



City of Chicago



SO2022-635

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-J at 3821 W Montrose Ave - App No. 20953T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all 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 55 feet east of and parallel to North Avers Avenue; the Public Alley next south of and parallel to West Montrose Avenue; and a line 30 feet east of and parallel to North Avers Avenue;

to those of a C1-2 Neighborhood Commercial 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: 3821 W. Montrose Avenue

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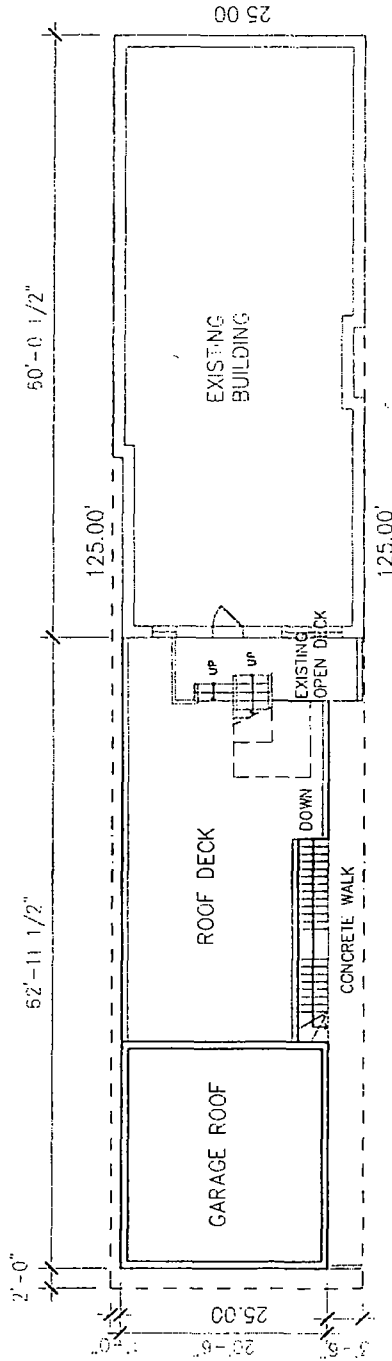
AMENDED TO BE A TYPE-1 ZONING MAP AMENDMENT ZONING NARRATIVE AND PLANS FOR 3821

WEST MONTROSE AVENUE, CHICAGO, IL 60618

FROM B3-1 COMMUNITY SHOPPING DISTRICT TO C1-2 NEIGHBORHOOD COMMERCIAL DISTRICT

Use:	The existing 3-story mixed use building containing commercial space at the ground floor and two (2) dwelling units above will remain. The Applicant uses the commercial space as its interior office for its general contracting business. The plan is to build a 1-story addition with a rooftop deck at the rear of the building in order to expand the commercial space at the ground floor.
Project's Floor Area Ratio:	1.73
Project's Density (Lot Area (Per Dwelling Unit):	2 Dwelling Units, 1,562.50 SF.
Parking:	Existing two-car garage will remain.
Setbacks:	Front: 0' (existing) Rear: 62'-11 1/2" Side Setbacks: <ul style="list-style-type: none">▪ East Side Setback: 0' (existing)▪ West Side Setback: 0' (existing)
Building Height:	38'-4 3/16" (existing)

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PROPOSED SITE PLAN - SCHEME 3

3/32"=1'-0"

1
A-16

A-16 Sheet	Project	17-05
	Date	05/10/17
	Scale	3/16"=1'-0"

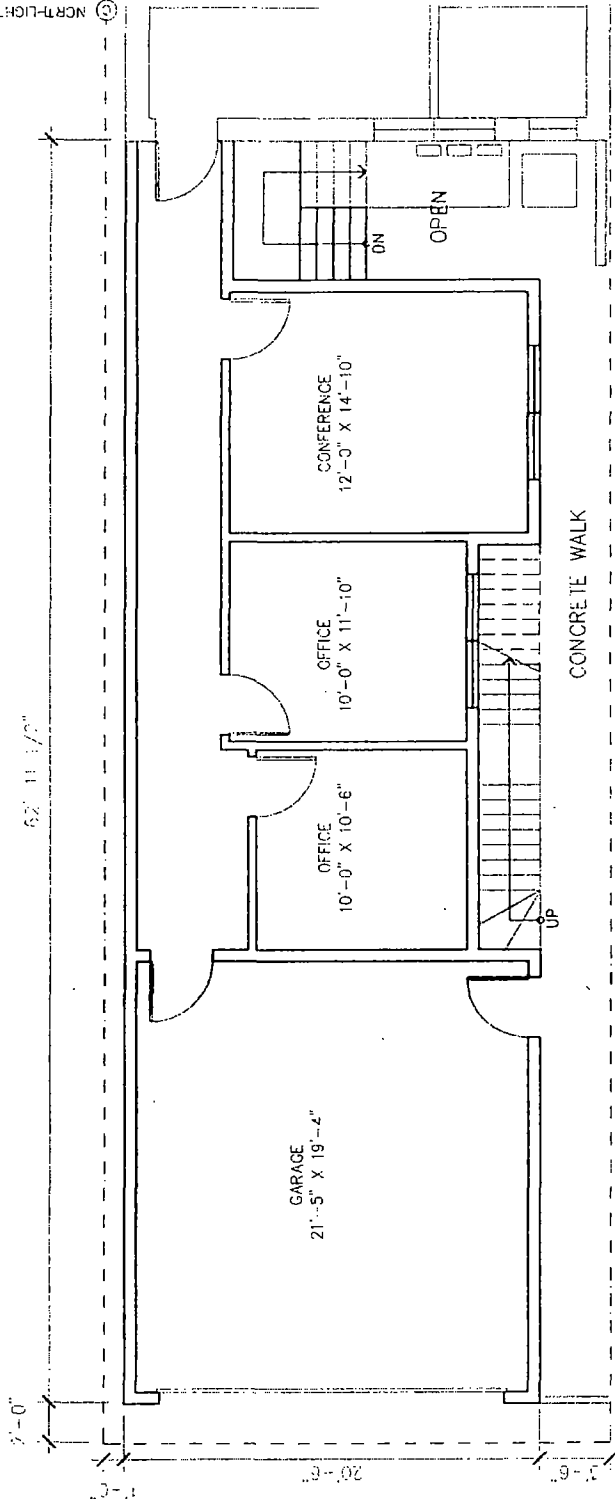
Project Name and Address
ARTE RENOVATORS
3821 WEST MONTROSE
CHICAGO, IL 60618

2823 N MILWAUKEE AVE
SUITE B
CHICAGO, ILLINOIS 60618
PHONE 773-252-2900
FAX 773-252-2901



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EXISTING SQUARE FOOTAGE - 4,287 SF
 ADDITION SQUARE FOOTAGE - 1,124 SF
 TOTAL SQUARE FOOTAGE - 5,411 SF



PROPOSED FIRST FLOOR PLAN - SCHEME 3

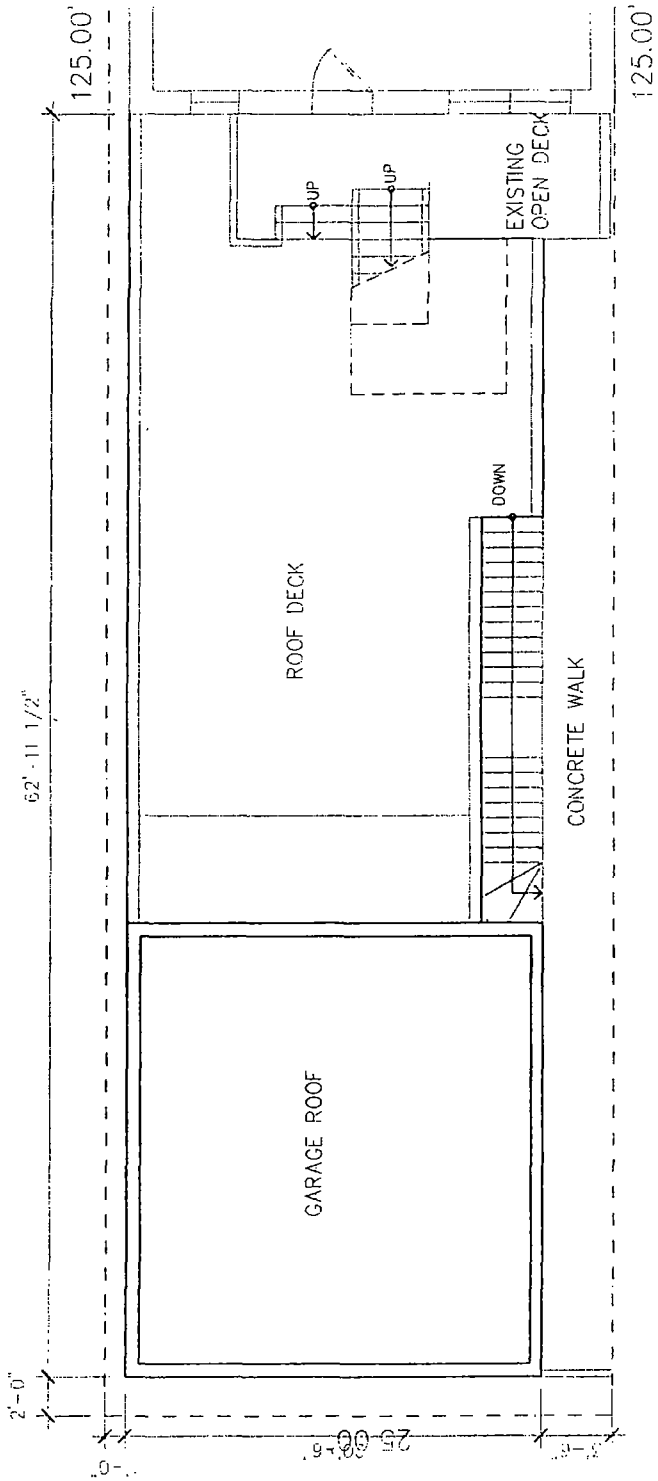


3/16"=1'-0"

Sheet A-12	Project 17-05	Project Name and Address ARETE RENOVATORS 5821 WEST MONTROSE CHICAGO, IL 60618	Project Name and Address 2823 N MILWAUKEE AVE CHICAGO, ILLINOIS 60618 PHONE: 773-252-2900 FAX: 773-252-2901	 NORTHLIGHT ARCHITECTS
	Date 05/10/17			

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PROPOSED ROOF PLAN - SCHEME 3

3/16"=1'-0"



Project: 17-05	Date: 05/10/17	Scale: 3/16"=1'-0"
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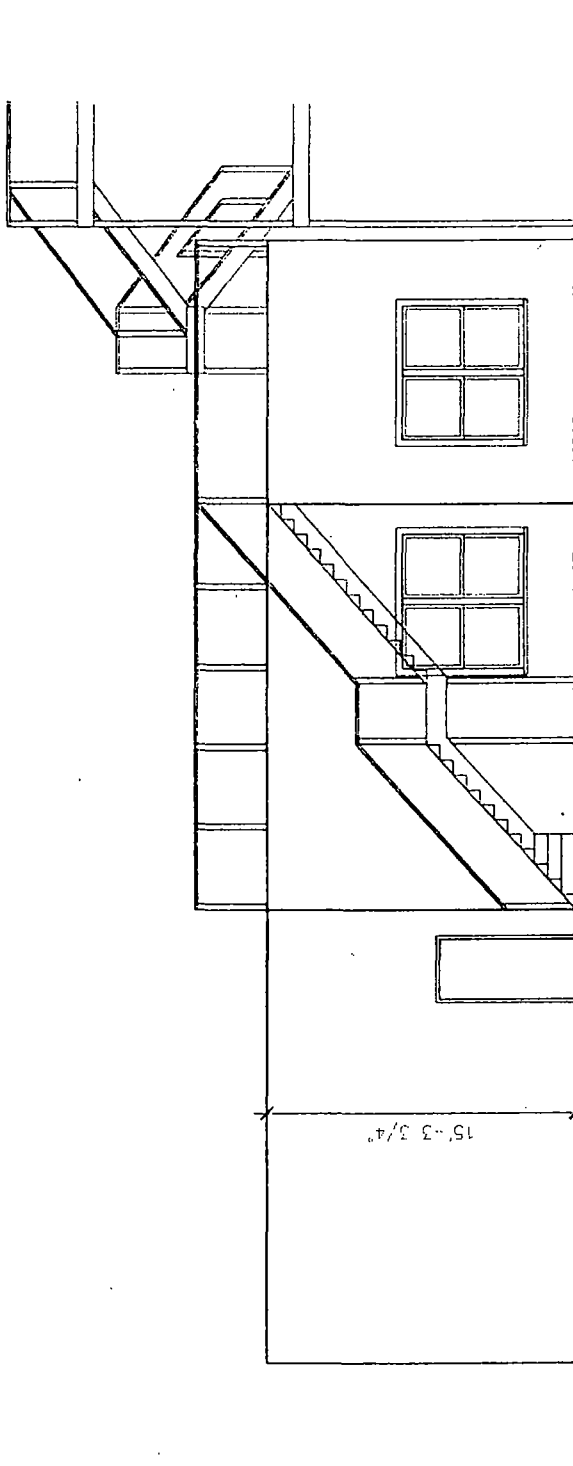
ARETE RENOVATORS
3821 WEST MONTROSE
CHICAGO, IL 60618

2873 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60618
PHONE: 773-252-2900
FAX: 773-252-2901



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PROPOSED EAST ELEVATION - SCHEME 3

3/16"=1'-0"



2823 N MILWAUKEE AVE.
SUITE B
CHICAGO, ILLINOIS 60618
PHONE: 773-252-2900
FAX: 773-252-2901

Project Name and Address
ARETE RENOVATORS
3821 WEST MONTROSE
CHICAGO, IL 60618


Scale 3/16"=1'-0"

Date 05/10/17

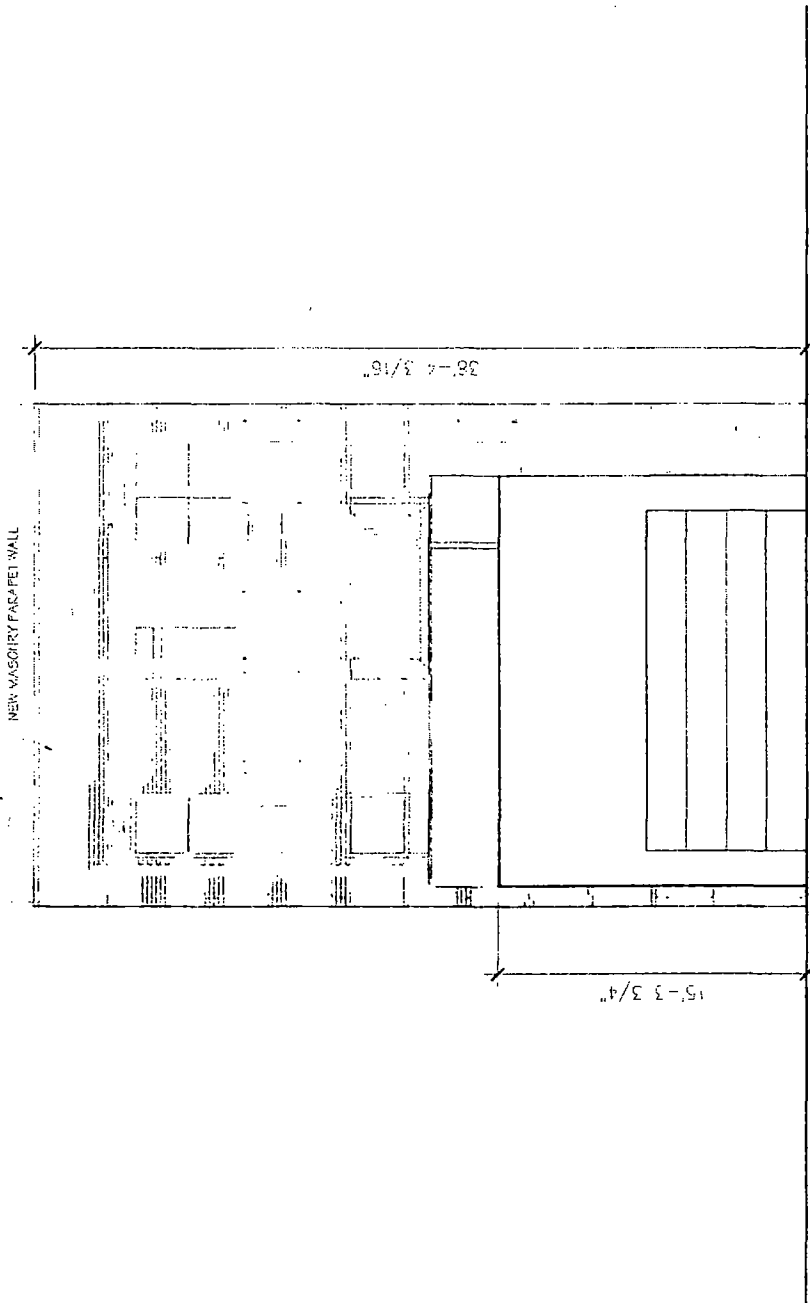
Project 17-05

Sheet A-14

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A-15 Sheet	Scale	3/16"=1'-0"
	Date	05/10/17
	Project	17-05
Project Name and Address		ARETE RENOVATORS 3821 WEST MONTRDSE CHICAGO, IL 60618
Project Name and Address		2623 N MILWAUKEE AVE SUITE B- CHICAGO, ILLINOIS 60618 PHONE: 773-252-2900 FAX: 773-252-2901
Project Name and Address		 NORTHLIGHT ARCHITECTS

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PROPOSED SOUTH ELEVATION - SCHEME 3

3/16"=1'-0"

1
A-15