



City of Chicago



O2020-3180

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/17/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 2658 N Greenview Ave - App No. 20432T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-G in an area bound by

A line 646.67 feet south of an parallel to West Diversey Parkway; North Greenview Avenue; a line 671.67 feet south of and parallel to West Diversey Parkway; And the public alley next west of and parallel to North Greenview Avenue

to those of a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2658 North Greenview Avenue

Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

2658 North Greenview Avenue – M1-2 to RT-4

The applicant wishes to rezone this property, currently zoned for Manufacturing use, to allow construction of a proposed 3-story single-family masonry residence with roof deck and detached 3-car masonry garage with roof deck. Residential uses are not allowed in a Manufacturing District.

FAR	1.2
Building Area	3,692.7 Square Feet
Density (MLA)	3,692.7 Square Feet
Lot Area	3,080.75 Square Feet
Building Height	35 Feet 0 Inches
Front Setback	14 Feet 7 7/16 Inches
Rear Setback	34 Feet 6 Inches
North Side Setback	3 Feet 0 Inches
South Side Setback	2 Feet 6 Inches
Parking	3 Parking Stalls

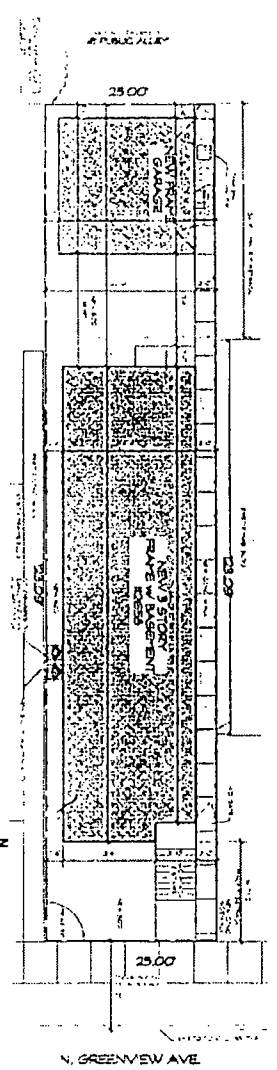
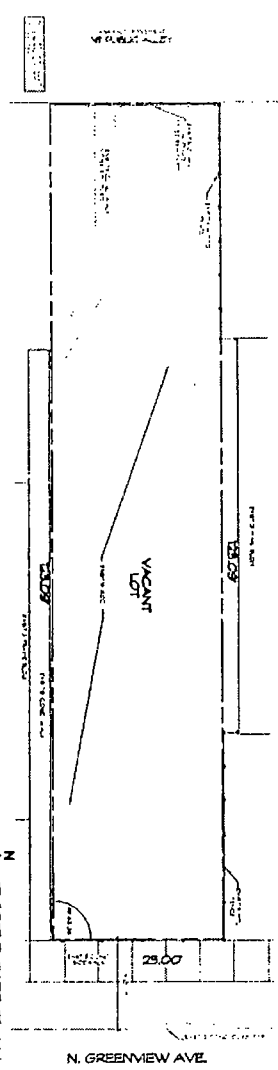
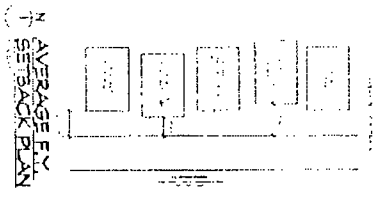
NEW 3 STORY FRAME SFR W/ NEW FRAME GARAGE

LOCATION: 2658 N. GREENVIEW AVE.
CHICAGO, IL 60614

OWNER: 2658 N. GREENVIEW, LLC
15 BROADLEY'S CT.
BANNOCKBURN, IL 60015

ARCHITECT: LASZLO SIMONIC ARCHITECTS, LLC.
6972 N. ARTERIAN AVE
CHICAGO, IL 60645
EMAIL: LS@OFFICE.LASZLOARCH.COM
ISSUED FOR PERMIT: APRIL 15, 2020

AVERAGE E.V. SETBACK

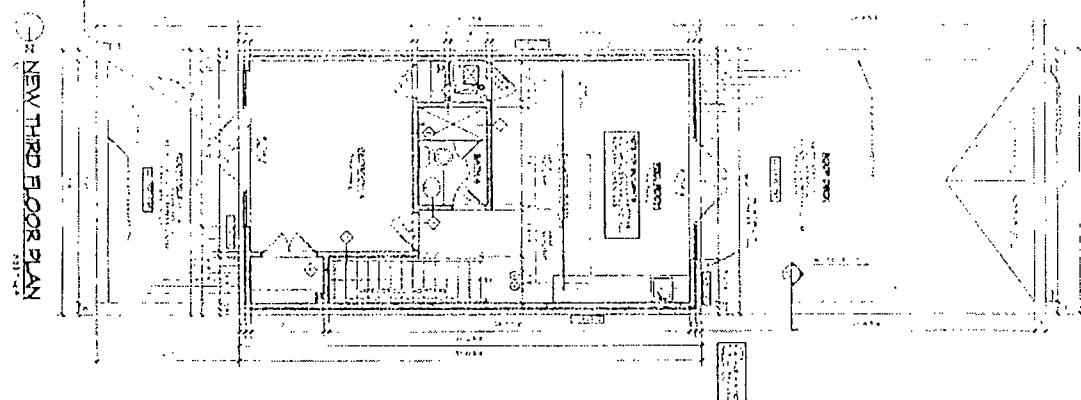


RT-4

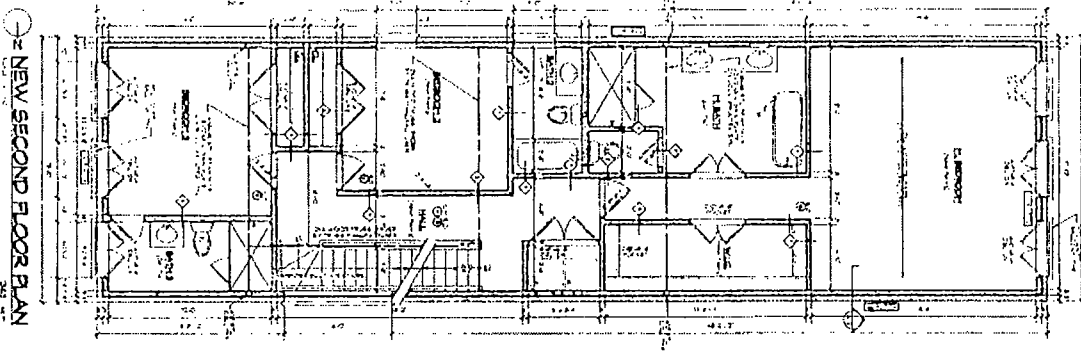
PROPOSED ZONING TO BE FROM M-2 TO RT-4

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	10/15/19	LS	LS
2	REVISED	11/15/19	LS	LS
3	REVISED	12/15/19	LS	LS
4	REVISED	01/15/20	LS	LS
5	REVISED	02/15/20	LS	LS
6	REVISED	03/15/20	LS	LS
7	REVISED	04/15/20	LS	LS
8	REVISED	05/15/20	LS	LS
9	REVISED	06/15/20	LS	LS
10	REVISED	07/15/20	LS	LS
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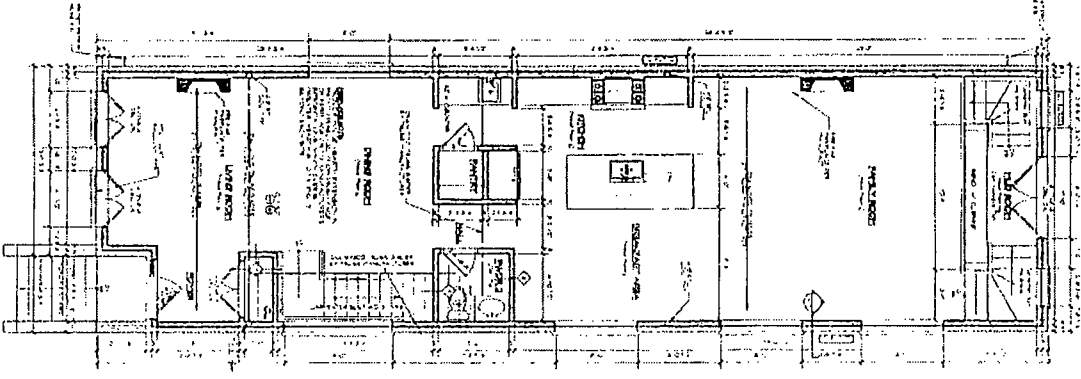
ABBREVIATIONS	GENERAL SYMBOLS	MATERIALS	DRAWING INDEX
<p>PARTITION LEGEND</p> <p>1. 1/2" Gypsum Board on 2x4 Stud</p> <p>2. 5/8" Gypsum Board on 2x4 Stud</p> <p>3. 5/8" Gypsum Board on 2x6 Stud</p> <p>4. 5/8" Gypsum Board on 2x8 Stud</p> <p>5. 5/8" Gypsum Board on 2x10 Stud</p> <p>6. 5/8" Gypsum Board on 2x12 Stud</p> <p>7. 5/8" Gypsum Board on 2x14 Stud</p> <p>8. 5/8" Gypsum Board on 2x16 Stud</p> <p>9. 5/8" Gypsum Board on 2x18 Stud</p> <p>10. 5/8" Gypsum Board on 2x20 Stud</p> <p>11. 5/8" Gypsum Board on 2x22 Stud</p> <p>12. 5/8" Gypsum Board on 2x24 Stud</p> <p>13. 5/8" Gypsum Board on 2x26 Stud</p> <p>14. 5/8" Gypsum Board on 2x28 Stud</p> <p>15. 5/8" Gypsum Board on 2x30 Stud</p> <p>16. 5/8" Gypsum Board on 2x32 Stud</p> <p>17. 5/8" Gypsum Board on 2x34 Stud</p> <p>18. 5/8" Gypsum Board on 2x36 Stud</p> <p>19. 5/8" Gypsum Board on 2x38 Stud</p> <p>20. 5/8" Gypsum Board on 2x40 Stud</p> <p>21. 5/8" Gypsum Board on 2x42 Stud</p> <p>22. 5/8" Gypsum Board on 2x44 Stud</p> <p>23. 5/8" Gypsum Board on 2x46 Stud</p> <p>24. 5/8" Gypsum 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54</p> <p>56. 55</p> <p>57. 56</p> <p>58. 57</p> <p>59. 58</p> <p>60. 59</p> <p>61. 60</p> <p>62. 61</p> <p>63. 62</p> <p>64. 63</p> <p>65. 64</p> <p>66. 65</p> <p>67. 66</p> <p>68. 67</p> <p>69. 68</p> <p>70. 69</p> <p>71. 70</p> <p>72. 71</p> <p>73. 72</p> <p>74. 73</p> <p>75. 74</p> <p>76. 75</p> <p>77. 76</p> <p>78. 77</p> <p>79. 78</p> <p>80. 79</p> <p>81. 80</p> <p>82. 81</p> <p>83. 82</p> <p>84. 83</p> <p>85. 84</p> <p>86. 85</p> <p>87. 86</p> <p>88. 87</p> <p>89. 88</p> <p>90. 89</p> <p>91. 90</p> <p>92. 91</p> <p>93. 92</p> <p>94. 93</p> <p>95. 94</p> <p>96. 95</p> <p>97. 96</p> <p>98. 97</p> <p>99. 98</p> <p>100. 99</p> <p>101. 100</p> <p>102. 101</p> <p>103. 102</p> <p>104. 103</p> <p>105. 104</p> <p>106. 105</p> <p>107. 106</p> <p>108. 107</p> <p>109. 108</p> <p>110. 109</p> <p>111. 110</p> <p>112. 111</p> <p>113. 112</p> <p>114. 113</p> <p>115. 114</p> <p>116. 115</p> <p>117. 116</p> <p>118. 117</p> <p>119. 118</p> <p>120. 119</p> <p>121. 120</p> <p>122. 121</p> <p>123. 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<p>186. 185</p> <p>187. 186</p> <p>188. 187</p> <p>189. 188</p> <p>190. 189</p> <p>191. 190</p> <p>192. 191</p> <p>193. 192</p> <p>194. 193</p> <p>195. 194</p> <p>196. 195</p> <p>197. 196</p> <p>198. 197</p> <p>199. 198</p> <p>200. 199</p> <p>201. 200</p> <p>202. 201</p> <p>203. 202</p> <p>204. 203</p> <p>205. 204</p> <p>206. 205</p> <p>207. 206</p> <p>208. 207</p> <p>209. 208</p> <p>210. 209</p> <p>211. 210</p> <p>212. 211</p> <p>213. 212</p> <p>214. 213</p> <p>215. 214</p> <p>216. 215</p> <p>217. 216</p> <p>218. 217</p> <p>219. 218</p> <p>220. 219</p> <p>221. 220</p> <p>222. 221</p> <p>223. 222</p> <p>224. 223</p> <p>225. 224</p> <p>226. 225</p> <p>227. 226</p> <p>228. 227</p> <p>229. 228</p> <p>230. 229</p> <p>231. 230</p> <p>232. 231</p> <p>233. 232</p> <p>234. 233</p> <p>235. 234</p> <p>236. 235</p> <p>237. 236</p> <p>238. 237</p> <p>239. 238</p> <p>240. 239</p> <p>241. 240</p> <p>242. 241</p> <p>243. 242</p> <p>244. 243</p> <p>245. 244</p> <p>246. 245</p> <p>247. 246</p> <p>248. 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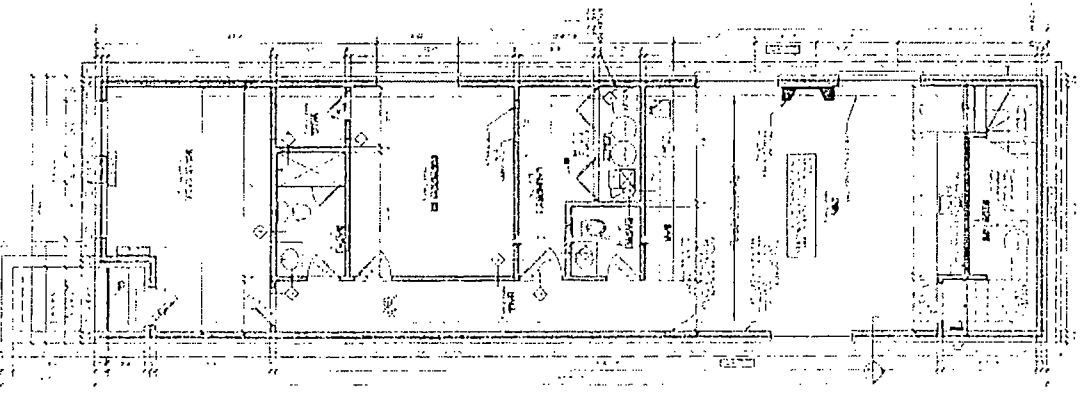
NEW THIRD FLOOR PLAN



NEW SECOND FLOOR PLAN



NEW FIRST FLOOR PLAN



NEW BASEMENT PLAN

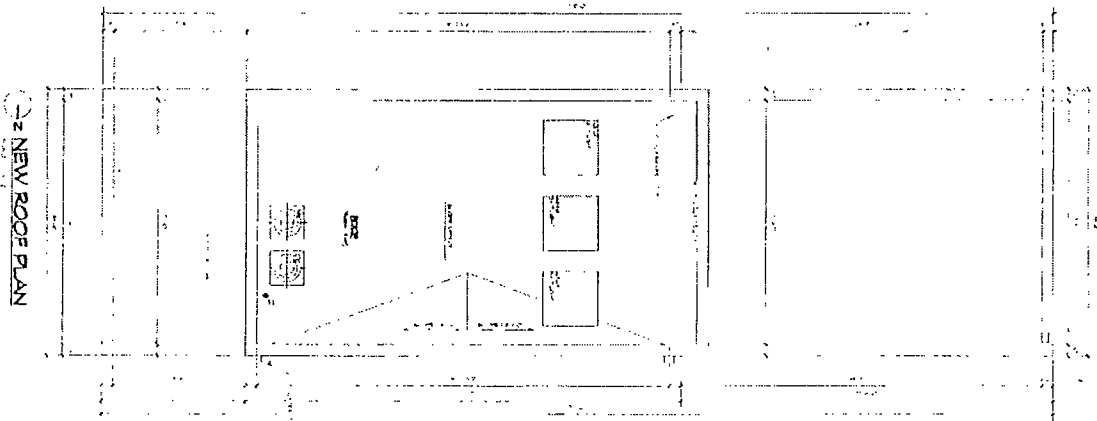
NOTE:
BLDG. TO BE SPRINKLERED THROUGHOUT



PARTITION LEGEND

<p>OWNER 2850 N. GREENWAY, LLC 19 BRADDOLET CT BANNOCKBURN, IL 60015</p>	<p>PROJECT 1500 S. ROCKY HAVEN 600 W. EAST TOWNSHIP 2000 MASSACHUSETTS SPRINGFIELD</p>	<p>LASZLO SIMONIC ARCHITECTS, LLC. 6512 N. ARTESIAN AVE. CHICAGO, IL 60640-0328 BY: LASZLO LASZLO ARCHITECT PAX: 773-350-2228 TEL: 773-355-3225</p>	
		<p>DATE: 10/10/11</p>	<p>SCALE: 1/8" = 1'-0"</p>

FINAL FOR PUBLICATION



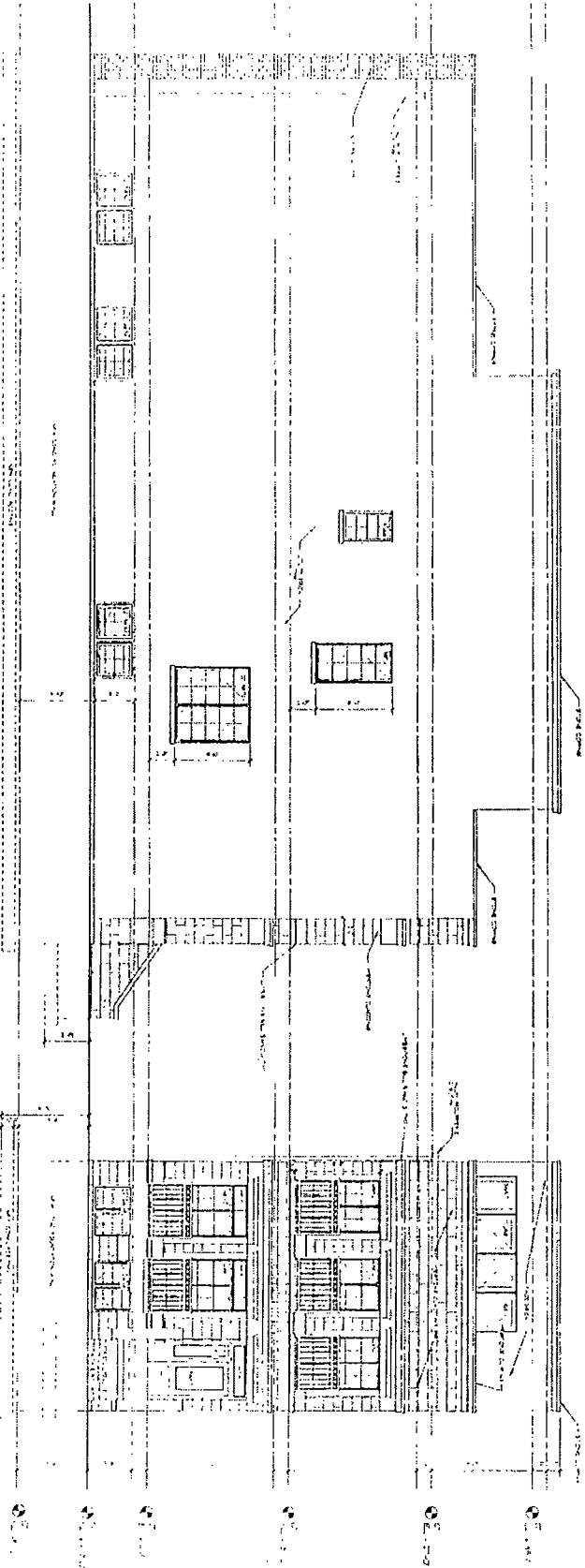
PARTITION LEGEND
 PARTITION TYPE
 PARTITION MATERIAL
 PARTITION THICKNESS
 PARTITION FINISH

A-3	PROJECT NAME ROOM NO. CENTER DATE REVISION	OWNER 3655 N. GREENVIEW, LLC 18 PARKLIFE CT SKOKIE, IL 60077	PROJECT 3655 N. GREENVIEW, LLC 18 PARKLIFE CT SKOKIE, IL 60077	DATE 12/15/2011	SCALE AS SHOWN	LASZLO SIMOVIC, ARCHITECTS, LLC. 650 N. ARTESIAN AVE. CHICAGO, IL 60610-2024 EMAIL: LASZLO@LAAZSO.COM FAX: 773-536-2228 TEL: 773-536-2225
		DESIGNER LASZLO SIMOVIC, ARCHITECTS, LLC.	DATE 12/15/2011	SCALE AS SHOWN		

FINAL FOR PUBLICATION

NEW SOUTH ELEVATION

NEW EAST ELEVATION

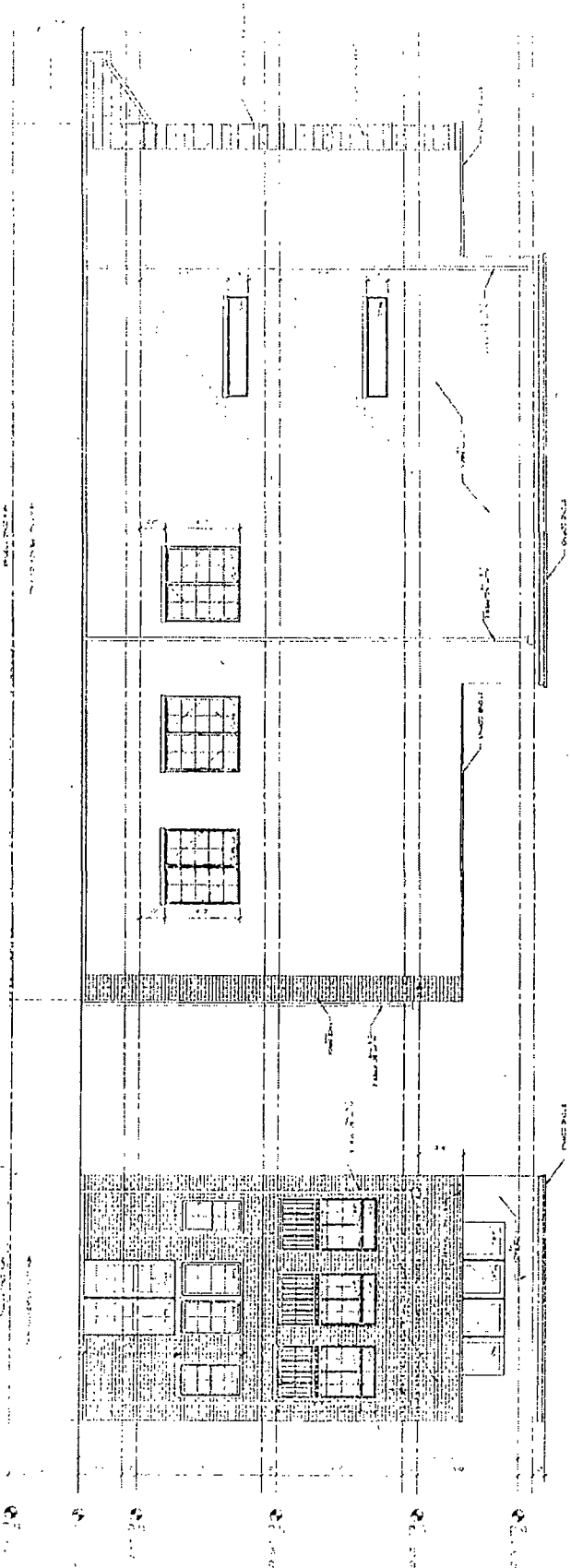


A-4	OWNER	DESIGNER	DATE	LAZLO SIMOVIC, ARCHITECTS, LLC 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-0008 EMAIL: LAZLO@LSCORP.COM FAX: 773-336-2228 TEL: 773-336-0223
	2030 N. GREENVIEW, LLC 1500 CALLETA CT BANNOCKBURN, IL 60015	LAZLO SIMOVIC, ARCHITECTS, LLC 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-0008	10/15/2010	

FINAL FOR PUBLICATION

NEW NORTH ELEVATION

NEW WEST ELEVATION



A-5	PROJECT NAME SOUTH WINDTOWER CITY CENTER	OWNER JAMES N. GREENE, LLC 13 NICHOLS CT BANNOCKBURN, IL 60015	PROJECT 1301 S. MICHIGAN AVENUE 2ND FLOOR CITY CENTER WINDTOWER CHICAGO, IL 60605	DATE 12/22/11	SCALE 1/8" = 1'-0"	DESIGNED BY L.S.	DRAWN BY L.S.	CHECKED BY L.S.	DATE 12/22/11	LASZLO SIMONC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-2001 EMAIL: LASZLO@LASZLOARCH.COM FAX: 773-334-2226 TEL: 773-334-2225
	PROJECT NO.	DATE	SCALE	DATE	DATE	DATE	DATE	DATE	DATE	