



City of Chicago



SO2017-7358

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

10/11/2017

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 11-J at 3431-3445 W
Montrose Ave - App No. 19413T1

Committee(s) Assignment:

Committee on Zoning, Landmarks and Building Standards

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 B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 11-J in the area bounded by

West Montrose Avenue; North Bernard Street; a line 123 feet south of and parallel to West Montrose Avenue; and a line 133.46 feet west of and parallel to North Bernard Street,

to those of a B2-5 Neighborhood Mixed-Use District.

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

Common Street Address: 3431-3445 West Montrose Avenue

FINAL FOR PUBLICATION

SUBSTITUTE
Type 1 Zoning
Narrative and Plans
for
3431-3445 West Montrose Avenue
B2-5 to B2-5

The applicant proposes to rezone the subject property from B2-5 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Use District. The purpose of the zoning amendment is to permit the applicant to construct a four-story building with 48 dwelling units.

The following is the bulk table for the development which is in accordance with the plans that are attached hereto.

Lot Area	16,416 square feet
FAR	2.80
Total Units	48 dwelling units
Minimum Lot Area Per Dwelling Unit	340 square feet
Total Floor Area	46,000 square feet
Building Height	56 feet
Front Setback	0 feet
Rear Setback	38 feet 3 inches
East Side Setback	0 feet
West Side Setback	12 feet 2 ½ inches for the building 10 feet 11 inches for the rear trash enclosure
Parking	22 parking spaces (all dwelling units are Government Subsidized) (all dwelling units are Government Subsidized) <ul style="list-style-type: none">• 32 dwelling units under 600 square feet• 16 dwelling units between 600 – 1,200 square feet

FINAL FOR PUBLICATION

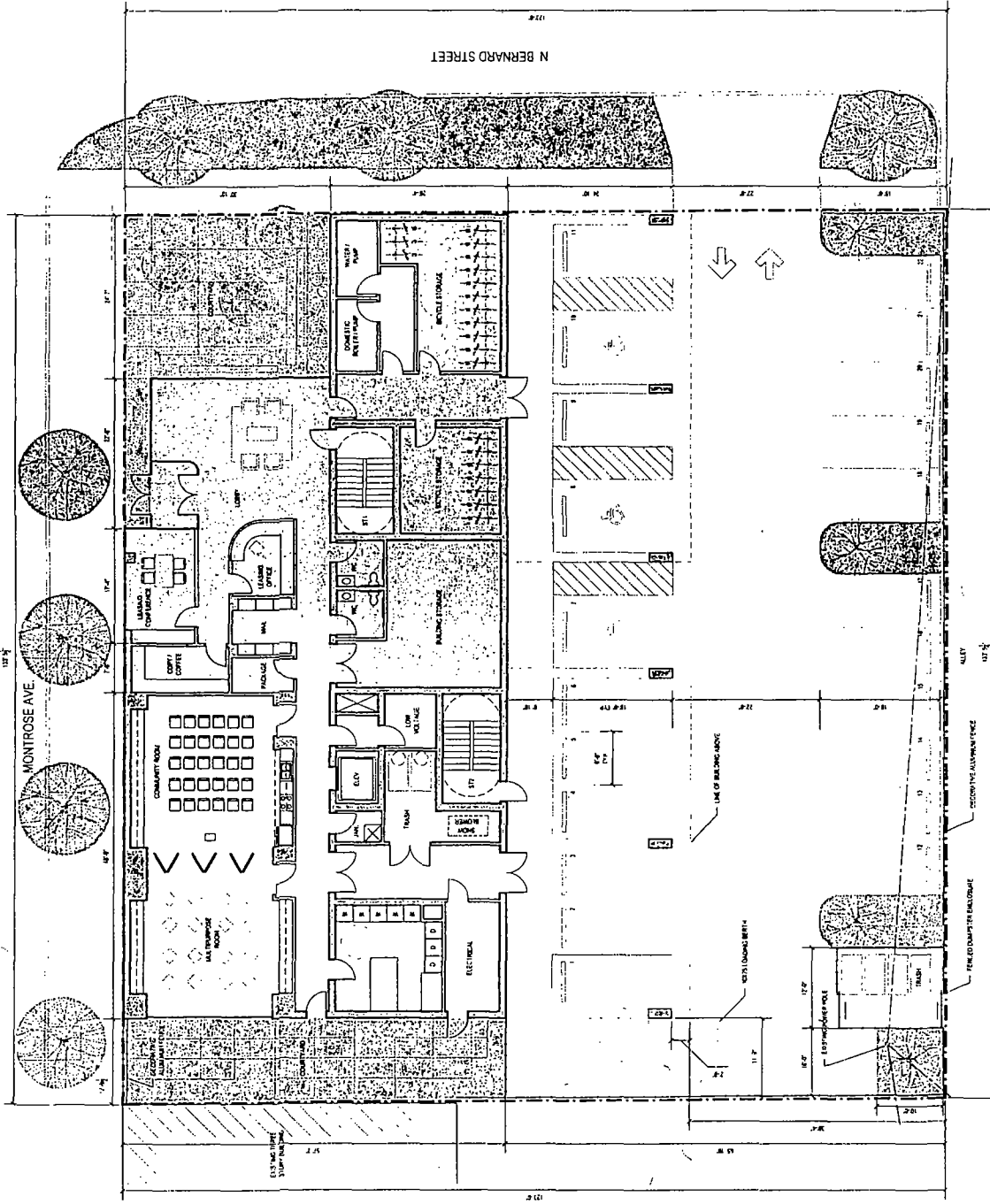


SITE PLAN

SCALE. 1/16" = 1'

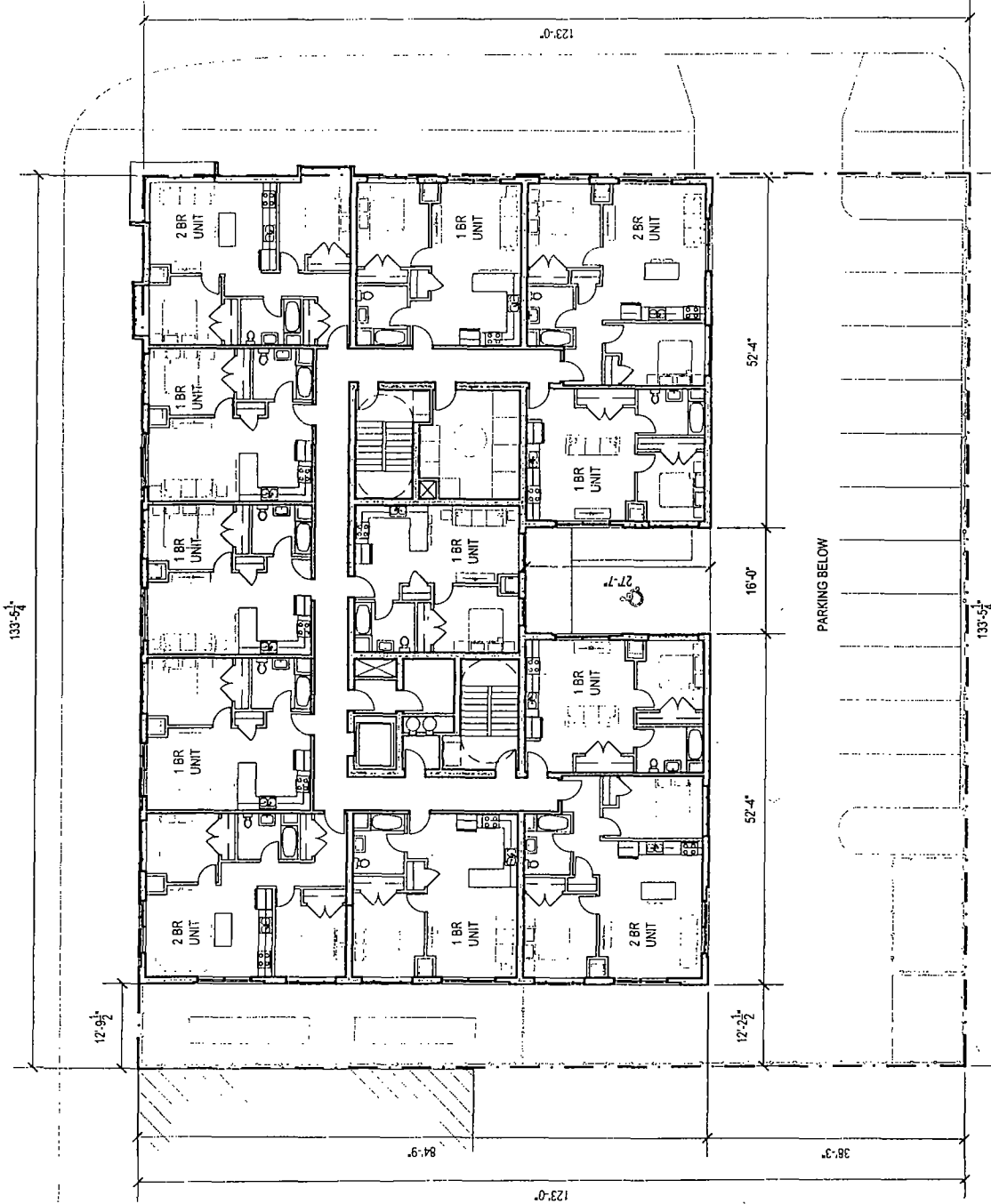
0 4 8 6 32

32



INTERNAL FOR PUBLICATION

NOT FOR PUBLICATION



SECOND FLOOR PLAN (TYPICAL RESIDENTIAL FLOOR)

SCALE 1/16" = 1'

0' 4' 8' 16' 32'



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ARCHITECTURAL
PRECAST CONCRETE
PANELS (TYP.)

EXTRUDED ALUMINUM
WINDOW FRAME
(TYP.)

B/R ROOF STRUCTURE
56'-0"

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

MECHANICAL GRILLES (TYP.)

ALUMINUM ENTRY
CANOPY (TYP.)

GROUND LEVEL STORE
FRONT (TYP.)

ARCHITECTURAL
(ECONOMY) BRICK (TYP.)

NORTH ELEVATION

SCALE 1/16" = 1' 0" 8" 16" 32"

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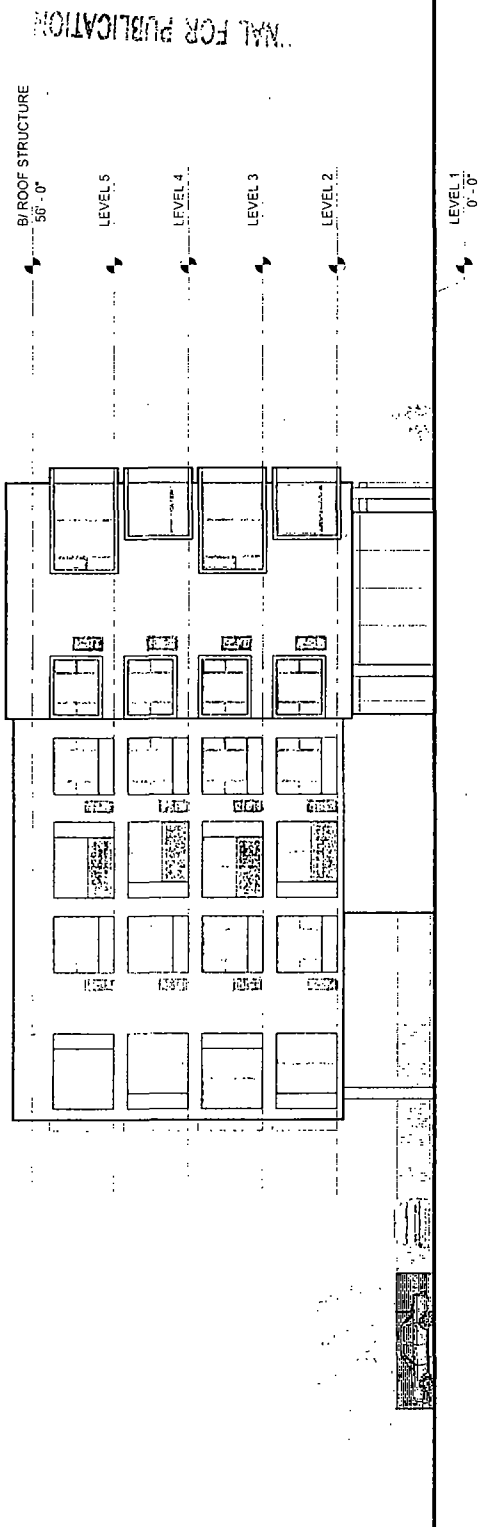
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NOT FOR PUBLICATION

EAST ELEVATION

SCALE: 1/16" = 1' 0' 8' 16' 32'

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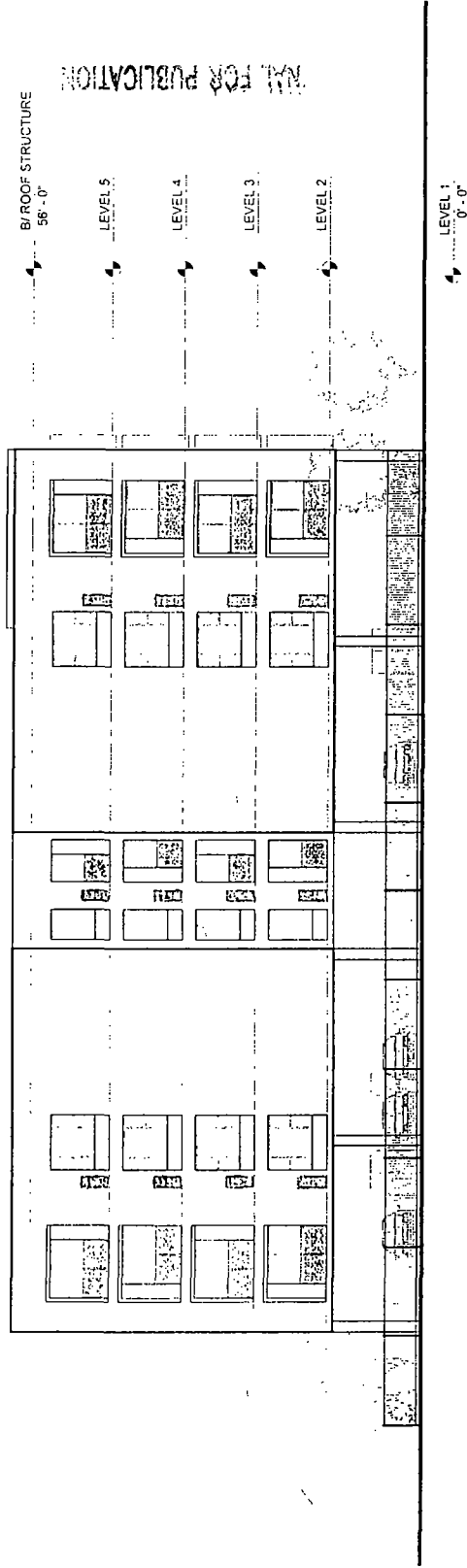
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SOUTH ELEVATION

SCALE: 1/16" = 1'

0' 4' 8' 16'

32'

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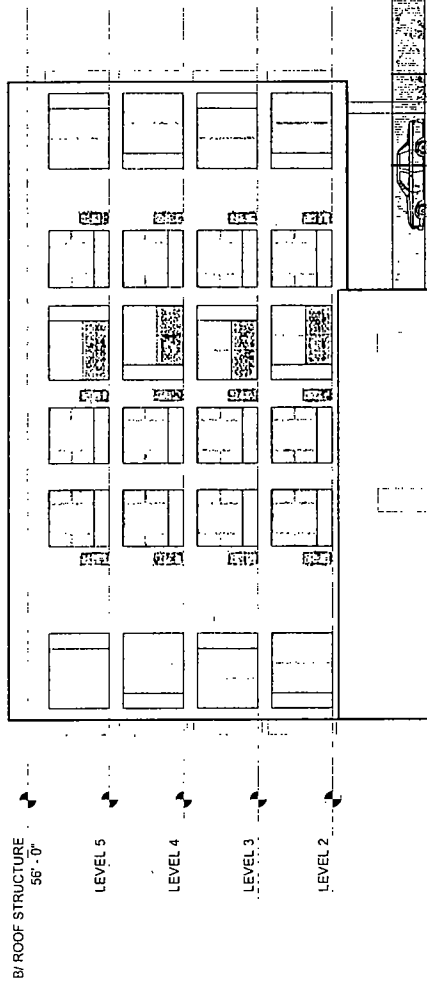
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WEST ELEVATION

SCALE: 1/16" = 1' 0" 8" 16" 32"

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