



City of Chicago



SO2016-3924

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/18/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 1819 W Montrose Ave - App No. 18791T1
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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by

WEST MONTROSE AVENUE; NORTH HONORE AVENUE; A LINE 80 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; NORTH HONORE AVENUE; A LINE 204.88 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 70.06 FEET WEST OF THE WEST LINE OF NORTH HONORE AVENUE; A LINE 66.86 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 3 FEET EAST OF THE EAST LINE OF NORTH WOLCOTT AVENUE; A LINE 56.86 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 96.18 FEET EAST OF THE EAST LINE OF NORTH WOLCOTT AVENUE; A LINE 50.18 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; AND A LINE 22.59 FEET WEST OF THE WEST LINE OF NORTH HONORE AVENUE.

to those of B3-3 Community Shopping District.

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

Common Address of Property: 1819 West Montrose Avenue

17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1819 WEST MONTROSE AVENUE, CHICAGO, ILLINOIS

PROPOSED ZONING: B3-3 COMMUNITY SHOPPING DISTRICT (TYPE 1)

LOT AREA: 12,144 SQ. FT.

PROPOSED LAND USE: THE PROPERTY IS CURRENTLY VACANT. THE PROPERTY WILL BE REDEVELOPED WITH A NEW, MIXED USE BUILDING WITH GROUND FLOOR RETAIL, 38 DWELLING UNITS ON FLOORS TWO THROUGH FIVE AND FOUR PARKING SPACES. APPLICANT IS USING THE TRANSIT-SERVED LOCATIONS PROVISIONS OF THE CHICAGO ZONING ORDINANCE TO REDUCE MLA (17-3-0402-B), INCREASE FAR (17-3-0403-C) AND REDUCE PARKING (17-10-0102-B).

- (A) FLOOR AREA RATIO: 3.5 (BASED ON PROVIDING ALL REQUIRED AFFORDABLE UNITS ON SITE); TOTAL FLOOR AREA FOR FAR PURPOSES IS 42,504 SQ. FT.
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 319 SQ. FT. (BASED ON PROVISIONS OF SECTION 17-3-0402-B)
- (C) THE AMOUNT OF OFF-STREET PARKING: 4 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND AT LEAST 34 BIKE PARKING SPACES.
- (D) SETBACKS:
 - A. FRONT SETBACKS: NONE
 - B. REAR SETBACKS: 30 FEET TO FLOORS CONTAINING RESIDENTIAL USES
 - C. SIDE SETBACKS: 0.66 FEET (WEST) AND 1.33 (EAST)
- (E) BUILDING HEIGHT: 54.5 FEET

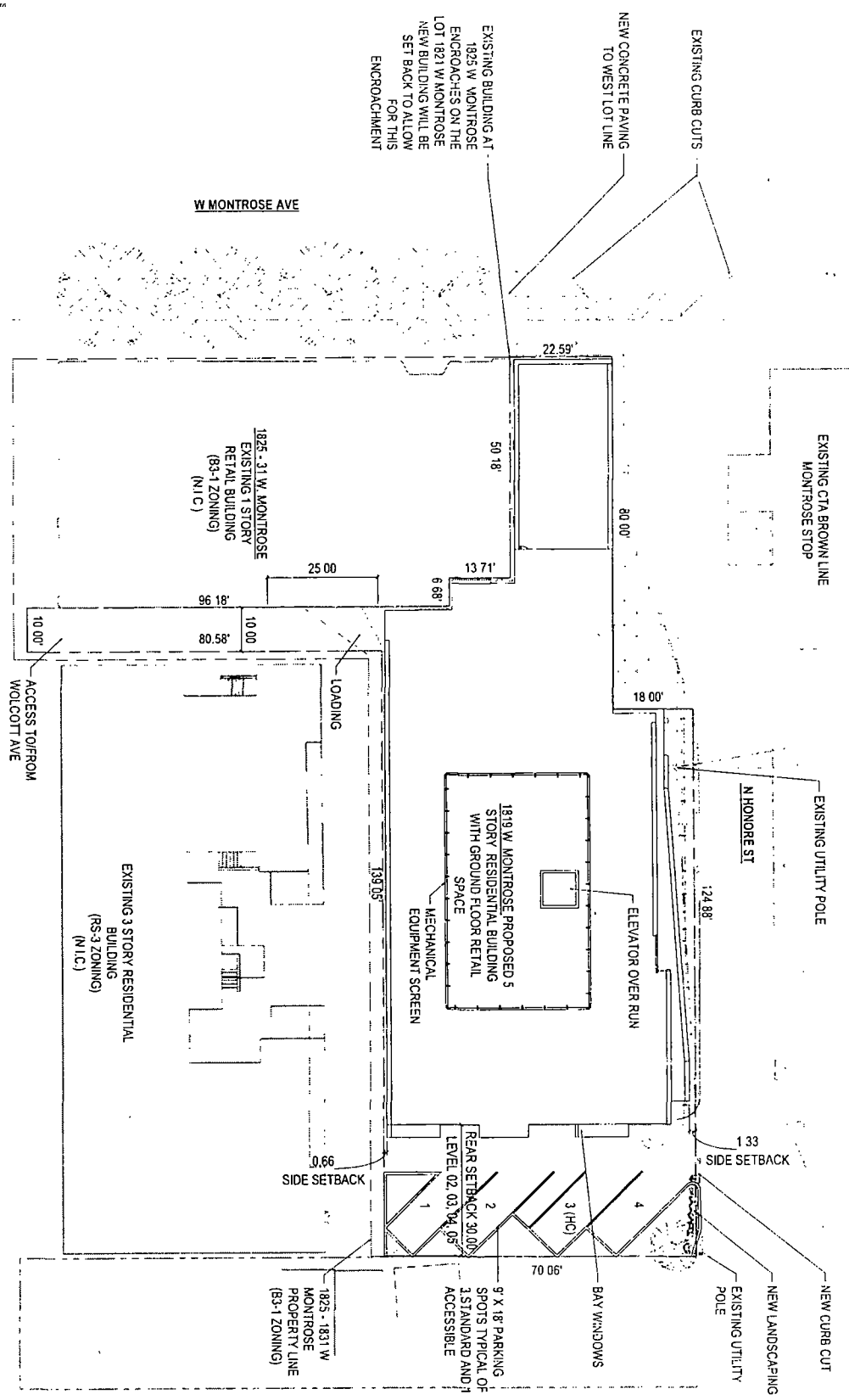
FINAL FOR PUBLICATION

SITE PLAN

1

A.030

FINAL FOR PUBLICATION



**NOT FOR
CONSTRUCTION**

2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN

DATE: 6/15/2016
DRAWN BY: JGARCIA
CHECKED BY: JGARCIA

PROJECT NAME: 1825-1831 W. MONTROSE

PROJECT ADDRESS: 1825-1831 W. MONTROSE

PROJECT CITY: CHICAGO, IL

PROJECT STATE: IL

PROJECT ZIP: 60613

PROJECT PHONE: (773) 231-1234

PROJECT FAX: (773) 231-1234

PROJECT EMAIL: jgarcia@montrosegreen.com

PROJECT WEBSITE: www.montrosegreen.com

PROJECT SOCIAL MEDIA: @montrosegreen

PROJECT BLOG: www.montrosegreen.com/blog

PROJECT NEWSLETTER: www.montrosegreen.com/newsletter

PROJECT PRESS: www.montrosegreen.com/press

PROJECT PARTNERS: www.montrosegreen.com/partners

PROJECT INVESTORS: www.montrosegreen.com/investors

PROJECT ADVISORS: www.montrosegreen.com/advisors

PROJECT COUNCIL: www.montrosegreen.com/council

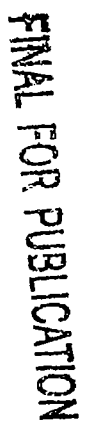
PROJECT BOARD: www.montrosegreen.com/board

PROJECT COMMITTEE: www.montrosegreen.com/committee

PROJECT TASK FORCE: www.montrosegreen.com/taskforce

PROJECT WORKING GROUP: www.montrosegreen.com/workinggroup

PROJECT TASK FORCE: www.montrosegreen.com/taskforce



SCALE IN FT'S

WILKINSON GAS CO. CORPORATION
1001 N. Thompson Street Chicago, IL 60610
(312) 291-1000

2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN

NOT FOR
CONSTRUCTION

2007

Montrose Green
LLC
1819 W. Montrose, Chicago, IL 60613
773.228.2202

WILHELM DESIGN CORPORATION
301 N. Dearborn, Suite 350, Chicago, IL 60610
773.228.2202

Scale: Dimensions
1" = 10'-0" (3048 mm)

2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN

Sheet Number

NOT FOR
CONSTRUCTION

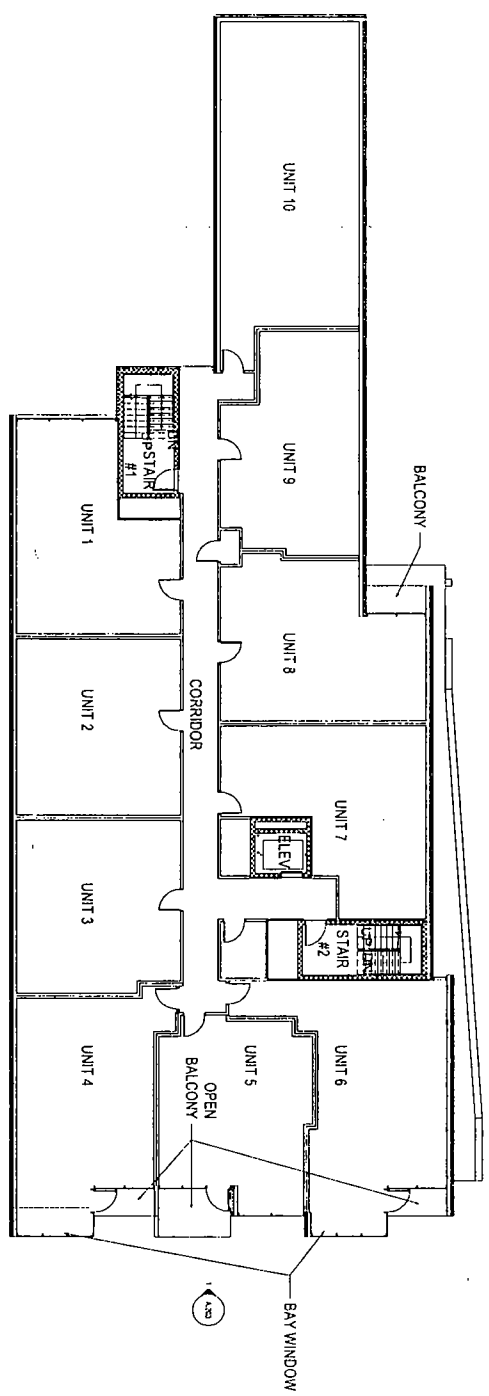
Project Name
Montrose Green

Project Number
14.01

Client
CONSTRUCTION PLAN - LEVEL 02
AND 04

Sheet
A.132

6/2/16 (02)



CONSTRUCTION PLAN - LEVEL 02 AND 04
DATE: 6/2/16

Montrose Green
LLC
1313W Montrose Chicago IL 60613

WILSON DESIGN CORPORATION
301 N. Dearborn Street, Suite 100, Chicago, IL 60610
773.233.2000

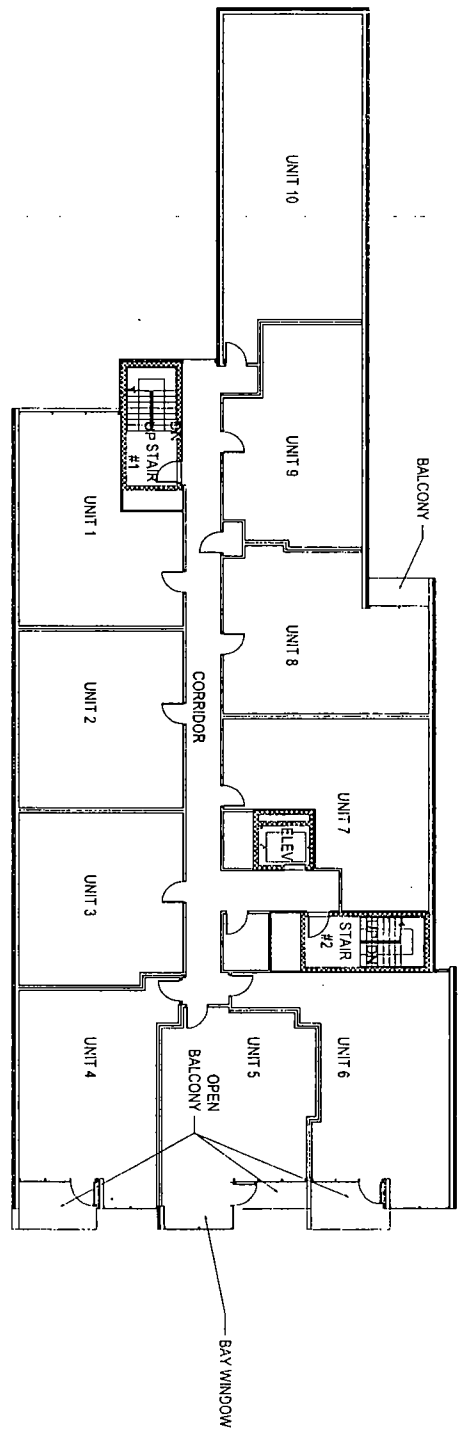
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2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN

Sheet: 1 of 1

NOT FOR
CONSTRUCTION

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Project Number: 1401
Division: CONSTRUCTION PLAN - LEVEL 03
Title: A.133
Date: 6/13/13

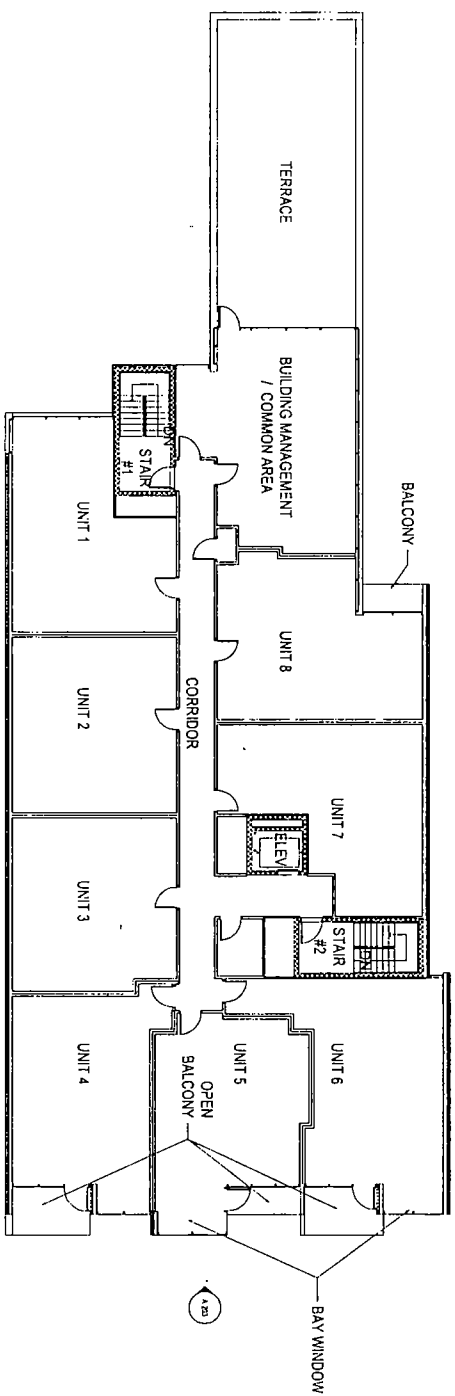


CONSTRUCTION PLAN - LEVEL 03

Montrose Green
LLC
1513 W. Lakeview, Chicago, IL 60613

WILLIAM DESIGN CORPORATION
220 N. Dearborn Street, Suite 200, Chicago, IL 60610
773.221.2200

2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN



NOT FOR
CONSTRUCTION

FINAL FOR PUBLICATION

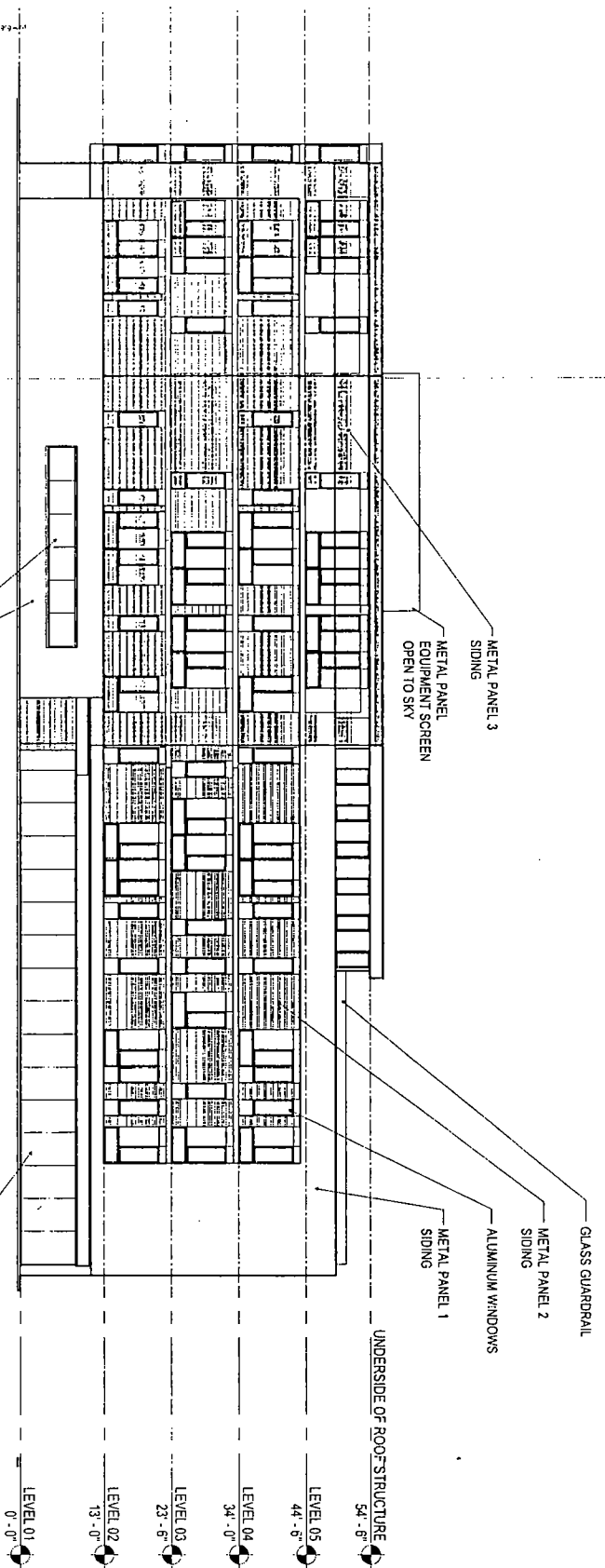
CONSTRUCTION PLAN - LEVEL 05

A.135

Montrose Green
LLC
193 W. Montrose, Chicago, IL 60611

2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN

2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN



FINAL FOR PUBLICATION

EXTERIOR ELEVATION EAST
1

A.200

Montrose Green
LLC
1919 W. Montrose, Chicago IL 60613

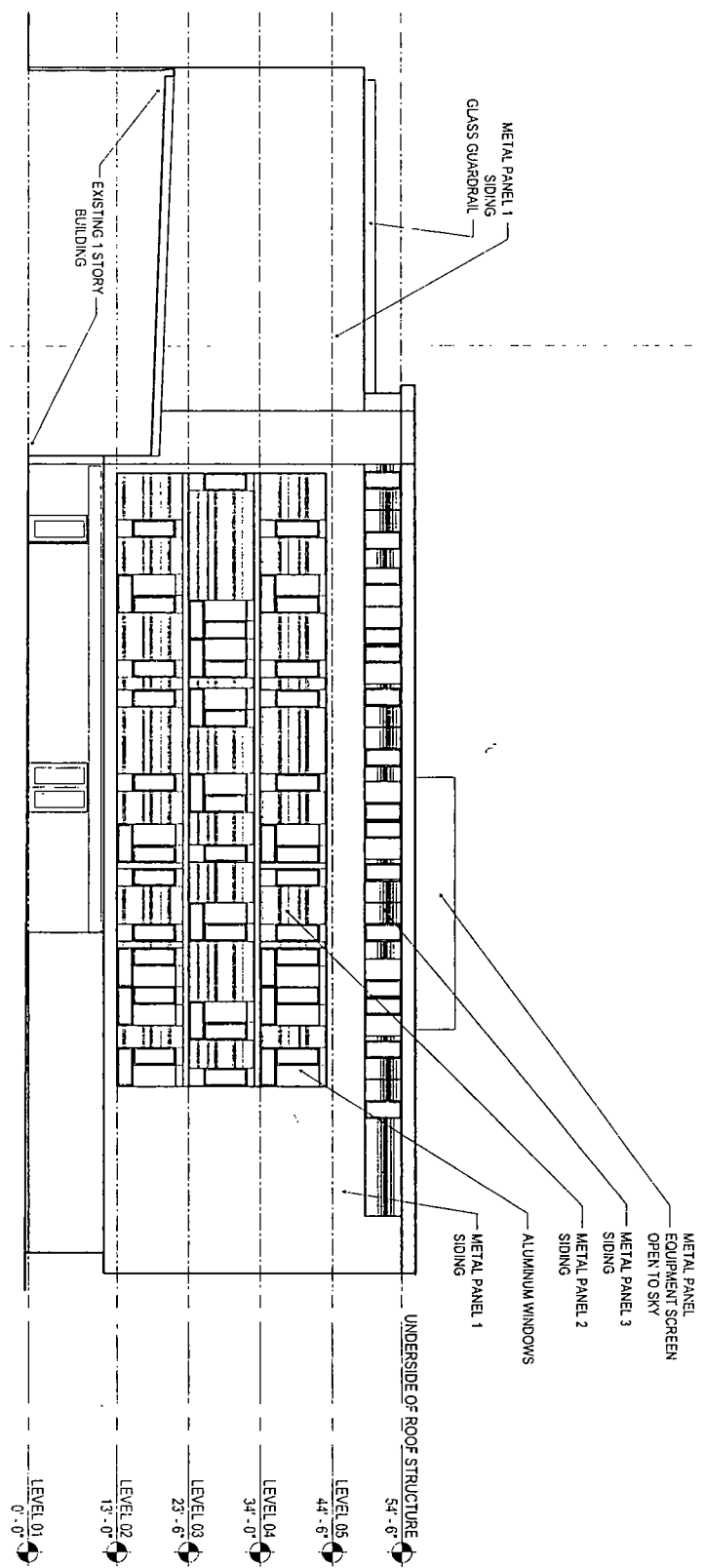
with FACD DESIGN CORPORATION
181 N. LaSalle, Suite 300, Chicago, IL 60610
312.339.3827

△ Date: 2/10/2016
1. 1819994, 1819995, 1819996, 1819997

2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN

NOT FOR
CONSTRUCTION

Project Name: Montrose Green
Project Number: 14.01
Drawing Title: EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: 1 of 1
A.201

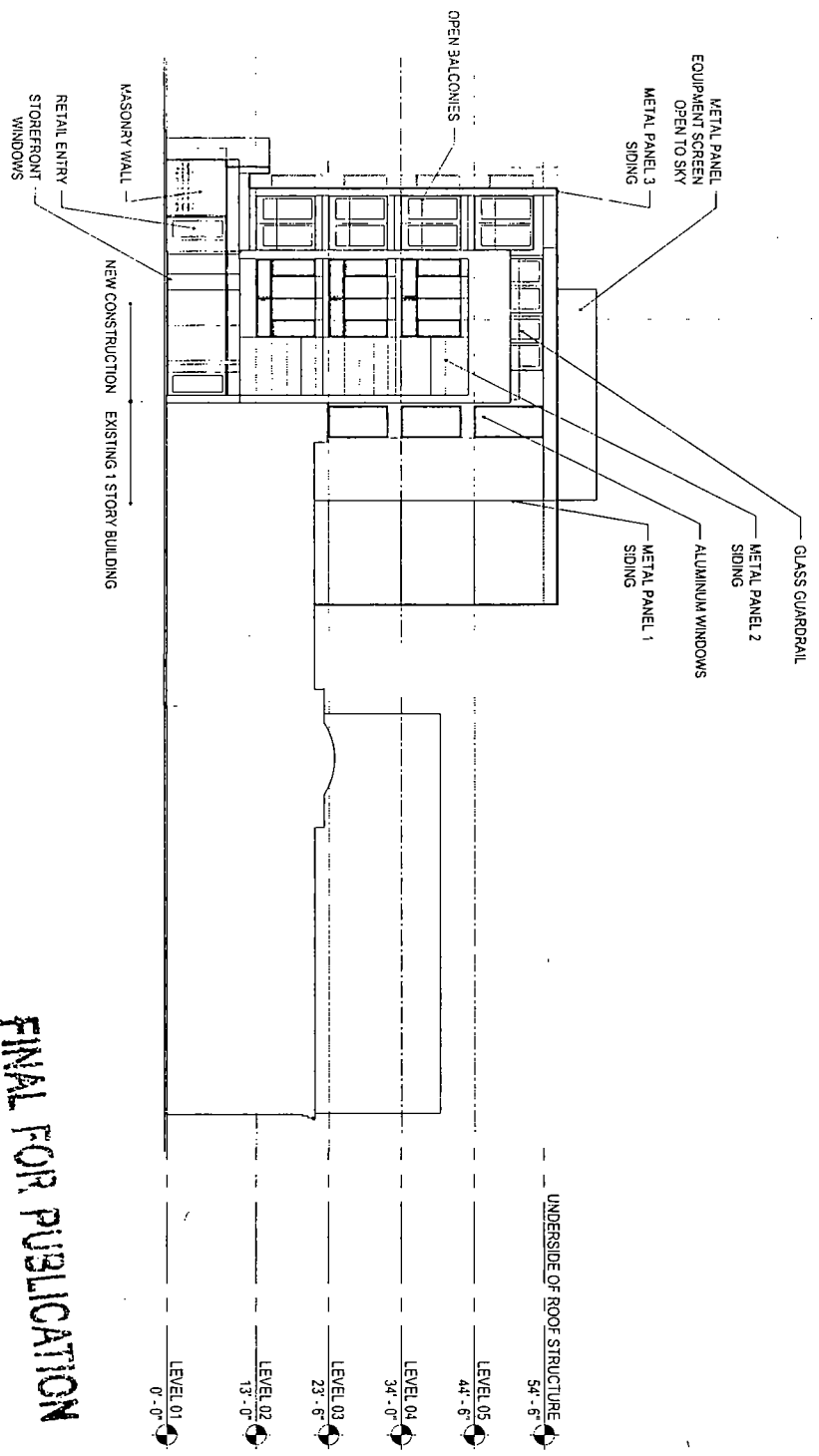


EXTERIOR ELEVATION - WEST

EXTERIOR ELEVATION - NORTH

1

FINAL FOR PUBLICATION



NOT FOR
CONSTRUCTION

2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN

1. 2016/06/13 TYPE 1 APPLICATION

WILLIAMSON DESIGN CORPORATION
181 N. LaSalle Street, Suite 1800
Chicago, IL 60610
312.221.2800

Montrose Green
LLC
1813 W. Montrose, Chicago IL 60613

Project Name: Montrose Green
Project Number: 1401
Drawing: EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: A.202
Date: 6/14/2016

Montrose Green
LLC
1919 W. Addison, Chicago, IL 60613

WATSON DESIGN CORPORATION
1000 N. Dearborn, Suite 200, Chicago, IL 60610
(773) 327-1231

3/2/2016
1. 3D RENDERING SUBMITTAL

2016/06/13 TYPE
1 APPLICATION
SUBSTITUTE
PLAN

Project Name

NOT FOR
CONSTRUCTION

Project Name
Montrose Green

Project Name
Montrose Green
1401
CHICAGO, IL
EXTERIOR ELEVATIONS

Scale
1" = 5'-0"
Date
A.203

10/1/2012

FINAL FOR PUBLICATION

EXTERIOR ELEVATION - SOUTH

10/1/2012

