



City of Chicago



SO2016-1610

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-L at 4812-4818 W Montrose Ave - App No. 18685
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

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

SECTION 1 That the City Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No. 11-L in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST MONTROSE AVENUE; A LINE 100.11 FEET WEST OF AND PARALLEL TO NORTH CICERO AVENUE; WEST MONTROSE AVENUE; AND, A LINE 200.47 FEET WEST OF AND PARALLEL TO NORTH CICERO AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

FINAL FOR PUBLICATION

18685T1

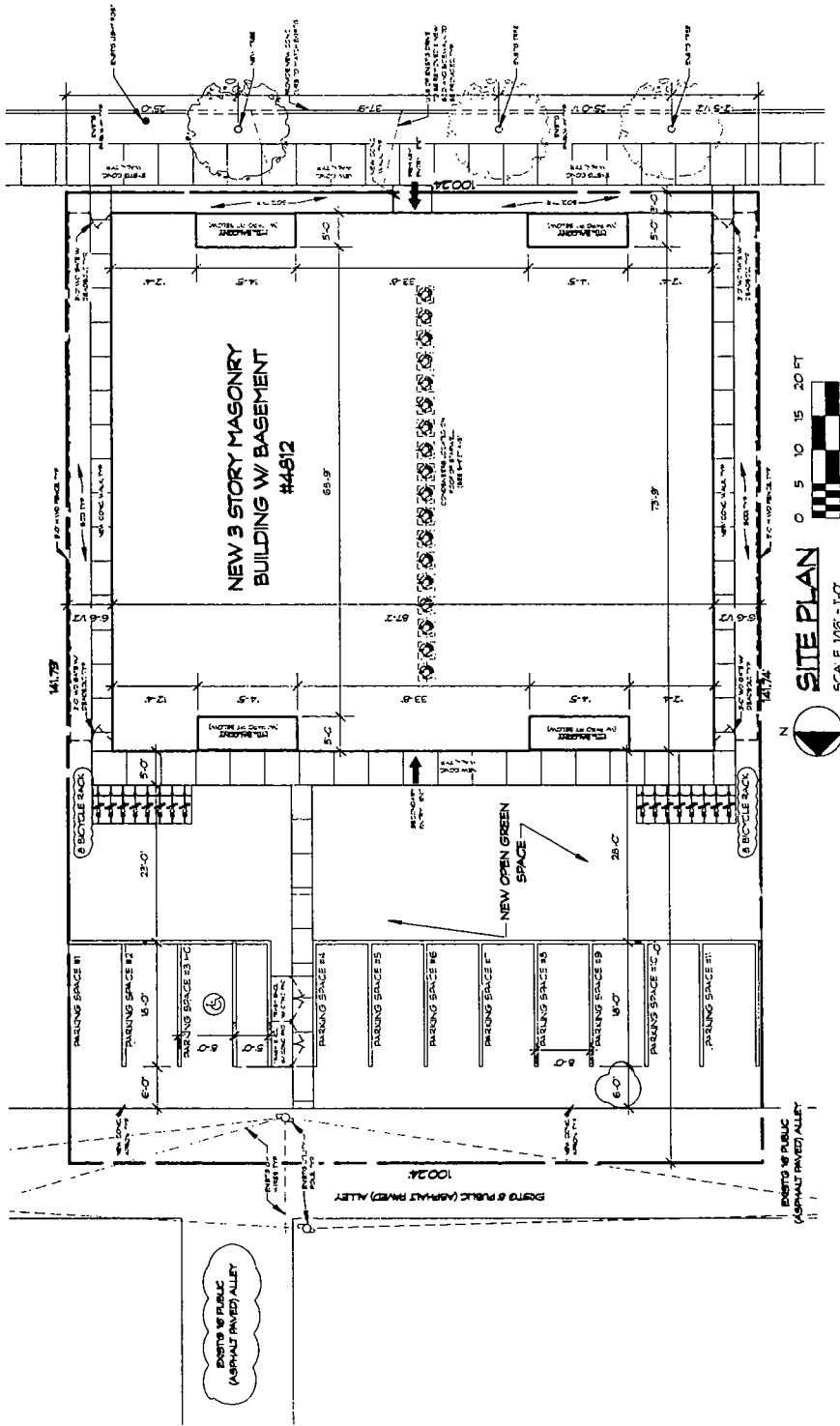
**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 4812-18 WEST MONTROSE AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from B3-1 District to that of a B2-3 District for the property commonly known as 4812-18 West Montrose Avenue. The lot measures approximately 100 feet in width and 141.71 feet in depth resulting in a total lot area of 14,200 square feet. Applicant seeks to improve the currently vacant site with a 3 story, 16 residential dwelling unit building. Because of proximity to METRA and CTA Blue Line, 11 parking spaces are provided

The following is a list of the proposed dimensions of the development:

Density:	16 residential dwelling units
Lot Area Per Unit:	887
Off Street Parking:	11 spaces
Bicycle Parking:	11
Height:	47 feet
Floor Area:	20,600 square feet
Floor Area Ratio:	1.45
Front (south) Setback:	3 feet
Rear (north) Setback:	30 feet
West Side Setback:	6 feet 6.5 inches
East Side Setback:	6 feet 6.5 inches

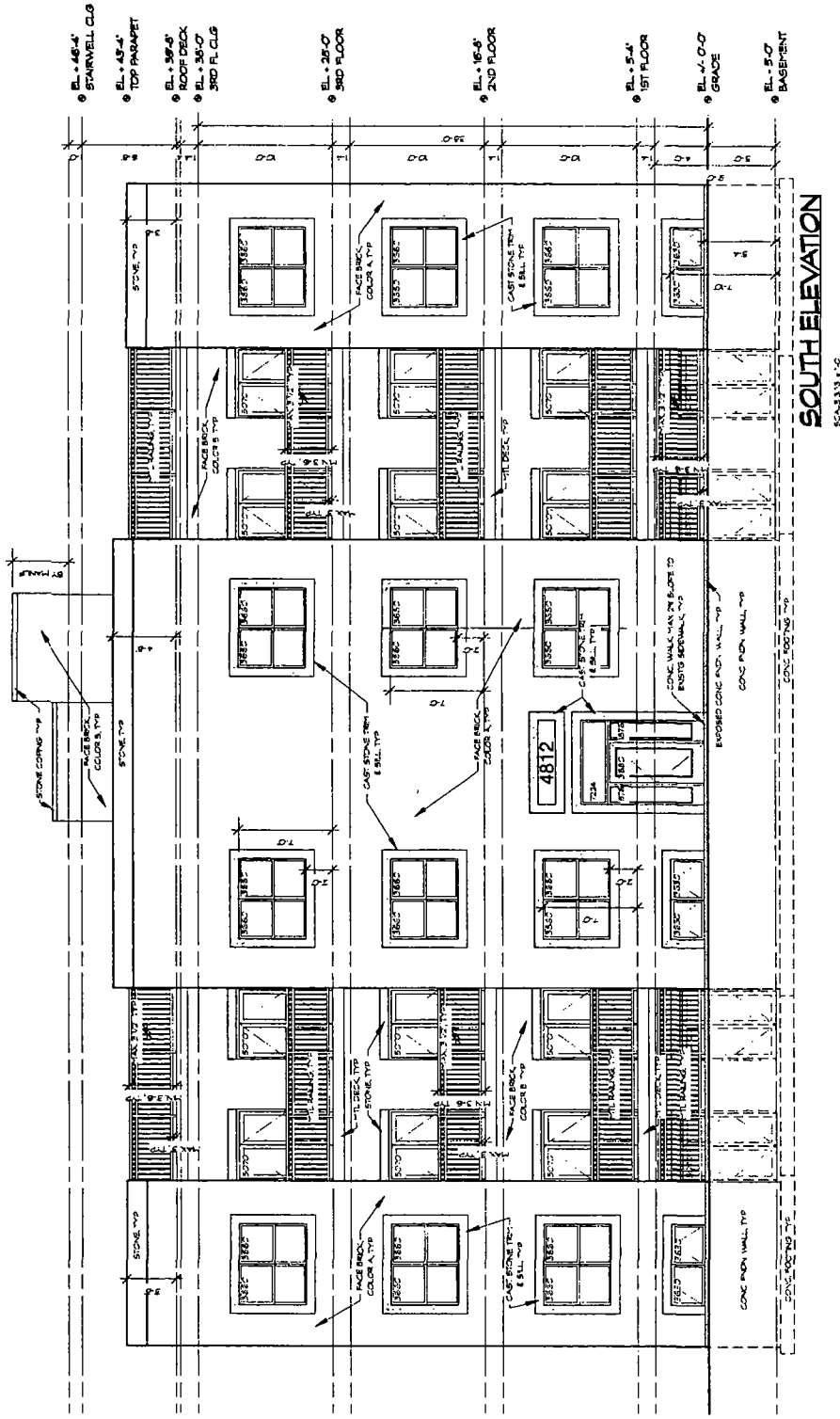
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PROJECT: 4812 W. MONTROSE
 DATE: 9/8/2016

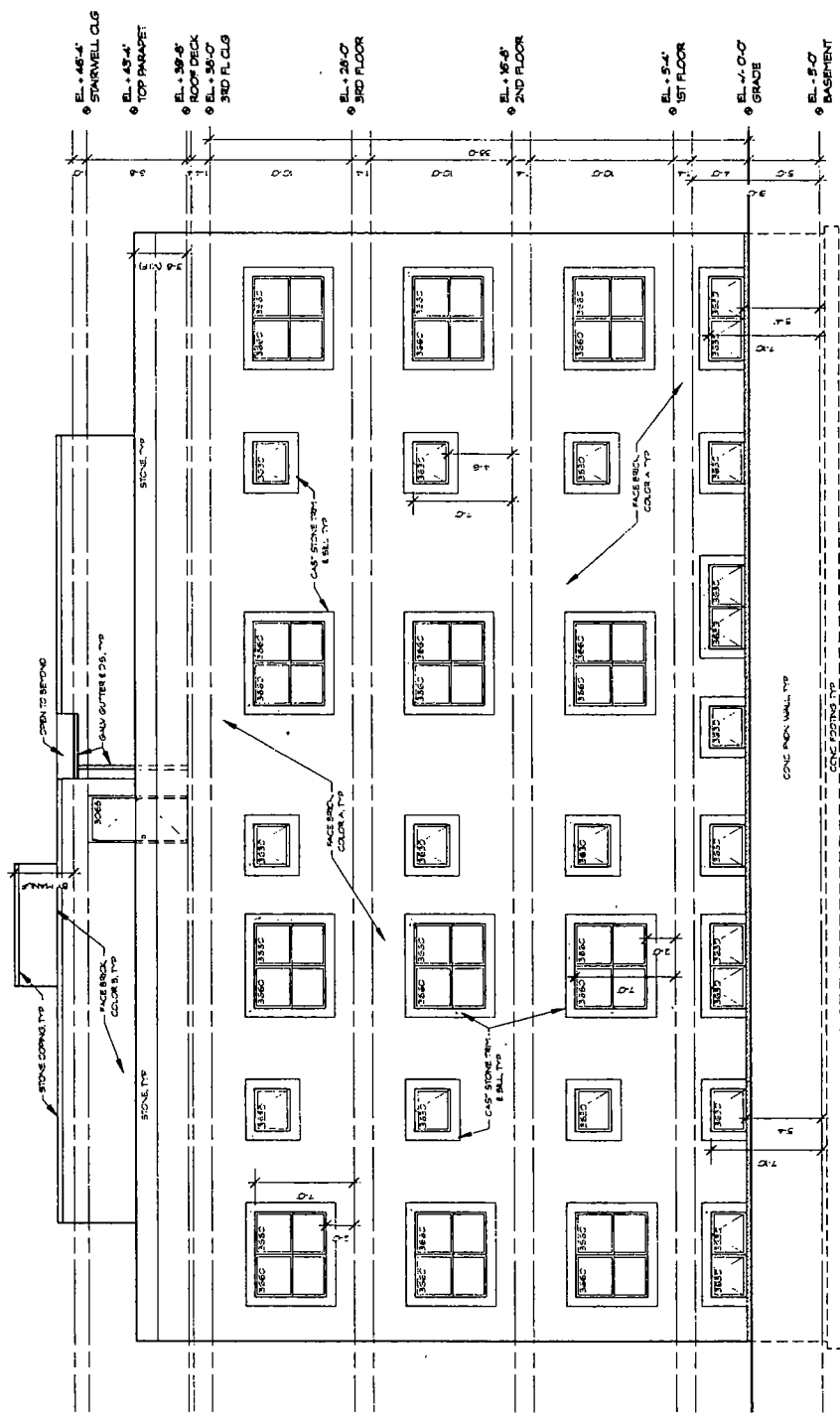


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SOUTH ELEVATION
 SCALE: 3/4" = 1'-0"



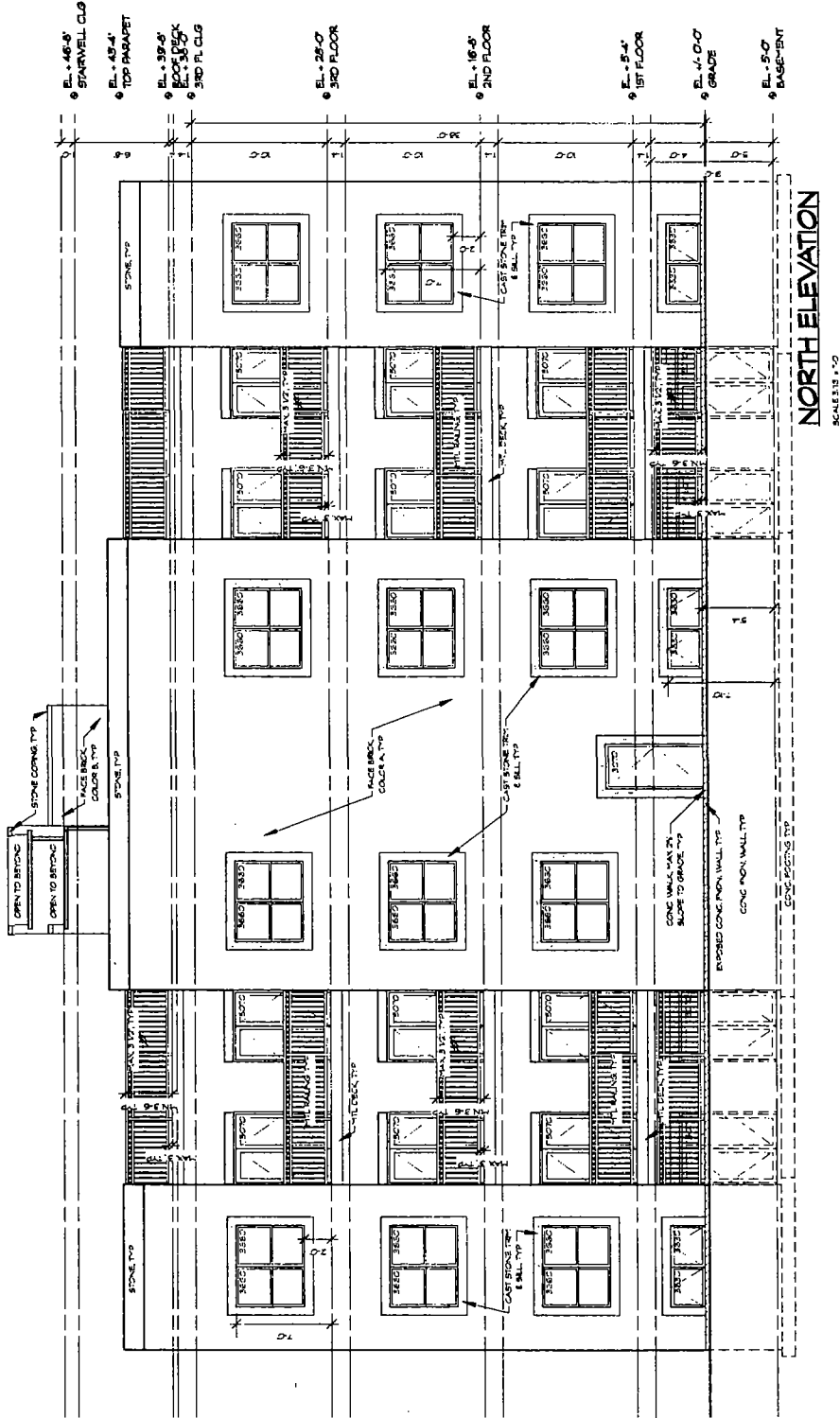
EAST ELEVATION

SCALE: 3/8" = 1'-0"

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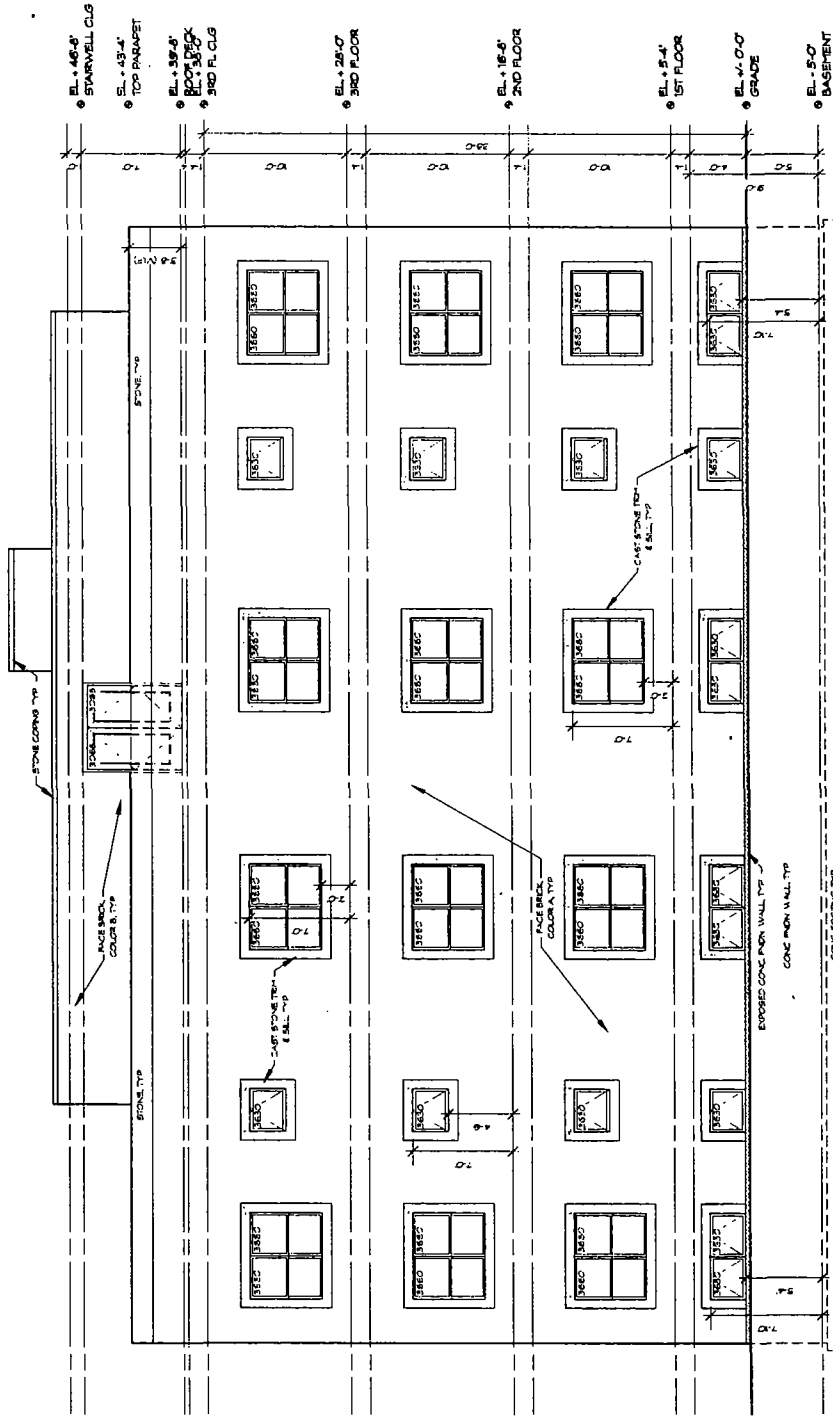
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WEST ELEVATION

SCALE 3/8" = 1'-0"

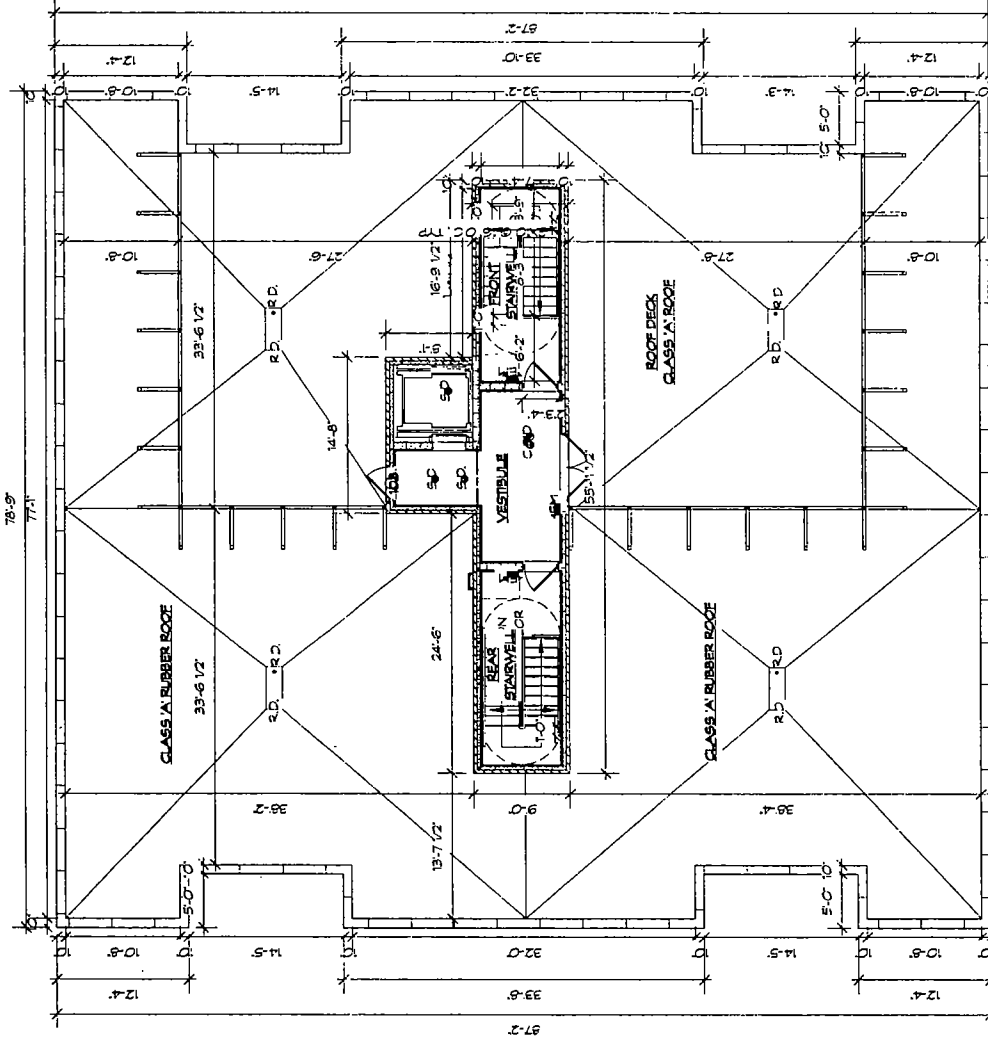
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ROOF PLAN
 SCALE 1/4" = 1'-0"
 12585 SQ FT

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