



# City of Chicago



O2018-2298

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	3/28/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 17-H at 1730 W Greenleaf Ave - App No. 19577T1
<b>Committee(s) Assignment:</b>	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, the Chicago Zoning Ordinance,  
be amended by changing all the B2-3 Neighborhood Commercial District  
symbols and indications as shown on Map No.17-H in the area bounded by

beginning at a point 102.94 feet northwest of West Greenleaf Avenue and 75.13 feet southwest of the alley next east of North Clark Street; a line from a point 102.94 feet northwest of West Greenleaf Avenue and 75.13 feet southwest of the alley next east of North Clark Street, to a point 110.45 feet northwest of West Greenleaf Avenue and the westerly right-of-way line of the alley next east of North Clark Street; the alley next east of North Clark Street; West Greenleaf Avenue; and a line from a point 75.50 feet southwest of the alley next east of North Clark Street and the north right-of-way line of West Greenleaf Avenue, said line runs to the northwest a distance of 102.94 feet along a bearing of 95 degrees, 42 minutes, 32 seconds to the point of beginning,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 1730 West Greenleaf Avenue

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## NARRATIVE

### 1730 West Greenleaf Avenue

#### B2-3 to B 2-3 as a Type 1 Zoning Amendment

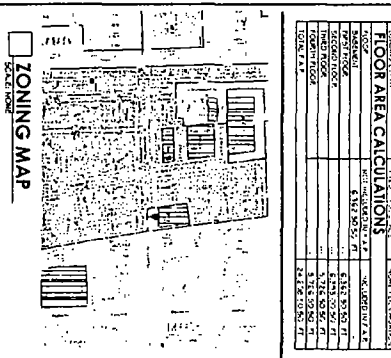
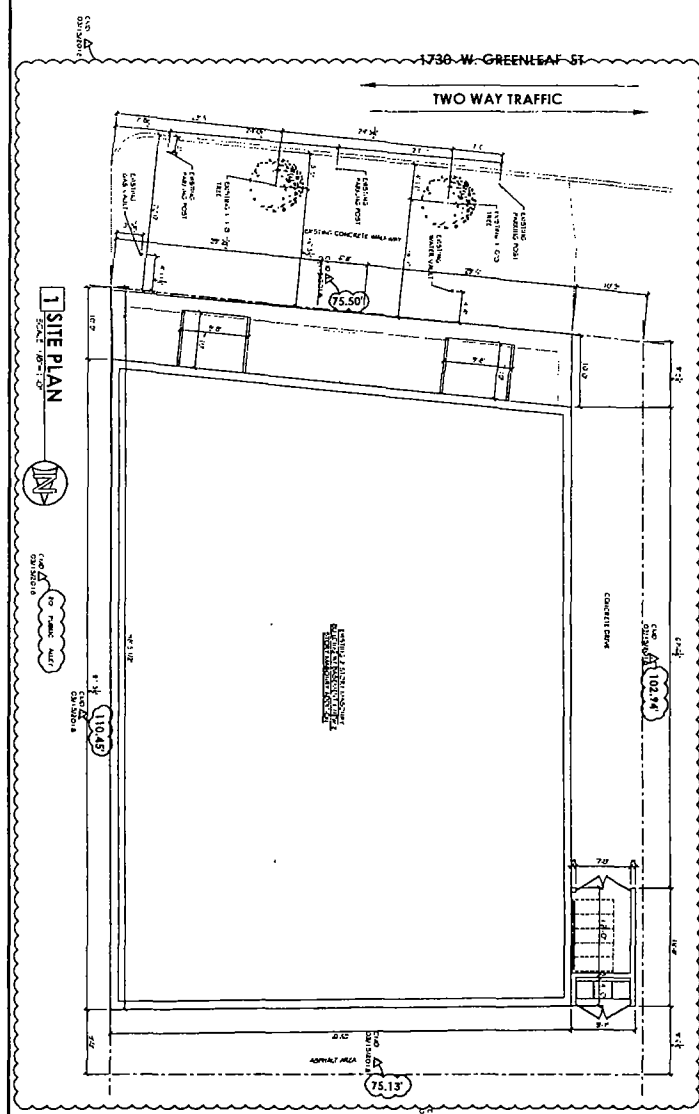
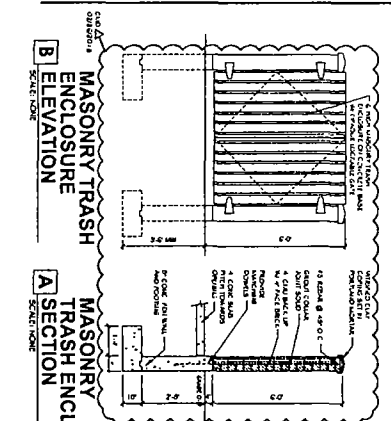
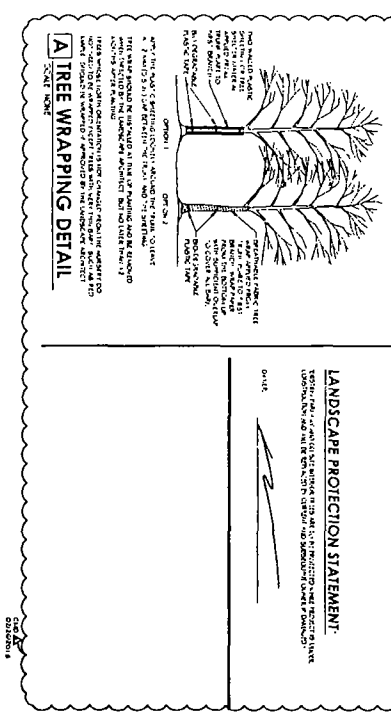
In order to convert and preserve the façade of an existing 2 story building and construct 2 new stories for a total of 4 stories and 30 dwelling units with a height of 52 feet 7 inches and no parking spaces. The subject property is located 493 feet (within the required 1,320 feet) of the Metra train station entrance so we are seeking a waiver to provide no parking, to decrease the minimum lot area per dwelling unit and increase the floor area ratio.

FAR	3.02
Lot Area	8,015 Square Feet
Minimum Lot Area Per Dwelling Unit	300 Square Feet – 20 Units
Minimum Lot Area Per Efficiency Unit	200 Square Feet – 10 Units
Building Area	24,208.5 Square Feet
Building Height	52 Feet 7 Inches
Front Setback	0
West side Setback	9 Feet - 0 Inches
East side Setback	0
Bicycle Spaces	30 to be located in the basement and West Side Yard

Will seek a variance for rear setback – 30 Feet required – 2'-6" proposed by variance

FINAL FOR PUBLICATION

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WARNING FROM  
D.I.G.G.E.R  
BEFORE YOU DIG  
CALL  
1-312-744-7000

LS 1.0

**SHEET TITLE**

**SITE PLAN**

**PROJECT**  
**CONVERT EXISTING 2 STORY**  
**MASONRY COMMUNITY**  
**CENTER INTO 30 APARTMEN-**  
**UNITS, AND NEW TWO 2 STOR-**  
**MASONRY ADDITION ABOVE**

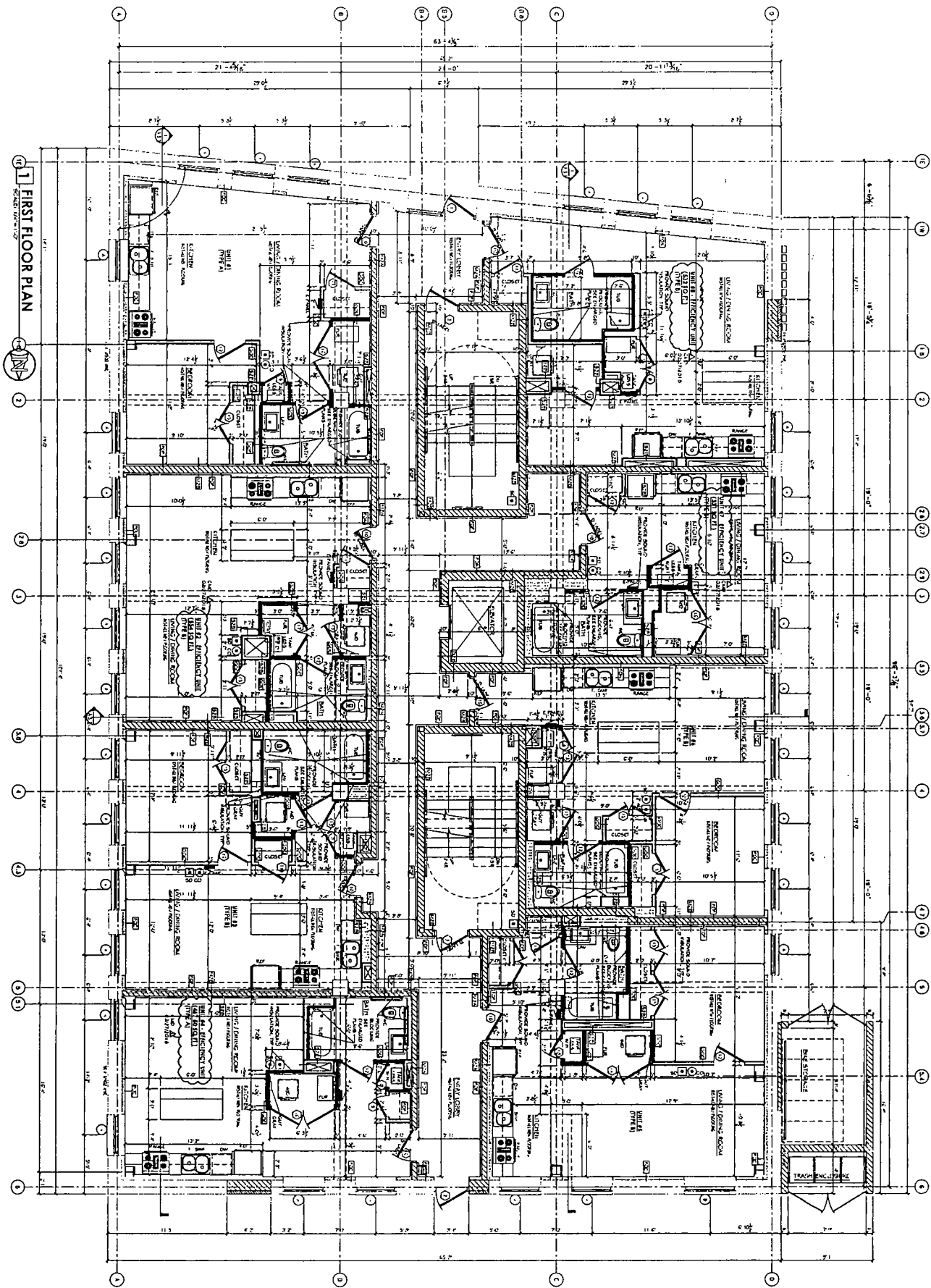
DRAWN BY	JM
DATE	03/15/2001
CAD SAVED NAME	

**CRAFT** architecture llc  
2010 W. Jackson St.  
Chicago, Illinois 60612  
P 312.438.8200  
www.craft-architecture.com  
Design firm a 18+000-sq-ft  
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APPROVATO

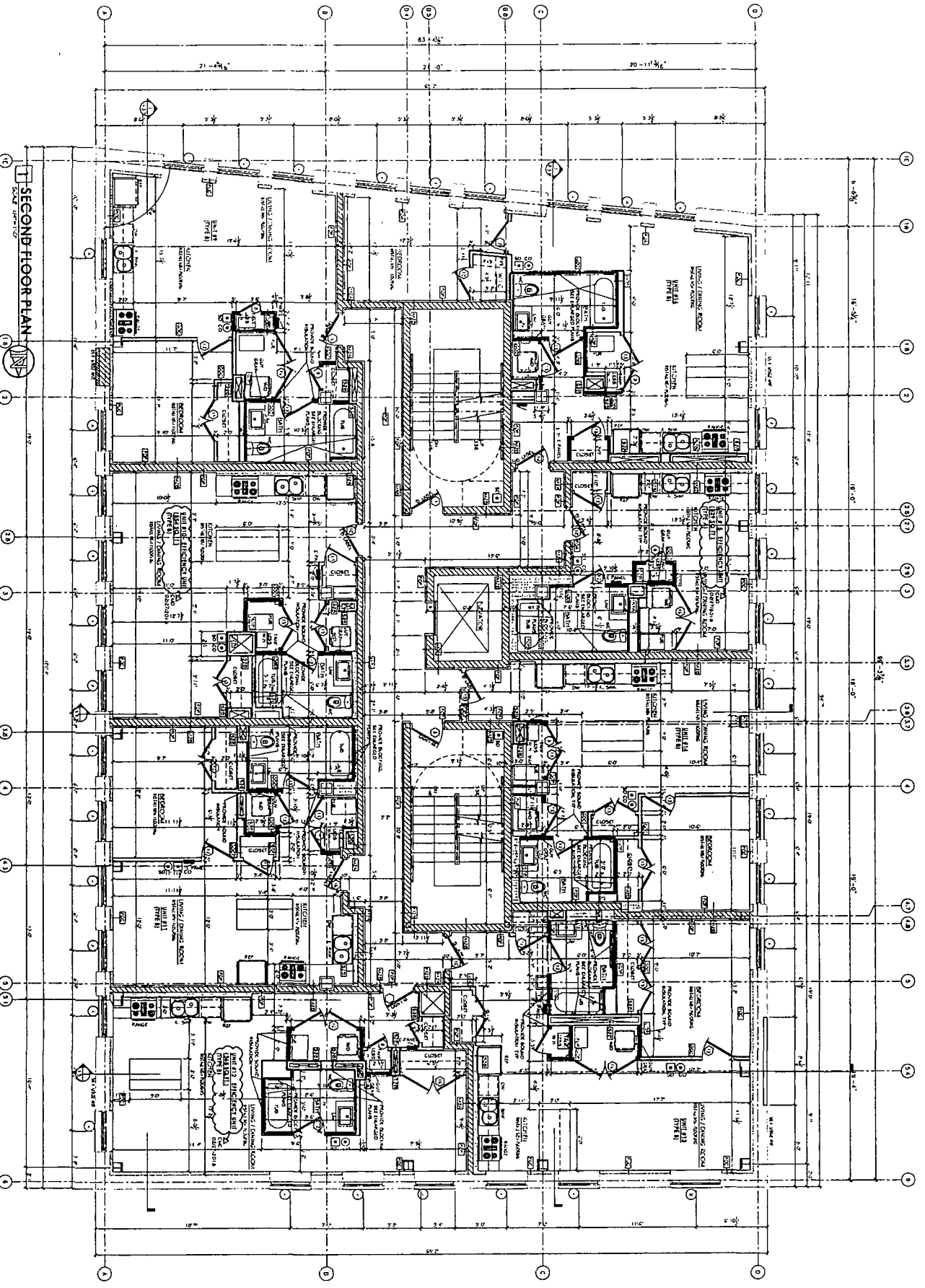






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<p><b>PROJECT INFORMATION</b></p> <p>PROJECT NAME: 1720 W. GREENLEAF ST. CHICAGO, ILLINOIS 60622</p> <p>OWNER: CHICAGO TRUST</p> <p>ARCHITECT: RAFT architecture LLC</p> <p>DATE: 03/15/2018</p> <p>PROJECT NUMBER: 2018-1720</p>		<p><b>REVISIONS</b></p> <p>DATE: 03/15/2018</p> <p>BY: JM</p> <p>DESCRIPTION: 2-16</p>	
<p><b>LEGEND</b></p> <p>1. 1720 W. GREENLEAF ST. CHICAGO, ILLINOIS 60622</p> <p>2. 1720 W. GREENLEAF ST. CHICAGO, ILLINOIS 60622</p> <p>3. 1720 W. GREENLEAF ST. CHICAGO, ILLINOIS 60622</p> <p>4. 1720 W. GREENLEAF ST. CHICAGO, ILLINOIS 60622</p> <p>5. 1720 W. GREENLEAF ST. CHICAGO, ILLINOIS 60622</p>		<p><b>NOTES</b></p> <p>1. ALL DIMENSIONS ARE IN FEET AND INCHES.</p> <p>2. ALL FINISHES ARE TO BE DETERMINED BY THE OWNER.</p> <p>3. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY.</p> <p>4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES.</p> <p>5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE IBC CODES.</p>	



**SECOND FLOOR PLAN**

FINAL FOR PUBLICATION

APPROVAL

REVISION / SECTION	DATE
1. INITIAL DESIGN	12.12.12
2. REVISED DESIGN	1.10.13
3. FINAL DESIGN	2.10.13
4. CONSTRUCTION	3.10.13

CONTRACTING

**DAFT architecture LLC**

2013 W. GREEN ST.  
CHICAGO, IL 60607  
TEL: 312.462.1212  
WWW.DAFTARCHITECTURE.COM

**CONTRACT**  
THIS DOCUMENT IS THE PROPERTY OF DAFT ARCHITECTURE LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAFT ARCHITECTURE LLC.



DATE: 02/18/2013  
DRAWN BY: JM  
CHECKED BY: [Signature]

PROJECT: CONVERT EXISTING 2 STORY MASONRY COMMUNITY CENTER INTO 30 APARTMENT UNITS, AND NEW TWO 2 STORY MASONRY ADDITION ABOVE

1720 W. GREEN ST.  
CHICAGO, ILLINOIS 60607

PROJECT NUMBER: 2013.1720

DRAWN BY: JM

CHECKED BY: [Signature]

DATE: 02/18/2013

PROJECT: CONVERT EXISTING 2 STORY MASONRY COMMUNITY CENTER INTO 30 APARTMENT UNITS, AND NEW TWO 2 STORY MASONRY ADDITION ABOVE

1720 W. GREEN ST.  
CHICAGO, ILLINOIS 60607

PROJECT NUMBER: 2013.1720

DRAWN BY: JM

CHECKED BY: [Signature]

DATE: 02/18/2013

PROJECT: CONVERT EXISTING 2 STORY MASONRY COMMUNITY CENTER INTO 30 APARTMENT UNITS, AND NEW TWO 2 STORY MASONRY ADDITION ABOVE

1720 W. GREEN ST.  
CHICAGO, ILLINOIS 60607

PROJECT NUMBER: 2013.1720

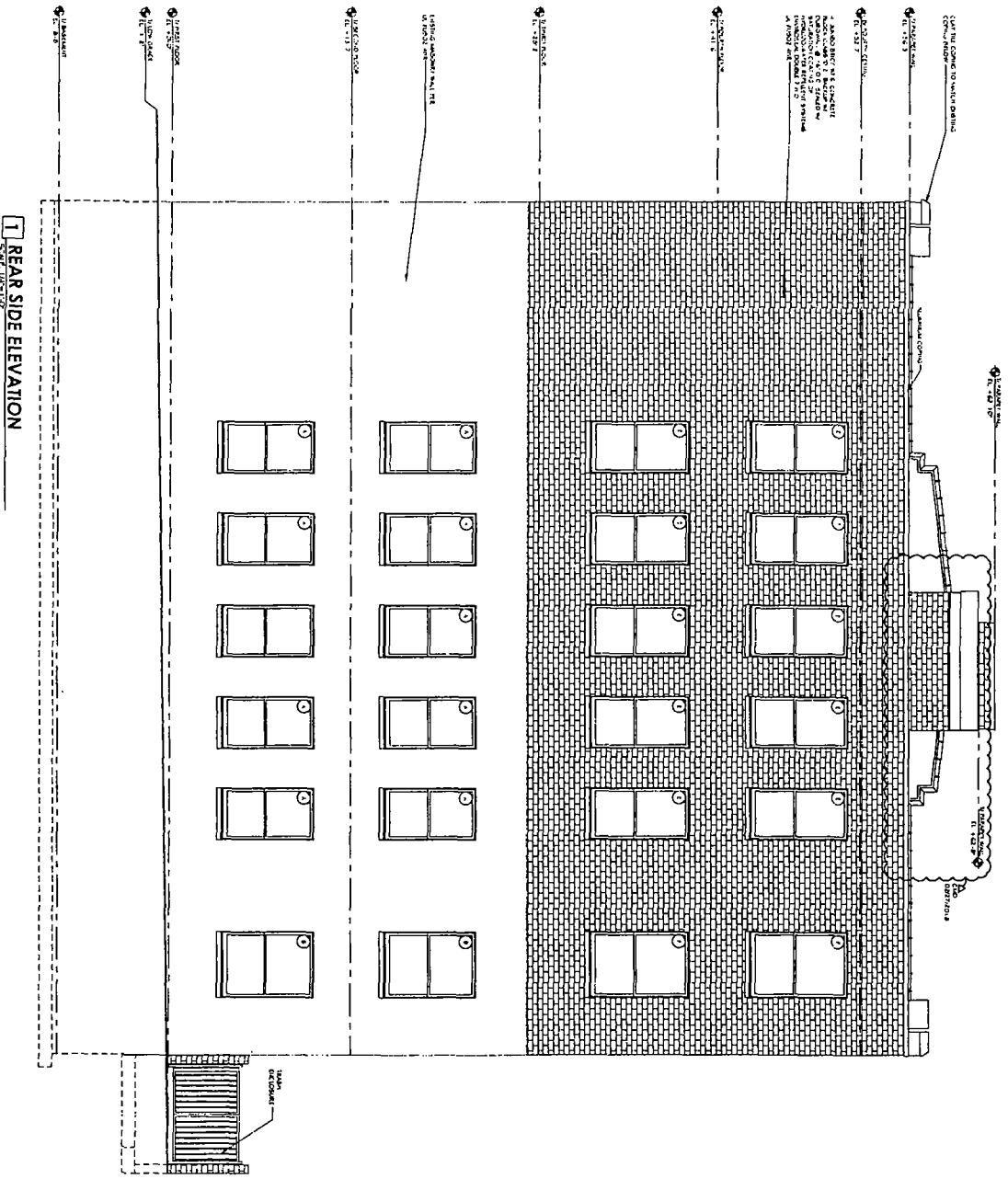
DRAWN BY: JM











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

FINAL FOR PUBLICATION

APPROVAL

REVISION / PERSON	DATE
1. INITIAL DESIGN	01/15/2018
2. REVISED DESIGN	02/15/2018
3. REVISED DESIGN	03/15/2018
4. REVISED DESIGN	04/15/2018
5. REVISED DESIGN	05/15/2018
6. REVISED DESIGN	06/15/2018
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97. REVISED DESIGN	01/15/2026
98. REVISED DESIGN	02/15/2026
99. REVISED DESIGN	03/15/2026
100. REVISED DESIGN	04/15/2026

CRAT architecture llc  
3000 N. LAKE STREET  
CHICAGO, IL 60641  
773.222.2222  
info@cratarch.com  
www.cratarch.com  
CRAT ARCHITECTURE LLC  
4400 N. LAKE STREET  
CHICAGO, IL 60641

CONTRACT  
NO. 17-001  
DATE: 01/15/2018  
PROJECT: 3000 N. LAKE STREET  
CHICAGO, IL 60641  
ARCHITECT: CRAT ARCHITECTURE LLC  
ENGINEER: CRAT ARCHITECTURE LLC  
GENERAL CONTRACTOR: CRAT ARCHITECTURE LLC  
OWNER: CRAT ARCHITECTURE LLC  
DESIGN PROFESSIONAL: CRAT ARCHITECTURE LLC



EXPIRATION: NOVEMBER 2018  
DRAWING BY: JM

DATE: 02/15/2018  
CROSSING NAME: 1720 Street

PROJECT: CONVERT EXISTING 2 STORY  
MASONRY COMMUNITY  
CENTER INTO 30 APARTMENT  
UNITS, AND NEW TWO 2 STORY  
MASONRY ADDITION ABOVE  
1720 W. GREENLEAF ST.  
CHICAGO, ILLINOIS 60624

PROJECT NUMBER: 2018-1720

OWNER: CRAT  
ARCHITECTURE LLC  
3000 N. LAKE STREET  
CHICAGO, IL 60641  
773.222.2222  
info@cratarch.com  
www.cratarch.com

REVISION

REAR  
ELEVATIONS

SHEET NUMBER  
A.2.2

APPROVAL

SUMMITAL / REVISION	DATE
35.01.08 09:47 T.M.F.	12.01.2018
06.01.18 10:07 T.M.F.	01.03.2018
30.01.2018 10:07 A	08.07.2018

**CELEST** architecture LLC  
2010 W. Wilson St

Chicago, Illinois 60612  
P 312 6348600  
www.craft-orchestra.com  
Design firm / 18400612  
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[illegible]

EDUCATION NOVEMBER 2016  
DRAWN BY JIM  
DATE 03/15/2018

**CAD DRAWING:**  
elevations-1710 cwg

**PROJECT**

**CONVERT EXISTING 2 STORY  
MASONRY COMMUNITY  
CENTER INTO 30 APARTMENT  
UNITS, AND NEW TWO 2 STORY  
MASONRY ADDITION ABOVE**

1730 W. GREENLEAF ST  
CHICAGO, ILLINOIS 60626

**KEY PLAN:**

4  
.  
6  
8  
2

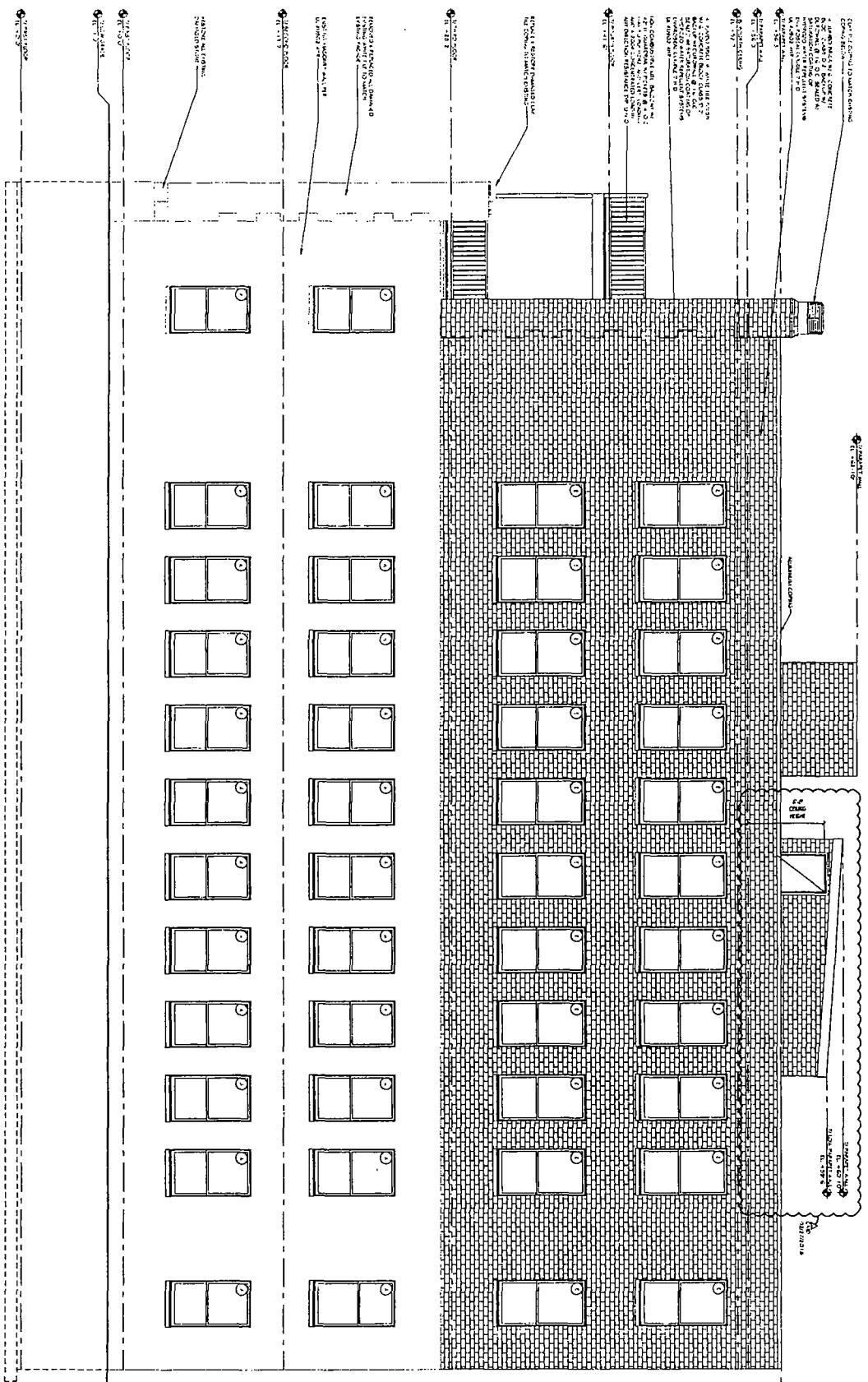
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**RIGHT**

**ELEVATION**

**SHEET NUMBER**  
**A 2.3**

FINAL FOR PUBLICATION



SECTION

SHEET INFORMATION	
DATE	12/15/15
BY	J.M.
REVISION	10/17/2015
REVISION	10/17/2015

CONTENTS

**RAFT** architecture llc  
301 W. Lake Street  
Chicago, IL 60601  
312.467.1100  
www.raftarchitecture.com

PROJECT  
1720 W. GREENLEAF ST.  
CHICAGO, ILLINOIS 60641

CONTRACT  
1720 W. GREENLEAF ST. CONVERSION  
FROM EXISTING 2 STORY MASONRY  
BUILDING INTO 30 APARTMENT  
UNITS, AND NEW TWO STORY  
MASONRY ADDITION ABOVE  
EXISTING BUILDING



DATE  
03/15/2018  
DRAWN BY  
J.M.

PROJECT  
CONVERT EXISTING 2 STORY  
MASONRY COMMUNITY  
CENTER INTO 30 APARTMENT  
UNITS, AND NEW TWO STORY  
MASONRY ADDITION ABOVE

PROJECT NUMBER  
2015.1720  
DATE  
03/15/2018

GENERAL NOTES	
1.	SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2.	SEE ARCHITECTURAL SPECIFICATIONS FOR WINDOW SCHEDULE.
3.	SEE ARCHITECTURAL SPECIFICATIONS FOR DOOR SCHEDULE.
4.	SEE ARCHITECTURAL SPECIFICATIONS FOR ROOFING.
5.	SEE ARCHITECTURAL SPECIFICATIONS FOR MECHANICAL.
6.	SEE ARCHITECTURAL SPECIFICATIONS FOR ELECTRICAL.
7.	SEE ARCHITECTURAL SPECIFICATIONS FOR PLUMBING.
8.	SEE ARCHITECTURAL SPECIFICATIONS FOR FIRE PROTECTION.
9.	SEE ARCHITECTURAL SPECIFICATIONS FOR INTERIORS.
10.	SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIORS.

LEFT ELEVATION

LEFT ELEVATION

A.2.4

1 LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

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