



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2019-1374  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/13/2019  
**In control:** City Council  
**Final action:** 6/12/2019  
**Title:** Zoning Reclassification Map No. 7-G at 2745 N Greenview Ave - App No. 19965T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-G  
**Attachments:** 1. O2019-1374 (V1).pdf, 2. O2019-1374.pdf

| Date      | Ver. | Action By    | Action   | Result |
|-----------|------|--------------|----------|--------|
| 6/12/2019 | 1    | City Council | Passed   | Pass   |
| 3/13/2019 | 1    | City Council | Referred |        |

### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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.

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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