



# City of Chicago



O2022-2807

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/21/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-J at 3811-3813 W Montrose Ave - App No. 21154T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

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

West Montrose Avenue; a line 116.84 feet west of and parallel to North Hamlin Avenue; the public alley next south of and parallel to West Montrose Avenue; and a line 146.84 feet west of and parallel to North Hamlin Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 3811-3813 West Montrose Avenue

**TYPE 1 ZONING AMENDMENT APPLICATION**  
**PROJECT NARRATIVE AND PLANS**  
**3811-3813 West Montrose Avenue**

B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

The Applicant seeks to legalize two existing ground-floor dwelling units that were established prior to the Applicant’s ownership of the property and without City-issued permits. The two-story building will have total of four dwelling units. No changes will be made to the height or exterior of the building. The two existing parking spaces at the rear of the property will remain. No commercial space will be provided.

	PROPOSED
Lot Area	3,750 s.f. (30.0' x 125.0')
Density – MLA	1 DU per 937.5 s.f.
Off Street Parking	2 spaces
Rear Setback	64.17'
Side (east) Setback	0'-0"
Side (west) Setback	0.17'
Front Setback	0'-0"
FAR	0.91
Building Height	21'-4"

## SELF CERTIFICATION

### GUT REHAB TO EXISTING 2 DWELLING UNITS AT GROUND FLOOR IN EXISTING 2-STORY BRICK BUILDING

#### CODE MATRIX

Code	Description	Code	Description	Code	Description	Code	Description
101	General Building	102	Structural	103	Fire	104	Energy
105	Accessibility	106	Environmental	107	Historic Preservation	108	Other
109	...	110	...	111	...	112	...

#### NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CHICAGO ENERGY CONSERVATION CODE (CEC) AND THE 2013 CHICAGO BUILDING CODE (CBC).

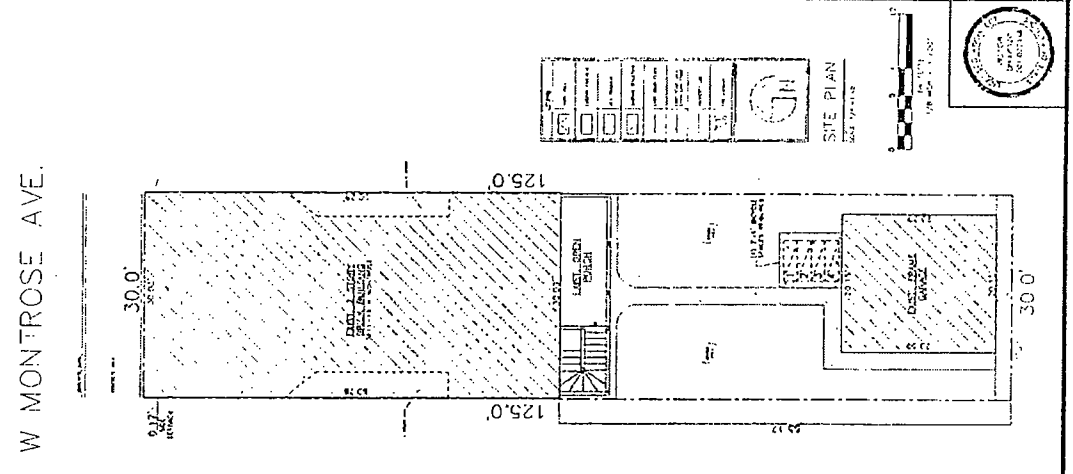
2. THE EXISTING BUILDING IS A TWO-STORY BRICK BUILDING WITH A GROUND FLOOR AND AN ATTIC. THE PROPOSED WORK IS LIMITED TO THE GROUND FLOOR.

3. THE PROPOSED WORK INCLUDES THE REHABILITATION OF TWO DWELLING UNITS, INCLUDING THE INSTALLATION OF INSULATION, ROOFING, AND FINISHES.

4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE 2013 CHICAGO ENERGY CONSERVATION CODE (CEC) AND THE 2013 CHICAGO BUILDING CODE (CBC).

5. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE 2013 CHICAGO ENERGY CONSERVATION CODE (CEC) AND THE 2013 CHICAGO BUILDING CODE (CBC).

#### SITE PLAN



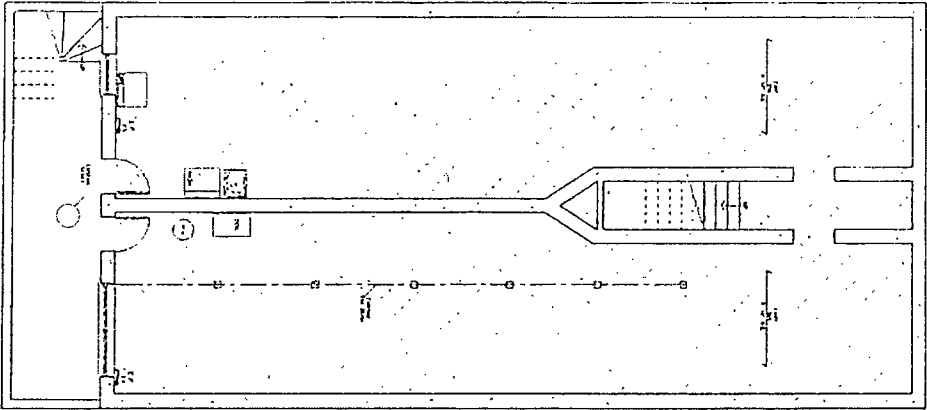
CODE MATRIX, NOTES, & SITE PLAN

3811-13 W MONTROSE AVE  
CHICAGO, IL

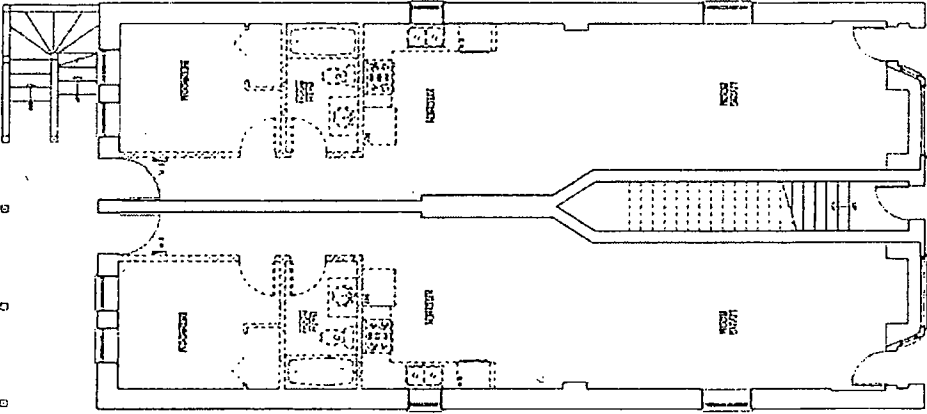
ARCHITECTS

PROJECT NO. 11.0

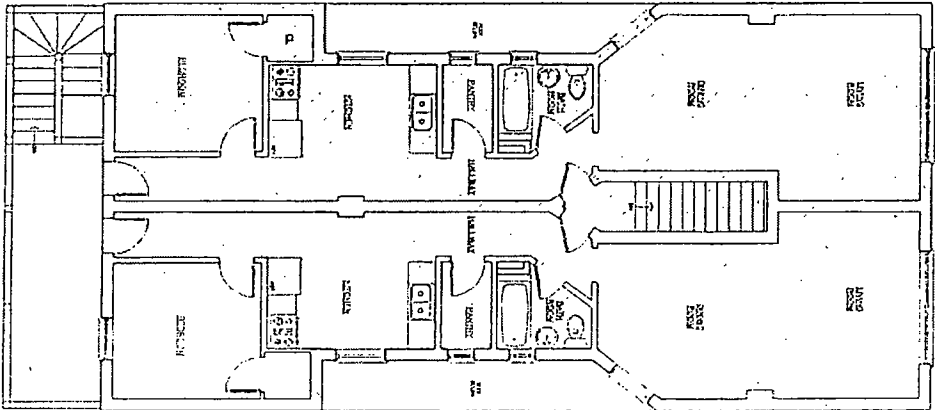
DATE: 11/11/11



EXISTING BASEMENT PLAN  
SCALE 1/8" = 1'-0"



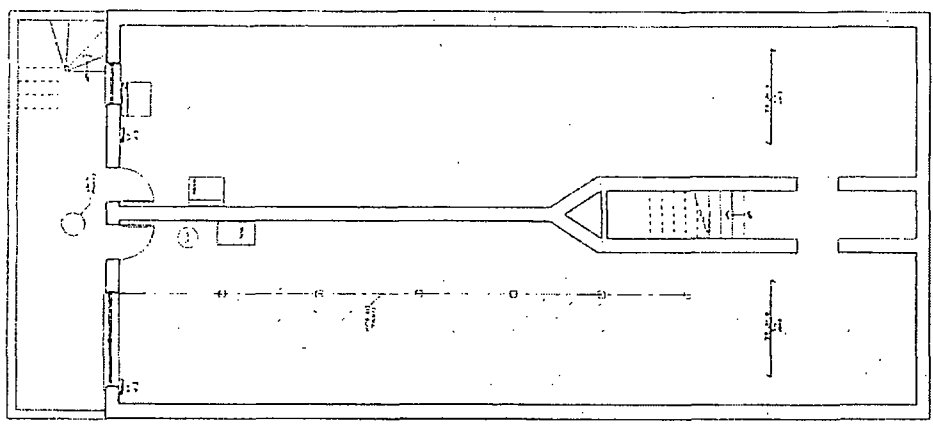
EXISTING FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



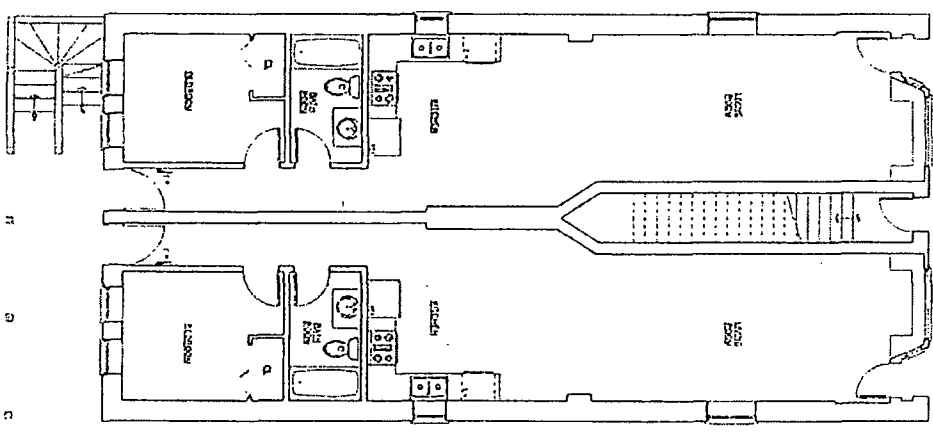
EXISTING SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



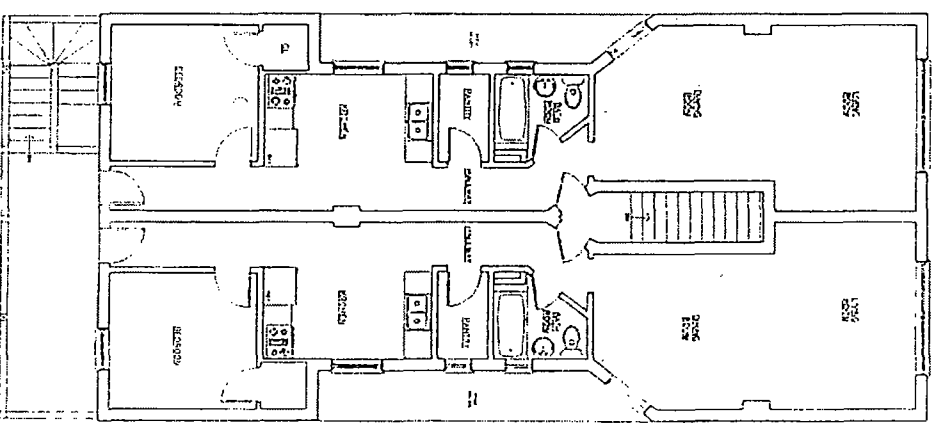
D1.0 <small>2014</small>	PROJECT: 3811-13 W MONTROSE DATE: 12/15/14 47-26-201	ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING	<b>ARCHITECTS</b> <small>2014</small>	233 N. Dearborn Ave. Chicago, IL 60614 312.772.1210 312.772.1210	3811-13 W MONTROSE AVE CHICAGO, IL	DEMOLITION PLANS	DRAWING NO. 11 SHEET NO. 11
	ARCHITECTS AND ENGINEERS, INC.						



PROPOSED BASEMENT PLAN



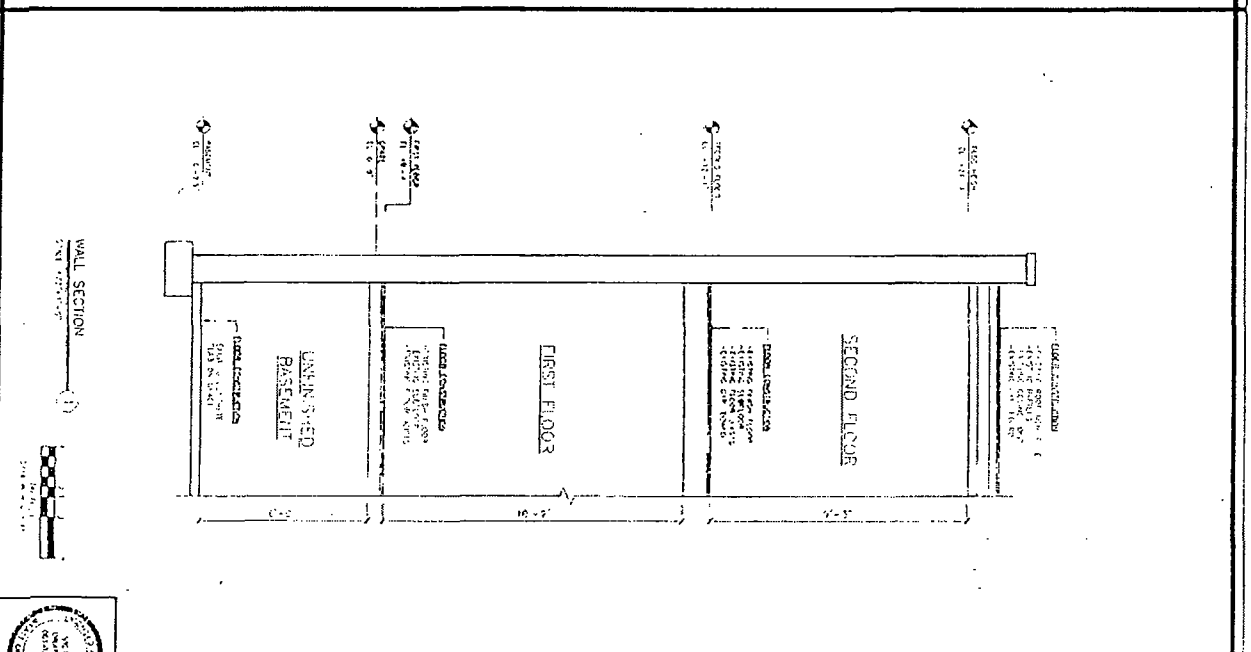
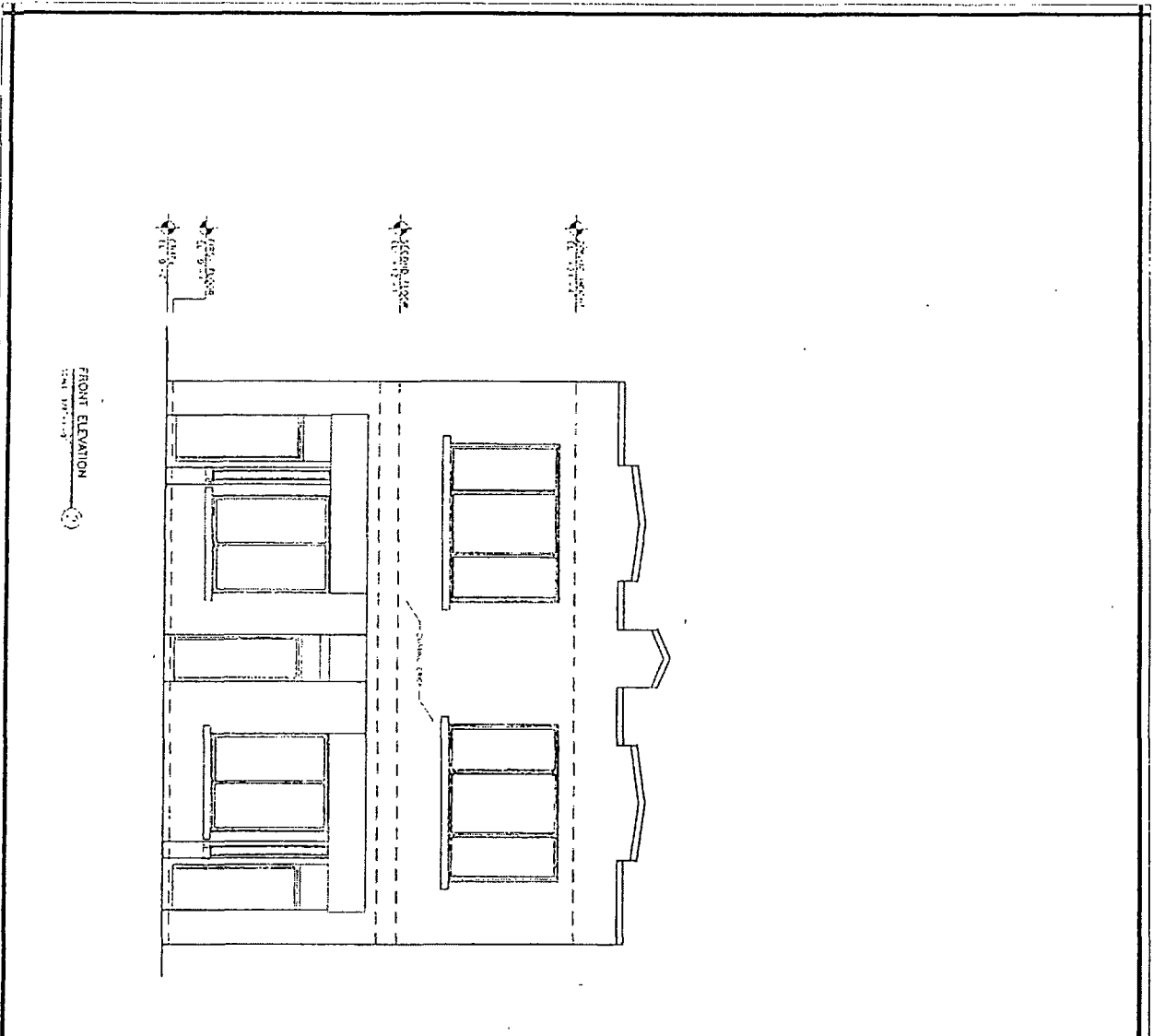
PROPOSED FIRST FLOOR PLAN

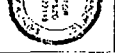


PROPOSED SECOND FLOOR PLAN



<b>A1.0</b> <small>SCALE</small>	<small>PROJECT</small> 3811-13 W MONTROSE AVE	<small>ARCHITECTURE</small> <b>ARCHITECTS</b>	<small>3811-13 W MONTROSE AVE</small> <small>CHICAGO, IL 60641</small>	<small>PROPOSED</small> <small>PLANS</small>	<small>DATE</small> 11/15/11
	<small>PLANNING</small> <b>ARCHITECTS</b>	<small>ARCHITECTURAL ENGINEERING</small> <b>ARCHITECTS</b>	<small>3811-13 W MONTROSE AVE</small> <small>CHICAGO, IL 60641</small>	<small>3811-13 W MONTROSE AVE</small> <small>CHICAGO, IL 60641</small>	<small>DATE</small> 11/15/11



	<b>A2.0</b> <small>SCALE</small>	<b>ARCHITECTS</b> <small>PLANNING</small> <small>ARCHITECTURAL ENGINEERING</small>	<small>111 N. Dearborn Ave. Chicago, IL 60610</small> <b>3811-13 W MONTROSE AVE CHICAGO, IL</b>	<b>SECTION</b>	<small>DATE</small> <small>BY</small> <small>CHECKED</small> <small>APPROVED</small>
	<small>PROJECT</small> <small>NO.</small> <small>DATE</small> <small>SCALE</small>	<small>DATE</small> <small>BY</small> <small>CHECKED</small> <small>APPROVED</small>	<small>DATE</small> <small>BY</small> <small>CHECKED</small> <small>APPROVED</small>	<small>DATE</small> <small>BY</small> <small>CHECKED</small> <small>APPROVED</small>	<small>DATE</small> <small>BY</small> <small>CHECKED</small> <small>APPROVED</small>