



City of Chicago



SO2016-4759

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 6/22/2016 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 7-H at 2331-2333 W Montana St - App No. 18841T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#1884/TI
INTRO DATE
JUNE 22, 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 **M1-2, Limited Manufacturing/Business Park District**, as shown on Map 7-H in the area bounded by:

West Montana Street; a perpendicular line to West Montana Street that is 267 feet east of and parallel to North Western Avenue; the public alley south of and parallel to West Montana Street; a perpendicular line to West Montana Street that is 315 feet east of and parallel to North Western Avenue,

to those of RT-4 Residential Two-Flat, Townhome and Multi-Family District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2331-33 West Montana Street, Chicago, Illinois

WARD
#CAM
FILE #

SUBSTITUTE NARRATIVE DESCRIPTION AND PLANS
FOR THE PROPOSED REZONING AT
2331 WEST MONTANA STREET
AND 2333 WEST MONTANA STREET

The Application to change zoning for 2331 and 2333 West Montana Street from M1-2 to RT-4 Residential Two-Flat, Townhome and Multi-Family District. The Applicant intends to construct a single-family home with a garage at 2331 West Montana Street. The footprint of the new home will be 19 feet by 55 feet 5 inches, the height will be 38 feet in size, as defined by code. As for 2333 West Montana, the Applicant intends to rehab the property and erect an addition in the rear of the Property, which is 18 feet 6 inches by 12 feet 7 inches in size. There will be no change in the existing building height.

2331 WEST MONTANA STREET

LOT AREA: 2,400 SQUARE FEET

FLOOR AREA RATIO: 1.11

BUILDING AREA: 2,645 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 2,645 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A TWO CAR GARAGE LOCATED IN THE REAR OF THE PROPERTY ASSESSABLE BY THE PUBLIC ALLEY

FRONT SETBACK: 12FEET

REAR SETBACK: 32 FEET 7 INCHES

SIDE SETBACK: 2 FEET 8 INCHES (EAST) AND 2 FEET 8 INCHES (WEST)

REAR YARD OPEN SPACE: 263 SQUARE FEET

BUILDING HEIGHT: 38 FEET

2333 WEST MONTANA STREET

LOT AREA: 2,400 SQUARE FEET

FLOOR AREA RATIO: 1.06

BUILDING AREA: 2,546 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 2,546 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A TWO CAR GARAGE LOCATED IN THE REAR OF THE PROPERTY ASSESSABLE BY THE PUBLIC ALLEY

EXISTING FRONT SETBACK: 8 FEET 3-1/4 INCHES

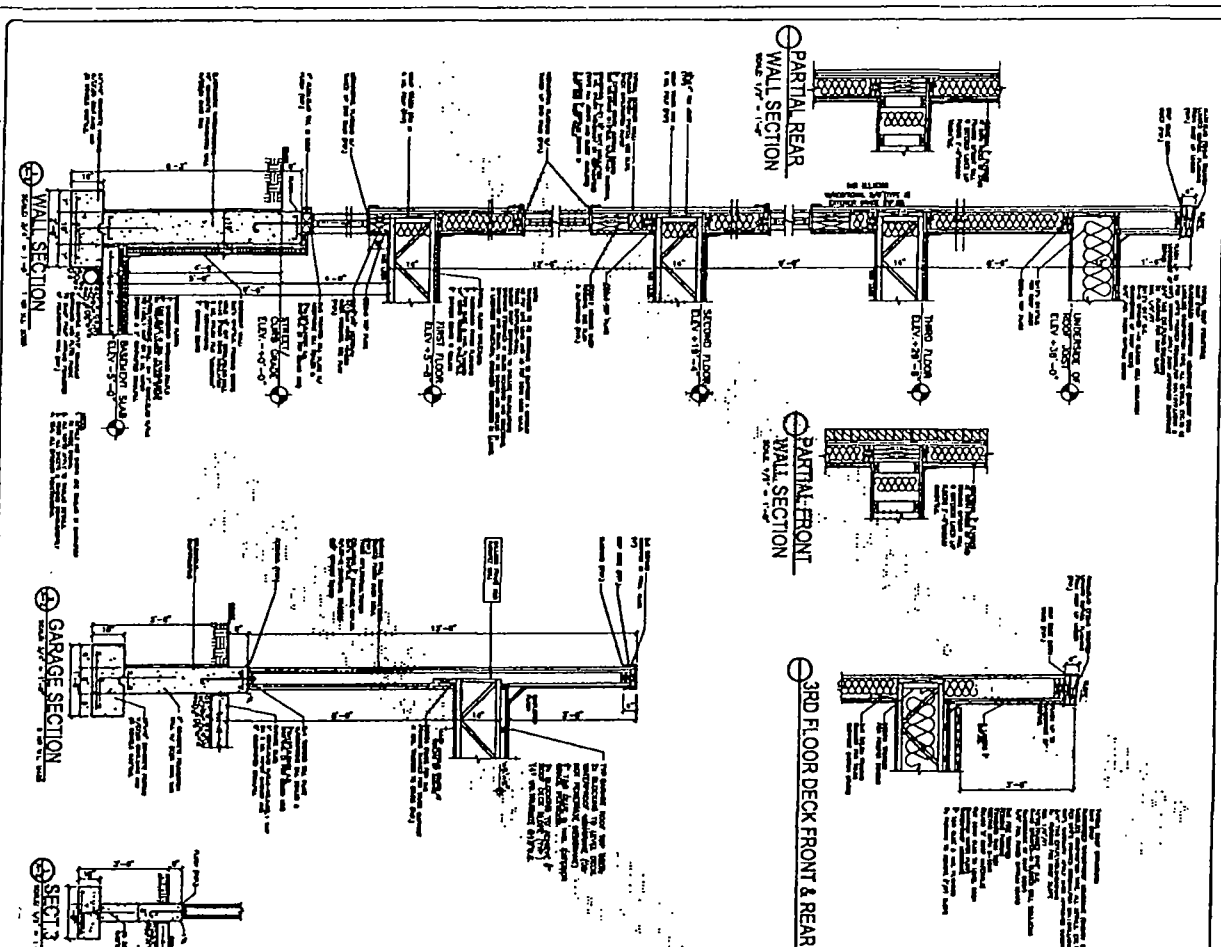
EXISTING REAR SETBACK: 30 FEET 1 INCHES

EXISTING SIDE SETBACK: 1-1/2 INCHES (WEST) AND 8 -1/12 (EAST)

REAR YARD OPEN SPACE: 205 SQUARE FEET

BUILDING HEIGHT: 28 FEET 4 INCHES

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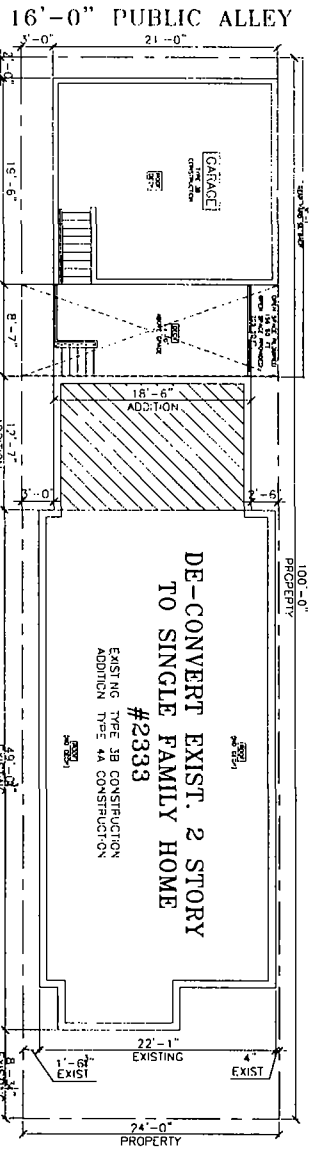
GENERAL BUILDING REQUIREMENTS PER CHICAGO ZONING ORDINANCE (CZO) AND CHICAGO BUILDING CODE (CBC) 2008 EDITION

| SECTION | DESCRIPTION | REQUIREMENT | REMARKS |
|---------|-------------------------------|-------------|---------|
| 1.01 | GENERAL BUILDING REQUIREMENTS | ... | ... |
| 1.02 | ... | ... | ... |
| 1.03 | ... | ... | ... |
| 1.04 | ... | ... | ... |
| 1.05 | ... | ... | ... |
| 1.06 | ... | ... | ... |
| 1.07 | ... | ... | ... |
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| 1.45 | ... | ... | ... |
| 1.46 | ... | ... | ... |
| 1.47 | ... | ... | ... |
| 1.48 | ... | ... | ... |
| 1.49 | ... | ... | ... |
| 1.50 | ... | ... | ... |

OWNER
MONTANA STREET
CHICAGO, ILLINOIS
SINGEL FAMILY
RESIDENCE

PROJECT NUMBER
A-1.1

DESIGNER
D. HANNA
1110 N. LAUREL
CHICAGO, ILLINOIS 60642
PH: (773) 327-1111
WWW.DHANNA.COM



⊕ SITE PLAN
SCALE 3/16" = 1'-0"

| | |
|--------------|---------------|
| ZONING DIST. | 44A |
| LOT AREA | 7,600 SQ. FT. |
| LAND AREA | 7,600 SQ. FT. |
| LAND COVER | 1,211 SQ. FT. |
| SEWER TRENCH | 1,211 SQ. FT. |
| TYPE | 2,389 SQ. FT. |

W. MONTANA ST.

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HANNA
ARCHITECTS
3401 W. ASHLINGTON
CHICAGO, ILLINOIS 60641
PH: 773.486.1111
WWW.HANNAARCHITECTS.COM

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DATE: _____
PROJECT NAME & ADDRESS: _____
CLIENT: _____
SCALE: _____
DATE: _____

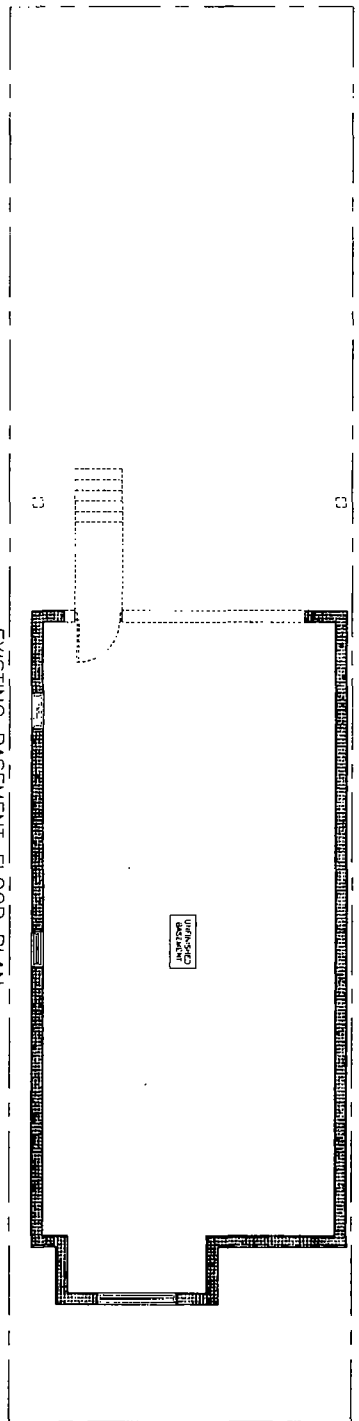


PROJECT NAME & ADDRESS
2333 WEST MONTANA STREET
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

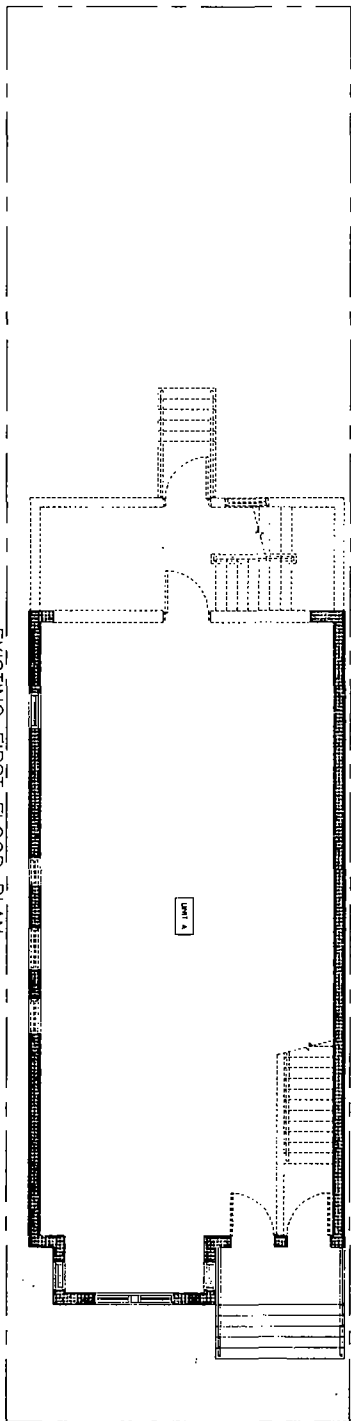
SHEET TITLE
SITE PLAN

THESKAW

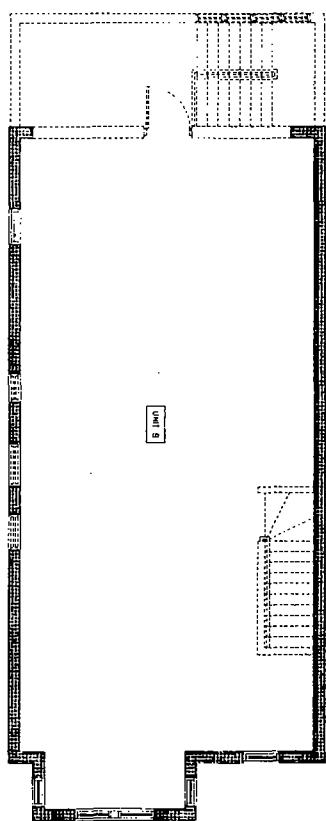
SHEET NUMBER
A-1-C



EXISTING BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

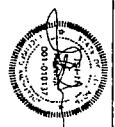
NOTE: SHADDED WALLS INDICATE EXISTING TO REMAIN

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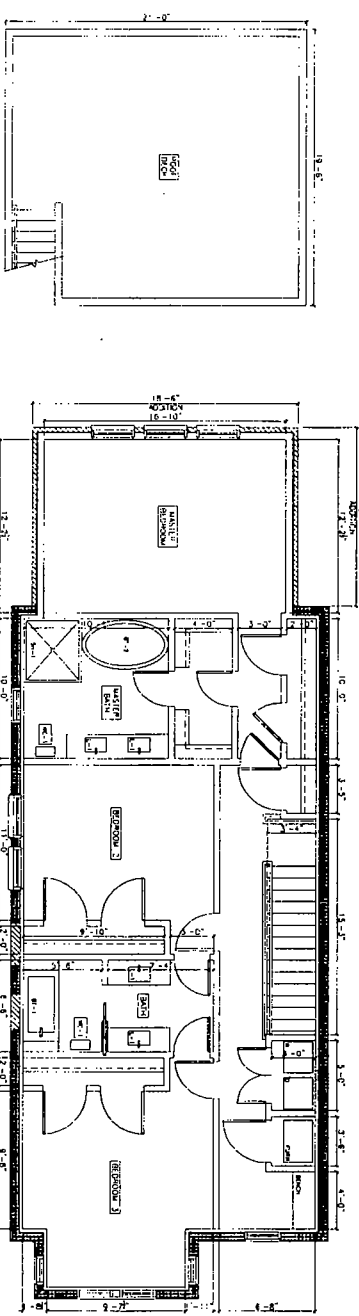
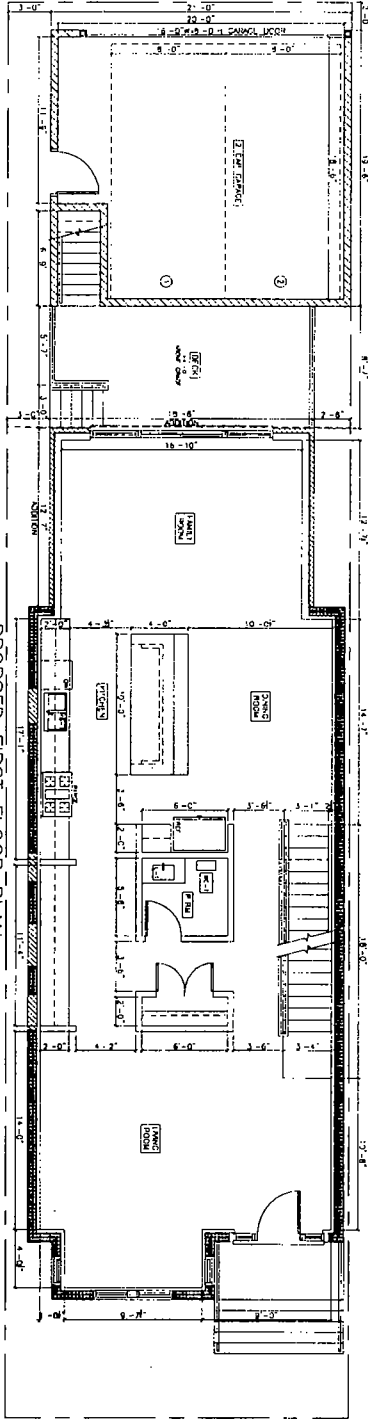
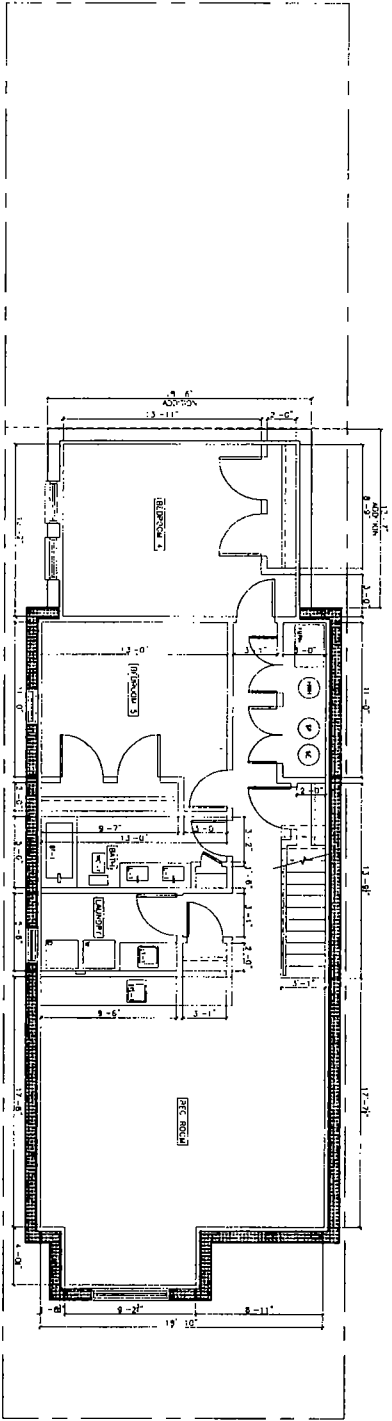
HANNA ARCHITECTS
1112 7th St
100 W. WASHINGTON
CHICAGO, ILLINOIS 60604
PROFESSIONAL REGISTRATION
LICENSE NUMBER: 001-0111

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
PROJECT NAME & ADDRESS
2339 WEST MONTANA STREET
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE



SHEET TITLE
EXISTING FLOOR PLANS

SHEET NUMBER
A-2



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DATE: 08/15/16
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"



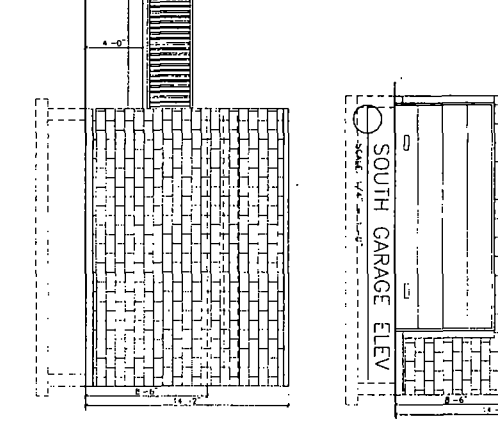
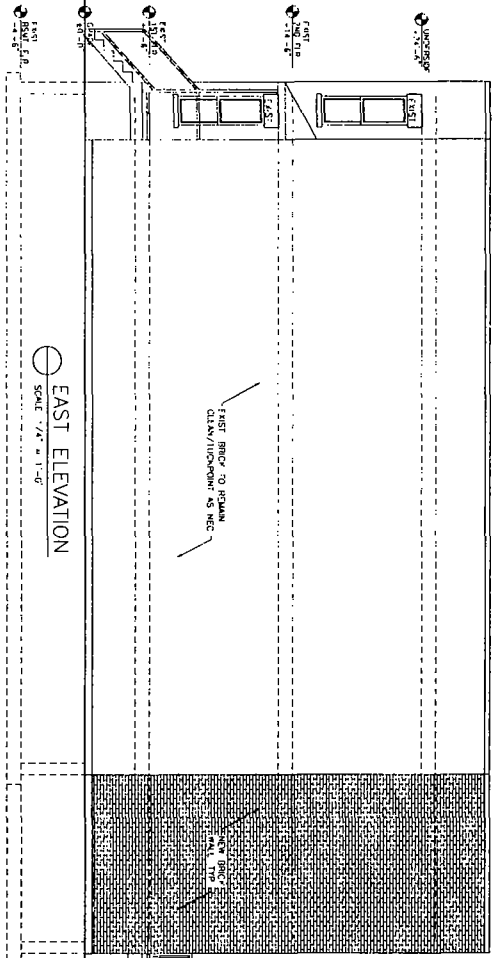
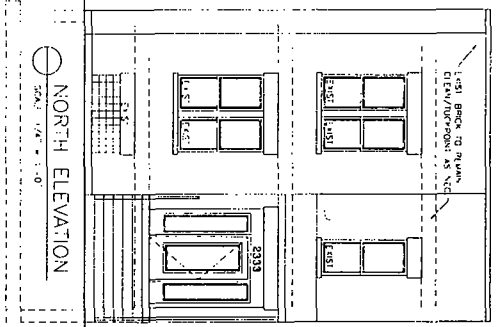
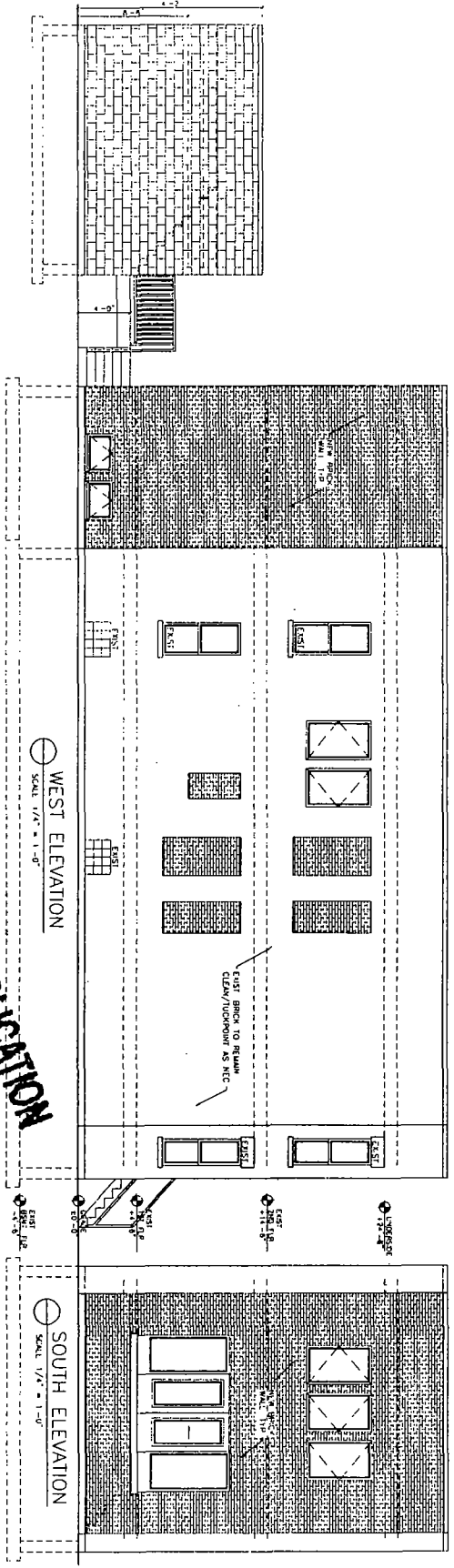
PROJECT NAME & ADDRESS
2333 WEST MONTANA STREET
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

SHEET TITLE
PROPOSED FLOOR PLANS

FILE NAME

SHEET NUMBER
A-1

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PROJECT NAME & ADDRESS
 2333 WEST MONTANA STREET
 CHICAGO, ILLINOIS
 SINGLE FAMILY RESIDENCE

SHEET TITLE
 PROPOSED ELEVATIONS

SHEET NUMBER
 A-4



REGISTERED ARCHITECT
 NANNANNA ARCHITECTS, INC.
 1001 NORTH MICHIGAN
 CHICAGO, ILLINOIS 60611
 TEL: 312.467.1111
 WWW.NANNANNAARCHITECTS.COM

NOTICE:
 The data required under paragraph 1.01 of the specifications is provided as a preliminary effort and is not intended to be a final design. It is for informational purposes only. For more information, please contact the architect.

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