



City of Chicago



SO2018-669

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/17/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-L at 5540 W Montrose Ave - App No. 19519T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Application Number: 19519 T1

SUBSTITUTE 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 B3-1, Community Shopping District symbols as shown on Map No. 11-L in the area bounded by:

The public alley next north of and parallel to West Montrose Avenue; a line 224.55 feet east of and parallel to North Central Avenue; West Montrose Avenue; the public alley next east of and parallel to North Central Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 5540 West Montrose Avenue

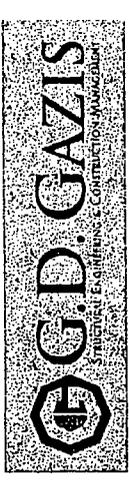
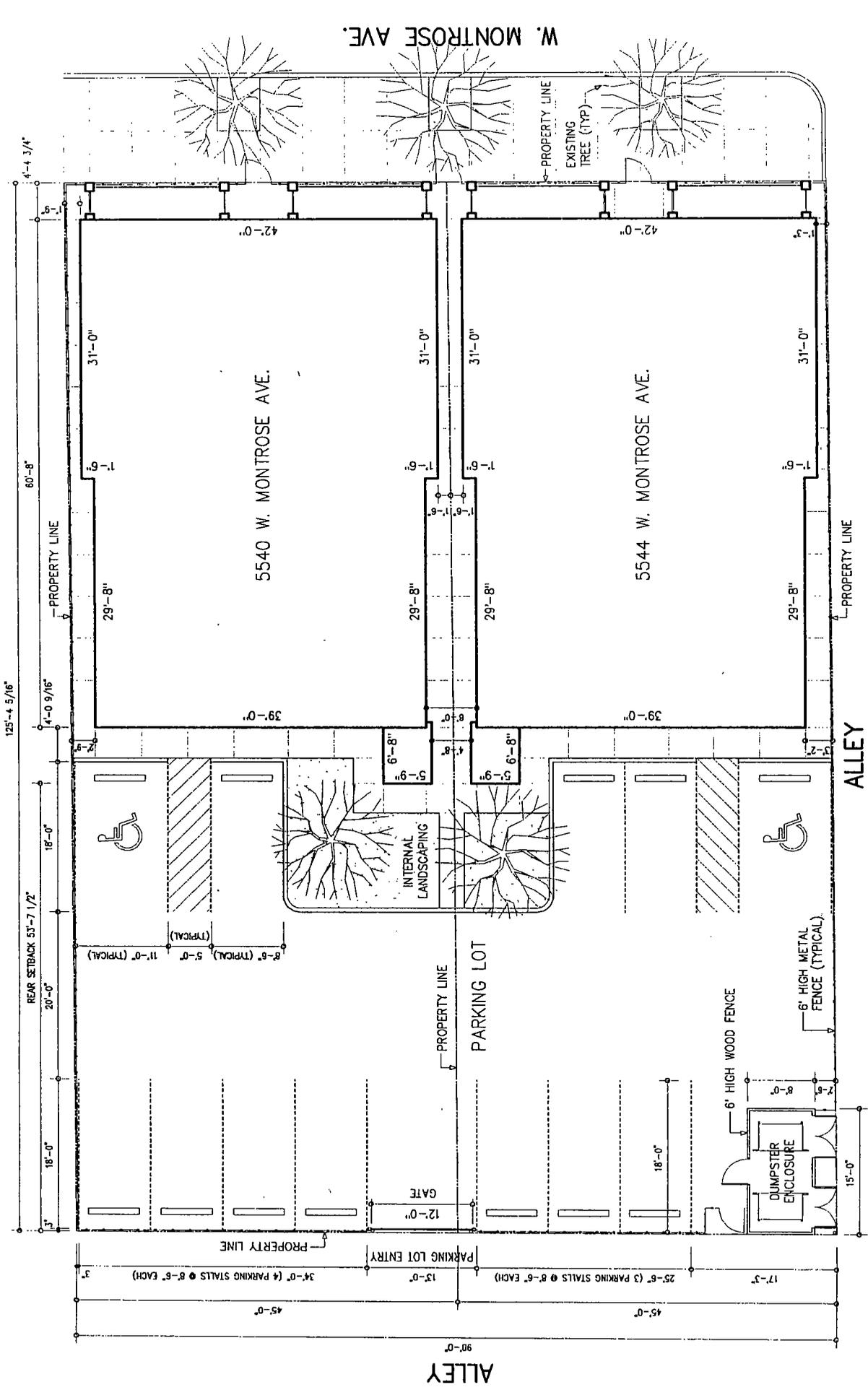
FINAL FOR PUBLICATION

Application # 19519 T1

**SUBSTITUTE NARRATIVE AND SUBSTITUTE PLANS
FOR TYPE 1 REZONING FOR 5540 WEST MONTROSE AVENUE**

The subject property is currently improved with a vacant commercial building. The Applicant intends to demolish the existing building and divide the property into 2 zoning lots and build a new 3 story, 6 dwelling unit residential building with 6 parking spaces on each resulting lot (total of 12 dwelling units at the property). The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from a B3-1 to a B2-3
Use:	Divide the property into 2 zoning lots and build a new 6 dwelling unit building on each resulting lot – total of 12 dwelling units
Lot Area:	Total of 11,282 Square Feet divided into 2 lots: 5540 W. Montrose - 5,641.2 Square Feet 5544 W. Montrose - 5,641.2 Square Feet
Floor Area Ratio:	5540 W. Montrose - 1.26 5544 W. Montrose - 1.26
Building Floor Area:	5540 W. Montrose - 7,095.5 Square Feet 5544 W. Montrose - 7,095.5 Square Feet
Density:	5540 W. Montrose - 940 Square Feet per Dwelling Unit 5544 W. Montrose - 940 Square Feet per Dwelling Unit
Off- Street parking:	5540 W. Montrose - 6 parking spaces 5544 W. Montrose - 6 parking spaces
Set Backs:	5540 W. Montrose: Front: 0 Feet Side: east side: 1 foot 9 inches / west side – 1 foot 6 inches Rear: 53 Feet 7 ½ inches 5544 W. Montrose: Front: 0 Feet Side: east: 1 foot 6 inches / west side: 1 foot 3 inches Rear: 53 Feet 7 ½ inches
Building Height:	5540 W. Montrose - 34 feet 3 inches 5544 W. Montrose - 34 feet 3 inches



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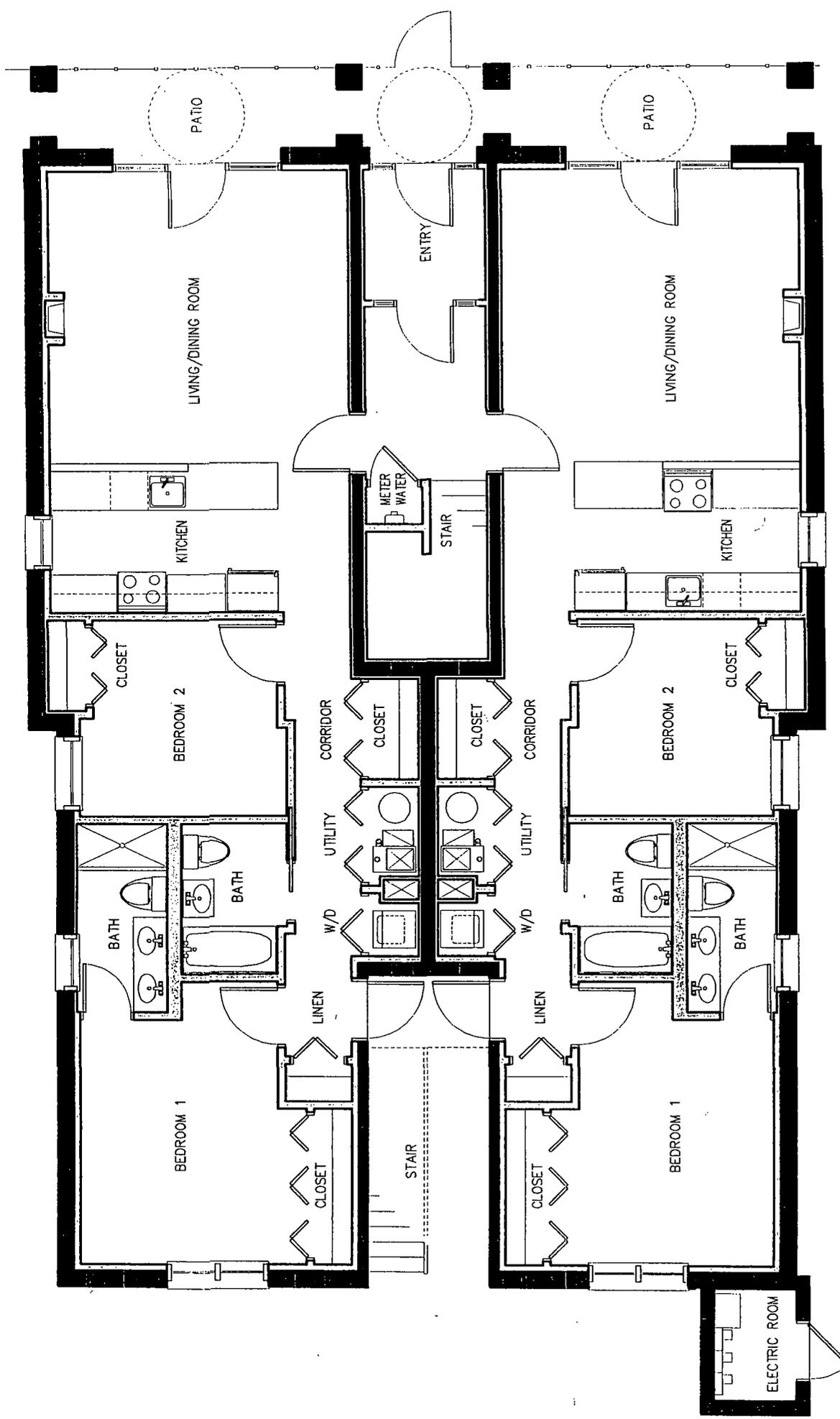
A2

SITE PLAN



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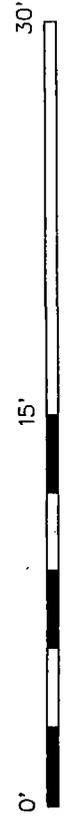
TWO SIX UNIT APARTMENT BUILDINGS
 5540 W. MONTROSE AVE. CHICAGO, IL 60641
 FEBRUARY 05, 2018



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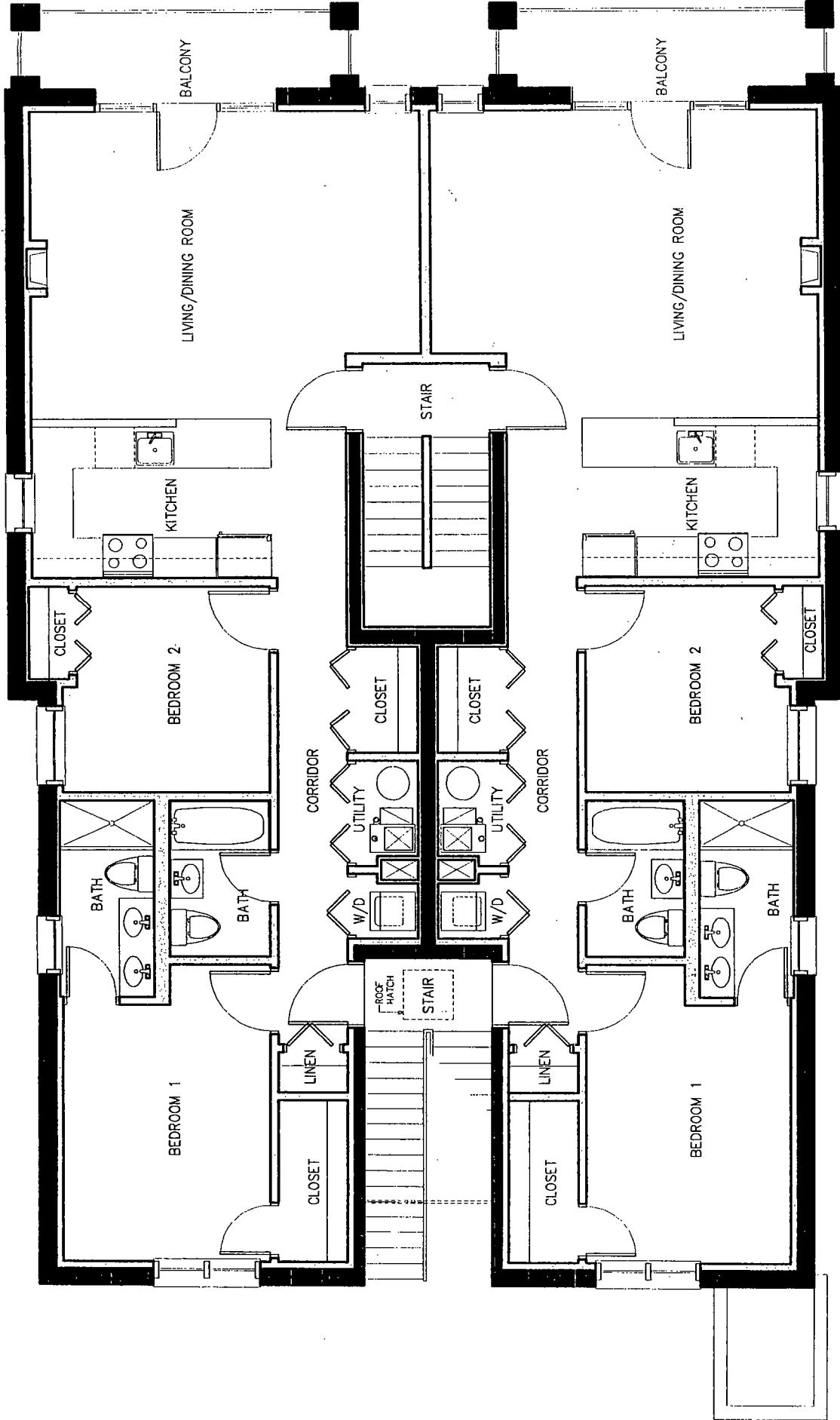
A3

1ST FLOOR PLAN

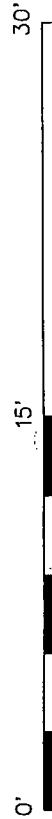


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2ND & 3RD FLOOR PLAN



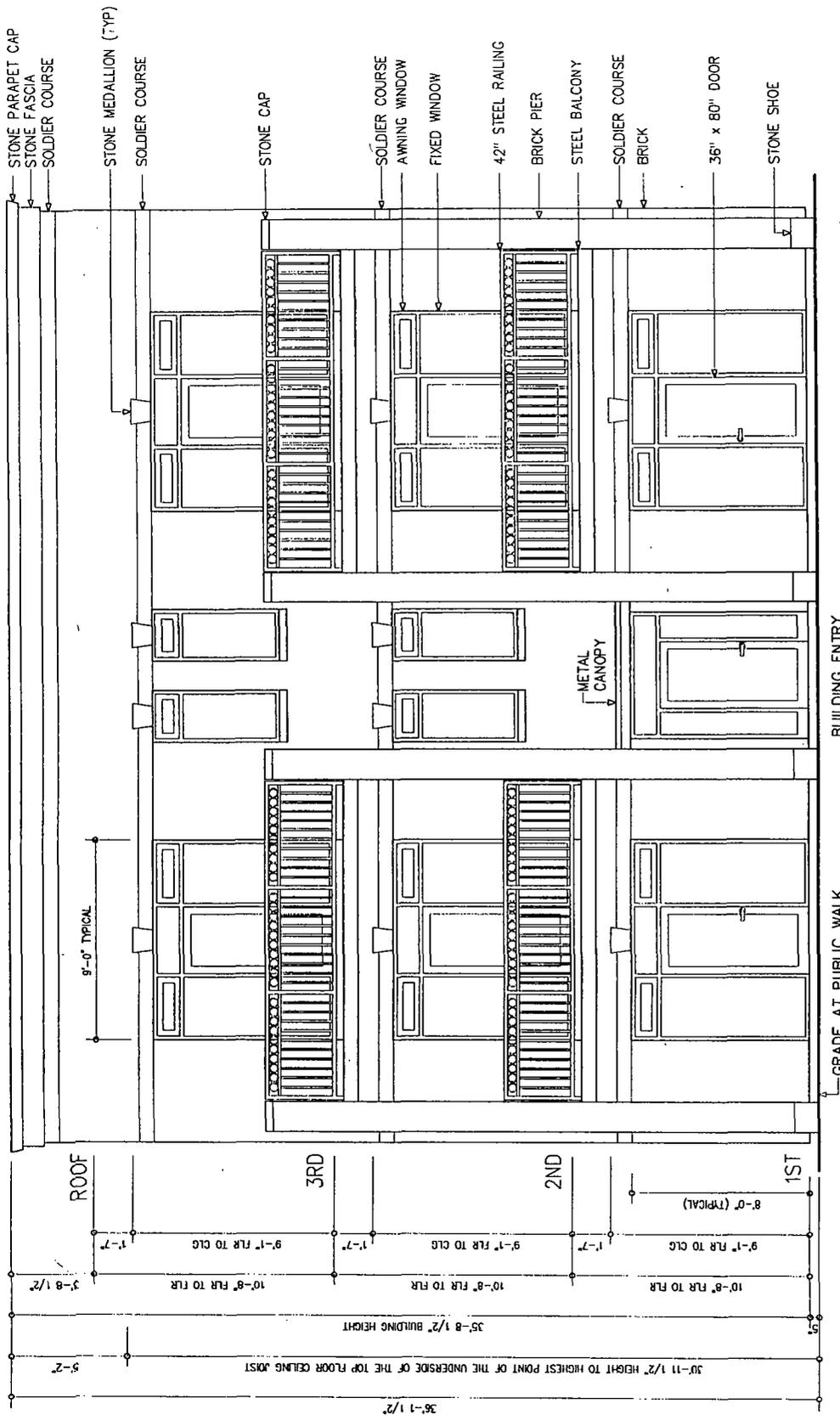
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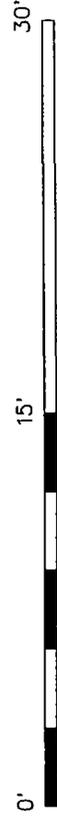
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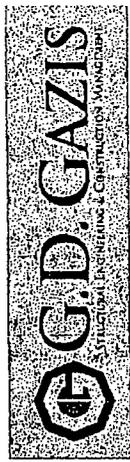
A4



SOUTH ELEVATION



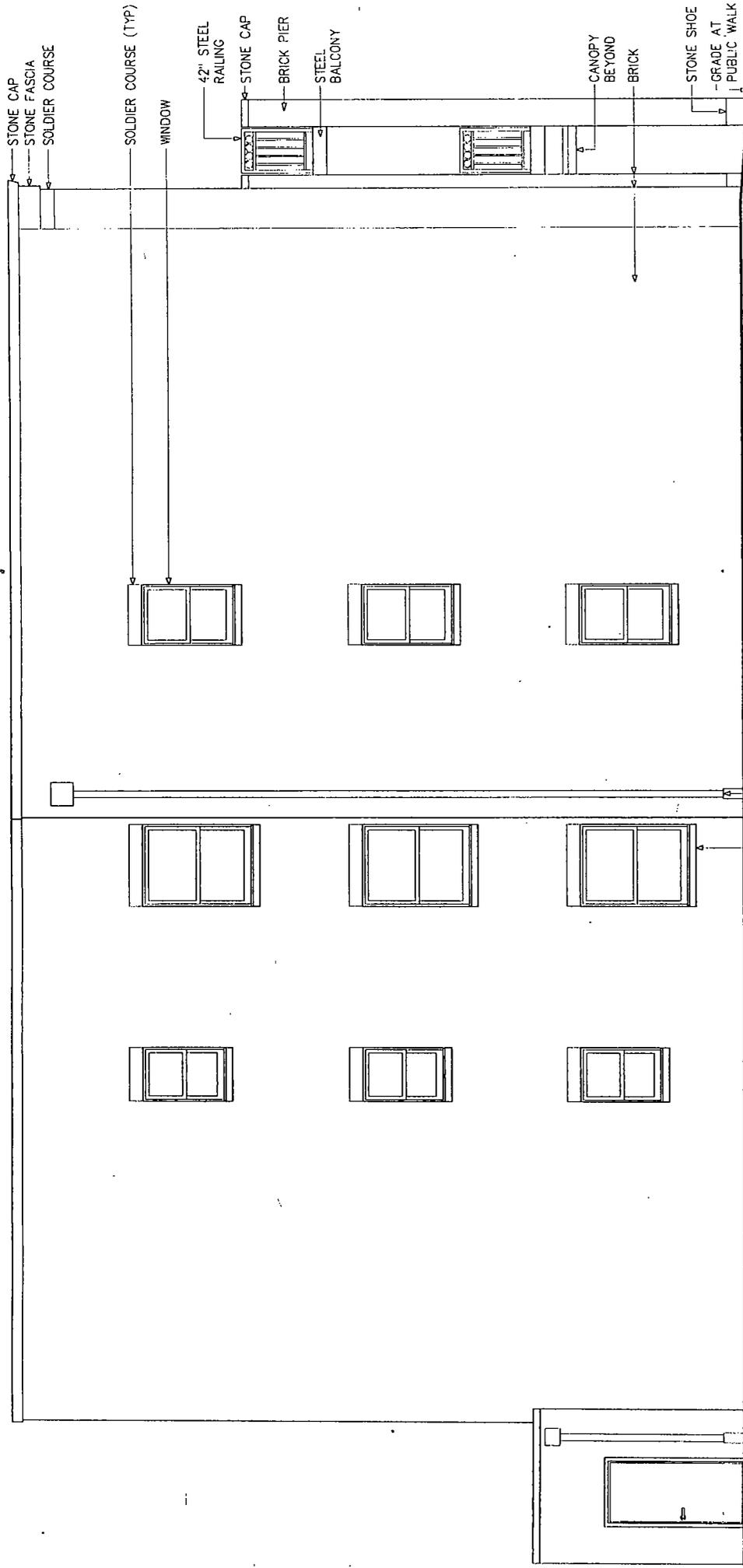
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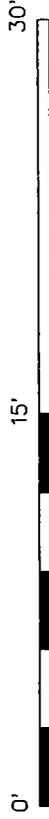
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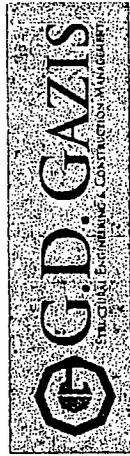
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WEST ELEVATION (EAST IS OPPOSITE HAND)



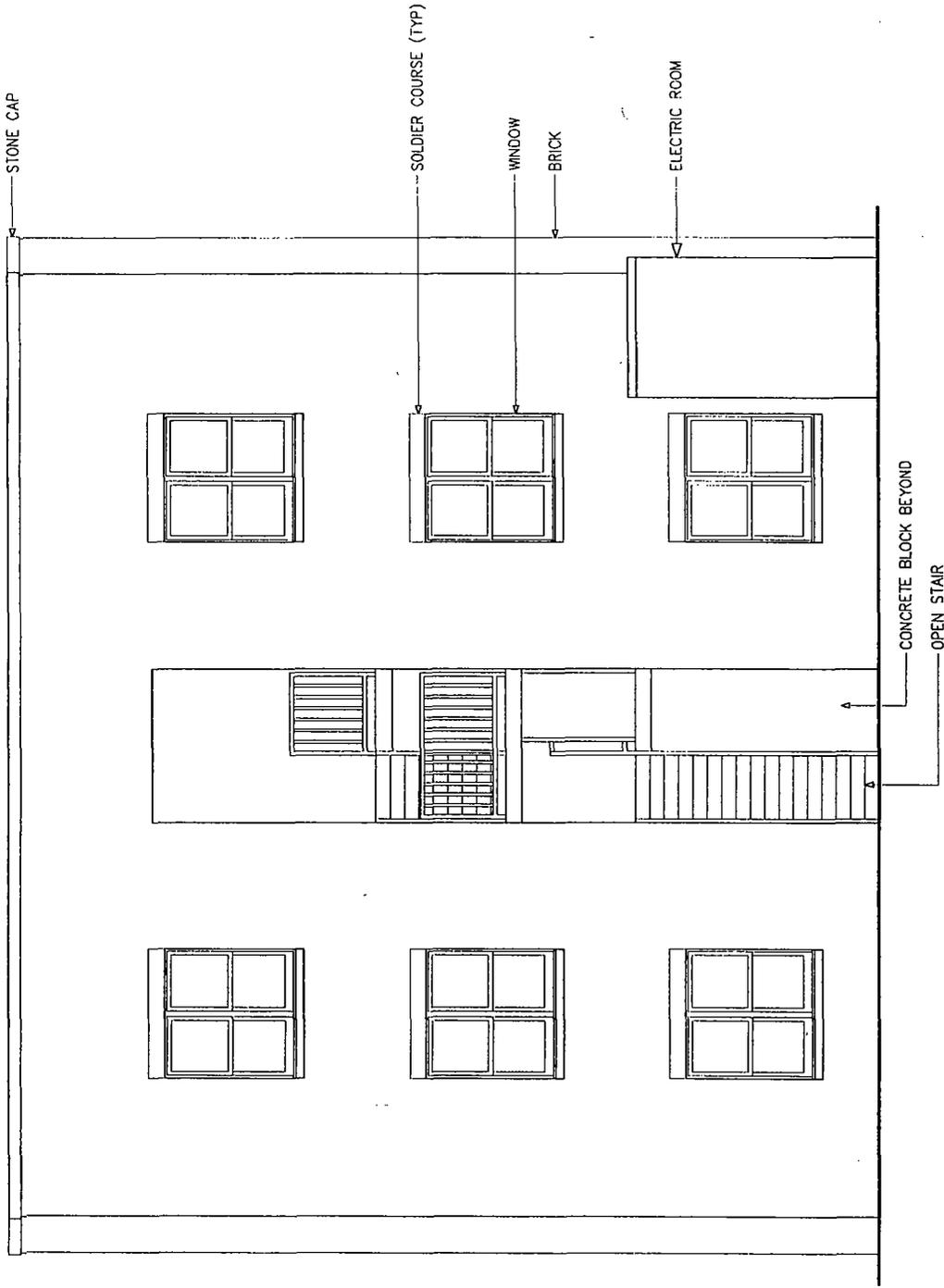
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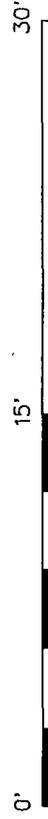
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NORTH ELEVATION



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