



City of Chicago



O2019-1374

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 2745 N Greenview Ave - App No. 19965-T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 M2-2 Residential Light Industry District symbols and indications as shown on Map No. 7-G in the area bounded by

The public alley next south of and parallel to West Diversey Parkway; the public alley next east of and parallel to North Greenview Avenue; a line 156.57 feet south of and parallel to West Diversey Parkway; and North Greenview Avenue

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

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2745 North Greenview Avenue

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

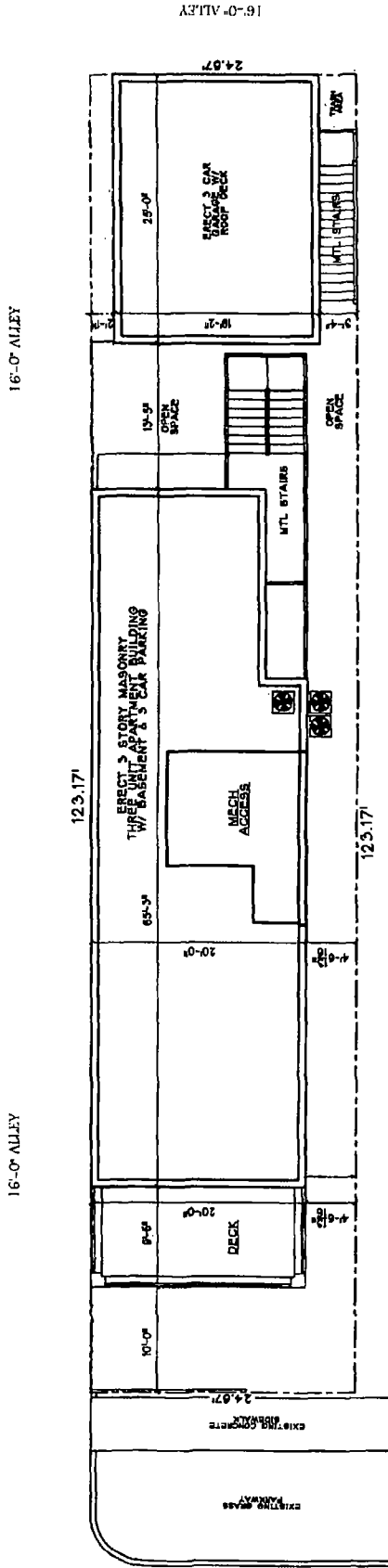
2745 NORTH GREENVIEW AVENUE

RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

The applicant seeks a zoning amendment from an M2-2 Light Industry District to an RT-4 Residential Two-Flat, Townhouse and Multi Unit District to allow for the construction of a three story, three dwelling unit residential building. After rezoning, the building will contain three stories and three dwelling units. Three parking spaces will be provided. The proposed building will be 38 feet in height.

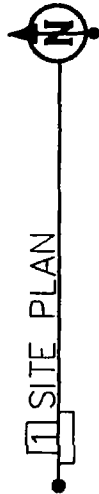
Lot Area	3,026 square feet
MLA	1,008.66 square feet
Parking	3 parking spaces
Rear Setback	38 feet 5 inches
Side Setback (North)	0 feet
Side Setback (South)	4 feet 6 inches
Front Setback	19 feet 6 inches
FAR	1.19
Building Square Footage	3,631 square feet
Building Height	38 feet

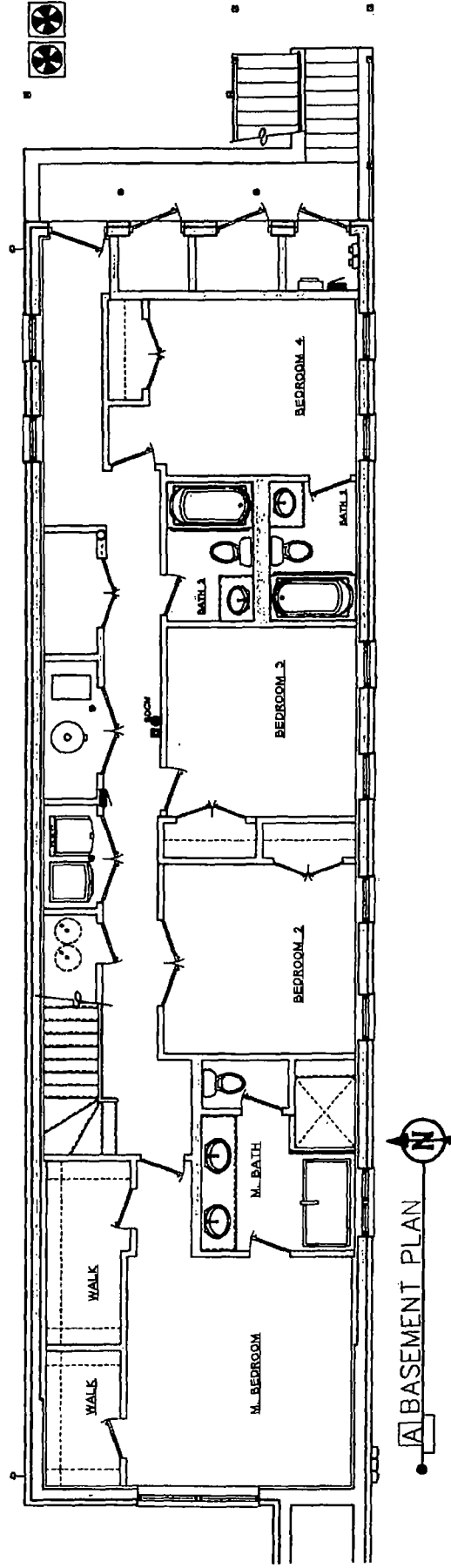
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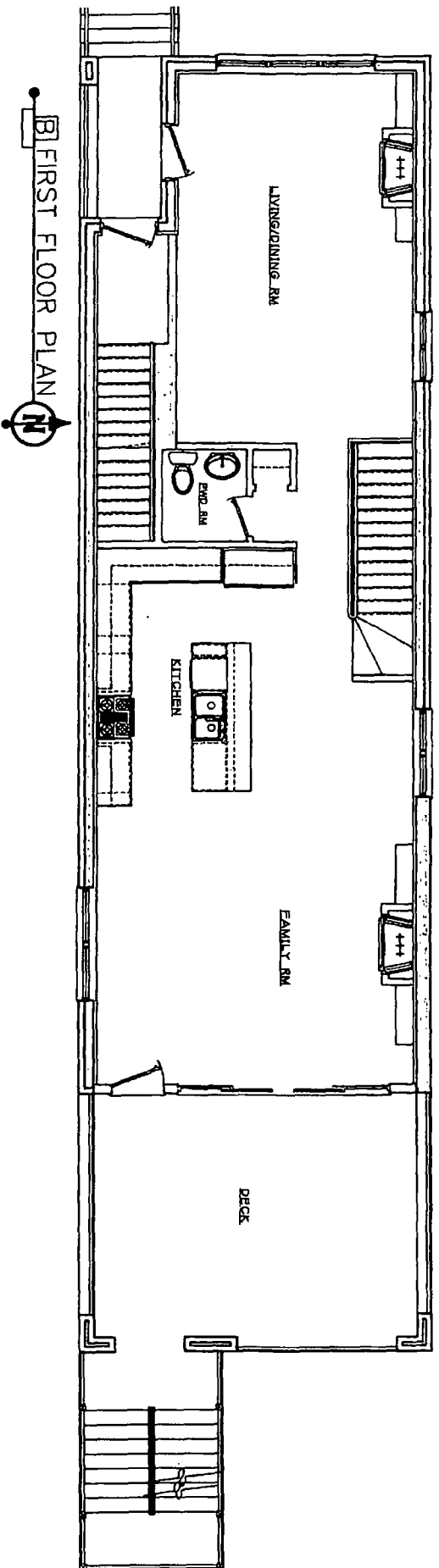
ZONING INFORMATION

ZONING REQUEST	RT-4	REQD SQ. FT.	1000	MAXIMUM # OF UNITS REQUESTED:	3.0
LOT AREA:	3,026 SQ. FT.	X 12- MAXIMUM BUILDABLE SQUARE FOOTAGE:	3,631		
LOT DIMENSIONS:	24.57' X 123.17'		ACTUAL SQUARE FOOTAGE PER PLANS:	3,631	

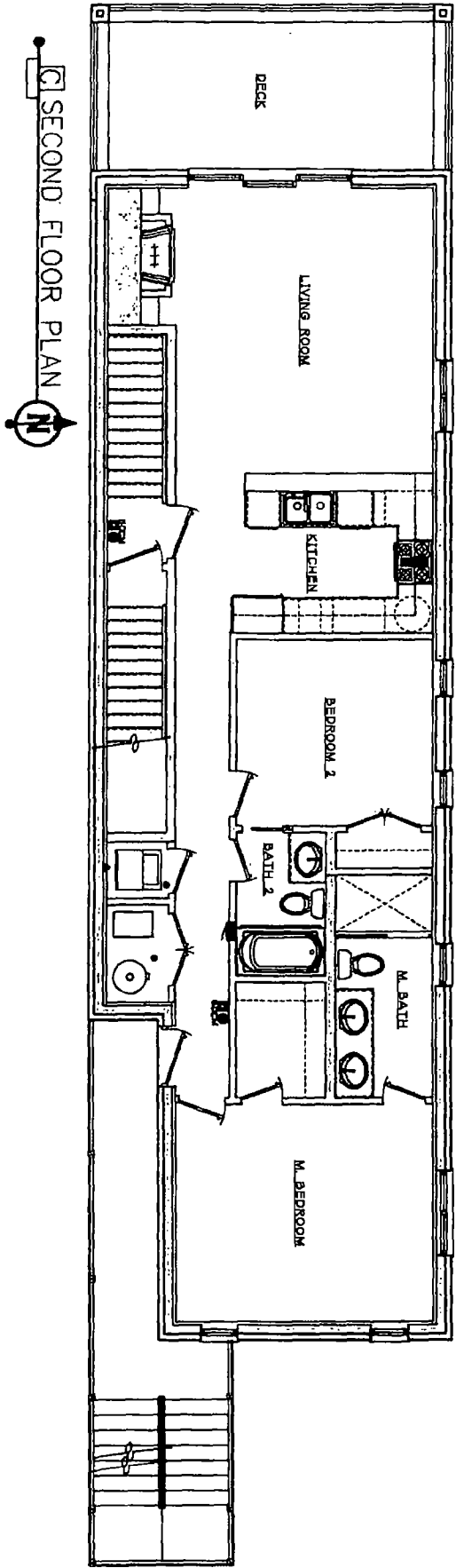




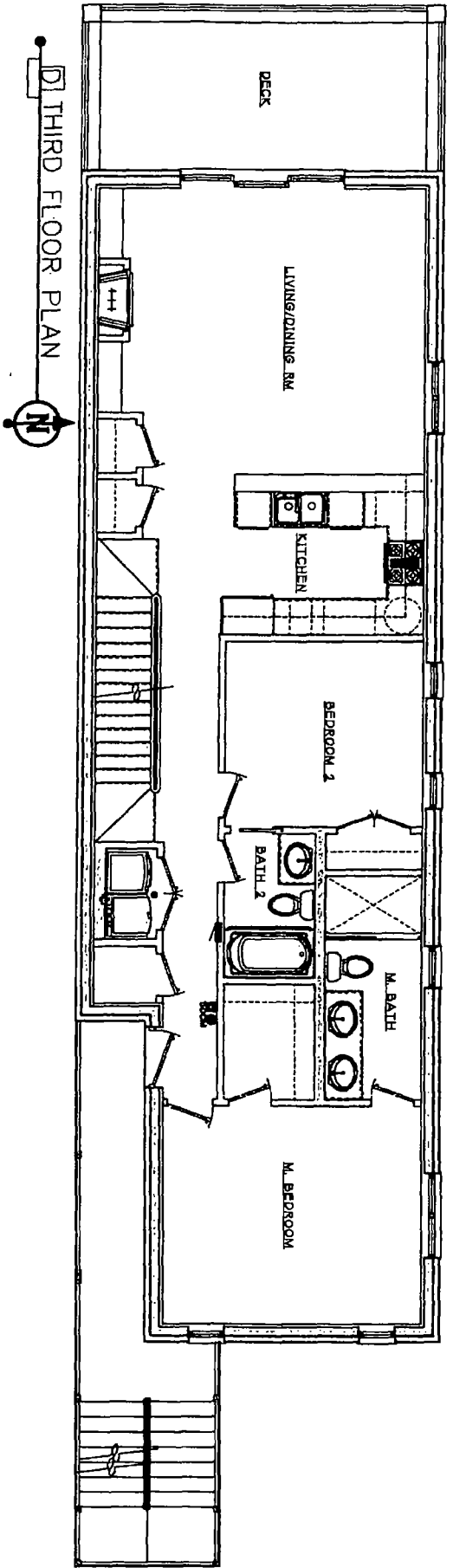
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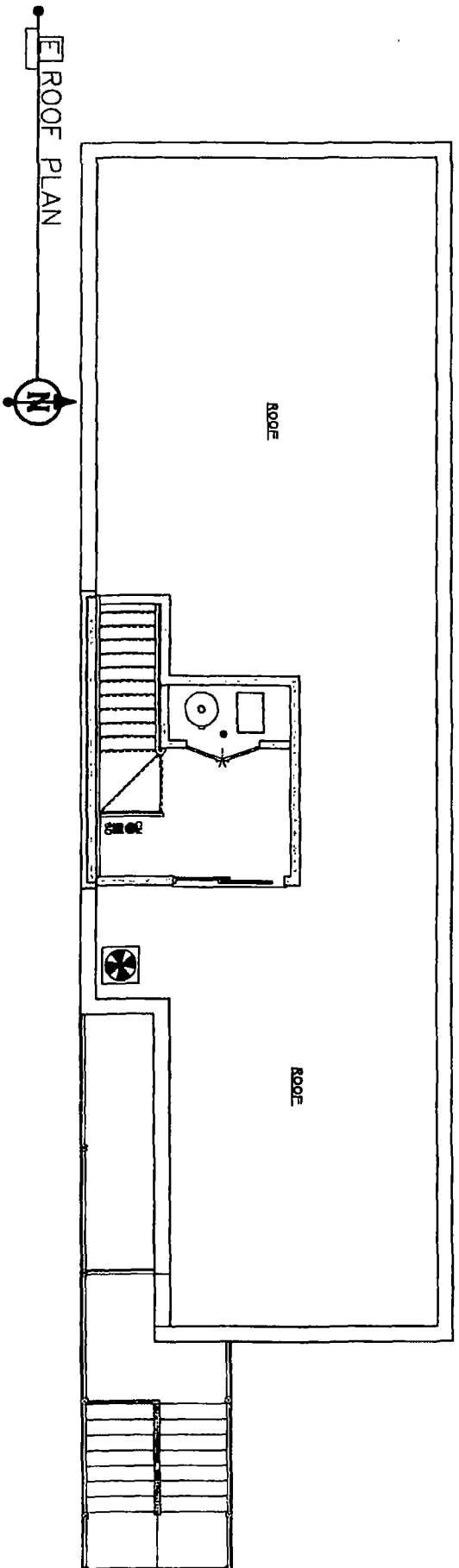
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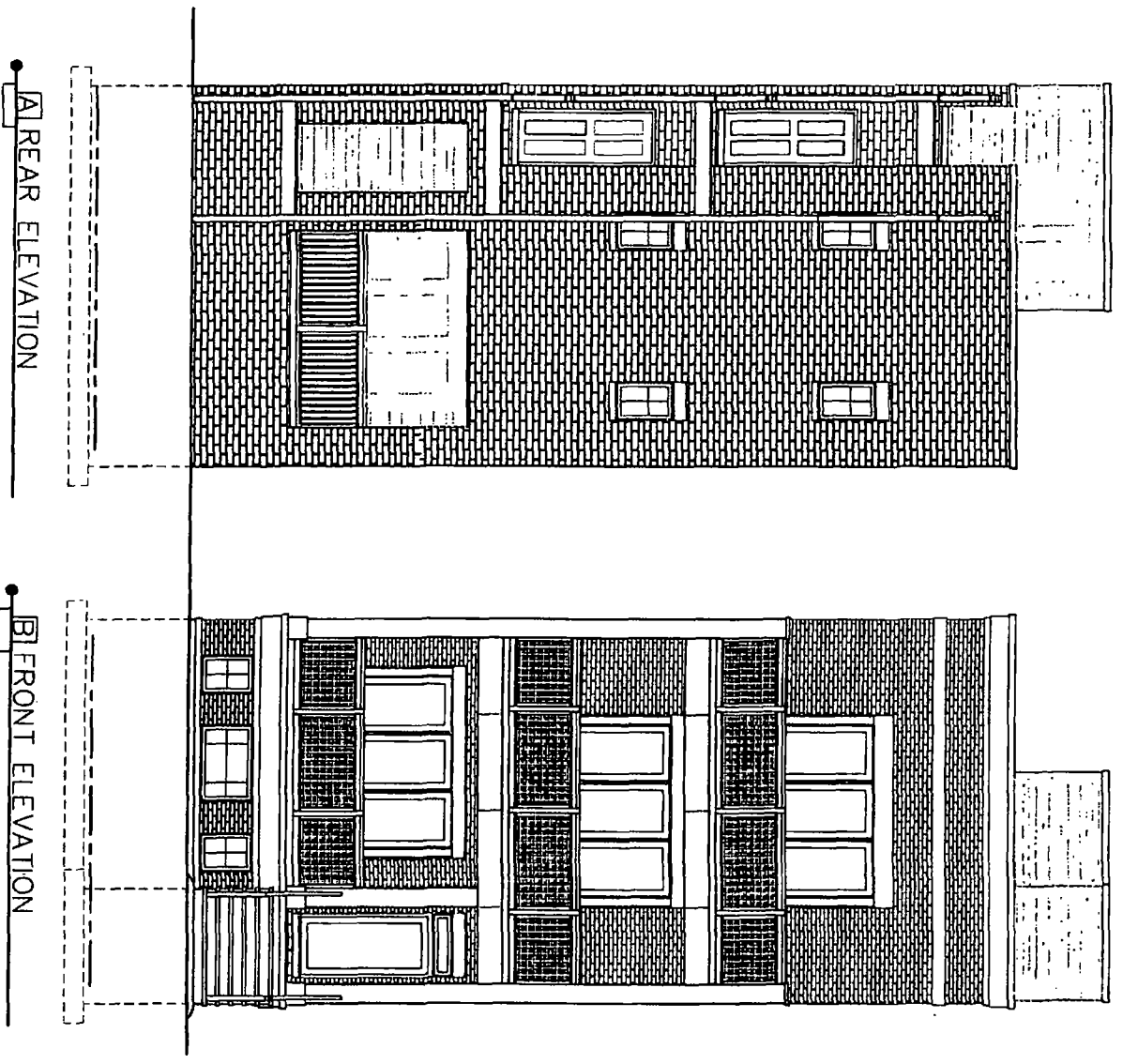


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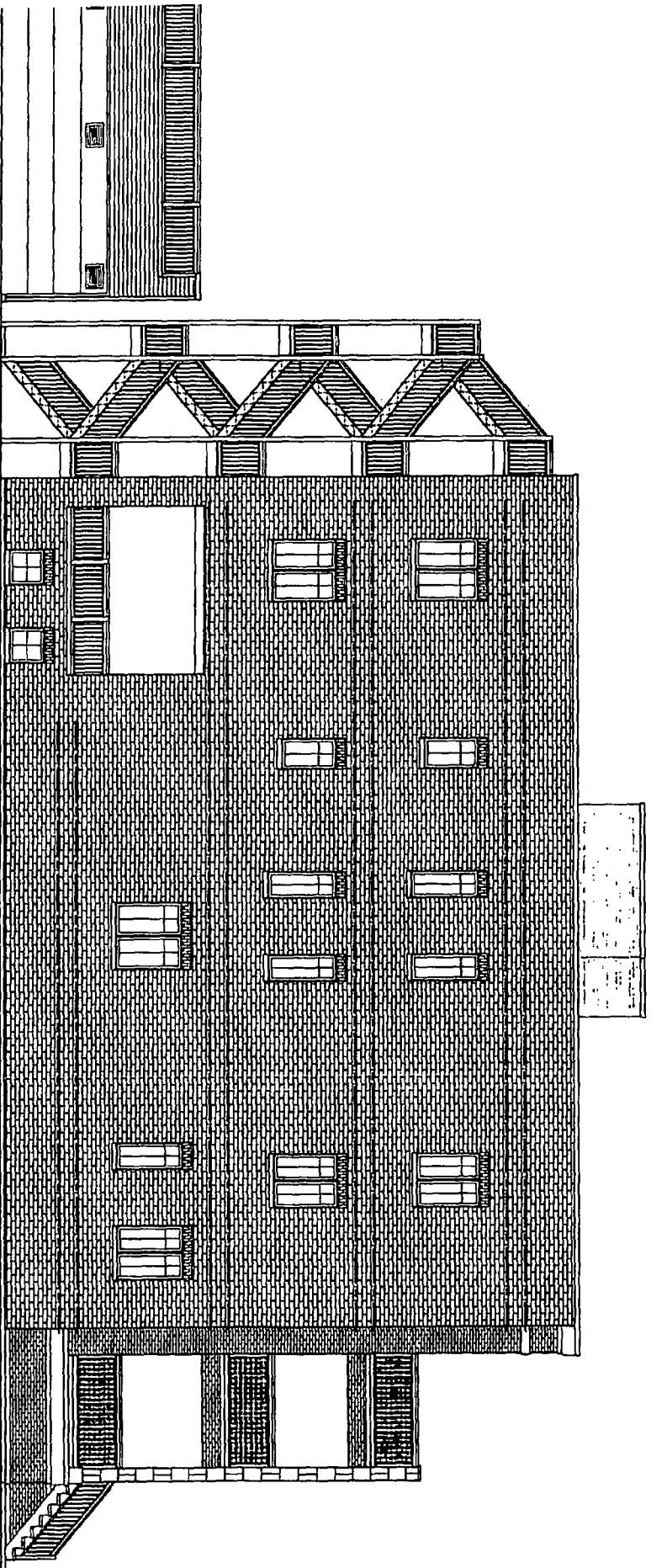
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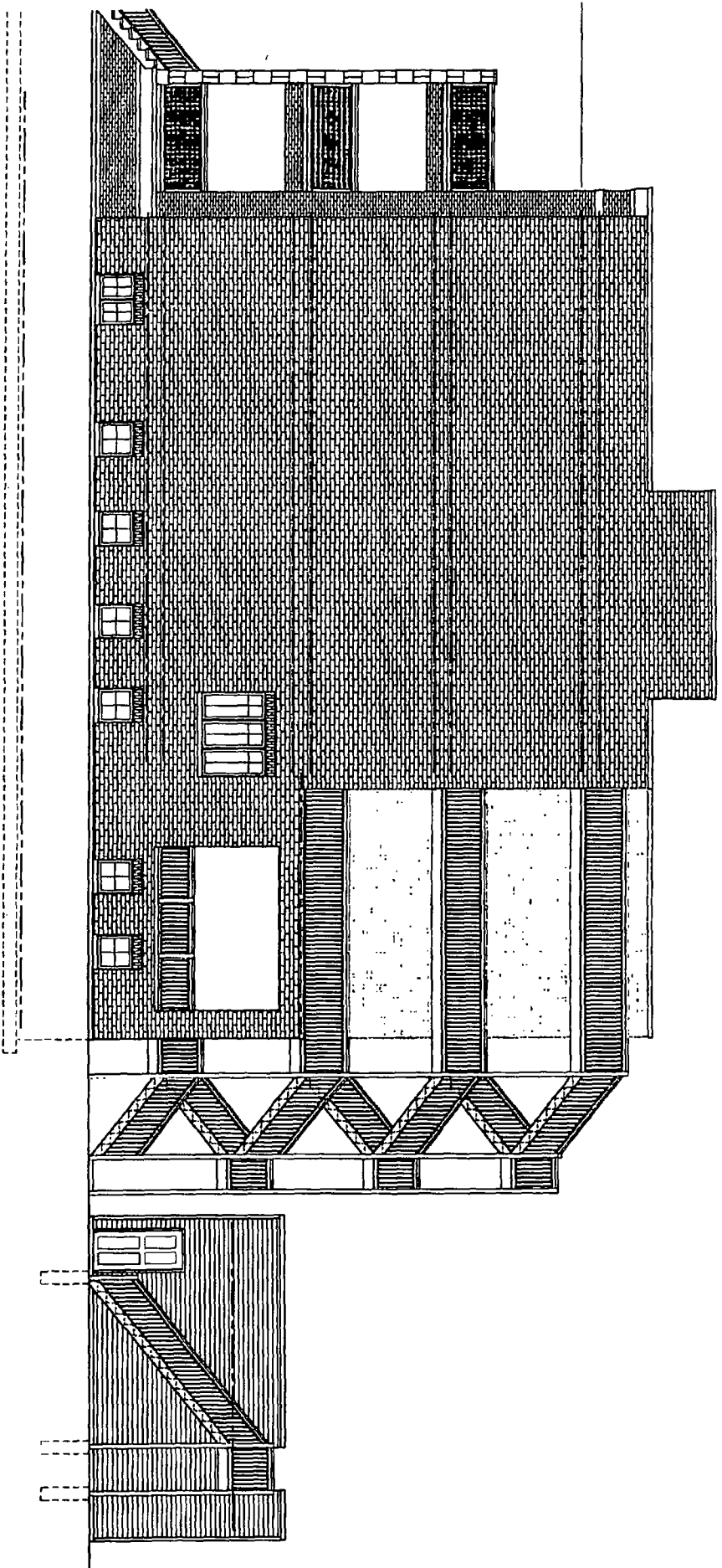


A REAR ELEVATION

B FRONT ELEVATION



ALLEY SIDE ELEVATION



RIGHT SIDE ELEVATION