



City of Chicago



SO2018-1869

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-J at 4017 N Monticello Ave - App No. 19562T1
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 RS-3 Residential Single-Unit (Detached House) District, as shown on Map 11-J in the area bounded by:

A line 186 feet North of and parallel to West Irving Park Road; the alley East of and parallel to North Monticello Avenue; a line 162.00 feet North of and parallel to West Irving Park Road; and North Monticello Avenue.

To those of **B2-2** Neighborhood Mixed-Use District

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

Common Address of Property: 4017 North Monticello Ave., Chicago, IL

FINAL FOR PUBLICATION

**SUBSTITUTE
NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
4017 NORTH MONTICELLO AVENUE**

The Application is to change zoning for 4017 North Monticello Avenue from RS-3 Residential Single-Unit (Detached House) to B2-2 Neighborhood Mixed-Use District. The Applicant intends to construct a three-story, three dwelling unit building with a basement. The footprint of the building shall be approximately be 23 feet 6 inches by 79 feet 4 in size. The building height shall be 35 feet 10 inches high, as defined by City Code.

LOT AREA: 3,014.88 SQUARE FEET

FLOOR AREA RATIO: 1.55

BUILDING AREA: 4,659 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,004.96 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED.

FRONT SETBACK: 14 FEET

REAR SETBACK: 32 FEET 3 ½ INCHES

SIDE SETBACK: 3 FEET (North) ZERO (South)

REAR YARD OPEN SPACE: ZERO

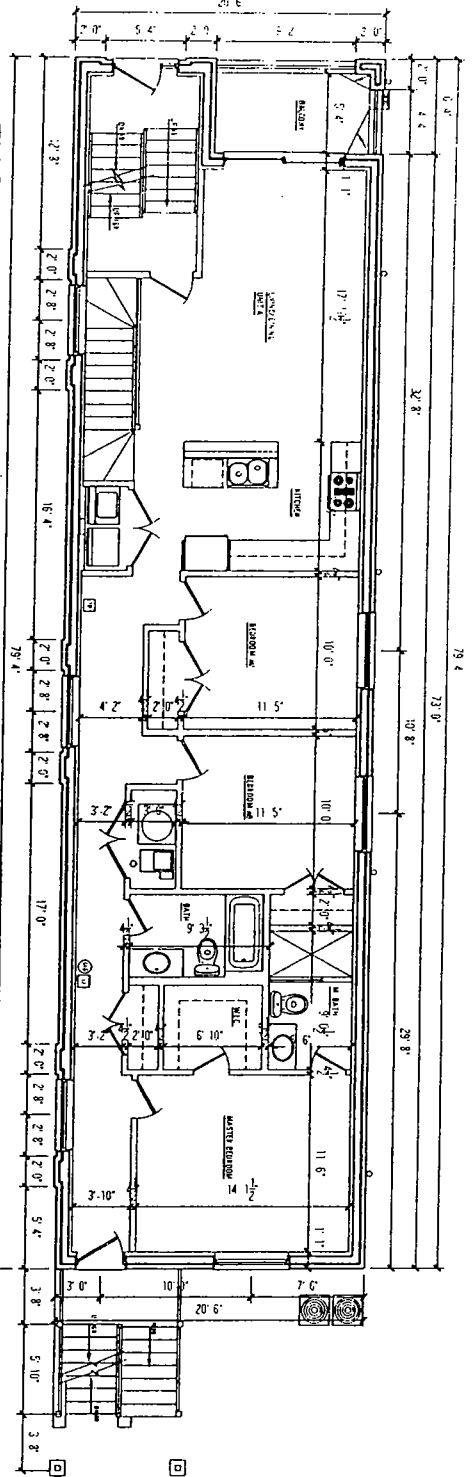
BUILDING HEIGHT: 35 FEET 10 INCHES

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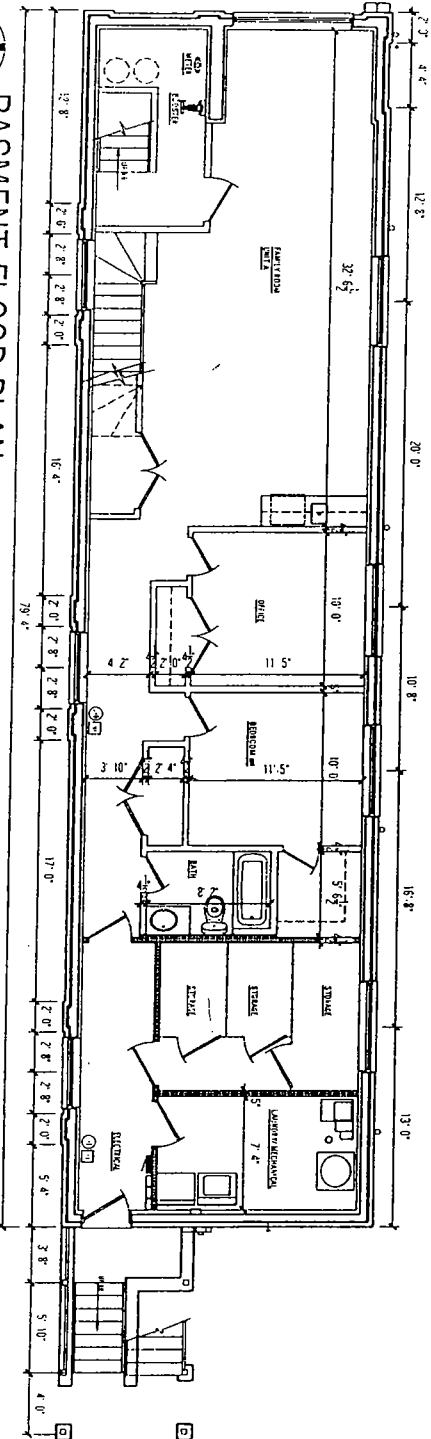
FIRST FLOOR PLAN

1,555 SQ.FT.



BASMENT FLOOR PLAN

1,527 SQ.FT.



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SHEET
A1.0
NUMBER

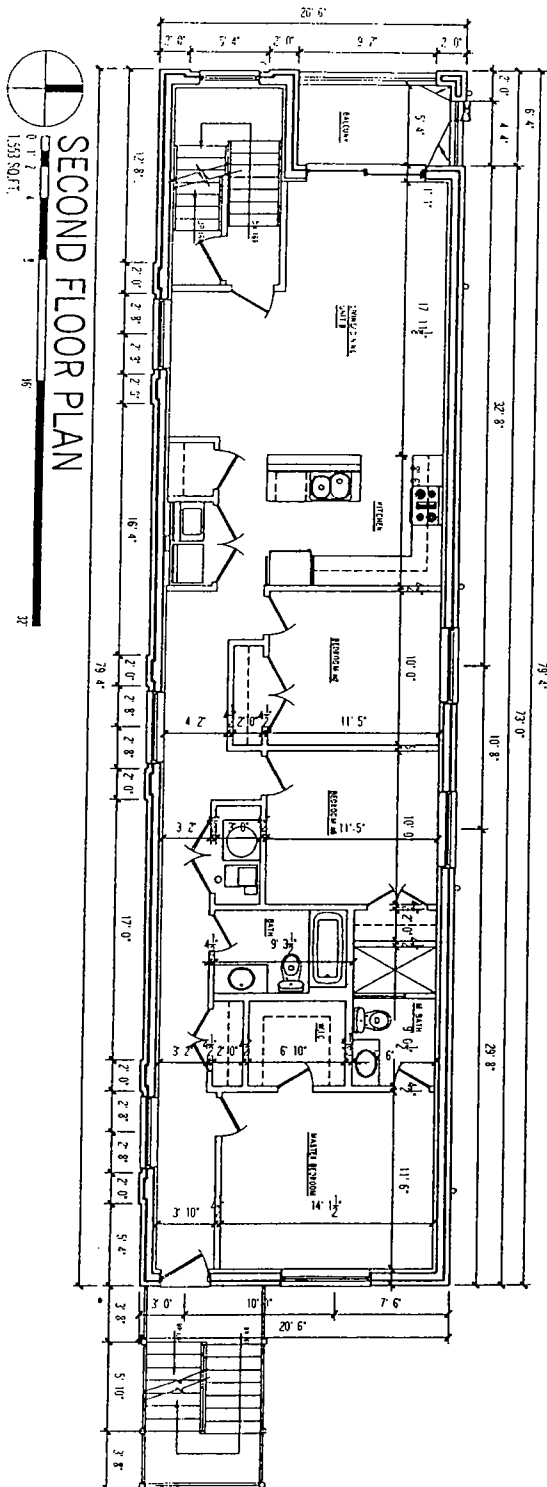
SHEET NAME
FLOOR PLANS


PROJECT NAME
THREE UNIT BUILDING
4017 N. MONTICELLO
CHICAGO, IL

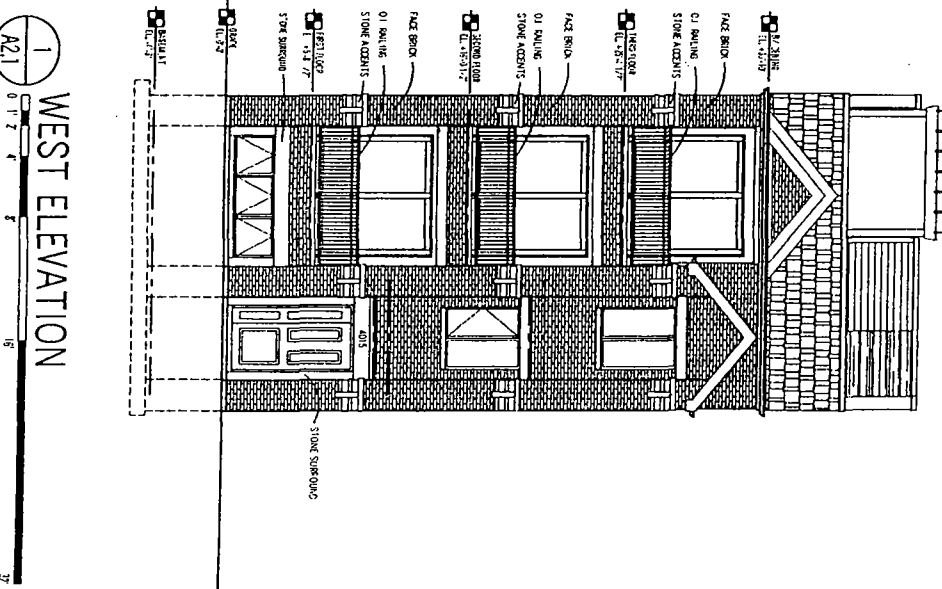
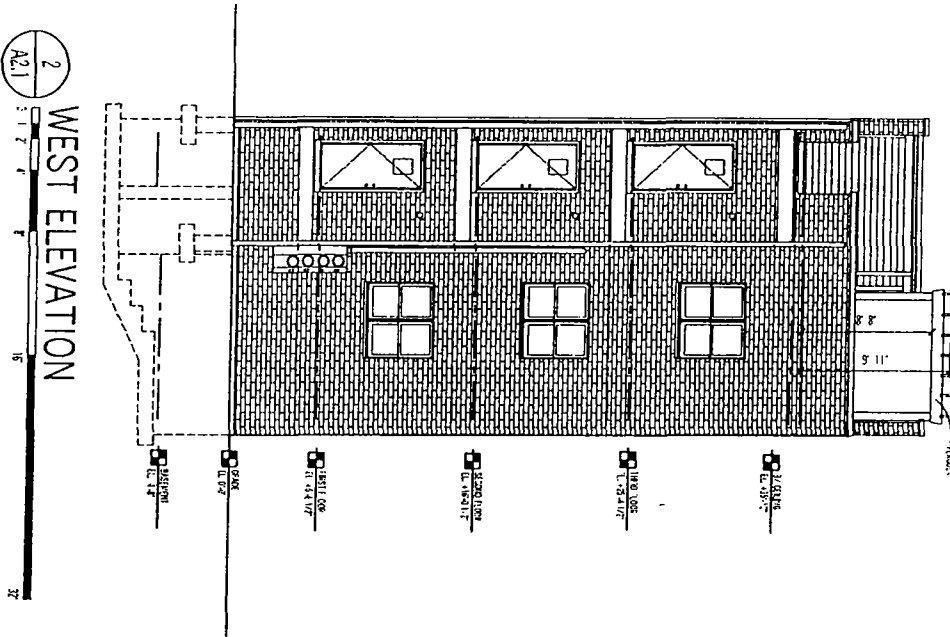
DEVELOPER

FOR REVIEW
DATE: 08/22/17
REVISION: 20/24/17
REVISION: 12/15/17
REVISION: 6/4/18





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	<div style="display: flex; justify-content: space-between;"> <div> <p>PROJECT NAME</p> <p>THREE UNIT BUILDING</p> <p>4017 N. MONTICELLO</p> <p>CHICAGO, IL</p> </div> <div> <p>DEVELOPER</p> </div> </div>	
<div style="text-align: center;"> <p>SHEET</p> <p>A1.1</p> <p>NUMBER</p> </div>	<p>SHEET NAME</p> <p>FLOOR PLANS</p>	



FINAL FOR PUBLICATION

SHEET
A2.1
NUMBER

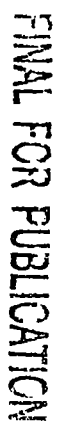
SHEET NAME
ELEVATIONS

PROJECT NAME
THREE UNIT BUILDING
4017 N. MONTICELLO
CHICAGO, IL

DEVELOPER

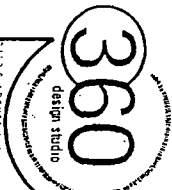
DESIGNER
DATE
ELEVATION
REVISION
REVISION 2

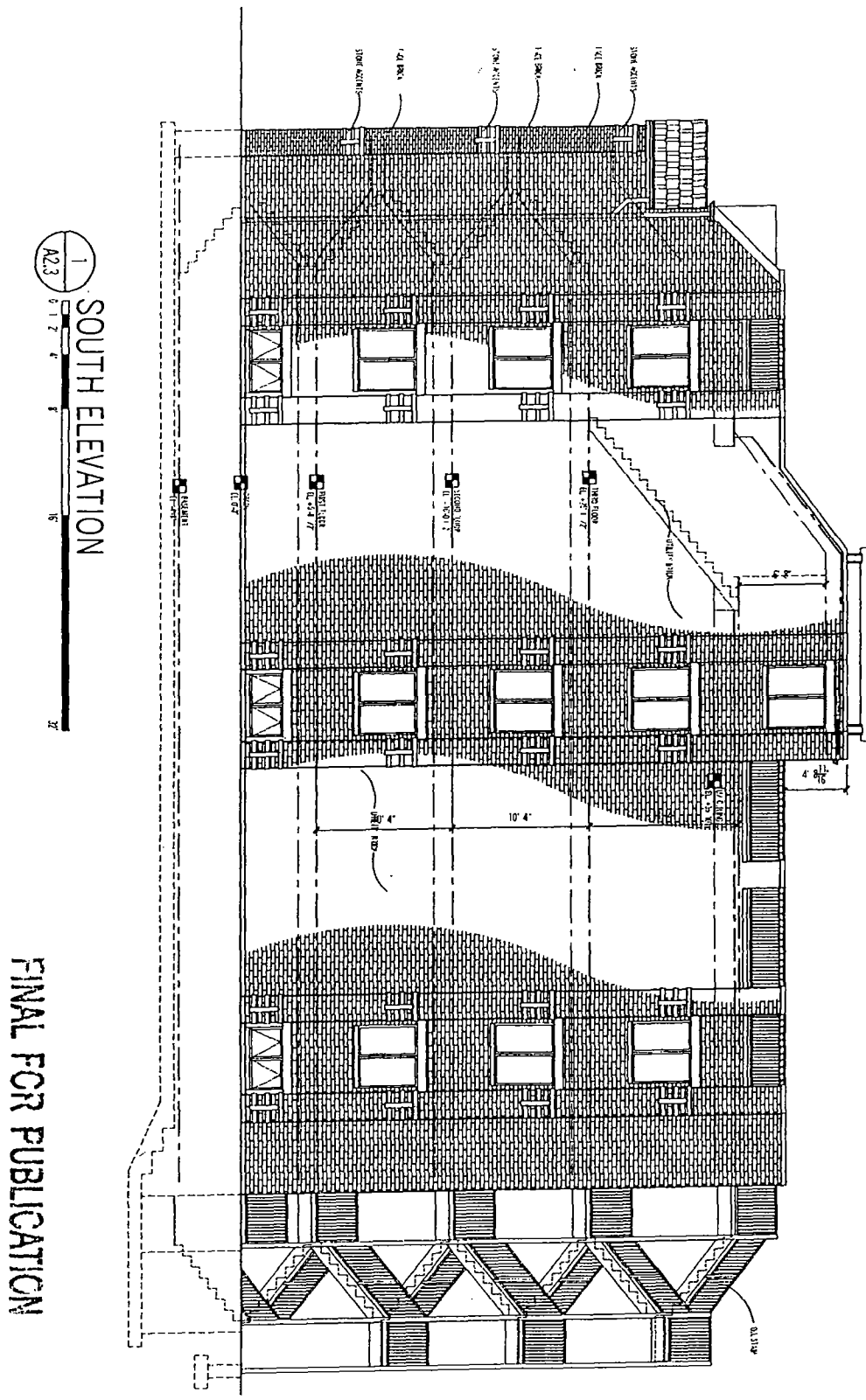
360
design studio



DEVELOPER

09-22-17	SUBMITTAL DATES	09-22-17
09-28-17	FOR REVIEW	09-28-17
10-15-17	REVISIONS	10-15-17
12-15-17	REVISION 2	12-15-17
01-18-18		01-18-18





FINAL FOR PUBLICATION

SHEET
A2.3
NUMBER

SHEET NAME
ELEVATIONS

PROJECT NAME
THREE UNIT BUILDING
4017 N. MONTICELLO
CHICAGO, IL

DEVELOPER

SUBMITTAL DATES
FOR REVIEW 08-27-17
ELEVATIONS 09-28-17
REVISION 12-15-17
REVISION 2 04-18

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