - c. Side Setbacks:
 - West: 0 feet-4 inches
 - East: 0 feet-3 inches
- (E) Building Height: 49 feet-8 inches (*underside of 4th Floor ceiling*)

2522 W. DIVERSEY AVENUE

[illegible]

ZONING FAR									
BSMT	GROUND FLR	1ST FLR	2ND FLR	3RD FLR	4TH FLR	PH 1	PH 2	PH 3	TOTAL
1.84E+03	7.44E+03	3.47E+04	3.47E+04	5.47E+04	3.47E+04	0.44E+03	4.4E+03	1.04E+04	1.84E+05

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124 north main street
chicago, illinois 60642
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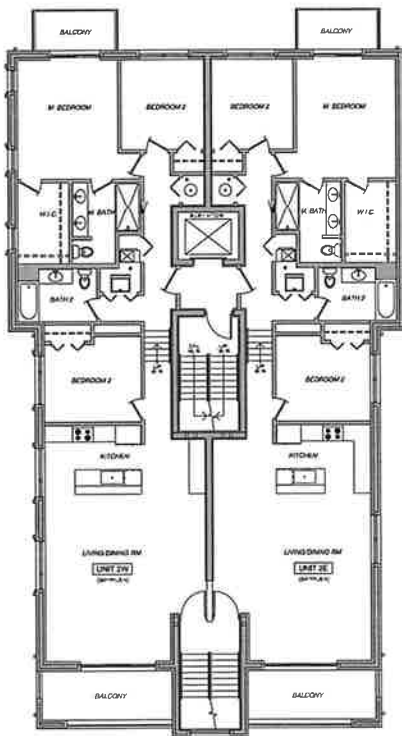
8 UNIT APARTMENT BUILDING
3522 W. CONVEY AVE., CHICAGO, IL 60647

Fullstack	

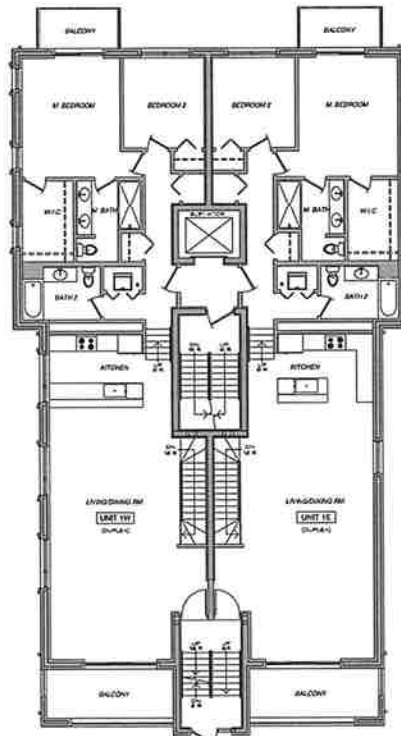
Unit	Unit 1
Number of	100
Number of	100
Unit	Unit 1

SITE PLAN CODE
LATTICE & BULK
DENSITY

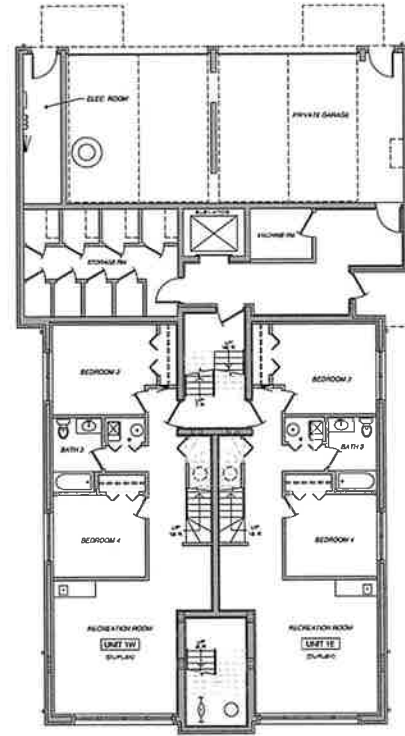
T



2 SECOND FLOOR PLAN
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



3 FIRST FLOOR PLAN
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



1 BASEMENT/GARAGE FLOOR PLAN
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

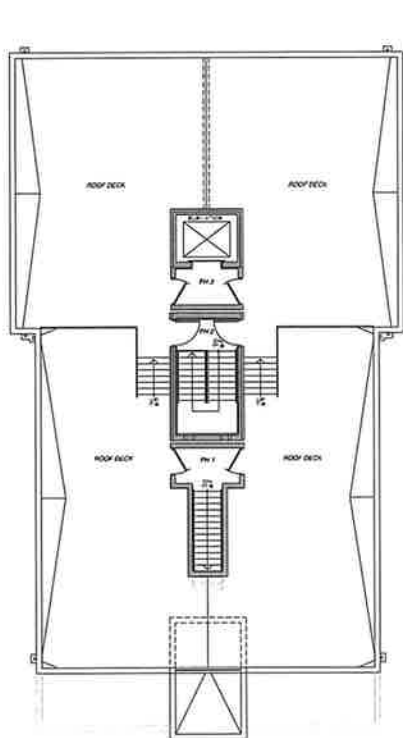
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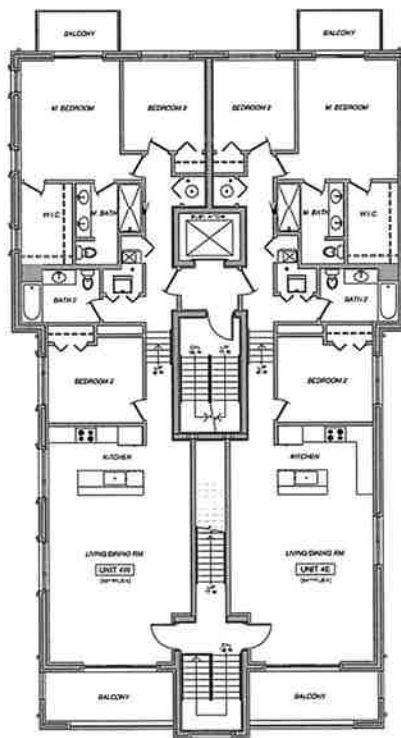
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NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMIT
2	10/1/10	ISSUED FOR PERMIT
3	10/1/10	ISSUED FOR PERMIT
4	10/1/10	ISSUED FOR PERMIT
5	10/1/10	ISSUED FOR PERMIT
6	10/1/10	ISSUED FOR PERMIT
7	10/1/10	ISSUED FOR PERMIT
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9	10/1/10	ISSUED FOR PERMIT
10	10/1/10	ISSUED FOR PERMIT

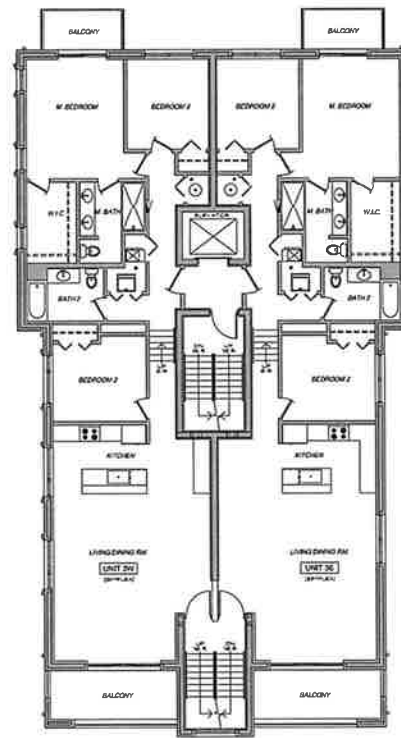
A1



3 ROOF PLAN
 1/8" = 1'-0"
 1/8" = 1'-0"



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



1 THIRD FLOOR PLAN
 1/8" = 1'-0"
 1/8" = 1'-0"

1. All drawings shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC) as published by the International Code Council (ICC).

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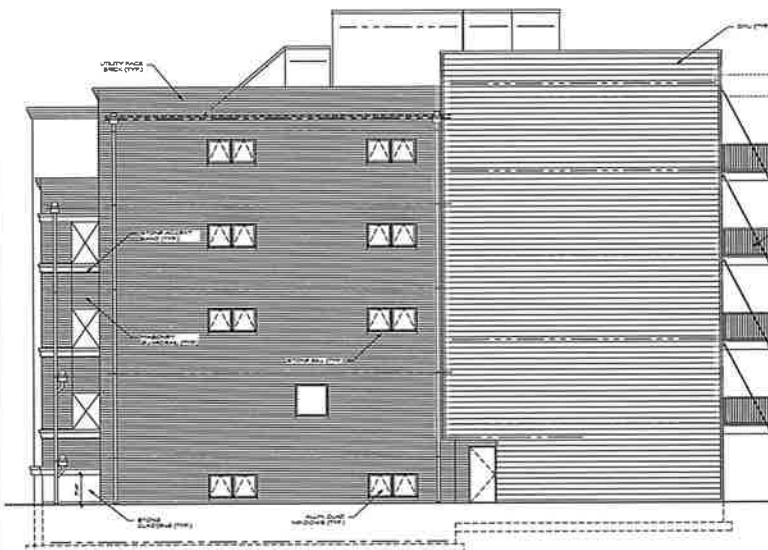
8 UNIT APARTMENT BUILDING
 1325 N. UNIVERSITY AVE. CHICAGO, IL 60647

DATE	DESCRIPTION
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10/1/17	10/1/17
10/1/17	10/1/17
10/1/17	10/1/17

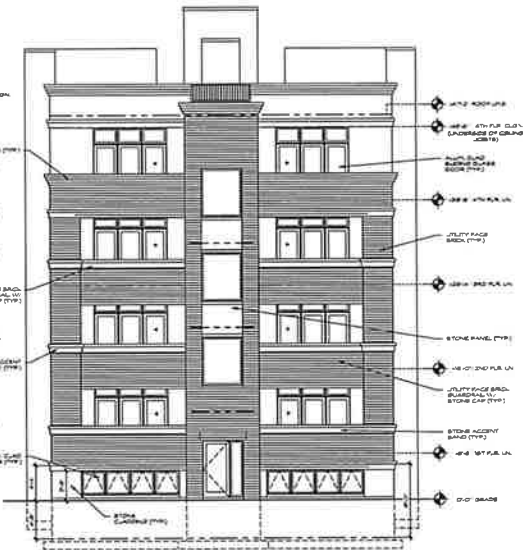
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10/1/17	10/1/17
10/1/17	10/1/17
10/1/17	10/1/17

FLOOR PLANS & ROOF PLAN

A2



2 RIGHT ELEVATION
1/8" = 1'-0"



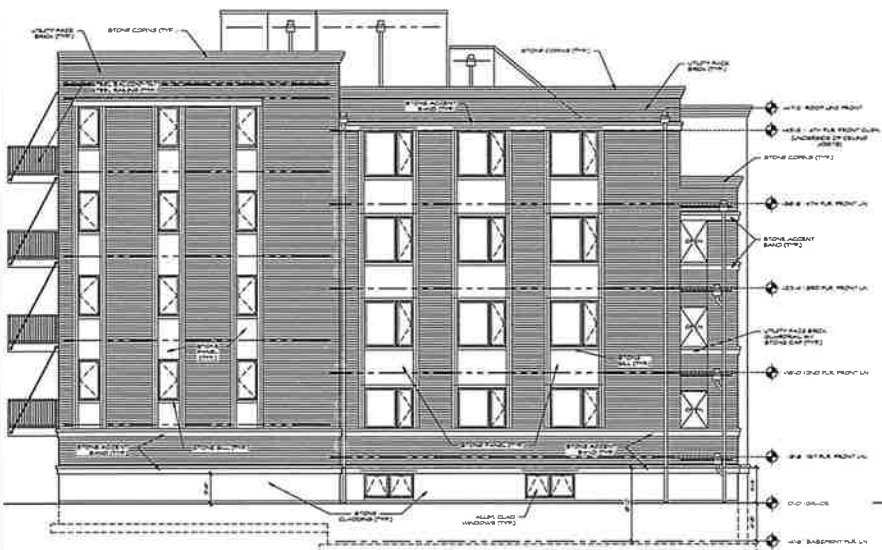
1 FRONT ELEVATION
1/8" = 1'-0"

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8 UNIT APARTMENT BUILDING
1821 W. GENESEE AVE. CHICAGO, IL 60647

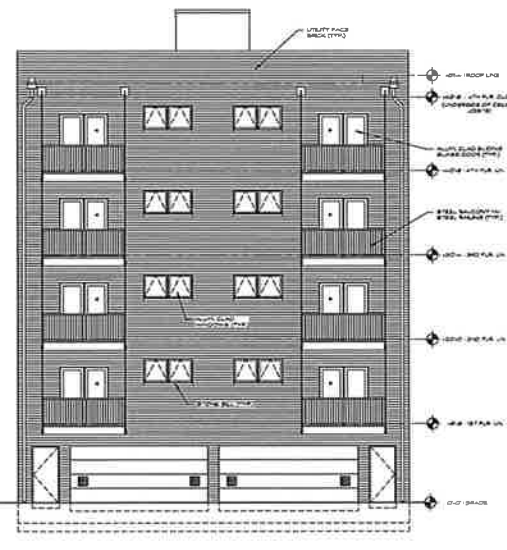
DATE: 01/15/18
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

EXTERIOR ELEVATIONS

A3



2 LEFT ELEVATION
1/8" = 1'-0"



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

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NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMIT
2	11/01/20	REVISION: OWNER COMMENTS
3	11/15/20	REVISION: CITY COMMENTS
4	12/01/20	FINAL FOR CONSTRUCTION

EXTENSION
A4