



Office of the City Clerk

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Legislation Details (With Text)

File #: O2018-2298
Type: Ordinance **Status:** Passed
File created: 3/28/2018 **In control:** City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 17-H at 1730 W Greenleaf Ave - App No. 19577T1
Sponsors: Misc. Transmittal
Indexes: Map No. 17-H
Attachments: 1. O2018-2298 (V1).pdf, 2. O2018-2298.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|---------------------|--------|
| 5/25/2018 | 1 | City Council | Passed | Pass |
| 5/9/2018 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 3/28/2018 | 1 | City Council | Referred | |

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

FINAL FOR PUBLICATION

NARRATIVE

1730 West Greenleaf Avenue

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

In order to convert and preserve the facade 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.

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|--------------------------------------|--|
| FAR | 3.02 |
| Lot Area | 8,015 Square Feet |
| Minimum Lot Area Per Dwelling Unit | 300 Square Feet - 20 Units 200 |
| Minimum Lot Area Per Efficiency Unit | 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 FCR PUBLICATION

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