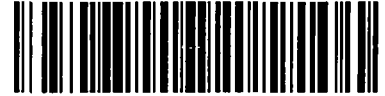




City of Chicago



SO2017-901

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/22/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 2335 W Montrose Ave - App No. 19125T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19125 T1
INTRO. DATE
FEB. 22, 2017

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 the B3-2 Community Shopping District symbols and indications as shown on Map No.11-H in the area bounded by

West Montrose Avenue; North Claremont Avenue; the alley next south of and parallel to West Montrose Avenue; and a line 25 feet west of and parallel to North Claremont Avenue,

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

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

Common Address of Property: 2335 West Montrose Avenue

17-13-0303-C (1) Substitute Narrative Zoning Analysis and Plans – 2335 W. Montrose

Proposed Zoning: B2-3

Lot Area: 3,125 square feet

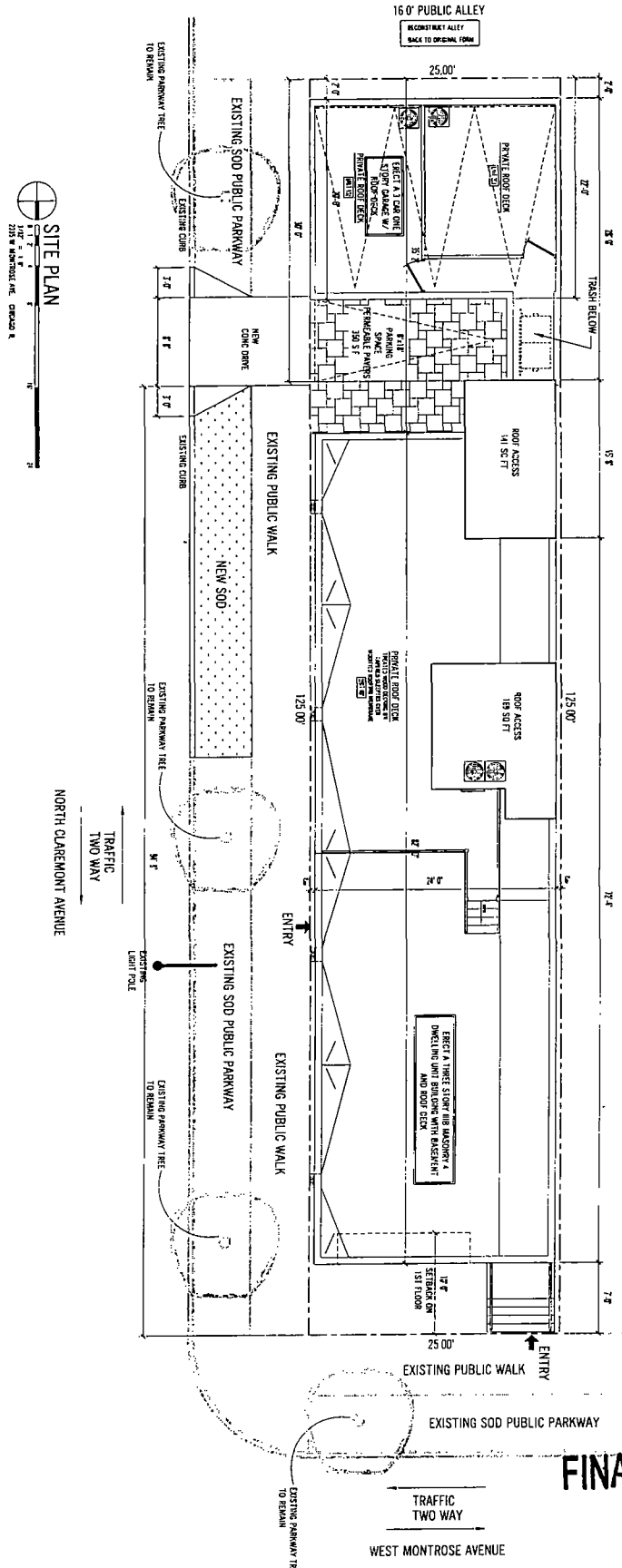
Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building. The proposed building will contain four (4) dwelling units. The proposed residential building will be masonry construction. The proposed building will be 46 feet 10 inches in height. Four (4) onsite parking spaces will be located at the rear of the subject lot.

- (A) The Project's floor area ratio: 2.52
- (B) The project's density (Lot Area Per Dwelling Unit): 781.25 square feet
- (C) The amount of off-street parking: 4
- (D) Setbacks:
 - Front Setback: 7 feet
 - East Side Setback: 6 inches
 - West Side Setback: 6 inches
 - Rear Setback: 22 feet (Variation required)
- (E) Building Height: 46 feet 10 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

SHEET
A0.1
NUMBER

SHEET NAME
 SITE PLAN

PROJECT NAME
 NEW THREE STORY MASONRY 4 DWELLING UNIT BUILDING WITH BASEMENT, BALCONY AND ROOF DECK
 2335 W. MONTROSE AVENUE
 CHICAGO, IL

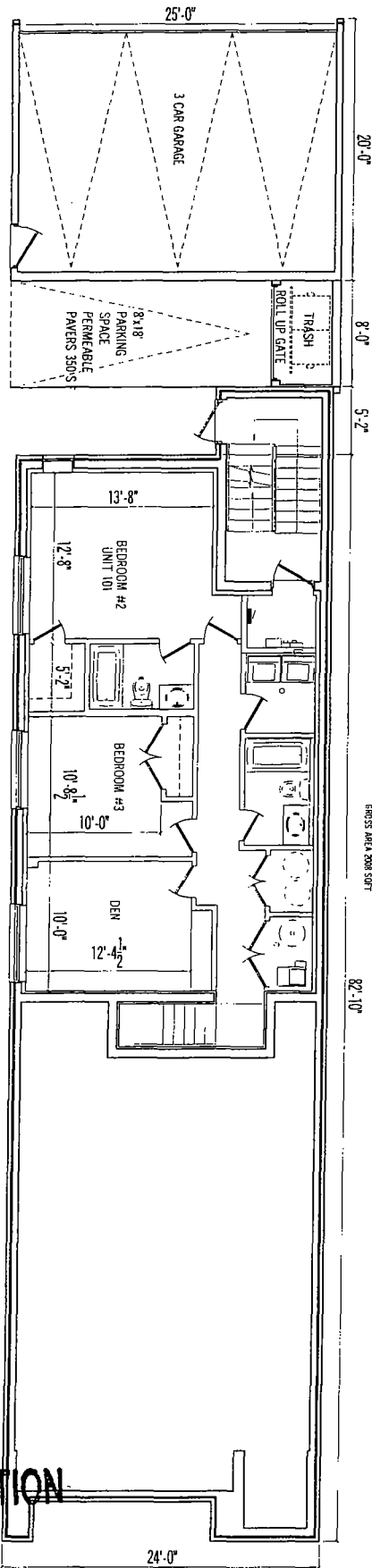
DEVELOPER
 BARRETT HOMES
 1416 W. BELMONT AVE.
 CHICAGO, IL 60657

SUBMITTAL DATES	
PRELIMINARY	10/28/15
CLARIFICATION	11/09/15
1 ST COR CORRECTION	11/11/15
1 ST COR REVIEW	01/12/17
REVISIONS	01/23/17
LONGER TO 47' 0"	01/25/17
FRONT BALCONIES	01/25/17
AREA CLARIFICATION	01/27/17
ZONING COMMENTS	02/16/17
REVISION	01/17/17
REVISION	01/24/17

2453 S. MARCHE AVE
 SUITE C
 CHICAGO, IL 60615
 P 312.442.2233
 F 312.442.2233

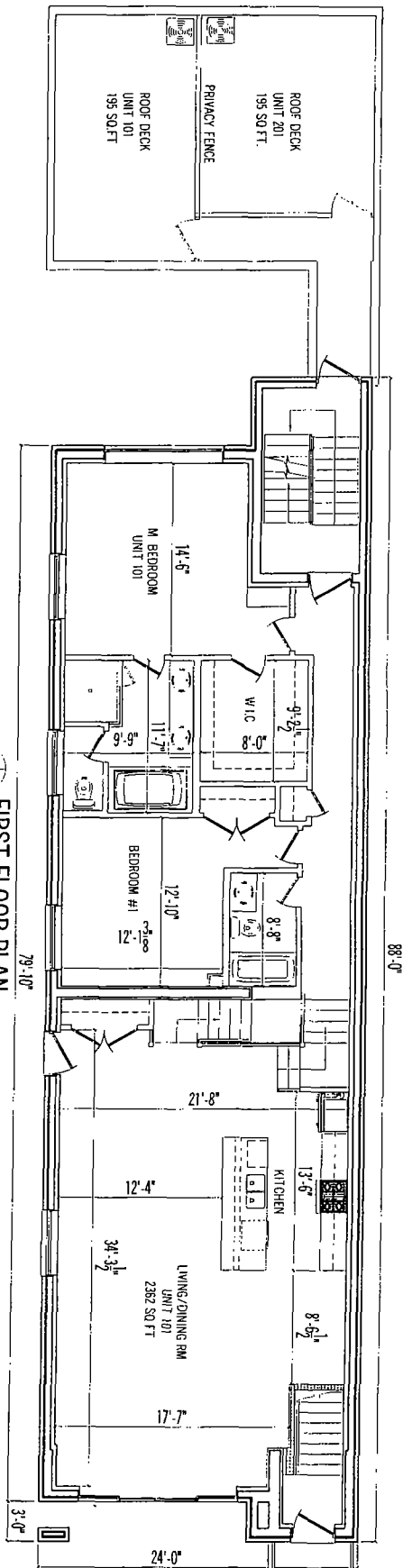


FINAL FOR PUBLICATION



BASEMENT FLOOR PLAN

2335 W. MONTROSE AVE CHICAGO, IL
 GROSS AREA 1088 SQ FT



FIRST FLOOR PLAN

2335 W. MONTROSE AVE CHICAGO, IL
 GROSS AREA 2088 SQ FT

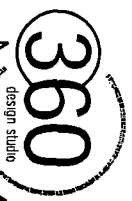
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A1.0
 NUMBER

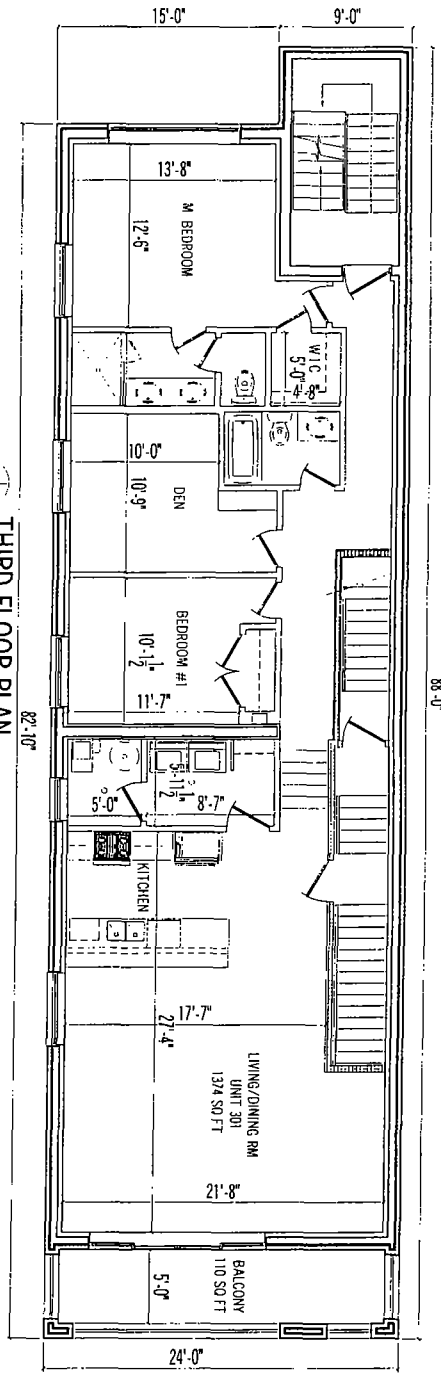
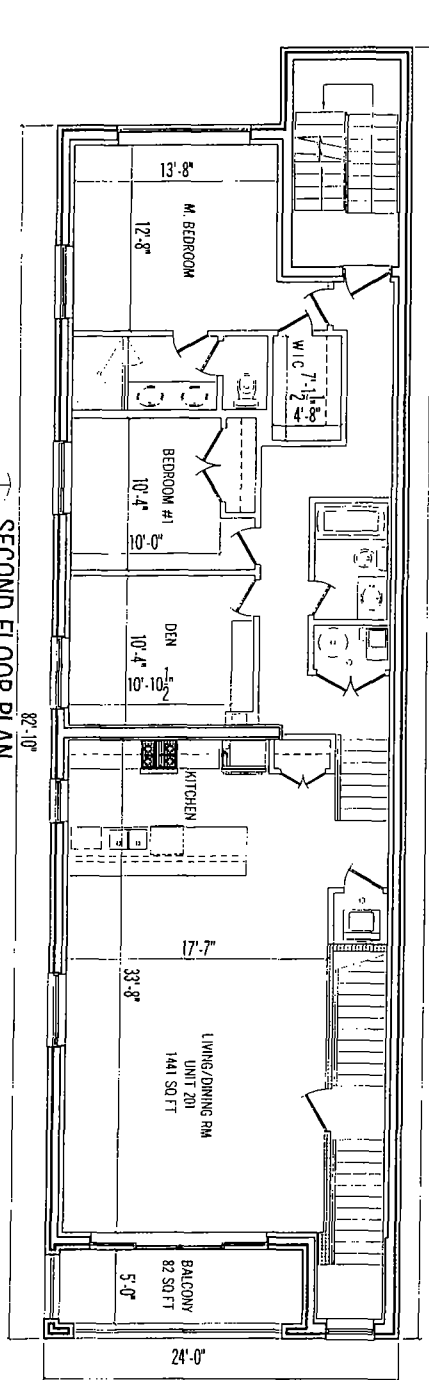
SHEET NAME
 FLOOR PLANS

PROJECT NAME
 NEW THREE STORY MASONRY 4 DWELLING UNIT BUILDING WITH BASEMENT, BALCONY AND ROOF DECK
 2335 W. MONTROSE AVENUE CHICAGO, IL

DEVELOPER
 BARRETT HOMES
 1416 W. BELMONT AVE. CHICAGO, IL 60657

11513 S. ANCHER AVE SUITE C CHICAGO, IL 60618 P 312.414.2233 F 312.414.2233	SIGNIFICANT DATES PRELIMINARY 10/28/16 COORDINATION 11/28/16 LOW GROUND REVIEW 11/11/16 7/27 FRONT TMO 01/13/17 EXISTING STAIRS 01/13/17 LUMBER TO 4" P 01/25/17 FRONT BUILDINGS 01/25/17 AREA CLARIFICATION 01/27/17 OWNER COMMENTS 01/16/17 REVISION 01/17/17 REVISION 04/12/17
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FINAL FOR PUBLICATION

SHEET
A1.1
NUMBER

FLOOR PLANS

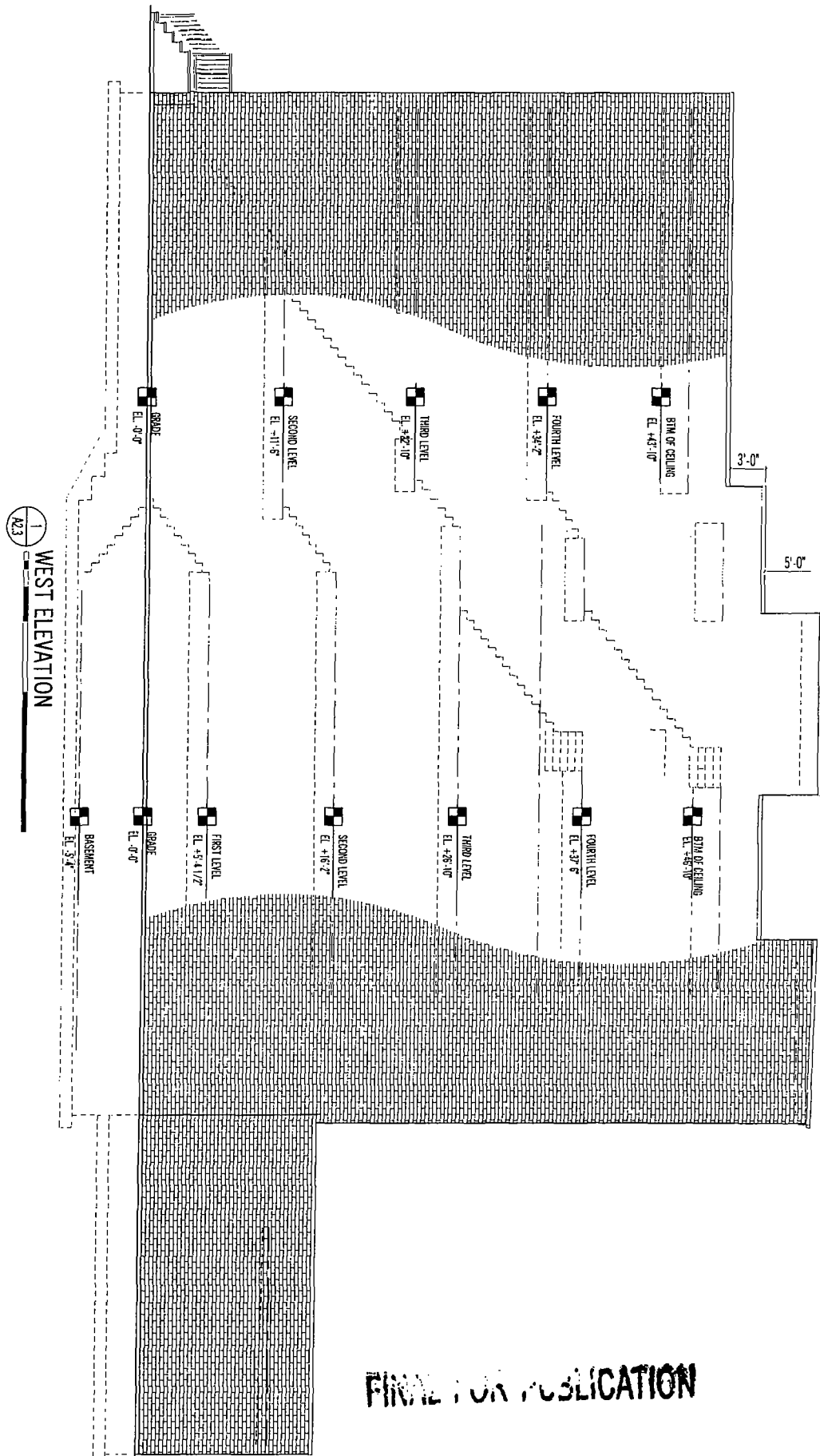
PROJECT NAME
NEW THREE STORY MASONRY 4
DWELLING UNIT BUILDING WITH
BASEMENT, BALCONY AND ROOF DECK
2335 W. MONTROSE AVENUE
CHICAGO, IL

DEVELOPER
BARRETT HOMES
1416 W. BELMONT AVE.
CHICAGO, IL 60657

SUBMITTAL DATES
PRELIMINARY 10-28-16
COORDINATION 11-09-16
TOP GRAPHIC BOARD 11-11-16
TOP FRONT PANEL 01-13-17
SO. FRONT PANELS 01-13-17
NEW SECTION 01-13-17
LIGNED TO 47' 0" 01-25-17
FRONT BALCONIES 01-25-17
AREA CLARIFICATION 01-27-17
ZONING COMMENTS 02-16-17
REVISION 03-14-17
REVISION 04-12-17

2153 S ARCHER AVE
SUITE 10
CHICAGO, IL 60616
P 312.412.2255
F 312.412.2253





1
A2.3
WEST ELEVATION

FINAL FOR PUBLICATION

SHEET
A2.3
NUMBER

SHEET NAME
ELEVATIONS

PROJECT NAME
NEW THREE STORY MASONRY 4
DWELLING UNIT BUILDING WITH
BASEMENT, BALCONY AND ROOF DECK
2335 W. MONTROSE AVENUE
CHICAGO, IL

DEVELOPER
BARRETT HOMES
1416 W. BELMONT AVE.
CHICAGO, IL 60657

DESIGN	04-14-17
REVISION	04-14-17
DATE OF APPROVAL	02-15-17
DATE OF BALCONIES	01-26-17
DATE OF ROOF DECK	01-26-17
DATE OF STAIRS	01-26-17
DATE OF FLOORING	01-26-17
DATE OF WALLS	01-26-17
DATE OF FOUNDATION	01-26-17
DATE OF EXTERIOR FINISH	01-26-17
DATE OF INTERIOR FINISH	01-26-17
DATE OF MECHANICAL	01-26-17
DATE OF ELECTRICAL	01-26-17
DATE OF PLUMBING	01-26-17
DATE OF PAINT	01-26-17
DATE OF LANDSCAPE	01-26-17
DATE OF SIGNAGE	01-26-17
DATE OF FURNITURE	01-26-17
DATE OF LIGHTING	01-26-17
DATE OF AUDIO VISUAL	01-26-17
DATE OF SECURITY	01-26-17
DATE OF SPECIALTIES	01-26-17
DATE OF OTHER	01-26-17
DATE OF FINAL REVIEW	01-26-17
DATE OF PUBLICATION	01-26-17

360
design studio