



City of Chicago



SO2014-5821

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/30/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-J at 3431-3445 W Montrose Ave - App No. 18134T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18134T1

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-1 and B3-3 Community Shopping Districts symbols and indications as shown on Map No. 11-J in the area bounded by

West Montrose Avenue; North Bernard Street; a line 123 feet south of and parallel to West Montrose Avenue; and a line 133.46 feet west of and parallel to North Bernard Street,

to those of a B2-5 Neighborhood Shopping District and a corresponding uses 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: 3431-3445 West Montrose Avenue

FILED
CRAW
#9AM

17-13-0303-C (1) Narrative Zoning Analysis

3431-45 West Montrose Avenue, Chicago Illinois – Application No. 18134-T1

Proposed Zoning: B2-5 Neighborhood Shopping District

Lot Area: 16,415 sq. ft. (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the location and establishment of a new four-story all residential building at the subject property. The existing one-story building, currently located at the site, will be razed. The subject property, in its entirety, will then be redeveloped with a new four-story all residential building. The proposed new building will contain forty-seven (47) residential dwelling units. The proposed new development will provide a total of forty-seven (47) interior (garage) parking spaces, located below-grade (basement). The proposed new building will be masonry in construction, with lime stone accents, and will measure 45'-0" (approx.) in height.

(a) The Project's Floor Area Ratio:

Proposed: 63,222 sq. ft. (3.8 FAR)

(b) The Project's Density (Lot Area Per Dwelling Unit):

Proposed: 349 sq. ft. per unit (47 dwelling units)

(c) The amount of off-street parking:

Required: One per dwelling unit (47 spaces)

Proposed: 47 spaces

(d) Setbacks:

a. Front Setbacks:

Required: 0'

Proposed: 0'

b. Rear Setbacks:

Required: 30'

Proposed: 0' *(The Applicant will be seeking a Variation with the ZBA.)

c. Side Setbacks:

Required: 0' (west and east)

Proposed: 0' (west)

5' (east)

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d. Rear Yard Open Space:
Required: 0'
Proposed: 0'

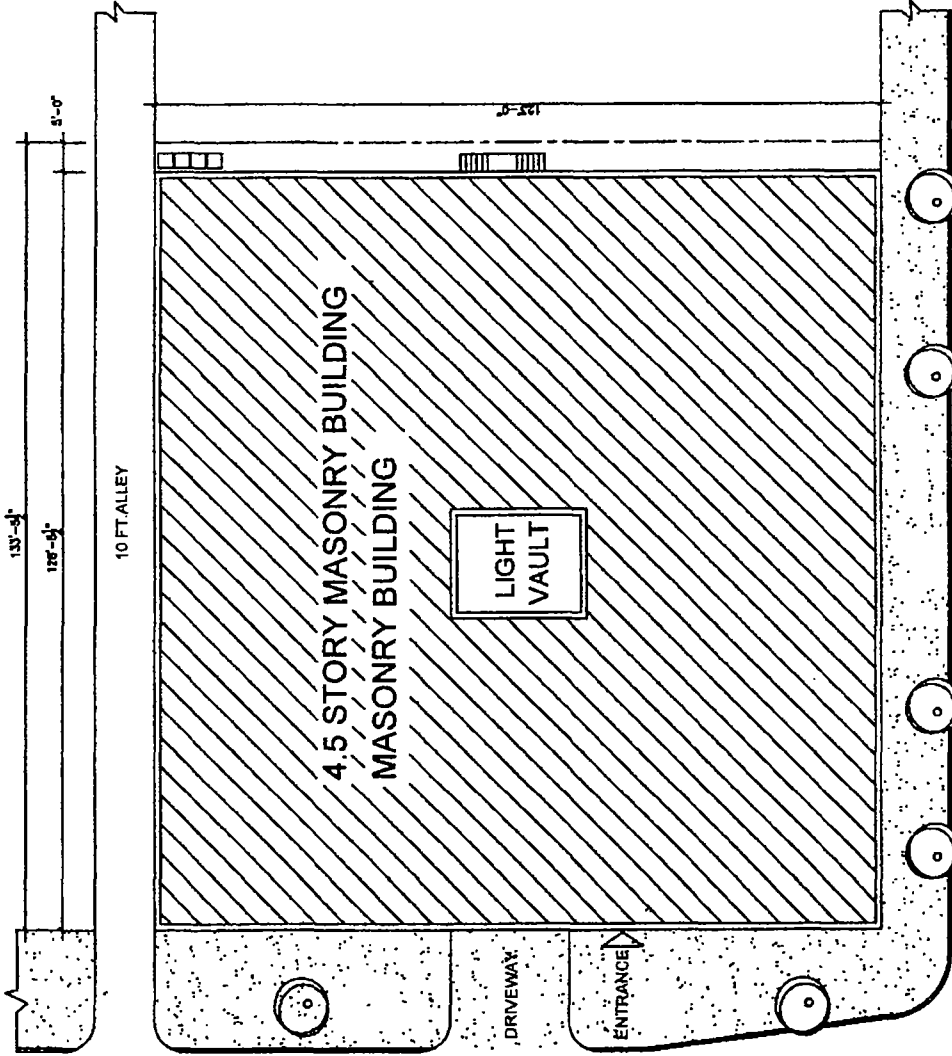
(e) Building Height:
Proposed: 45'

*17-10-0207-A

***17-13-0303-C(2) Plans Attached.**

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3431-45 W. MONTROSE AVE. MULTI-FAMILY RESIDENTIAL (47 DWELLING UNITS)



SITE PLAN
SCALE: 1"=20'-0"

WEST MONTROSE AVENUE

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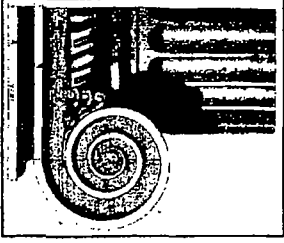
HP VENTURES
GROUP, LLC

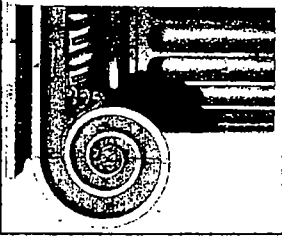
DEVELOPER:

MY HOME

ARCHITECTS & ENGINEERS

2952 W. IRVING PARK RD.
CHICAGO, IL 60618
PH: 773-354-2378

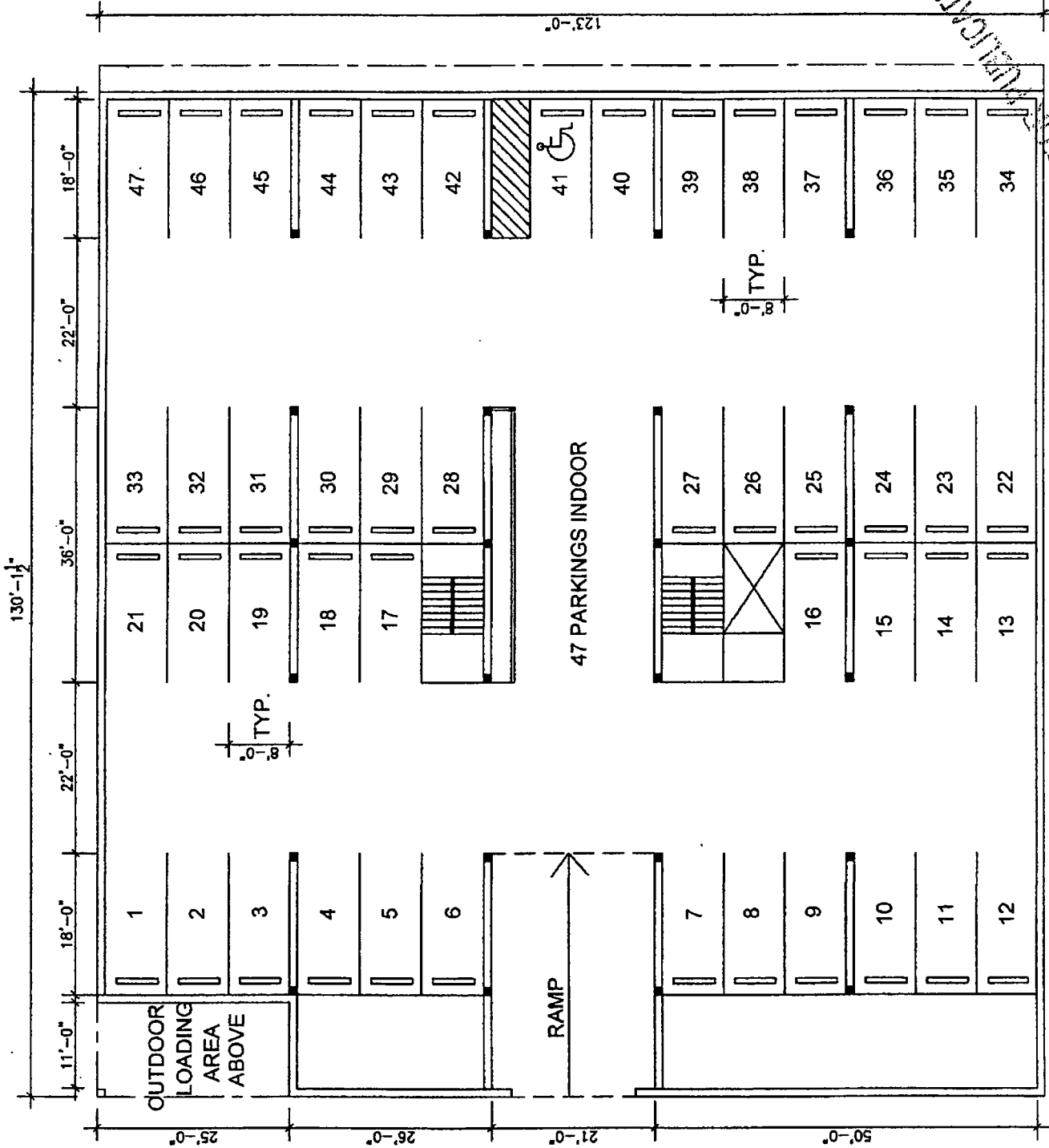




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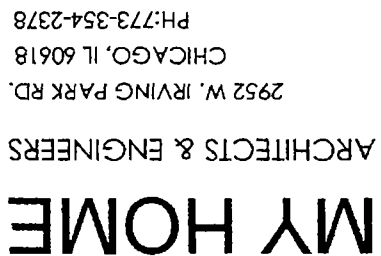
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GARAGE FLOOR PLAN

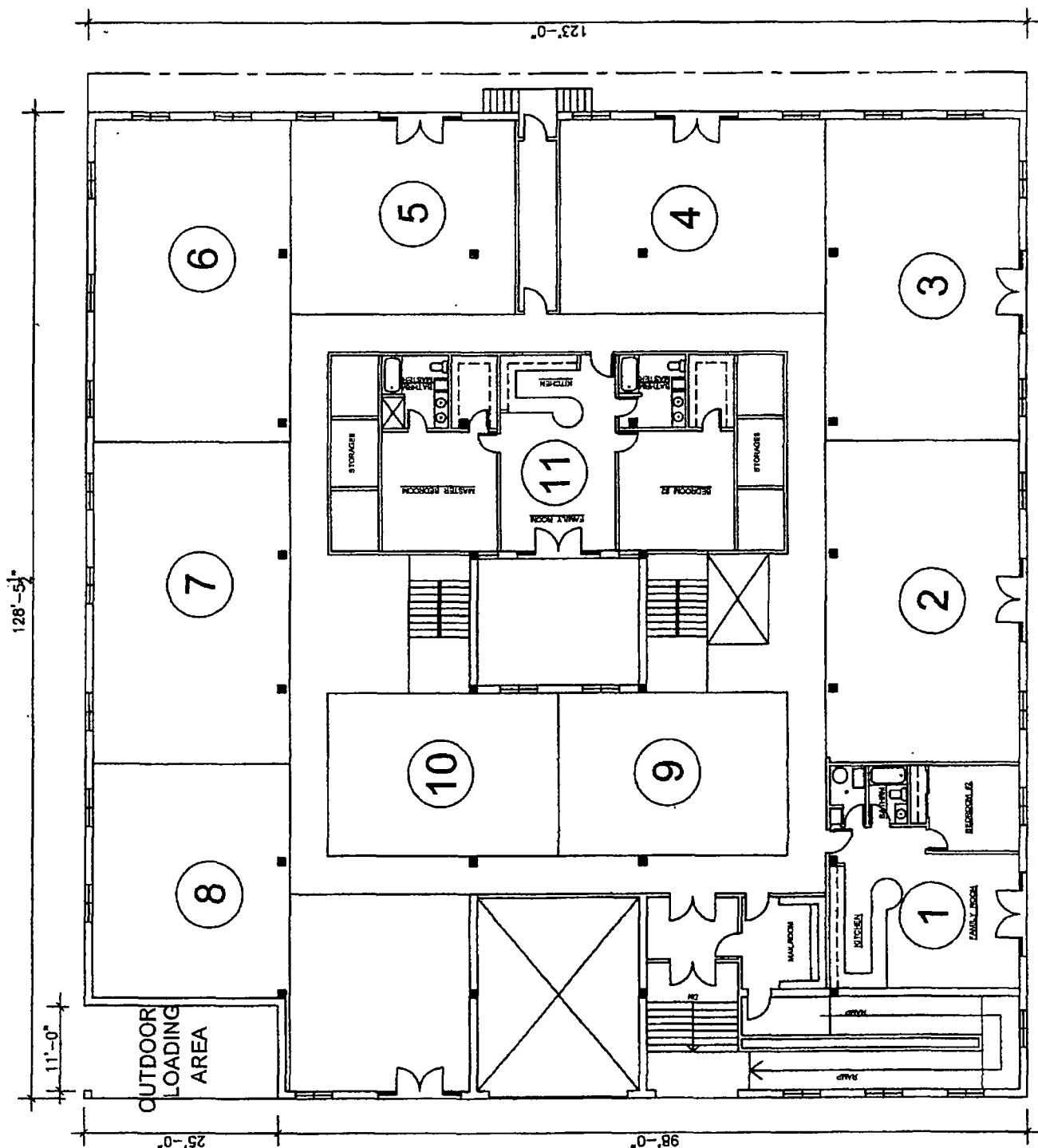
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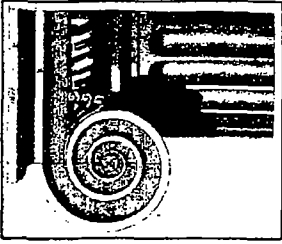
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1st FLOOR PLAN (11 UNITS)

APPROX. 800 SQ. FT. EA. SCALE: 1/16"=1'-0"

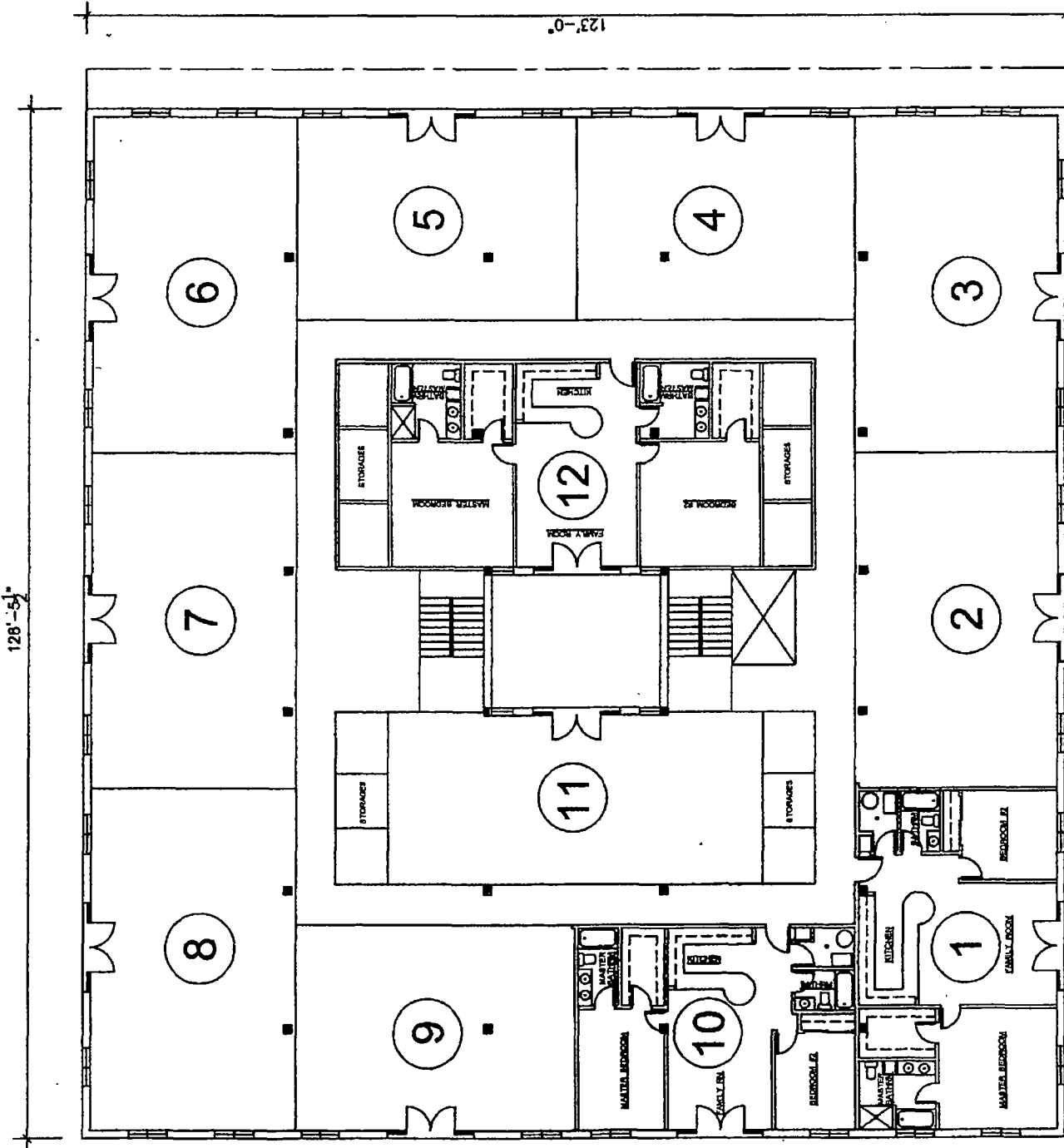


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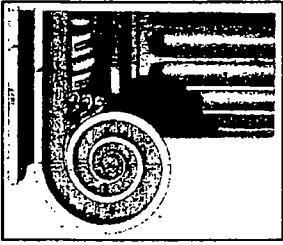
DEVELOPER:

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TYP. 2nd-4th FLOOR PLAN (12 UNITS)

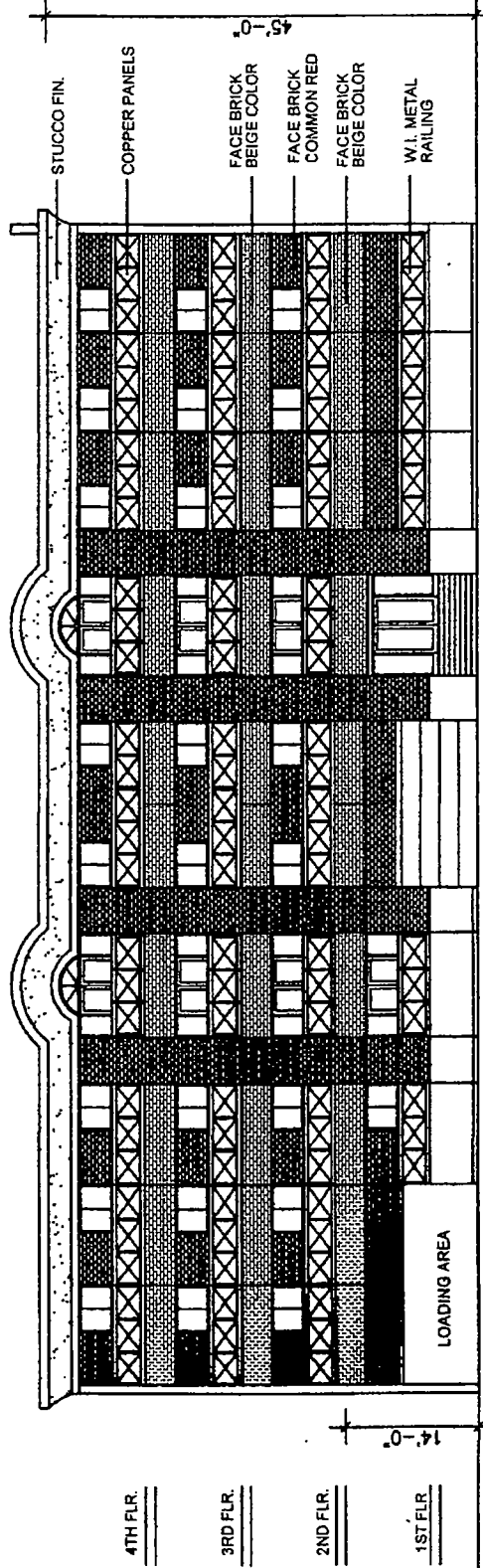
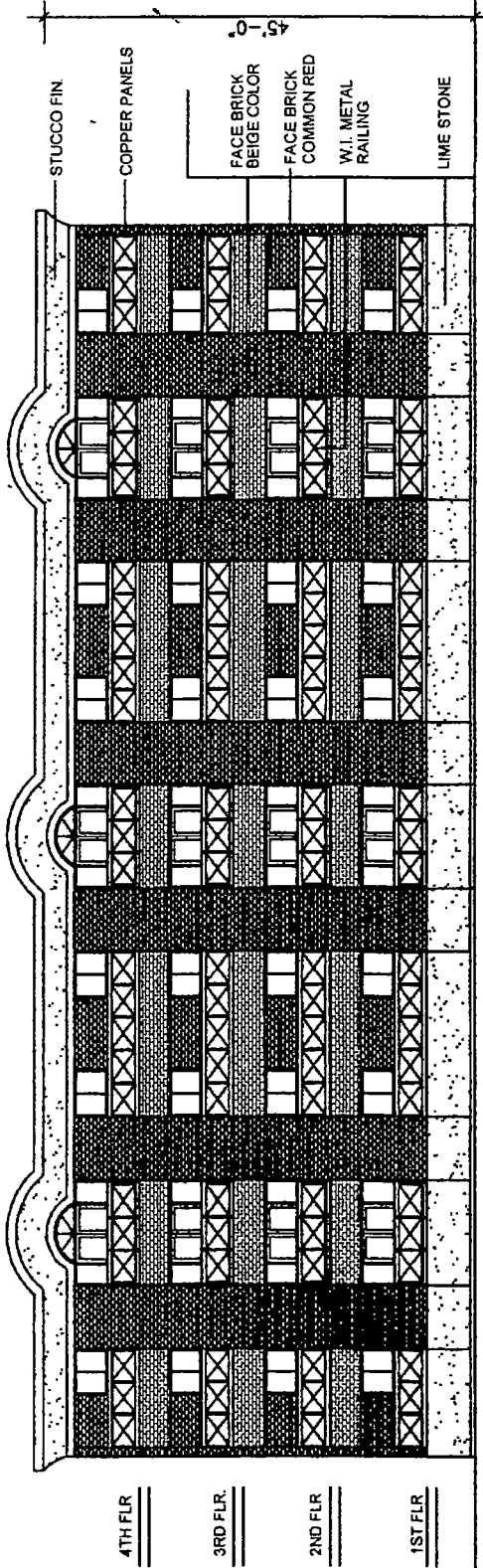
APPROX. 1,000 SQ.FT. EA. SCALE: 1/16"=1'-0"



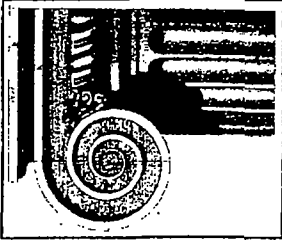
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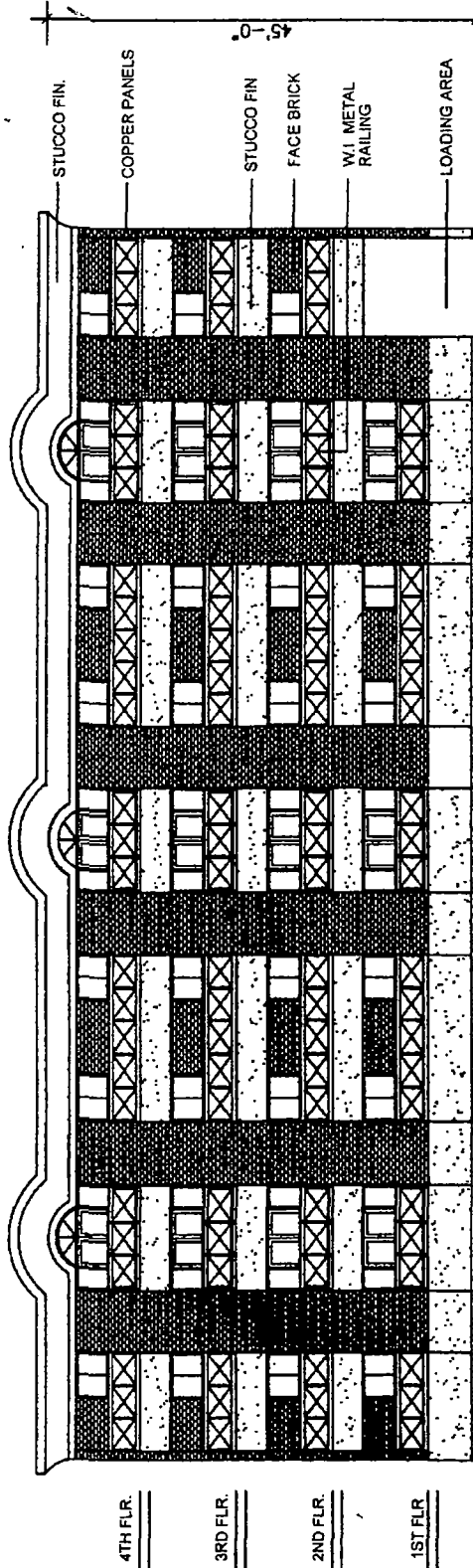
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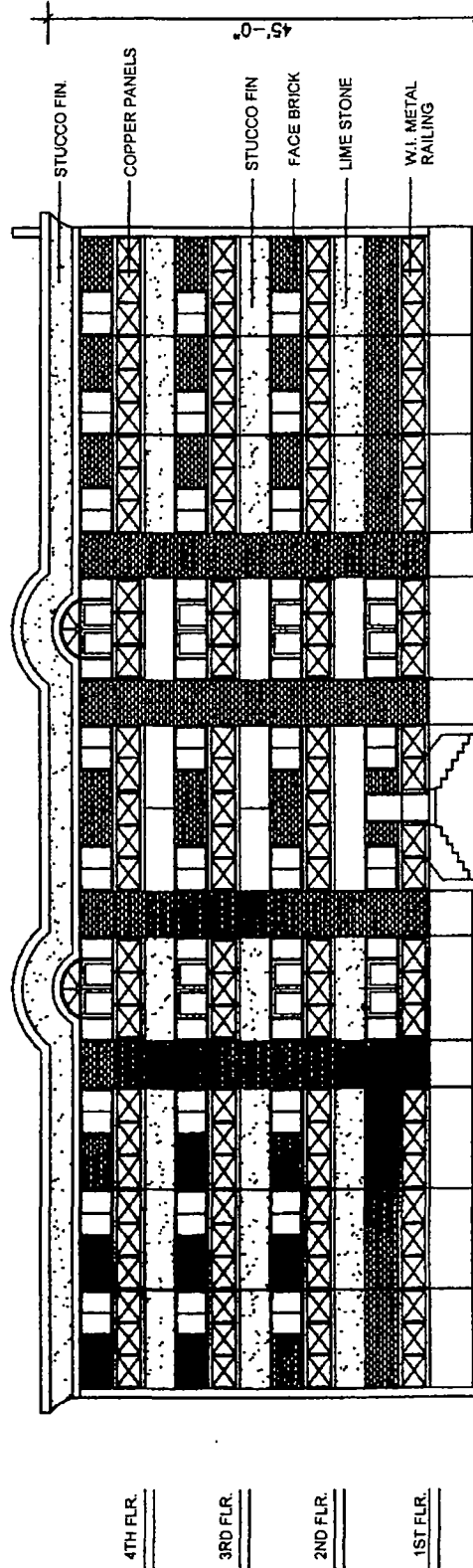
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SOUTH ELEVATION

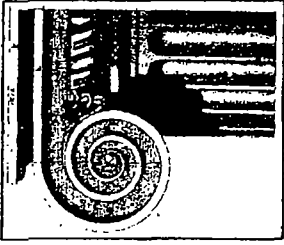
SCALE: 1"=20'-0"



WEST ELEVATION

SCALE: 1"=20'-0"

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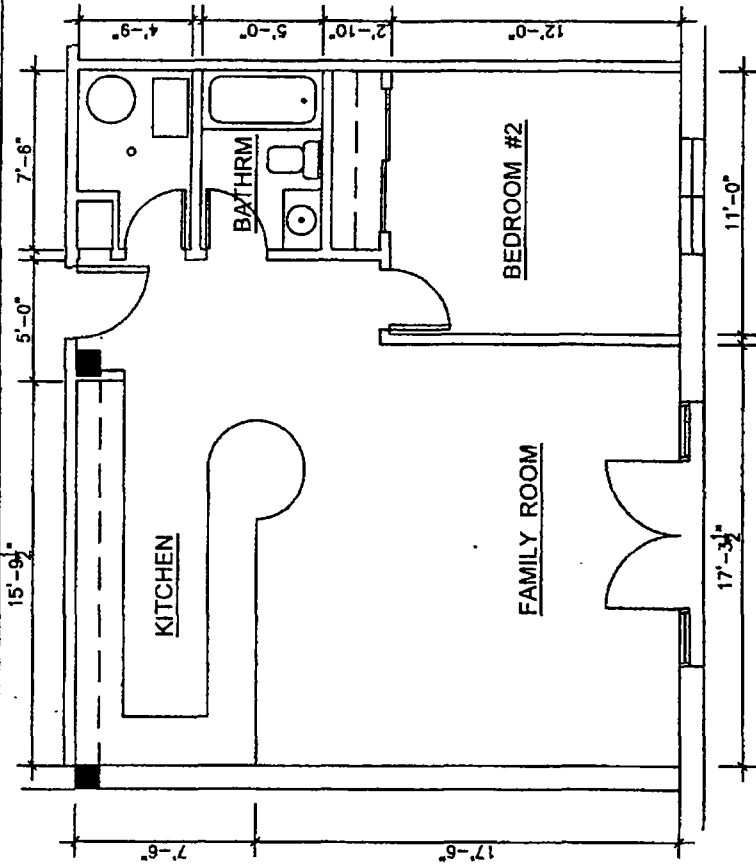
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DEVELOPER:

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**TYP. (1 BEDROOM)
FLOOR PLAN**
SCALE: 1/8"=1'-0"



**TYP. (2 BEDROOM)
FLOOR PLAN**
SCALE: 1/8"=1'-0"

