

Amended to be a
Type-1 Zoning Map Amendment
For 2154-58 W Wellington Ave
From RS-3 to RT-3.5

1.A. The applicant seeks a zoning change from RS-3 to RT-3.5 to meet the bulk and density requirements of the RT-3.5 to allow the construction of a new 3-story 4 dwelling unit residential building with 2 3-car garages. The applicant is amending the filing to a Type 1 amendment to apply for the new Type1 17-13-0303-D Optional Administrative Adjustment and Variation of the Chicago Zoning Ordinance. The applicant will seek relief with variations to reduce the required front, side and rear setbacks; relocation of the required rear yard open space to roof top decks over the proposed private garages; and to increase the building height to not more than 10% of the maximum allowance of 35.0 feet.

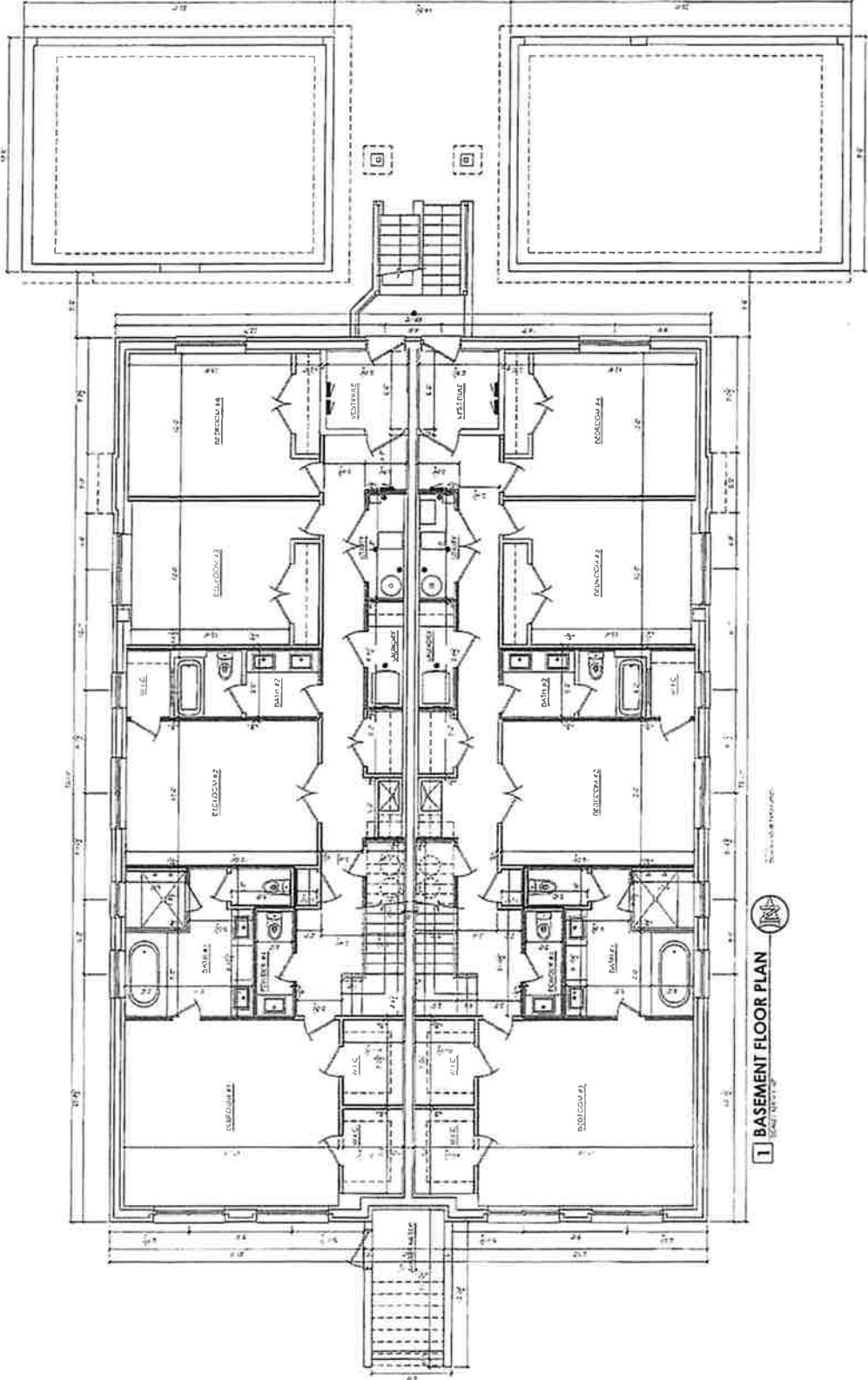
FAR	1.048
Building Area	8,788.31 sq. ft.
Density (MLA)	2,095.85 sq. ft. / DU
Lot Area	8,383.42 sq. ft.
*Building Height	38'-6"
Front Setback	19'-8 ½"
*Rear Setback	2.0'
*East Side Setback	0.0'
*West Side Setback	0.0'
Parking	2 3-car garages

as per section 17-13-0303-D, applicant' will seek the below specific sections:

- A variation as per section 17-13-1101-B; to reduce the rear setback from 36'-2" to 2.0', the side east and west setbacks to zero.
- A variation as per section 17-13-1101-A; 17-13-1003-J; to relocate the required rear yard open space of 546 sq. ft. to the roof decks of the proposed two private garages which are more than 4.0 feet above grade.
- A variation as per section 17-13-1101-A & 17-13-1003-L,3. for a new construction to allow the increase of the maximum building height from 35.0 feet to 38'6" which is not more than 10% increase of the maximum allowance.

FINAL FOR PUBLICATION

APPROVAL	<table border="1"> <tr> <td>ELIMINATED DIMENSIONS</td> <td>SCALE</td> </tr> <tr> <td>ADDED DIMENSIONS</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	ELIMINATED DIMENSIONS	SCALE	ADDED DIMENSIONS	DATE								
ELIMINATED DIMENSIONS	SCALE												
ADDED DIMENSIONS	DATE												
<p>CRAFT Architectural LLC 21948 W. WELLSINGTON AVE SUITE 100 GREENWOOD VILLAGE, CO 80120 P: 303.225.3333 WWW.CRAFTARCHITECTURAL.COM</p> <p>© 2020 CRAFT Architectural LLC ALL RIGHTS RESERVED</p>	<p>PROJECT: 0187/2021 DATE: 01/27/2021 PROJECT NAME: PHASE 3-3333 PROJECT ADDRESS: 21948 W. WELLSINGTON AVE CITY: GREENWOOD VILLAGE, CO 80120 COUNTY: ADOBE DOCS 2008</p>												
<p>DESIGNED BY: CRAFT DRAWN BY: CRAFT CHECKED BY: CRAFT PROJECT MANAGER: CRAFT</p>	<p>PROJECT: 0187/2021 DATE: 01/27/2021 PROJECT NAME: PHASE 3-3333 PROJECT ADDRESS: 21948 W. WELLSINGTON AVE CITY: GREENWOOD VILLAGE, CO 80120 COUNTY: ADOBE DOCS 2008</p>												
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1 BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

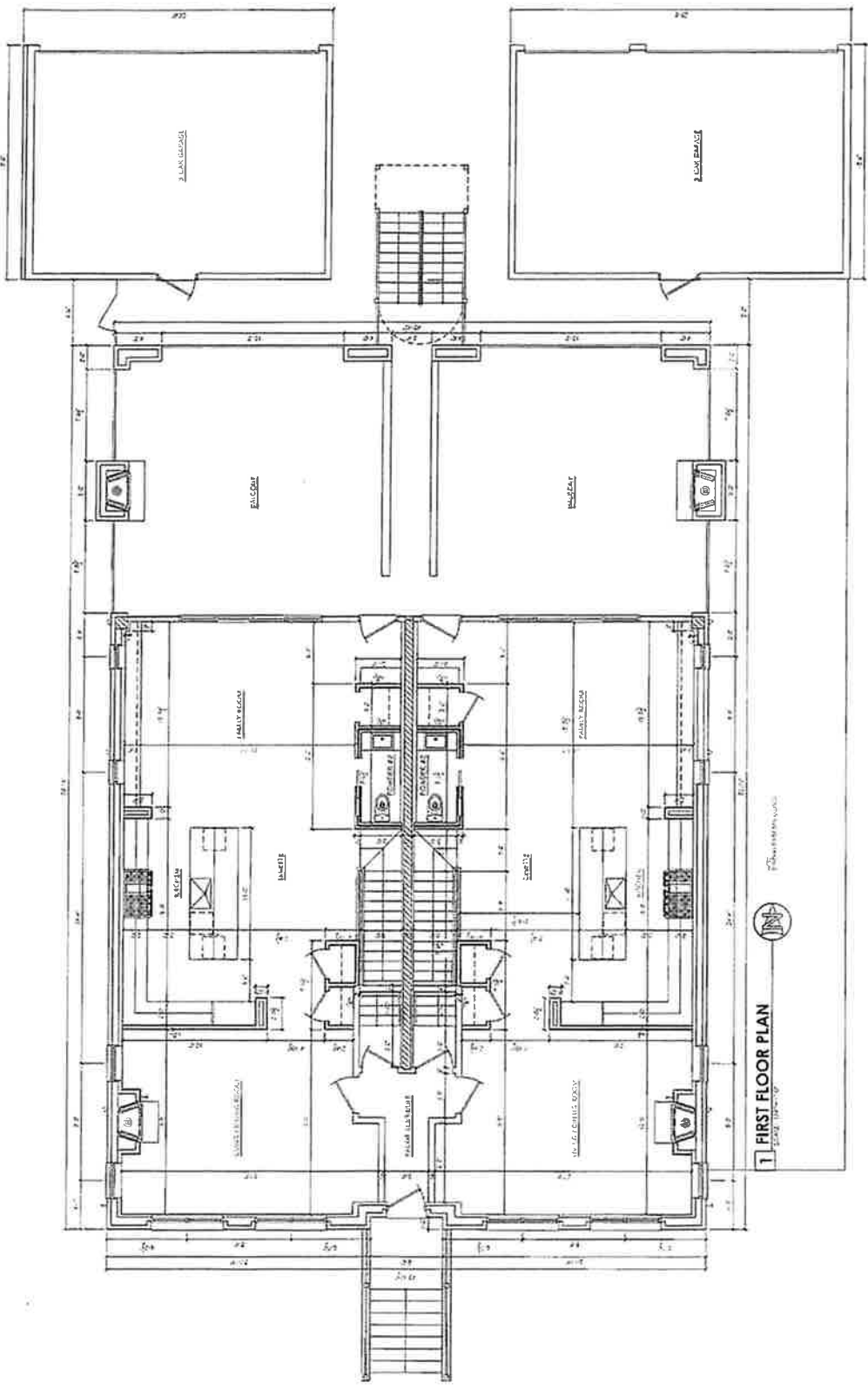
DATE: 01/27/2021

SHEET TITLE
 BASEMENT PLAN
 AND NOTES

SHEET NUMBER
A 1.1

FINAL FOR PUBLICATION

<p>PROFESSIONAL SEAL</p> <p>ARCHITECT</p> <p>DATE</p> <p>SCALE</p>	<p>CONTRACT</p> <p>CRAFT architecture LLC</p> <p>3400 Irving Ave, Suite 100</p> <p>Chicago, IL 60640</p> <p>www.craftarchitecture.com</p> <p>© 2013 CRAFT architecture LLC</p>	<p>CONTRACT</p> <p>NEW 3 STORY, 4 UNIT, MISSION APARTMENT, BUILDING WITH 4 UNITS, 4 REAR BALCONIES, AND TWO 1 CAR FRAME GARAGES, TRASH ENCLOSURE & FENCE</p> <p>2154-59 W WELLINGTON AVE</p> <p>CHICAGO, ILLINOIS 60618</p>	<p>OWNER</p> <p>DATE</p> <p>PROJECT</p> <p>CONTRACT NO.</p> <p>PROJECT NUMBER</p>	<p>OWNER</p> <p>DATE</p> <p>PROJECT</p> <p>CONTRACT NO.</p> <p>PROJECT NUMBER</p>
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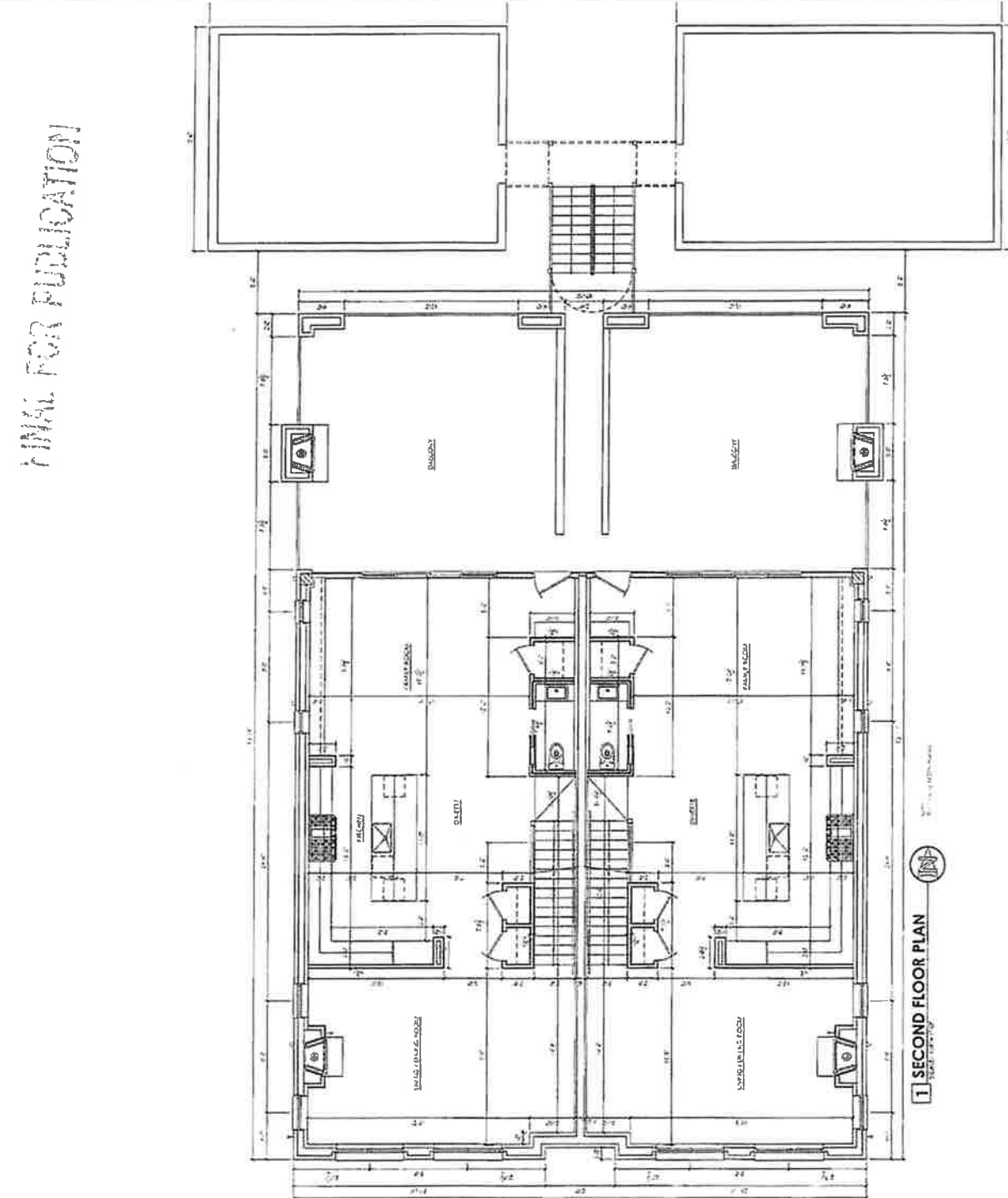
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET TITLE
FIRST FLOOR
PLAN & NOTES

SHEET NUMBER
A 1.2

FINAL FOR PUBLICATION

<p>PROFILING</p>	<p>DESIGNED BY: JIM</p>	<p>DATE: 01/07/2021</p>	<p>PROJECT: NEW 3 STORY, 4 UNIT, MASONRY APARTMENT BUILDING WITH ROOF DECK, 4 REAR BAY TRASH ENCLOSURE, CAR FRAME GARAGES, TRASH ENCLOSURE & FENCE. 2154-58 W. WELLINGTON AVE. CHICAGO, ILLINOIS 60618</p>
<p>CONSULTING</p>	<p>CONTRACT: W00000001</p>	<p>CAD SYSTEM: AECO 3.13.23</p>	<p>PROJECT NUMBER: 2020-2935</p>
<p>CRAFT architecture LLC 5701 Greenwood Ave. Suite 600 P.O. Box 1000 Chicago, IL 60640 © 2021 CRAFT architecture LLC All Rights Reserved</p>		<p>OWNER: [REDACTED]</p>	<p>GRAPHER SCALE: 1/8" = 1'-0"</p>
<p>PROJECT NUMBER: [REDACTED]</p>	<p>DATE: [REDACTED]</p>	<p>PROJECT: [REDACTED]</p>	<p>PROJECT NUMBER: [REDACTED]</p>



1 SECOND FLOOR PLAN

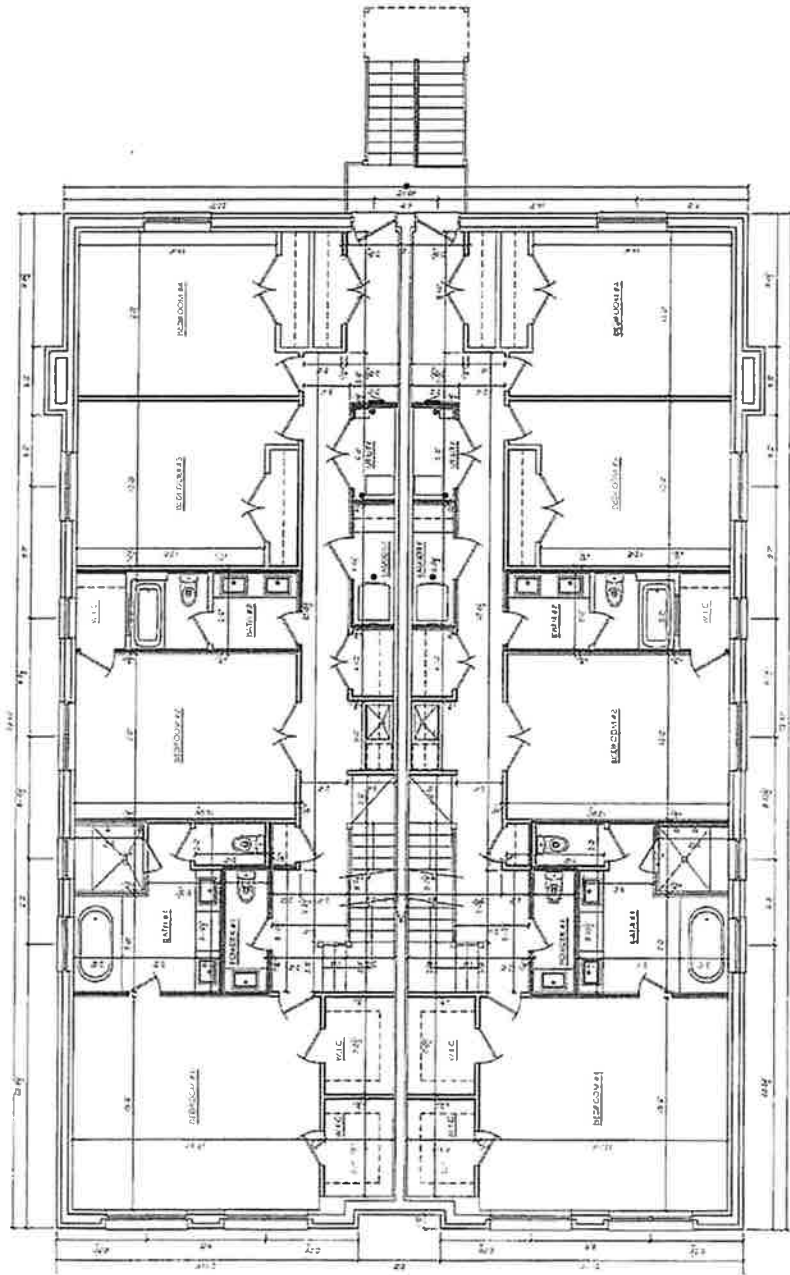
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SHEET TITLE: SECOND FLOOR PLAN & NOTES

SHEET NUMBER: A 1.3

PINK FOR REPLICATION

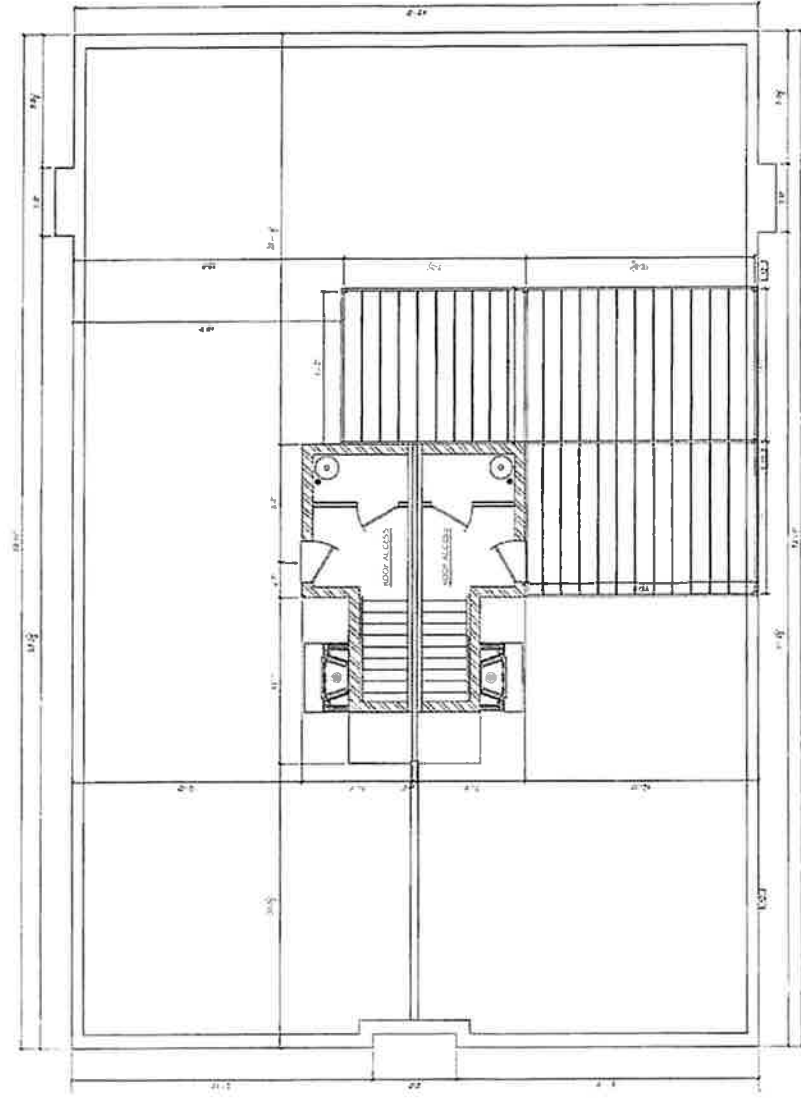
<p>APPROVAL</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>DATE</td> </tr> <tr> <td>CHECKED BY</td> <td>DATE</td> </tr> <tr> <td>PROJECT</td> <td>DATE</td> </tr> </table>	DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	PROJECT	DATE	<p>CONSIST#2</p>	<p>CRAM architecture LLC 3734 N. LAKEVIEW AVE. SUITE 200 CHICAGO, IL 60641 P 773.486.8000 F 773.486.8001 WWW.CRAMPAC.COM © 2012 CRAM architecture LLC ALL RIGHTS RESERVED</p>	<p>REGISTERED ARCHITECT CRAM architecture LLC 3734 N. LAKEVIEW AVE. SUITE 200 CHICAGO, IL 60641 P 773.486.8000 F 773.486.8001 WWW.CRAMPAC.COM © 2012 CRAM architecture LLC ALL RIGHTS RESERVED</p>	<p>DESIGN PROFESSIONAL</p> 	<p>OWNER: UNIVERSITY OF CHICAGO 5700 S. DICKENS ST. CHICAGO, IL 60637</p>	<p>DATE: 12/09/10 DRAWN BY: JM PROJECT: 603 S. WABASH PLANT 3039</p>	<p>NEW 3 STORY, 4 UNIT, MASONRY APARTMENT BUILDING. REPAIR ROOF, REPAIR BALCONIES, REPAIR GARAGES, TRASH ENCLOSURE & FENCE. 2154-58 W. WELLINGTON AVE CHICAGO, ILLINOIS 60619</p>	<p>PROJECT NUMBER: 2012-2533 SHEET TITLE: THIRD FLOOR PLAN & NOTES SHEET NUMBER: A 1.4</p>
DESIGNED BY	DATE															
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PROJECT	DATE															



1 THIRD FLOOR PLAN

DATE: 12/09/10

FINAL FOR PUBLICATION



APPENDIX

GENERAL NOTES	CONT.
ADDITIONS	CONT.
DELETIONS	CONT.
REVISIONS	CONT.

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AIA Registered Firm
Professional Seal
Professional Stamp
Professional License No. 001-00000000
Professional Address: 580 North La Grange Road, Suite 200, La Grange, IL 60141

CRAFT Architecture LLC
ARCHITECT

STATE OF ILLINOIS
OFFICE OF PROFESSIONAL REGULATION
PLATE NO. 001-00000000

DATE: 07/24/20
PROJECT: NEWS STORY UNIT, BUILDING WITH ROOF DECK, 4 REAR BALCONIES, AND TWO 3 CAR FRAME GARAGES, TRASH ENCLOSURE & FENCE, 2184-56 W. WELINGTON AVE., CHICAGO, ILLINOIS 60618

QUANTITY SCALE:
1" = 1'-0"
1/4" = 3'-0"
1/8" = 6'-0"
1/16" = 12'-0"

REV PLAN

SHEET TITLE:
ROOF
PLAN & NOTES

SHEET NUMBER:
A 1.5

1 ROOF PLAN
L.S. ANTONIACCOSI
ARCHITECT

APPROVAL

REVISIONS/NOTES	DATE

COMPILING

CRAFT architecture LLC
 1317 S. ROOSEVELT ST.
 CHICAGO, IL 60607
 312.621.2622
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PROJECT
 2023-002
 10/22/24
 CD
 DRAWN BY
 10/22/24

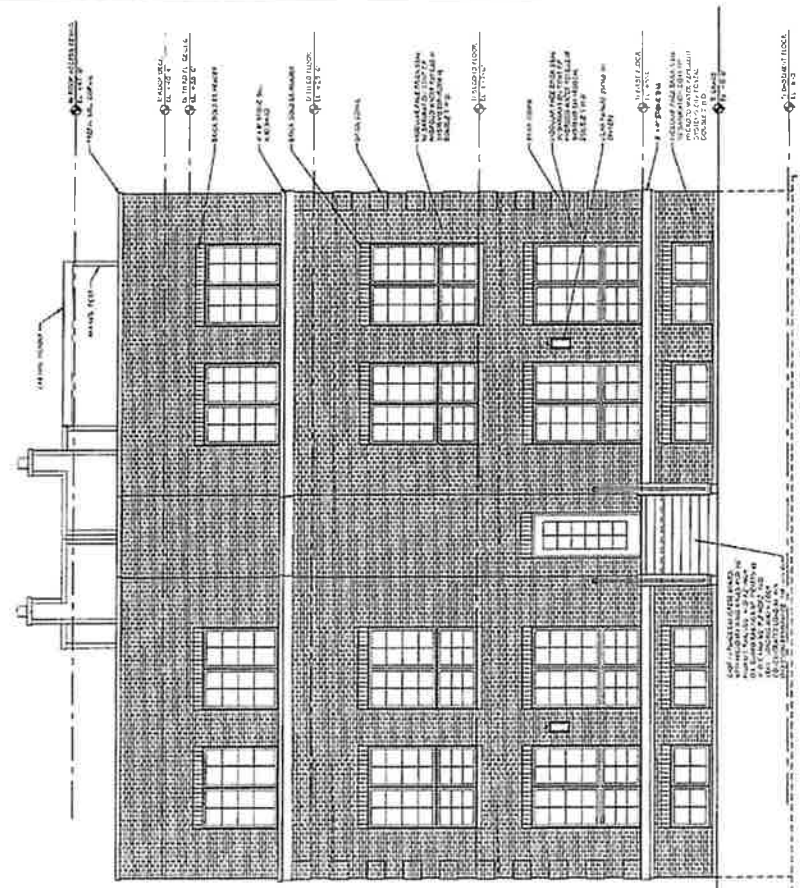
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 107 FARRINGTON
 BUNGALOW APARTMENT
 BUILDING WITH ROOF DECK, 4
 REAR BALCONIES, AND 1 AND 3
 CAR FRAME GARAGES, TRASH
 ENCLOSURE & FENCE
 2154-58 W. WELLINGTON AVE
 CHICAGO, ILLINOIS 60618

- PROJECT NUMBER: 2023-002
- DATE: 10/22/24
- SCALE: AS SHOWN
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SHEET TITLE
 EXTERIOR
 ELEVATIONS

SHEET NUMBER
 A.2.1

CHECK FOR PLEASANT!



1 FRONT / SOUTH ELEVATION

PROVIDE

DATE	11-17-2014
BY	MM
PROJECT	
REVISION	
DATE	
BY	
PROJECT	
REVISION	

DATE

CRAFT architecture LLC
 5800 North Ave. Suite 400
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 F 773.205.3801
 WWW.CRAFTARCHITECTURE.COM
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CRAFT
 REGISTERED ARCHITECTS
 ILLINOIS ARCHITECTS BOARD #102100100
 ILLINOIS ARCHITECTS BOARD #102100101
 ILLINOIS ARCHITECTS BOARD #102100102
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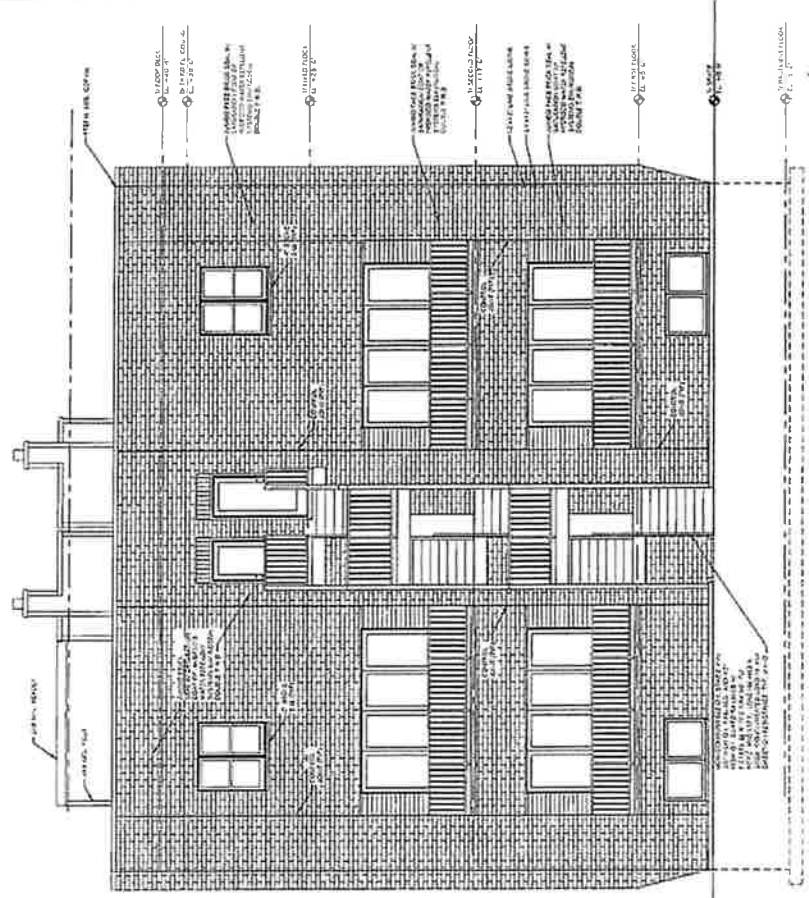
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PROJECT:
 NEW 3 STORY, 4 UNIT,
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 REAR BALCONY, AND TWO 3
 CAR FRAME GARAGE, TRASH
 ENCLOSURE & FENCE
 2154-58 W. WELLINGTON AVE.
 CHICAGO, ILLINOIS 60619

PROJECT NUMBER: 2023-2184
 DRAWING SCALE: 1/8" = 1'-0"
 ARCHITECT SCALE: 1/8" = 1'-0"
 MECHANICAL SCALE: 1/8" = 1'-0"
 ELECTRICAL SCALE: 1/8" = 1'-0"
 PLUMBING SCALE: 1/8" = 1'-0"
 STRUCTURAL SCALE: 1/8" = 1'-0"
 TEXT: 1/8" = 1'-0"

SHEET TITLE: EXTERIOR ELEVATIONS
 SHEET NUMBER: A.2.2

THIS FOR REFERENCE!



1 REAR / NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

APPROVAL FOR PUBLICATION!

APPROVAL	
REVISIONS	
NO.	DATE
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GENERAL NOTES

CRAFT architecture LLC
 4800 N. ELSTON AVENUE, SUITE 400
 CHICAGO, IL 60630
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CONTRACT:
 NEW 3 STORY, 4 UNIT, BUILDING WITH ROOF DECK, 4 REAR BALCONIES, AND TWO 3 CAR FRAME GARAGES, TRASH ENCLOSURE & FENCE
 2154-58 W. WELINGTON AVE., CHICAGO, ILLINOIS 60618



EXPIRATION: NOVEMBER 2024
EXPIRES: 10/24

OWNER: CD
DATE: 10/24

PROJECT:
 NEW 3 STORY, 4 UNIT, BUILDING WITH ROOF DECK, 4 REAR BALCONIES, AND TWO 3 CAR FRAME GARAGES, TRASH ENCLOSURE & FENCE
 2154-58 W. WELINGTON AVE., CHICAGO, ILLINOIS 60618

PROJECT NUMBER: 222-214

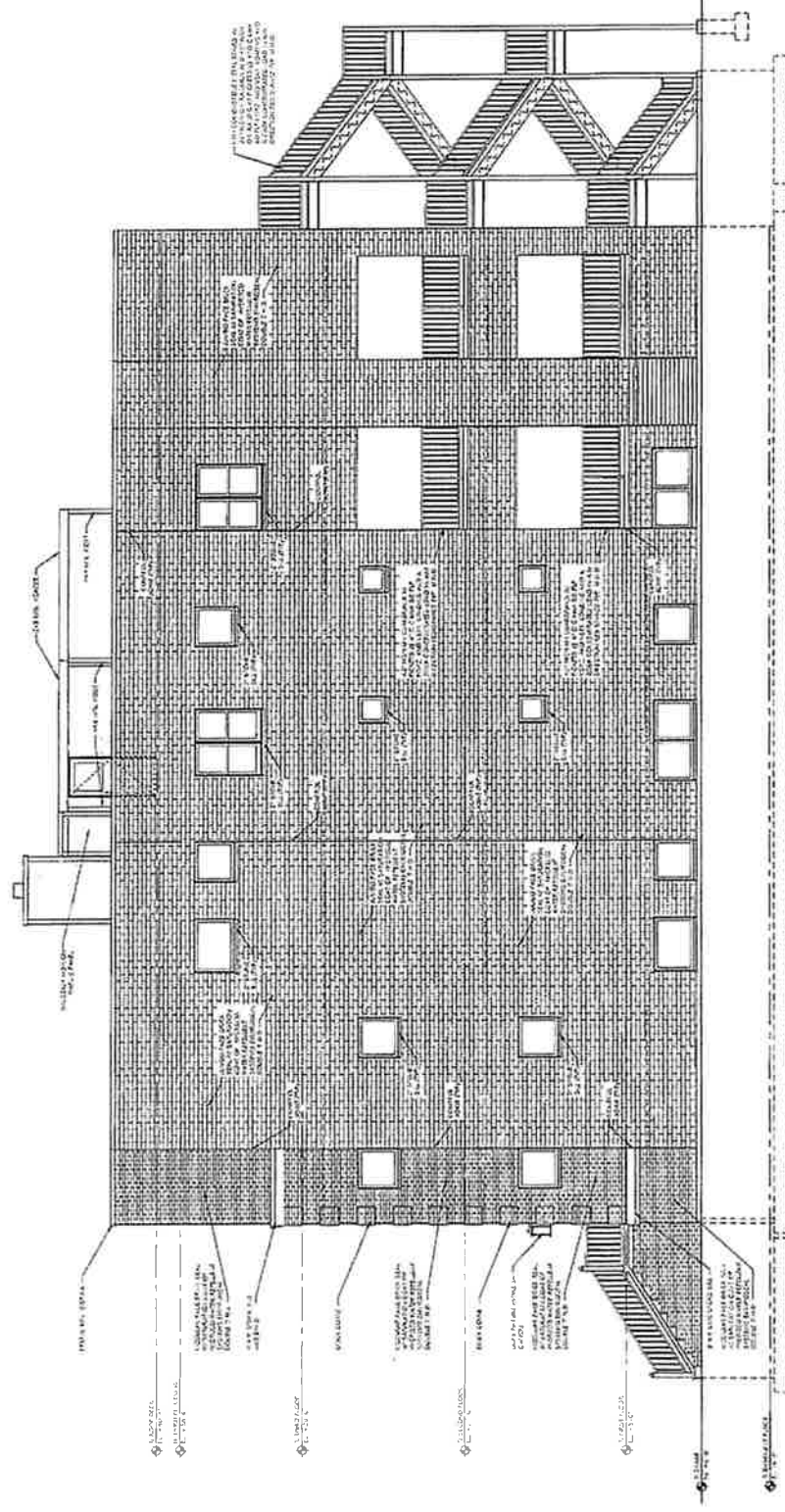
GRAPHIC SCALE

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1/4" = 3'-0"
3/8" = 4'-6"
1/2" = 6'-0"
5/8" = 7'-6"
3/4" = 9'-0"
7/8" = 10'-6"
1" = 12'-0"

NET PLAN

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: A 2.3



1 RIGHT / EAST ELEVATION

FINAL FOR SUBMITTAL

APPROVAL:

DATE	DESCRIPTION

CONTRACT NO.

CRAFT architecture LLC
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PROJECT
 NEW 3 STORY, 4 UNIT
 BUILDING WITH ROOF DECK, 4
 REAR BALCONIES, AND TWO 3
 CAR GARAGES, TRASH
 ENCLOSURE & FENCE
 2154 N W. WELLINGTON AVE.
 CHICAGO, ILLINOIS 60618

DATE 1/28/14
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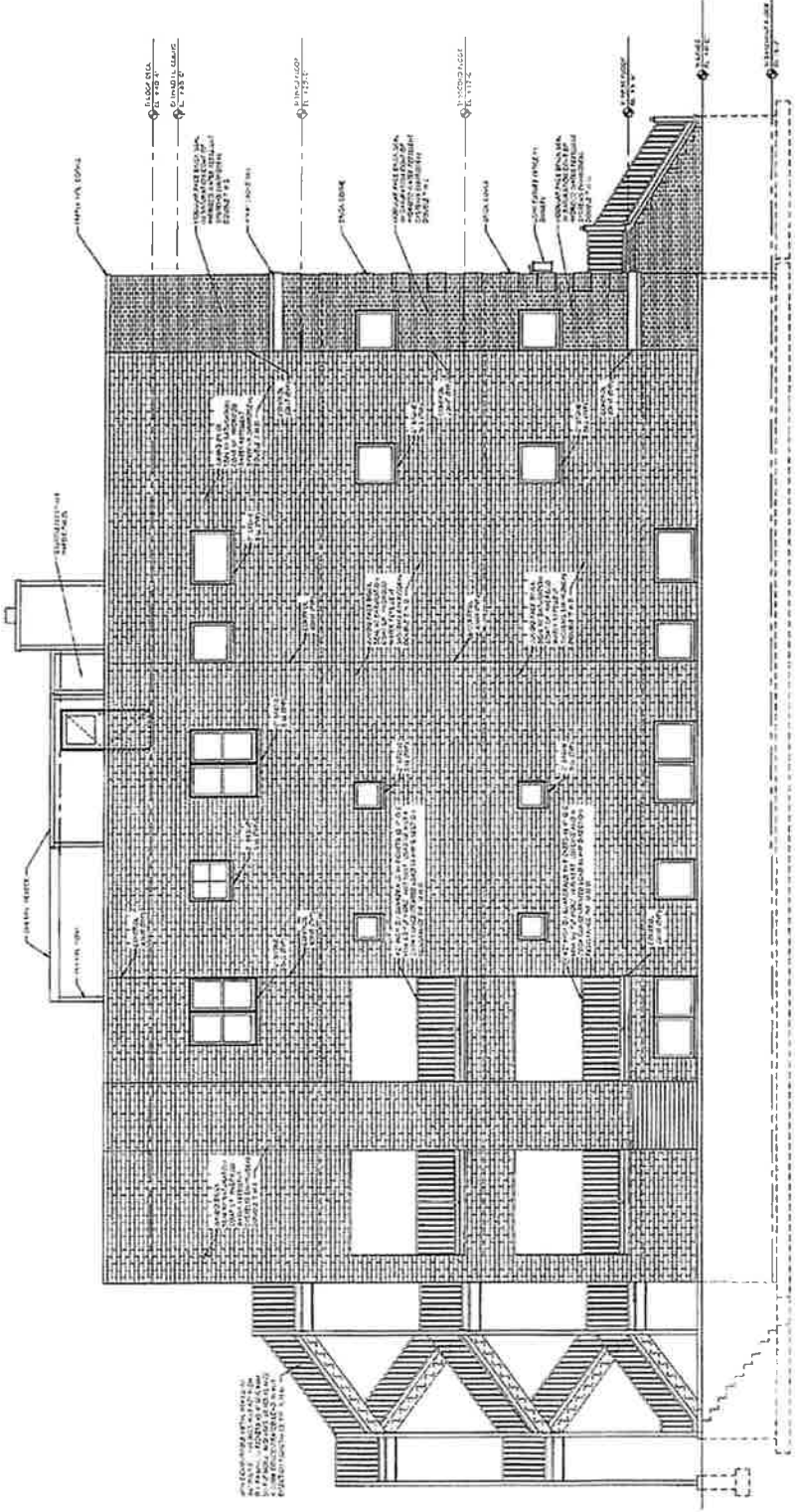
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DATE 1/28/14
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CONTRACT NO. 2154-01-01
CONTRACT SCALE 1/8" = 1'-0"
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DATE 1/28/14
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DATE 1/28/14
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PROJECT NUMBER 2154-01-01
CONTRACT SCALE 1/8" = 1'-0"



1 LEFT / WEST ELEVATION

EXTERIOR ELEVATIONS

SHEET NUMBER

A 2.4

PLAN FOR SUBMITTAL

APPROVAL

DATE	5/27/24
BY	[Signature]
REVISIONS	

CONSULTING

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PROJECT
 NEW 3 STORY, 4 UNIT,
 BUILDING WITH ROOF DECK, 4
 REAR BALCONIES, AND TWO 3
 CAR FRAME GARAGES, TRASH
 ENCLOSURE & FENCE
 2154-58 W. WELLINGTON AVE,
 CHICAGO, ILLINOIS 60618

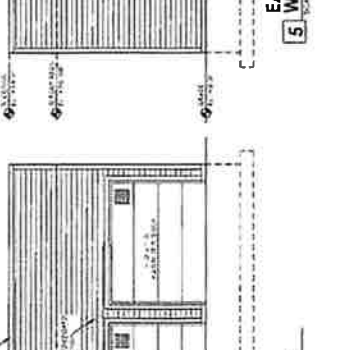
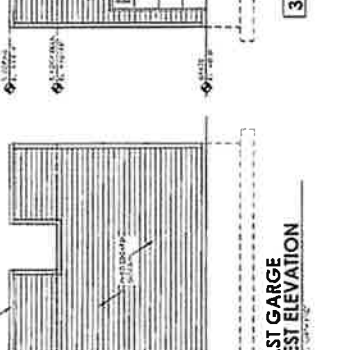
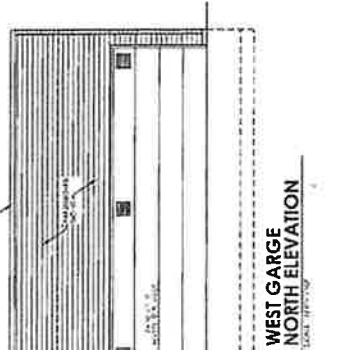
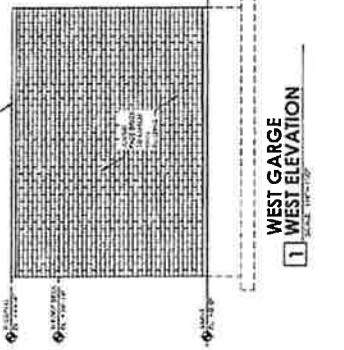
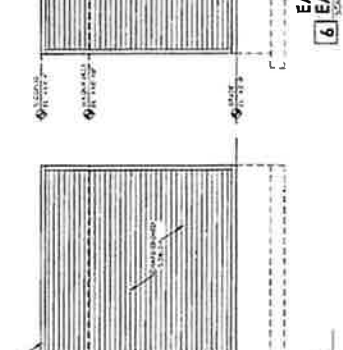
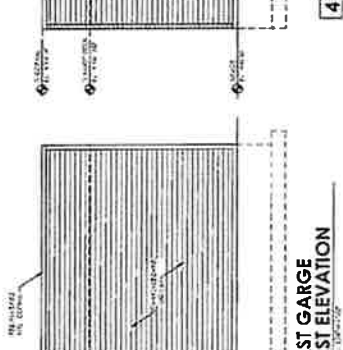
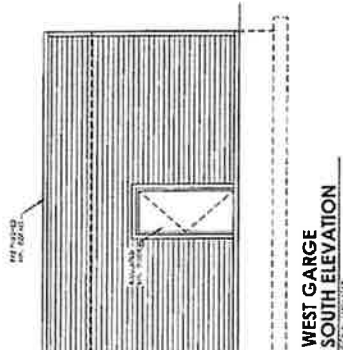
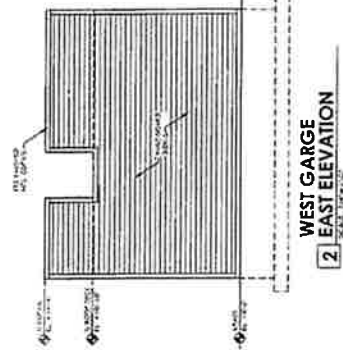
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DESIGNED BY ED
PROJECT NUMBER 2511-2114

UNITS
 ARCHITECTURE
 MECHANICAL
 ELECTRICAL
 PLUMBING
 STRUCTURE
 INTERIORS
 LANDSCAPE

SCALE
 1/4" = 1'-0"

DATE
 5/27/24

BY
 [Signature]



SHEET TITLE
 GARAGE
 ELEVATIONS

SHEET NUMBER
 A 2.5