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SUBSTITUTE NARRATIVE AND PLANS

22781T1

TYPE I Rezoning Attachment
2743 North Greenview Avenue
From M2-2 to RT-4

The Property

The subject property is improved with a three-story frame house, wood deck, and detached rear yard garage. The subject block is zoned RT-4 and RT-3.5 with nearby Residential Planned Developments in a neighborhood primarily improved with multi-family and detached residential buildings. The property is also a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is within 701 feet of the Ashland CTA Bus Line Corridor Roadway Segment and 183.76 feet from the Diversey Parkway CTA Bus Line Corridor Roadway Segment.*

The Project

The Applicant proposes to construct a three-story residential building with three units, three automobile parking spaces, and three bicycle parking spaces. The zoning height of the building will be 37' 9". To allow the proposed project, the Applicant seeks a zoning change for the subject property from a M2-2 Light Industry District to an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant is filing a Type 1 rezoning application and also seeks all relief as needed as allowed by the Chicago Zoning Code for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the rear yard setback from 39.05 feet to two feet to allow a three car garage over 480 square feet; 2) a variation under section 17-13-1101-B to reduce the north side setback from three feet to zero feet; 3) a variation to reduce the south side setback from two feet to zero feet; 4) a variation under sections 17-13-1003-K and 17-13-1101-A to reduce the required rear-yard open space from 200.15 square feet to zero—224.70 square feet of rear-yard open space will still be provided.

The following are the relevant zoning parameters for the proposed project:

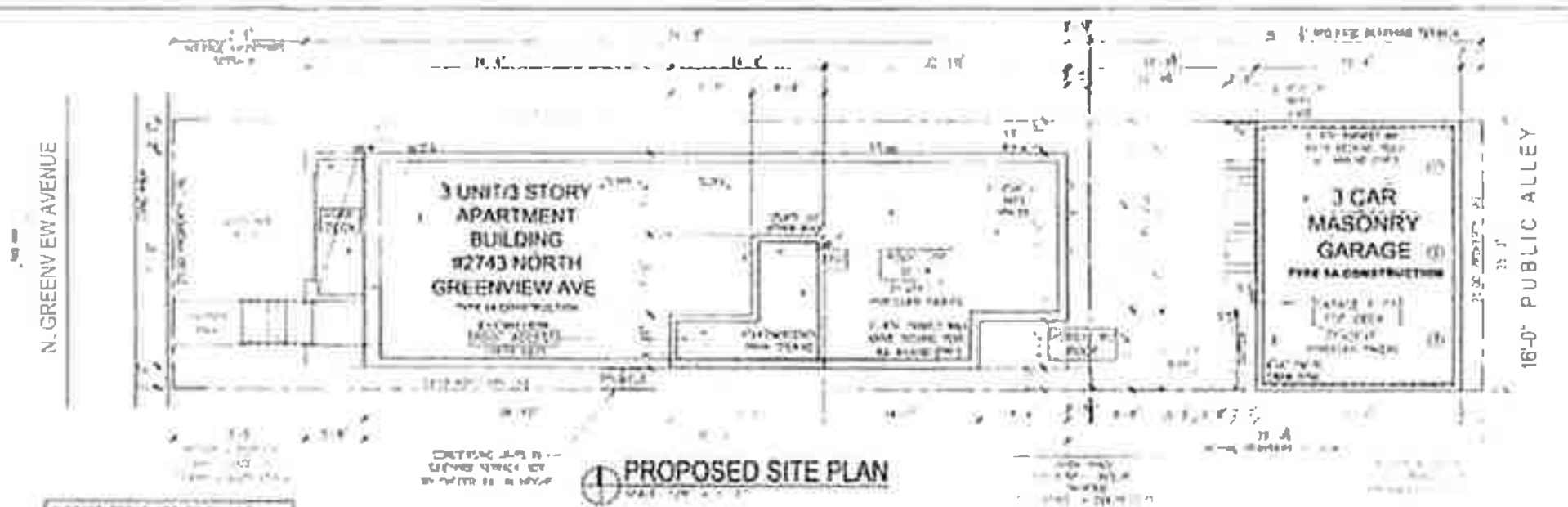
Lot Area:	3,079.25 sq. ft.
Floor Area:	3,69.70 sq. ft.
FAR:	2.0
Residential Dwelling Units:	3
MLA Density:	1,026.42
Height:	37.05 feet
Automobile Parking:	3
Bicycle Parking:	3

Setbacks:

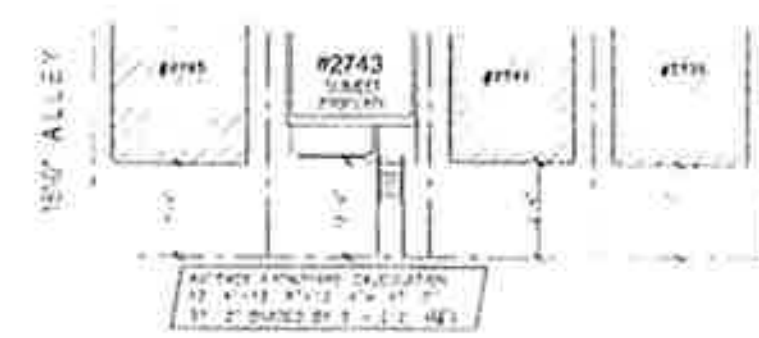
Front (Greenview)	12.5′
Side (North)	0′
Side (South)	0′
Rear	2′

* A set of plans, including a site plan showing the TSL distances to CTA Rail Station is attached.

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PROPOSED SITE PLAN



FRONT SETBACKS FOR 2743 N GREENVIEW

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PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION

PROJECT NAME & ADDRESS
2743 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS
3 UNIT APARTMENT BUILDING

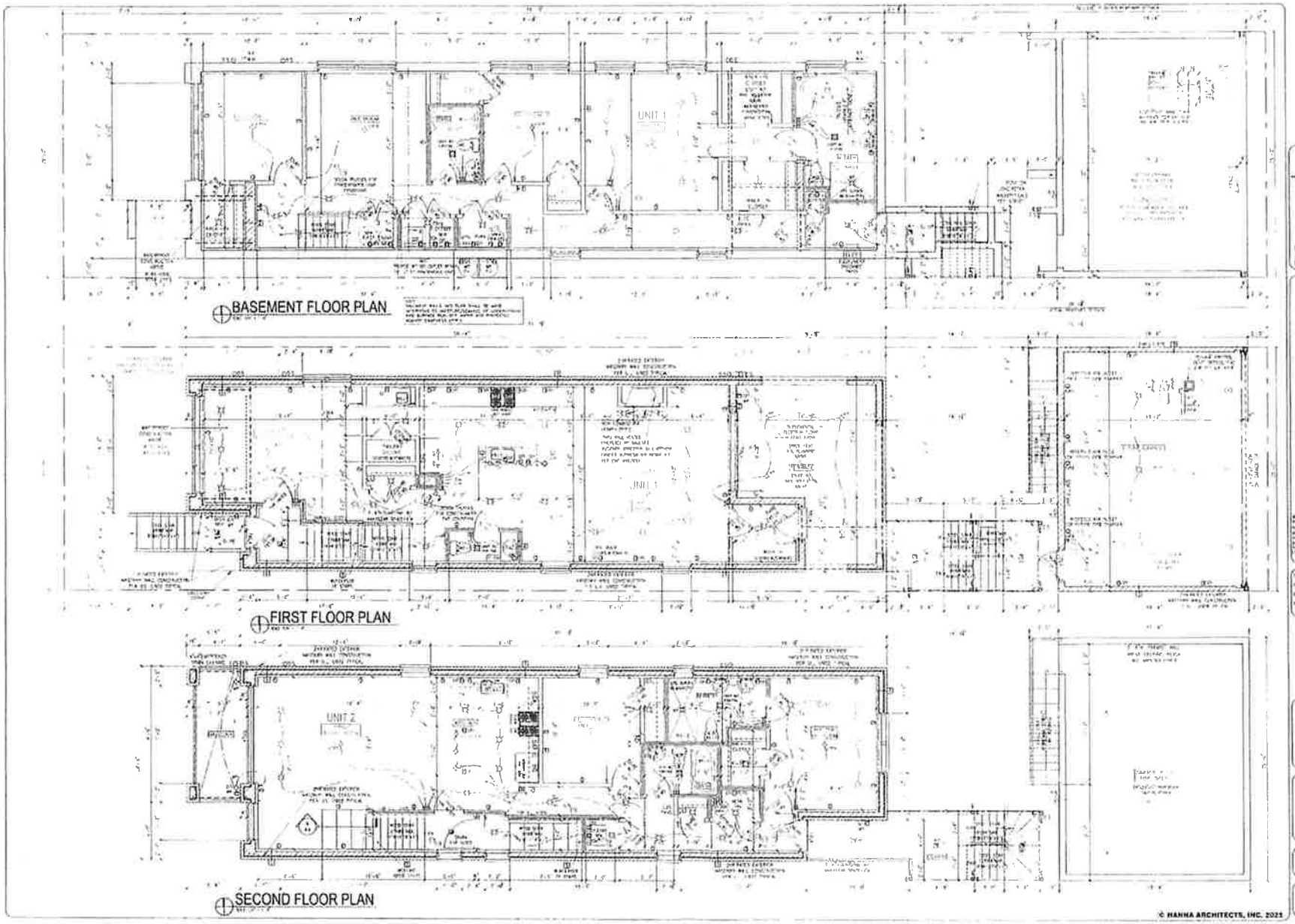
SHEET TITLE
SITE PLAN AND NOTES

FILENAME

SHEET NUMBER
A-1

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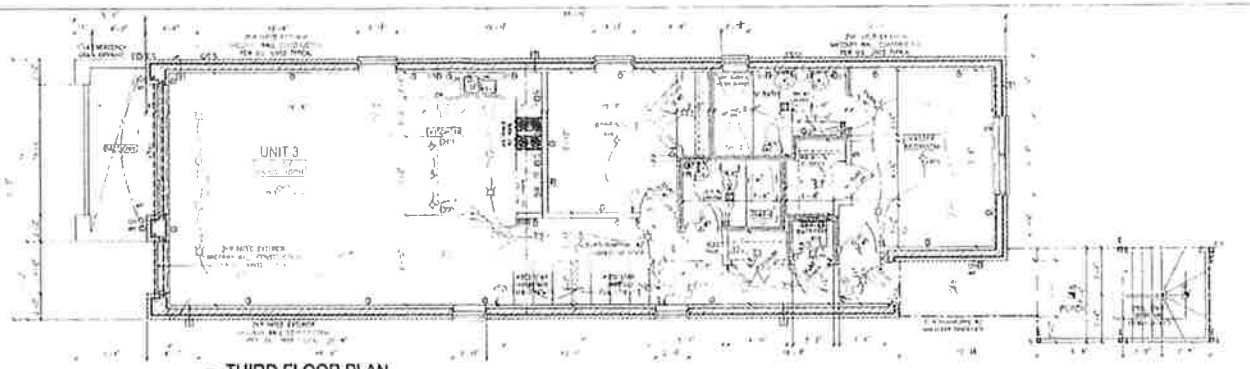
PROJECT NAME & ADDRESS
2743 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS
3 UNIT APARTMENT BUILDING

SHEET TITLE
BASEMENT THRU SECOND FLOOR PLAN

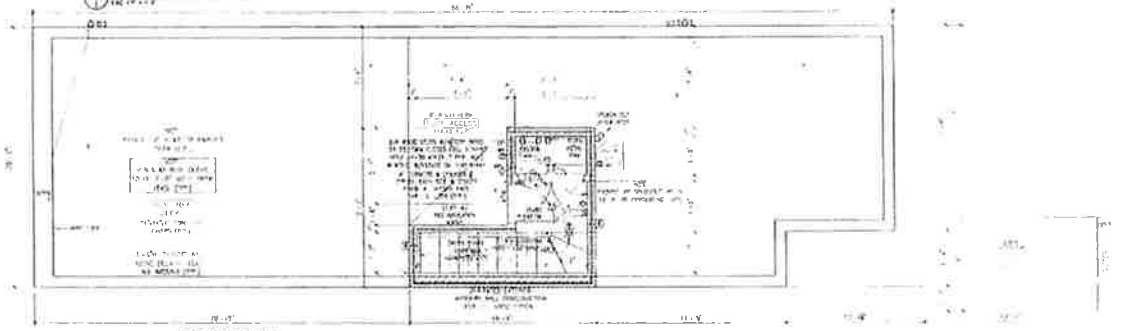
SHEET NUMBER
A-3

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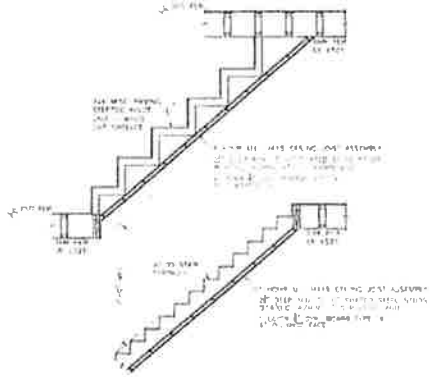
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THIRD FLOOR PLAN

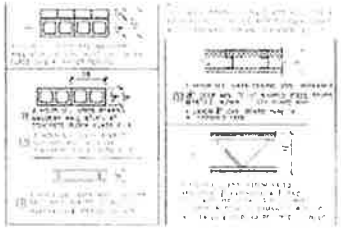


ROOF PLAN



1 HOUR STAIR PROTECTION

WALL & PARTITION SCHEDULE



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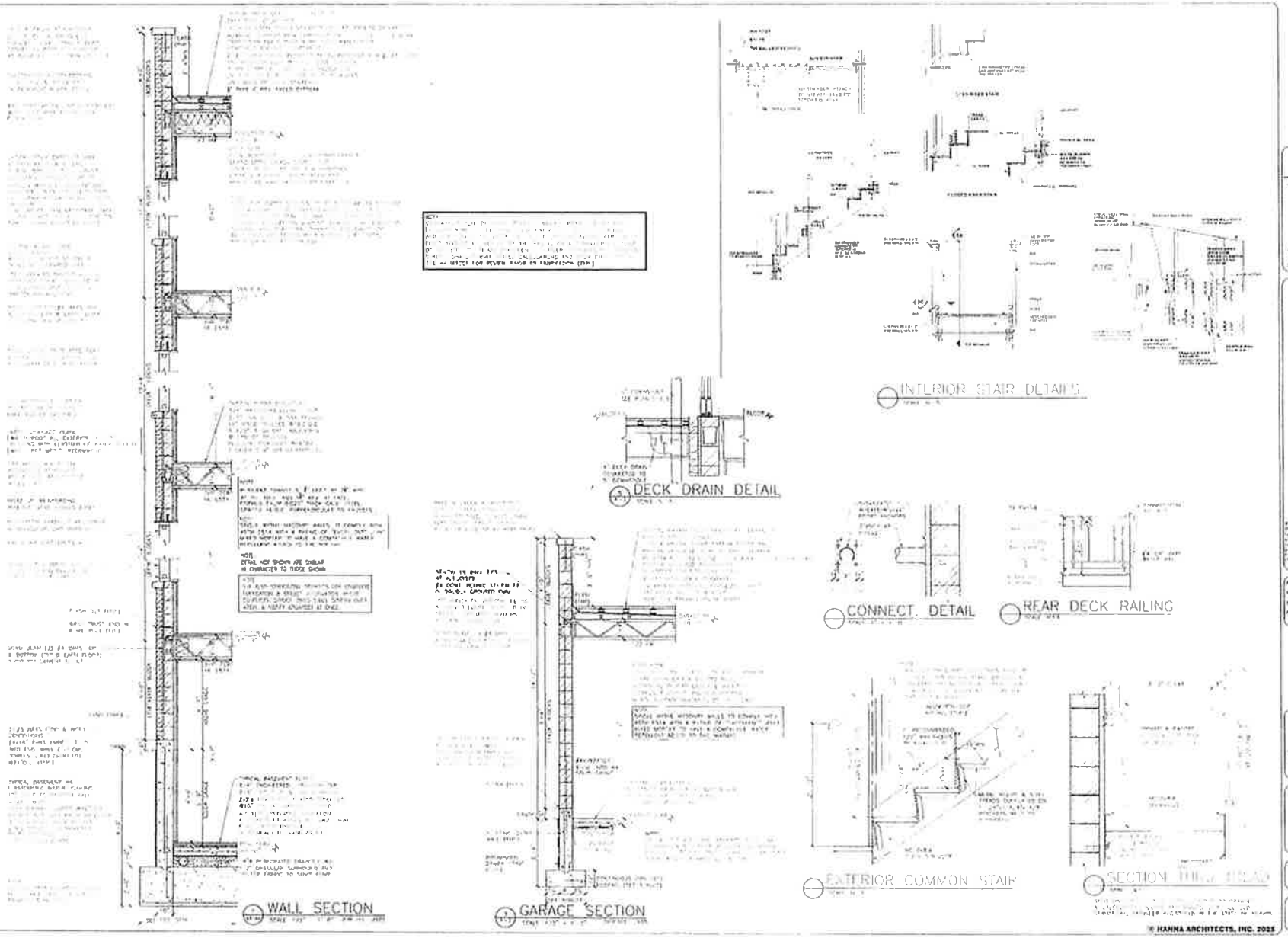
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2713 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS
3 UNIT APARTMENT BUILDING

THIRD/ROOF FLOOR PLAN/ SECTIONS

A-4

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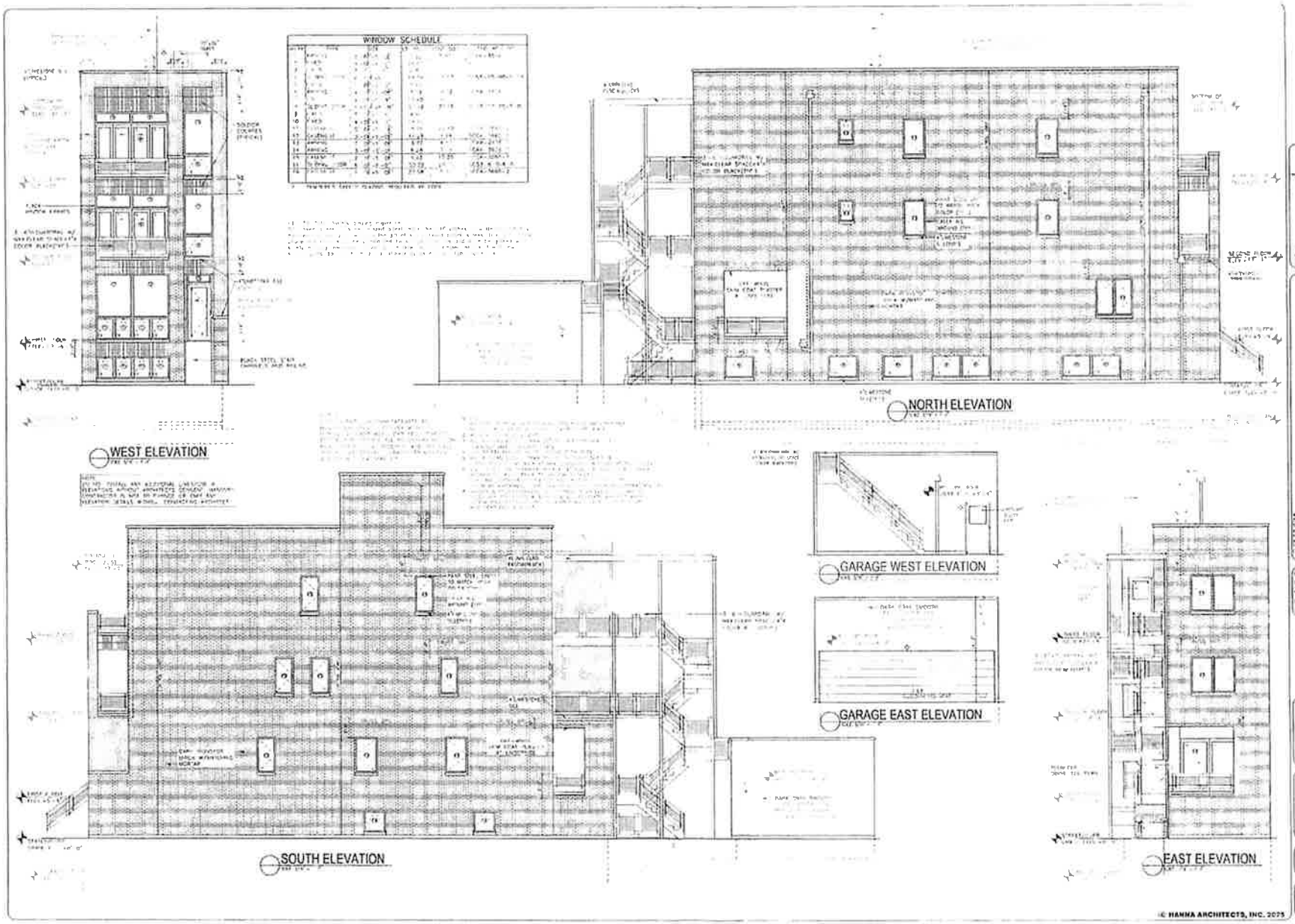
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PROJECT NAME & ADDRESS
2713 NORTH GREENVIEW AVENUE, CHICAGO, ILLINOIS 3 UNIT APARTMENT BUILDING

SHEET TITLE
WALL SECTION & DETAILS

SHEET NUMBER
A-5

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PROJECT NAME & ADDRESS
2743 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS
3 UNIT APARTMENT BUILDING

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A-6

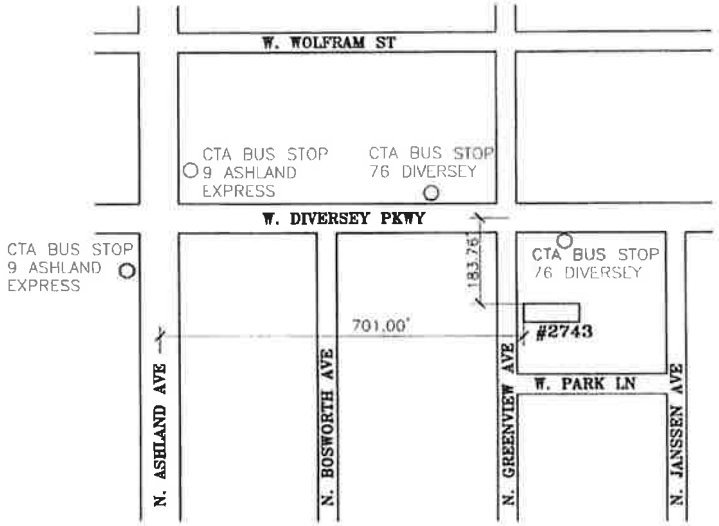
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CTA 76 DIVERSEY STOP 11023



CTA 9 ASHLAND STOP 15795



N

TRANSIT SERVED LOCATION MAP

0 400' 800'

SWORN STATEMENT FOR TRANSIT SERVED PROJECT

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE ASHLAND CTA BUS LINE CORRIDOR ROADWAY SEGEMeNT TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 2743 N GREENVIEW AVE BY A STRAIGHT LINE IS 701.00' WHICH IS LESS THAN THE REQUIRED 1320.00'

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE DIVERSY PARKWAY CTA BUS LINE CORRIDOR ROADWAY SEGMENT TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 2743 N GREENVIEW AVE BY A STRAIGHT LINE IS 183.76' WHICH IS LESS THAN THE REQUIRED 1320.00'

SIGNED: _____ DATE: JUNE 3, 2025

(ARCH.)
ILLINOIS LICENSE NUMBER: 001-010137

STATE OF ILLINOIS
JOHN
HANNA
001-010137
LICENSED ARCHITECT

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180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
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