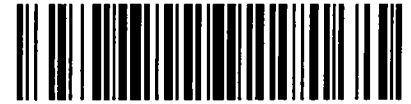




City of Chicago



SO2016-51

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-J at 4015 N Monticello Ave - App No. 18618T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18618T1
INTRO DATE
JAN 13, 2016

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 of the RS3 Residential Single-Unit District symbols and indications as shown on Map No. 11-J in the area bounded by

A point 162 feet north of West Irving Park Road, 125.62 feet east of North Monticello Avenue and a point 141 feet north of West Irving Park Road; and North Monticello Avenue,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 4015 North Monticello Avenue

**SUBSTITUTE NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
4015 NORTH MONTICELLO AVENUE**

The Application to change zoning for 4015 North Monticello Avenue from RS-3, Residential Single-Unit District to B3-1, Community Shopping District. The Applicant intends to use the vacant lot located at 4015 North Monticello Avenue as five (5) Required, Accessory, Off-Site Parking Spaces and one (1) Non-Required, Accessory, Off-Site Parking Space for the new daycare facility located at 3620 West Irving Park Road.

LOT AREA: 2,625 SQUARE FEET

FLOOR AREA RATIO: ZERO

PARKING: USE IS FIVE (5) REQUIRED, ACCESSORY, OFF-SITE PARKING SPACES AND ONE (1) NON-REQUIRED, ACCESSORY, OFF-SITE PARKING SPACE TO SERVE THE ADJACENT DAYCARE FACILITY.

BUILDING AREA: ZERO, EXTERIOR PARKING LOT

DENSITY, LOT AREA PER DWELLING UNIT: ZERO

FRONT SETBACK: ZERO

REAR SETBACK: ZERO

SIDE SETBACK: ZERO

REAR YARD OPEN SPACE: NONE REQUIRED

BUILDING HEIGHT: ZERO, EXTERIOR PARKING LOT

HANNA
Architects

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180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 756-1801

PROFESSIONAL DESIGN FIRM
ARCHITECTURE, INTERIOR DESIGN
LICENSE NUMBER 041-00148

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

DESIGNED FOR REVIEW
PREPARED FOR REVIEW
ISSUED FOR PERMIT
DATE: 11/11/11
BY: HANNA ARCHITECTS

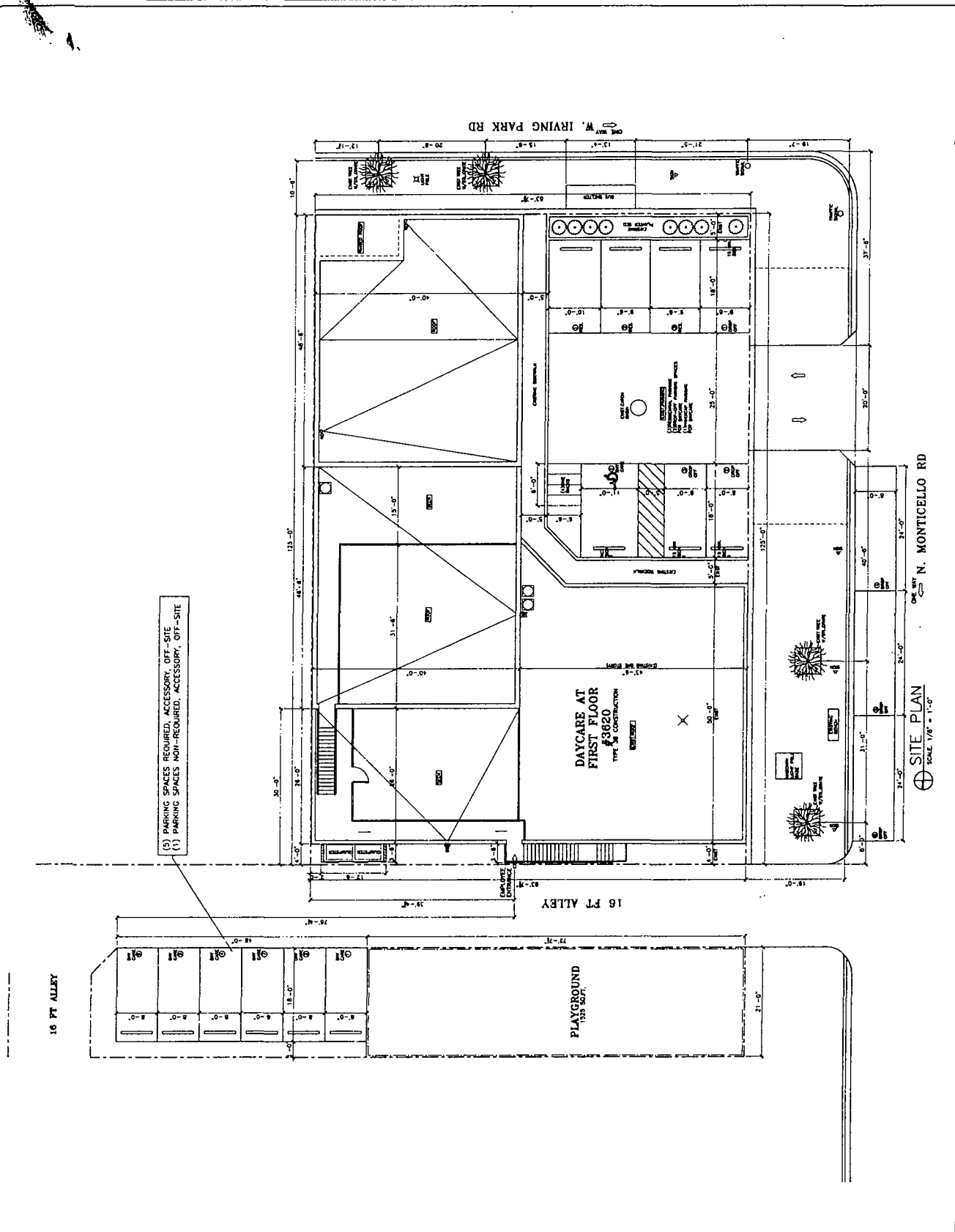


PROJECT NAME & ADDRESS
3620 W. IRVING PK RD
ADD 3 DWELLING UNITS
TO EXISTING ONE STORY
MANS. BLDG. W/ RETAIL
CHICAGO, ILLINOIS

SHEET TITLE
**SITE PLAN
& NOTES**

FILE NAME

SHEET NUMBER
A-1



(5) PARKING SPACES REQUIRED, ACCESSORY, OFF-SITE
(1) PARKING SPACES NON-REQUIRED, ACCESSORY, OFF-SITE

SITE PLAN
SCALE: 1/8" = 1'-0"

3620 WEST IRVING PARK ROAD

Chicago, Illinois

