**NARRATIVE AND PLANS**
TYPE I Rezoning Attachment
2820 West Diversey Avenue

**The Project**

The Property is improved with a two-story building with four residential dwelling units, one of which is compliant, and two parking spaces. The Applicant seeks to rezone the Property to legalize the conversion from 1 dwelling unit to 4 dwelling units within the existing 2 story building. The Applicant will retain the existing two automobile parking spaces and add four bicycle parking spaces. No additions or exterior changes are proposed. The height of the building is and will remain at 24 feet.

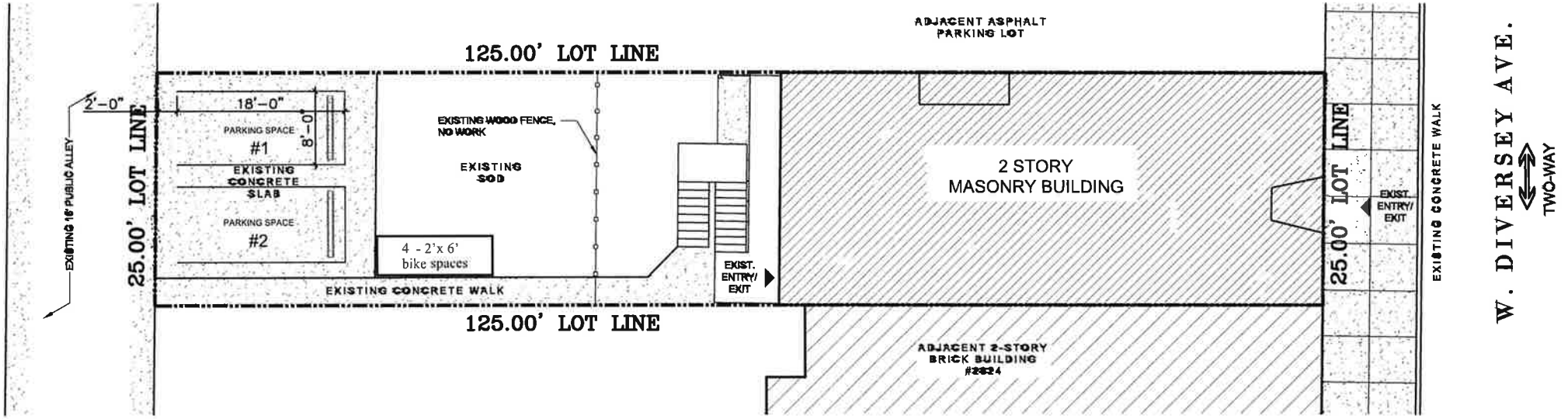
The subject property is located in a block that is improved with buildings containing multi-family residences and commercial buildings ranging in height from two to three and half stories. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District in an area with a mix of uses and zoning districts in close proximity to the intersection of Diversey Avenue, California Street and the Kennedy Expressway. This change of zoning classification is being sought through the Type I rezoning process of Section 17-13-0302-A of the Zoning Ordinance because the FAR in the B2-3 district is more than double the FAR of the current B3-1 district. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, as it is located directly on Diversey Avenue, which is served by the CTA Diversey Avenue Bus Line (Routes 76 and 77). Additionally, the Property is located approximately 2,636 feet from the Logan Square Blue Line Station.

The following are the relevant zoning parameters for the proposed project:

| | | |
|---|---|---|
| Lot Area: | 3,125 square feet | |
| Maximum Floor Area: | 2,794 square feet (existing) | |
| Maximum FAR: | 0.90 | |
| Residential Dwelling Units: | 4 | |
| MLA Density: | 781.25 | |
| Height (existing): | 26.50 feet | |
| Bicycle Parking: | 4 | |
| Automobile Parking: | 2* | |
| Setbacks: | Front (Diversey): | 0.00 feet |
| | East Side: | 0.00 feet |
| | West Side: | 0.00 feet |
| | Rear (Alley): | 66.90 feet |

A set of plans is attached.

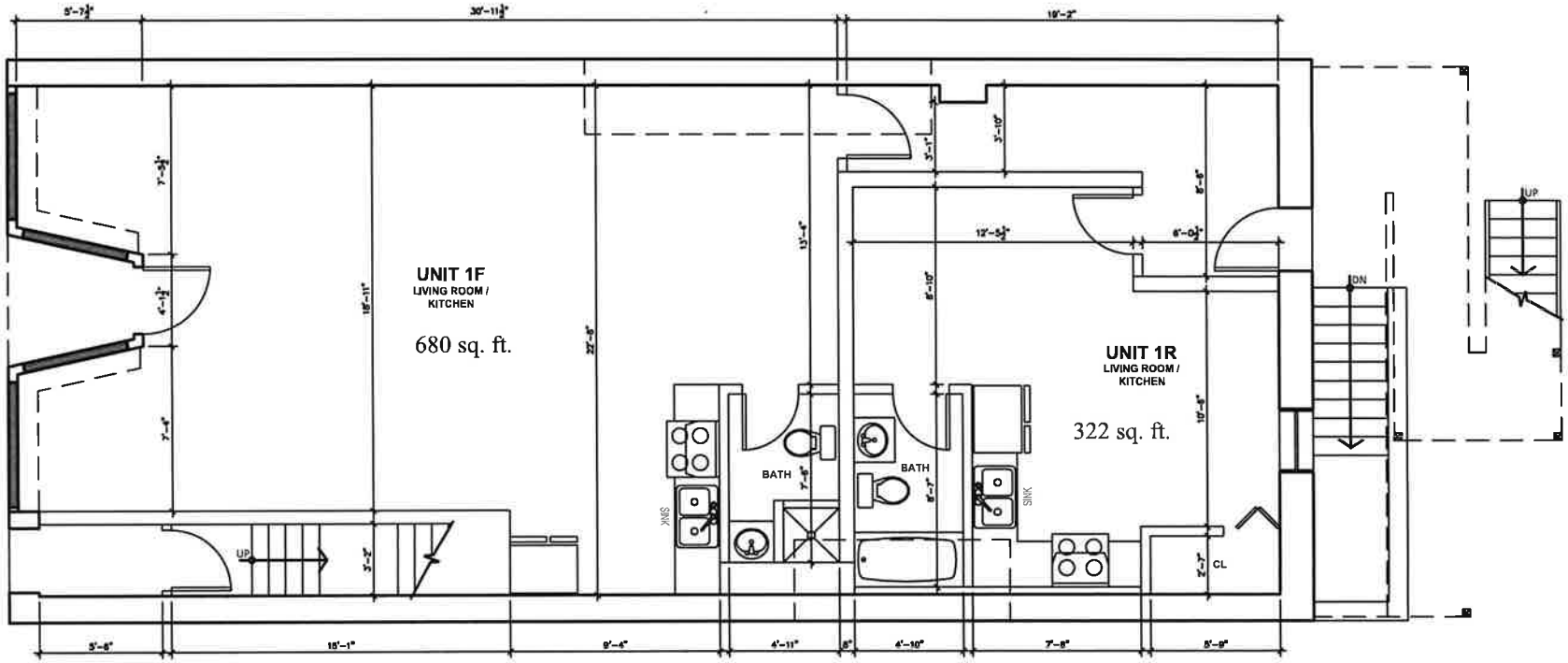
*The project will comply with the Transit Served Location provisions of as per section 17-10-0102-B and 17-3-0308, including subsection 4 in that no more than 50% of the otherwise required parking will be provided.




**SITE PLAN**

1/16" = 1'-0"

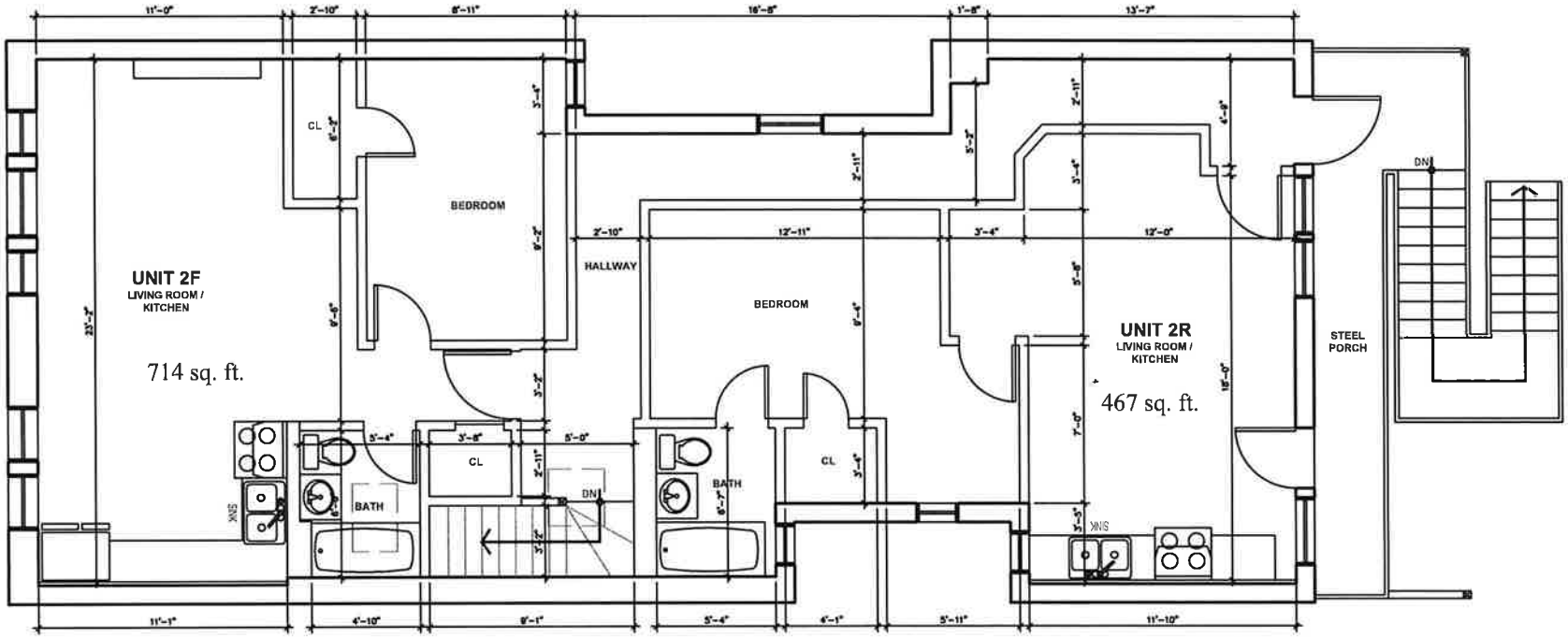
| 2820 W DIVERSEY AVE<br>SITE PLAN | T-1 |
|---|---|




ARCH 1ST FLOOR PLAN
1/8" = 1'-0"
1,426 SF

# 2820 W DIVERSEY AVE
# 1ST FLOOR PLAN

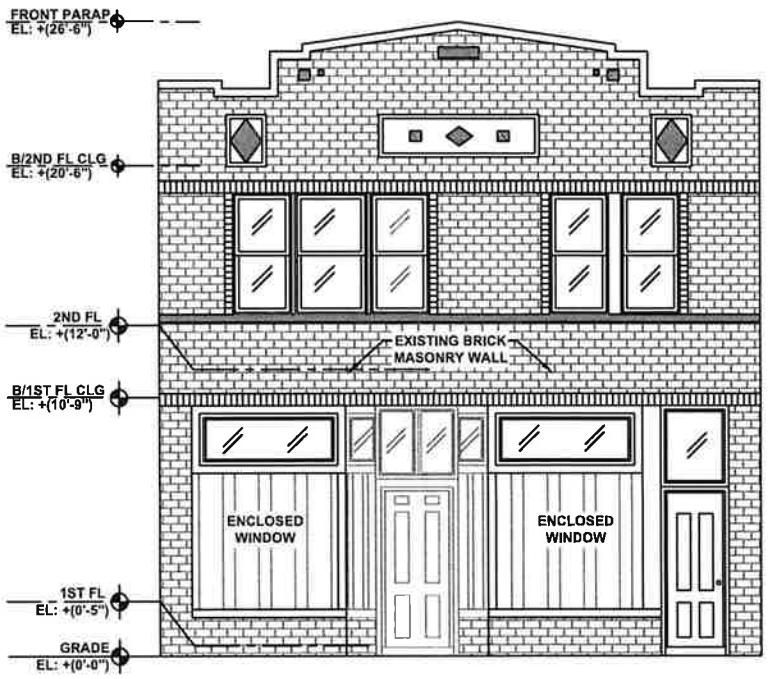
A-0




**ARCH 2ND FLOOR PLAN**
1/8" = 1'-0" 1,367 SF

# 2820 W DIVERSEY AVE
# 2ND FLOOR PLAN

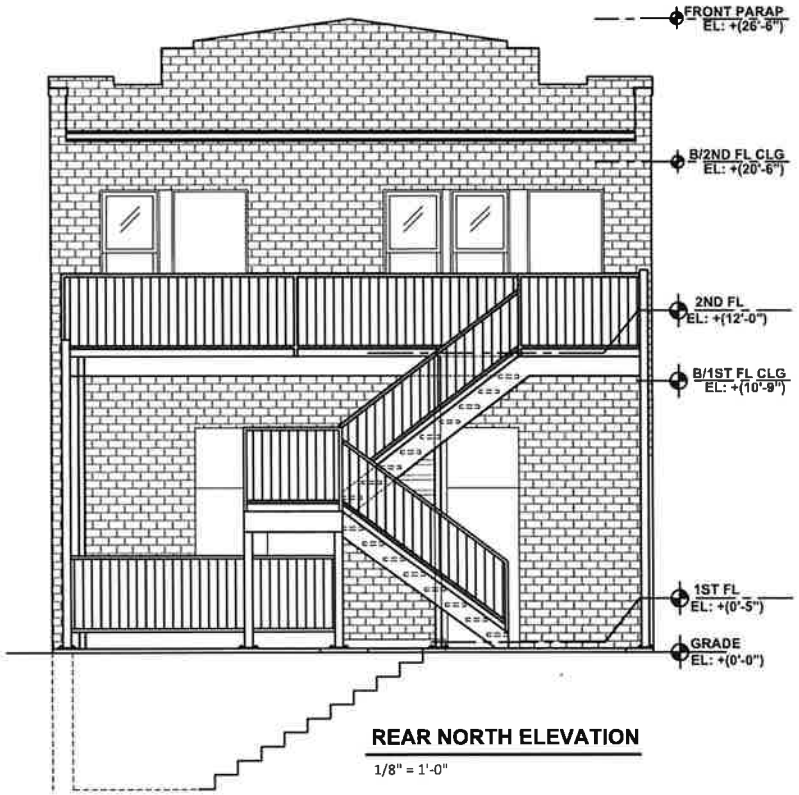
A-1




**FRONT SOUTH ELEVATION**

1/8" = 1'-0"

| | |
|---|---|
| **2820 W DIVERSEY AVE**<br>**FRONT ELEV** | **A-2** |

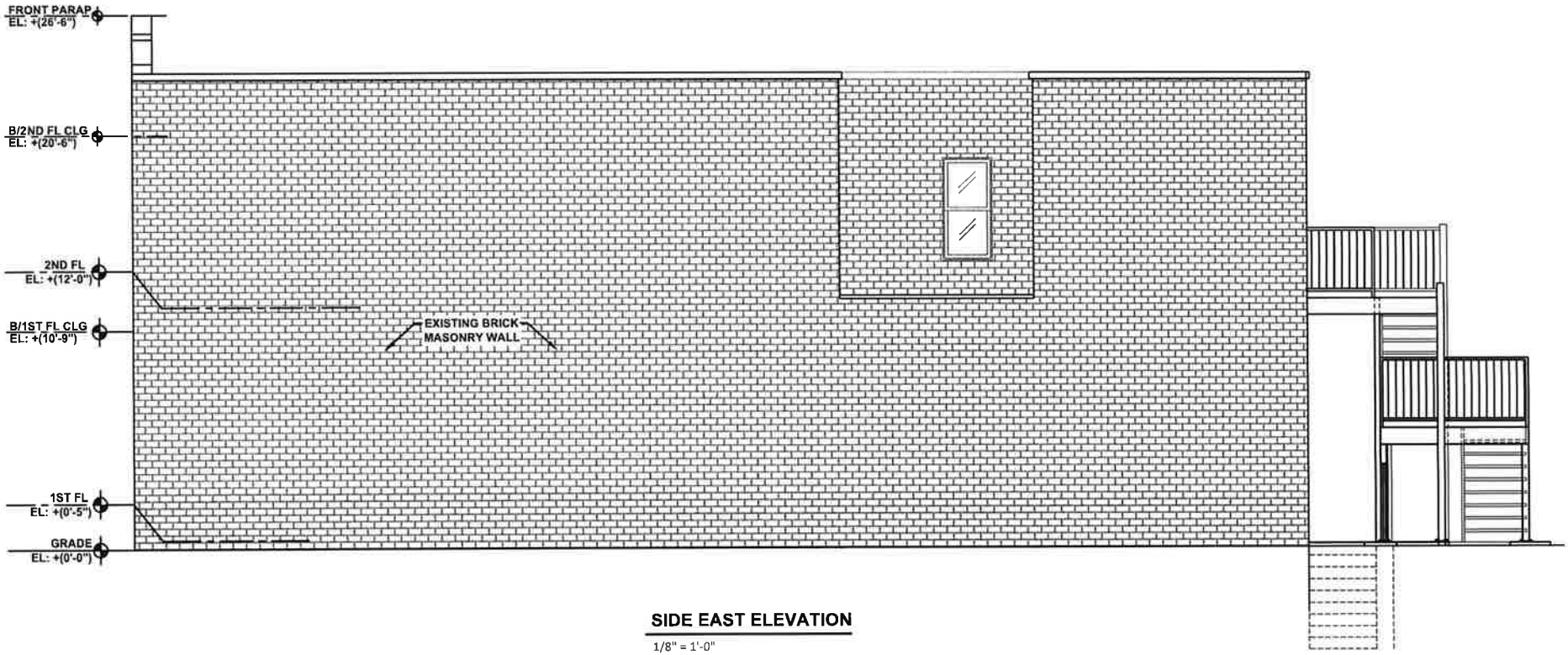



**REAR NORTH ELEVATION**

1/8" = 1'-0"

# 2820 W DIVERSEY AVE
## REAR ELEV

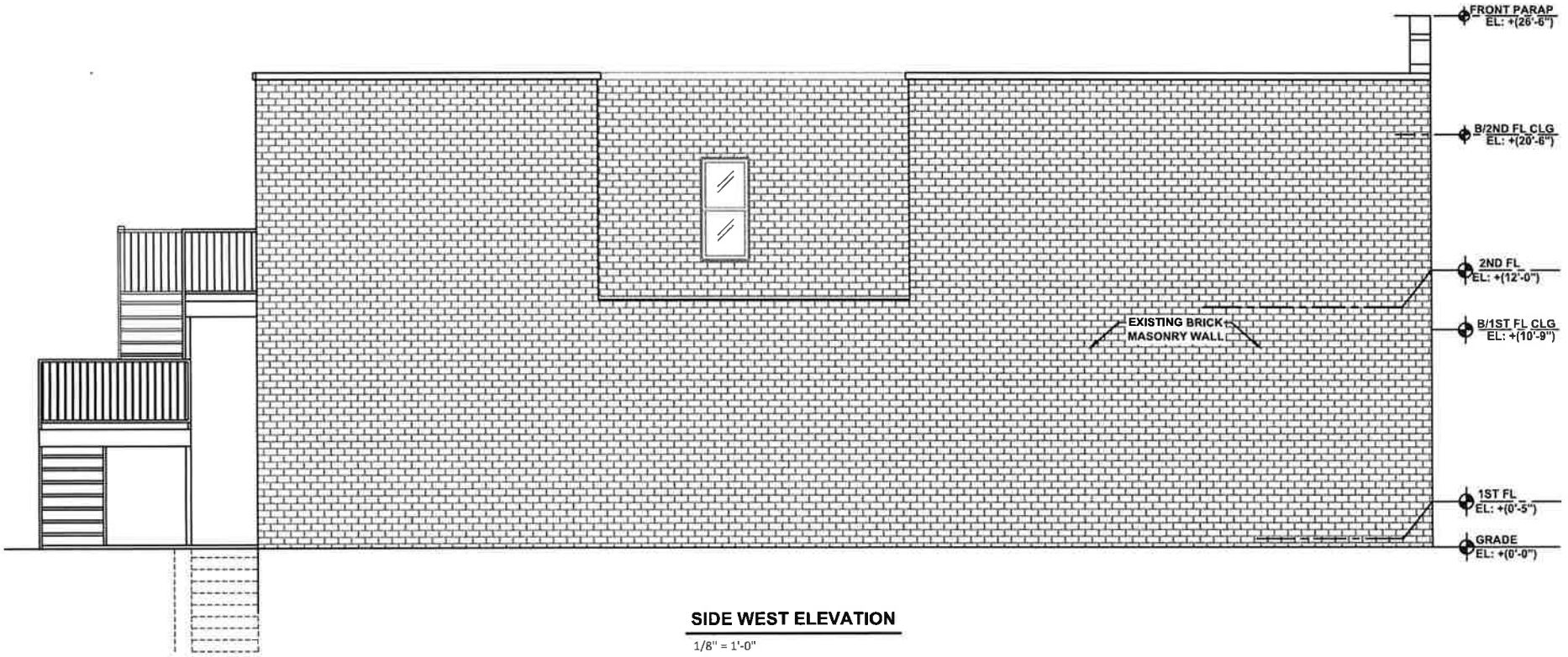
A-3




**SIDE EAST ELEVATION**

1/8" = 1'-0"

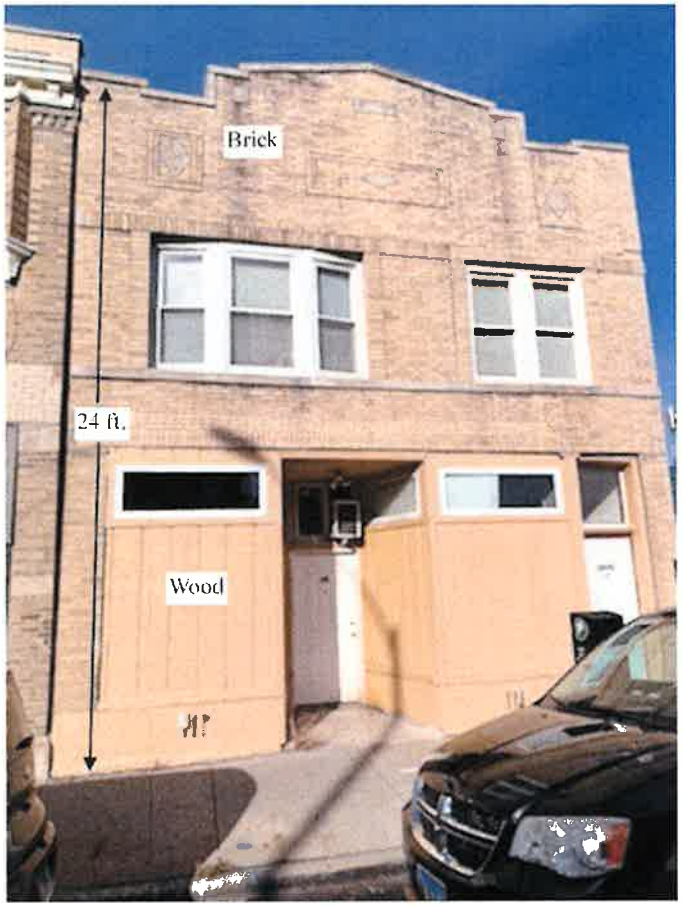
| 2820 W DIVERSEY AVE | A-4 |
|---|---|
| SIDE ELEV | |



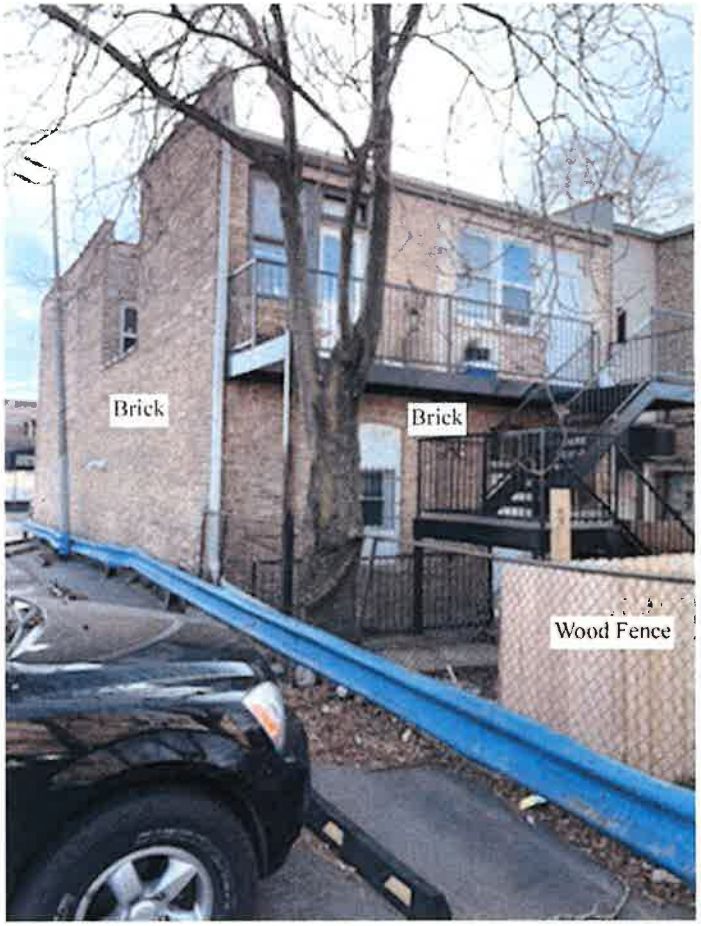

**SIDE WEST ELEVATION**

1/8" = 1'-0"

| | |
|---|---|
| **2820 W DIVERSEY AVE**<br>**SIDE ELEV** | **A-5** |




BUILDING FRONT (DIVERSEY AVE.)




BUILDING EAST SIDE AND REAR