



City of Chicago



SO2018-6940

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2313-2315 W Montana St - App No. 19773T1
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 M1-2, Limited Manufacturing/Business Park District symbols as shown on Map No. 7-H in the area bounded by:

West Montana Street; the alley next west of and parallel to North Oakley Street; the public alley next south of and parallel to West Montana Street; and a line 167 feet west of and parallel to North Oakley Street.

To those of a B2-2, Neighborhood Mixed-Use District

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

Common address of property: 2313-15 West Montana Street, Chicago

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SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 2313-15 WEST MONTANA STREET, CHICAGO, IL

The subject property is a double lot, currently developed with a residential building. The Applicant intends to divide the subject property into 2 zoning lots. The existing single family house will remain at 2313 West Montana and the new lot will be 25 feet wide and 100 feet deep. The existing house will be rehabbed and a rear 2-story addition with an attached garage will be built. The vacant lot at 2315 West Montana will have measurements of 26 feet by 100 feet and will be developed with a new single family house.

Project Description:	Zoning Change from an M1-2, Limited Manufacturing/Business Park District to a B2-2, Neighborhood Mixed-Use District
Use:	Single family house at 2313 West Montana to be rehabbed with a rear addition and a new single family house to be built at 2315 West Montana
Floor Area Ratio:	2313 W. Montana: 1.0 2315 W. Montana: 1.0
Lot Area:	2313 W. Montana: 25' x 100' = 2,500 square feet 2315 W. Montana: 26' x 100' = 2,600 square feet
Building Floor Area:	2313 W. Montana: 2,350 square feet 2315 W. Montana: 2,196 square feet
Density:	2313 W. Montana: 2,500 square feet per DU 2315 W. Montana: 2,600 square feet per DU
Off- Street parking:	2313 W. Montana: 2 parking spaces 2315 W. Montana: 2 parking spaces
Set Backs:	2313 W. Montana : Existing Front: 12 feet Existing West Side: 0 feet / Existing East Side: 3 feet Rear: 7 feet * 2315 W. Montana: Front: 12 feet Each Side: 3 feet Rear: 8 feet 5 inches *
Building height:	2313 W. Montana: 28 feet 2315 W. Montana: 28 feet 7 inches

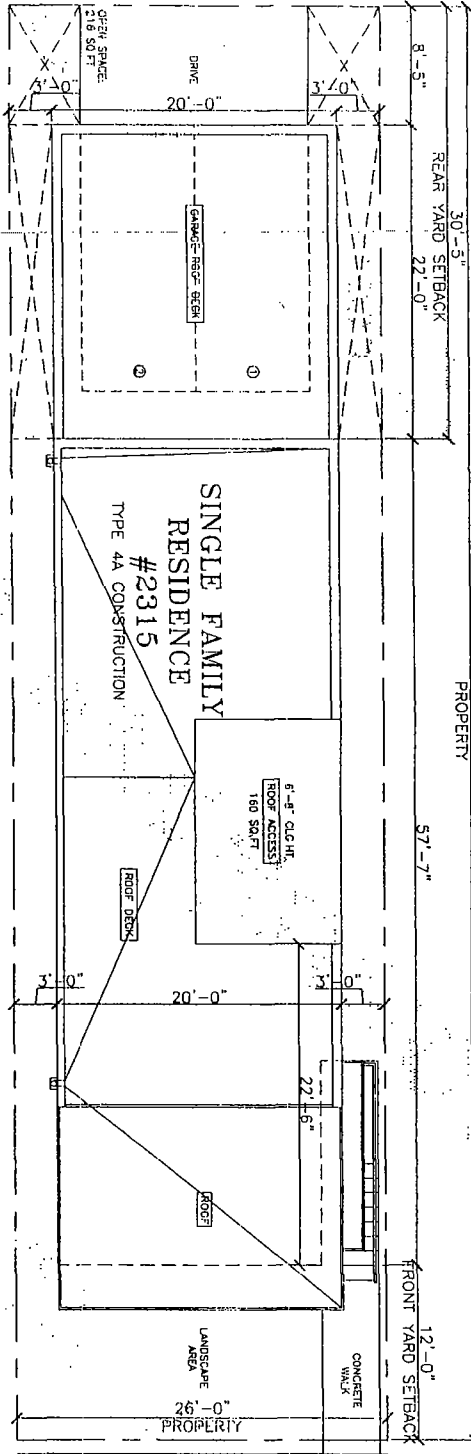
*will file for variation if needed

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16'-0" PUBLIC ALLEY

SITE/ROOF PLAN
SCALE 3/16" = 1'-0"



SIDEWALK

PARKWAY

W. MONTANA ST.

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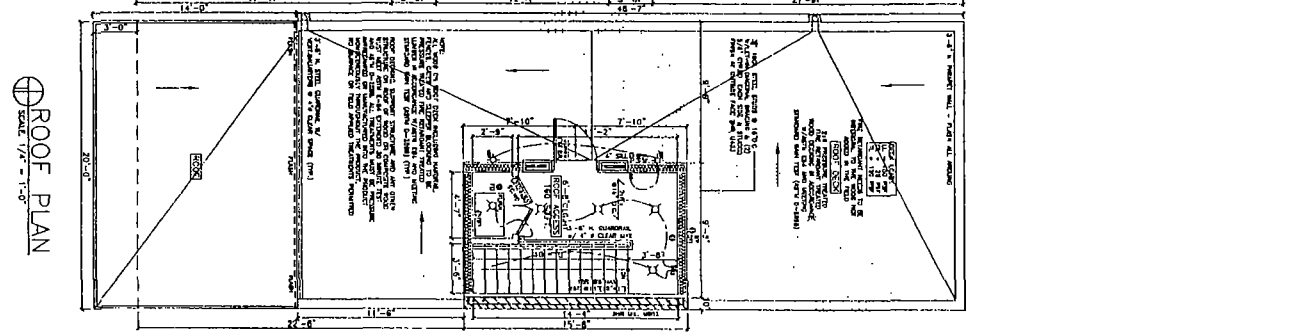
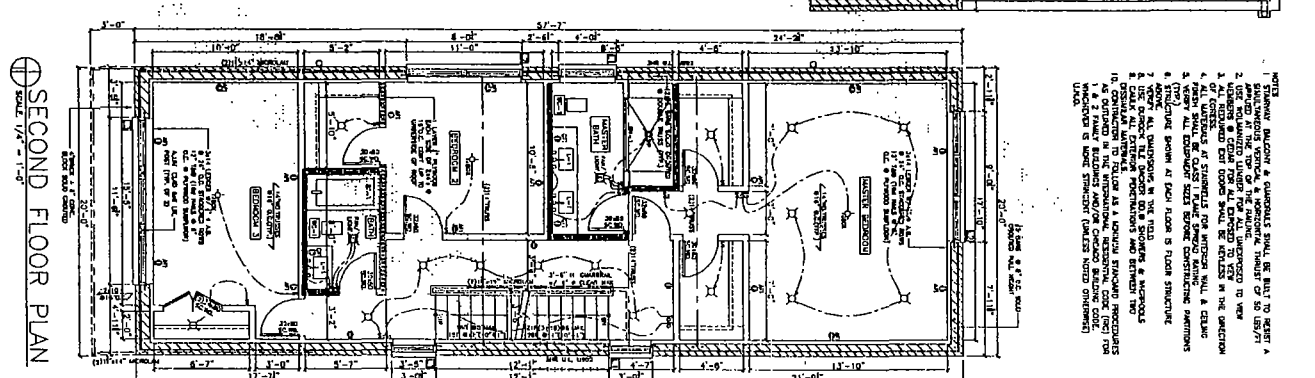
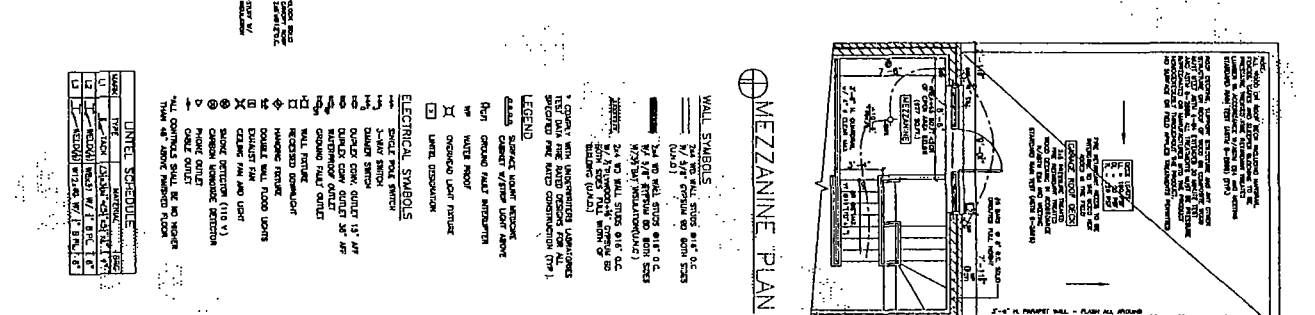
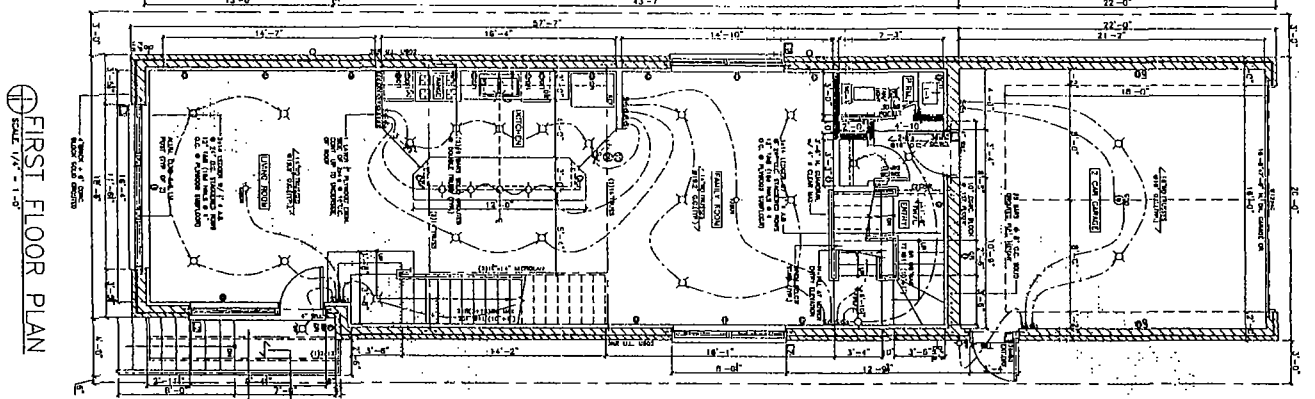
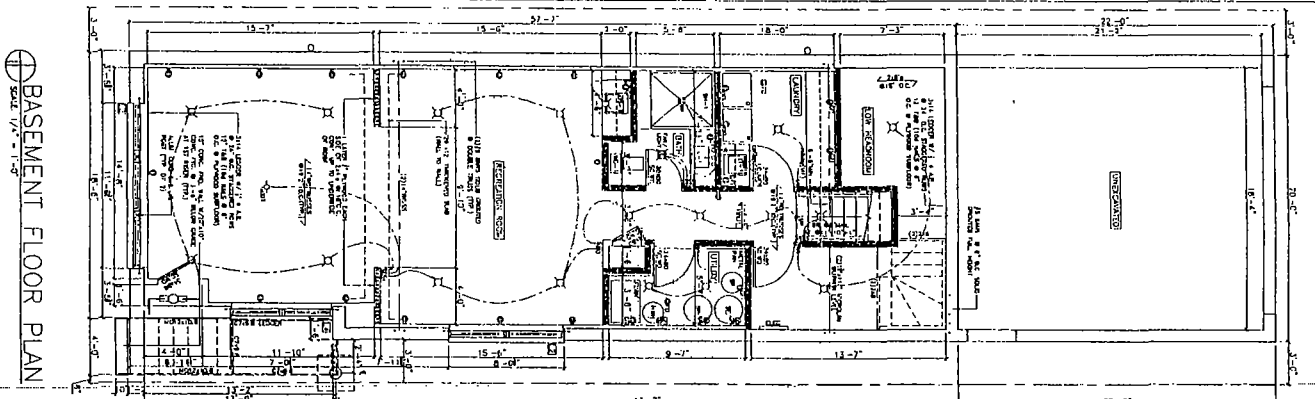
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PROJECT NAME & ADDRESS
2315 WEST
MONTANA STREET
CHICAGO, ILLINOIS
SINGLE FAMILY
RESIDENCE

SHEET TITLE
SITE PLAN

TITLE BLOCK

SHEET NUMBER
A-1



PROJECT NAME & ADDRESS
2315 WEST MONTANA STREET
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

ARCHITECT
HANNA ARCHITECTS, INC. 2017

DATE
12-27-17

SCALE
1/4" = 1'-0"

PROJECT NAME & ADDRESS
2315 WEST MONTANA STREET
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

ARCHITECT
HANNA ARCHITECTS, INC. 2017

DATE
12-27-17

SCALE
1/4" = 1'-0"

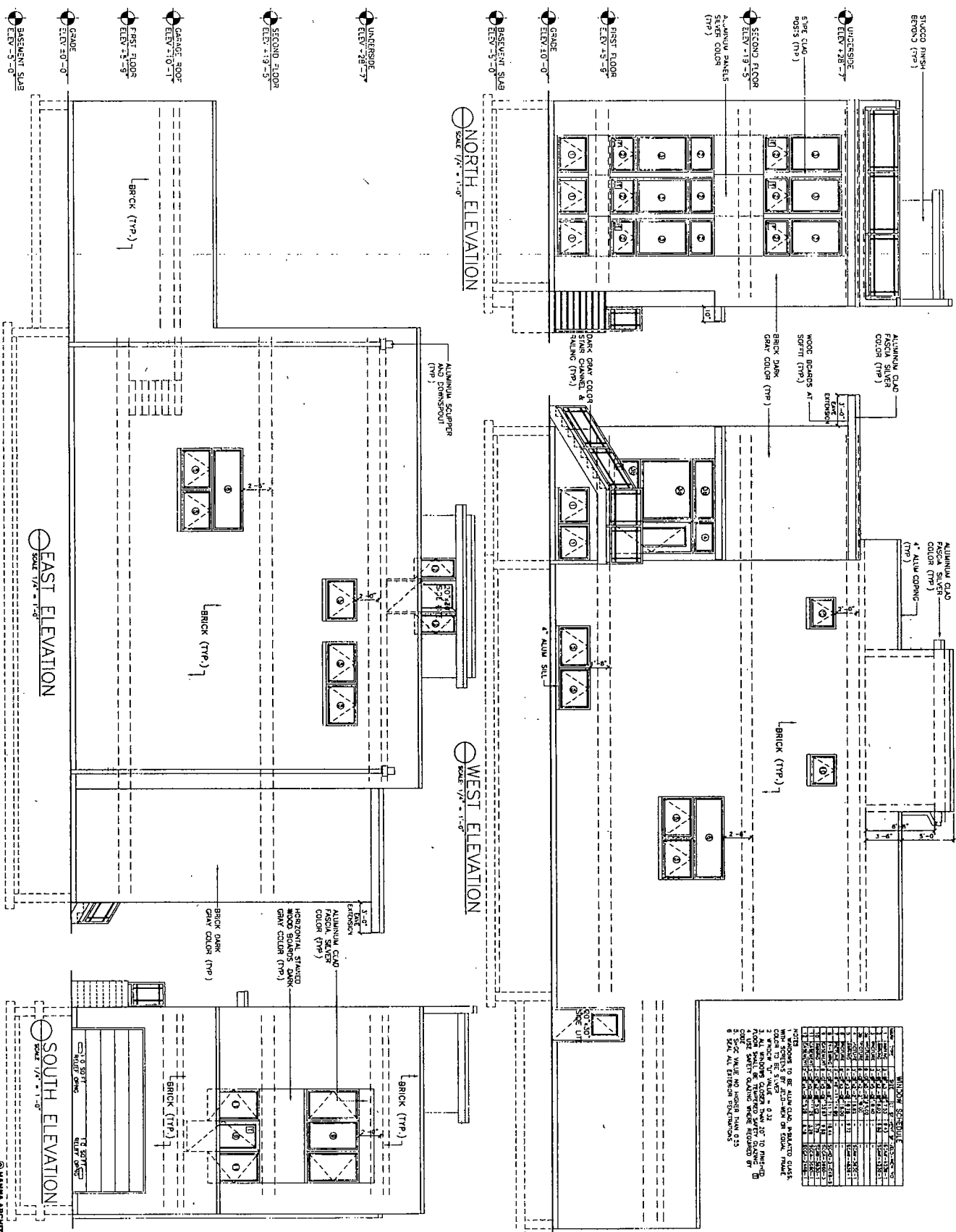
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CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

ARCHITECT
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DATE
12-27-17

SCALE
1/4" = 1'-0"

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[illegible]

LEHMAN
ASSISTANT INC.

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PROFESSIONAL REGIONS FROM
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LICENSE NUMBER 144 10144

ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
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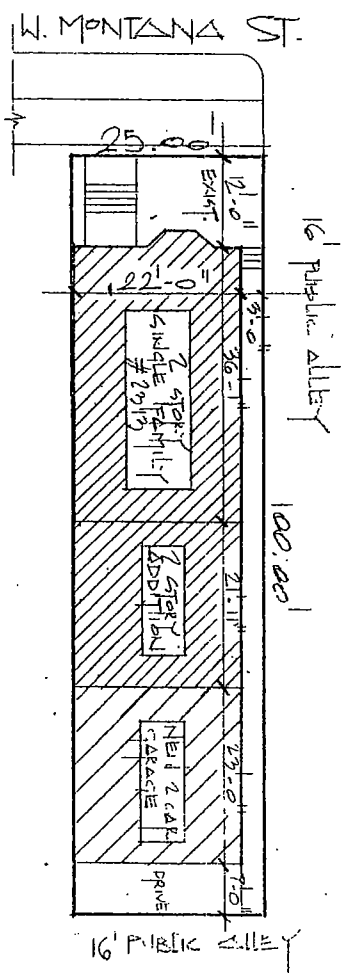
14 07 17

PROJECT NAME & ADDRESS 2015 WEST MONTANA STREET CHICAGO, ILLINOI SINGLE FAMILY RESIDENCE	SHEET TITLE ELEVATIONS	TEAM NAME SHEET NUMBER
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16' PUBLIC ALLEY

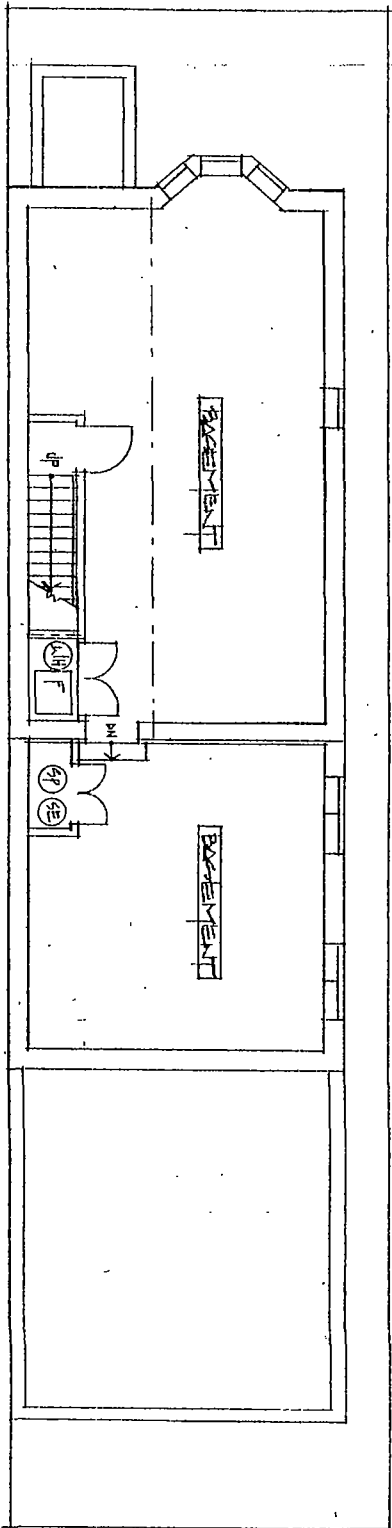
ZONING INFORMATION

LOT AREA	25 x 100 = 2,500 S.F.
F.A.P.	2.2
MAX. FLOOR AREA	5,500 S.F.
1ST FLOOR	1,175 S.F.
2ND FLOOR	1,175 S.F.
TOTAL	2,350 S.F.

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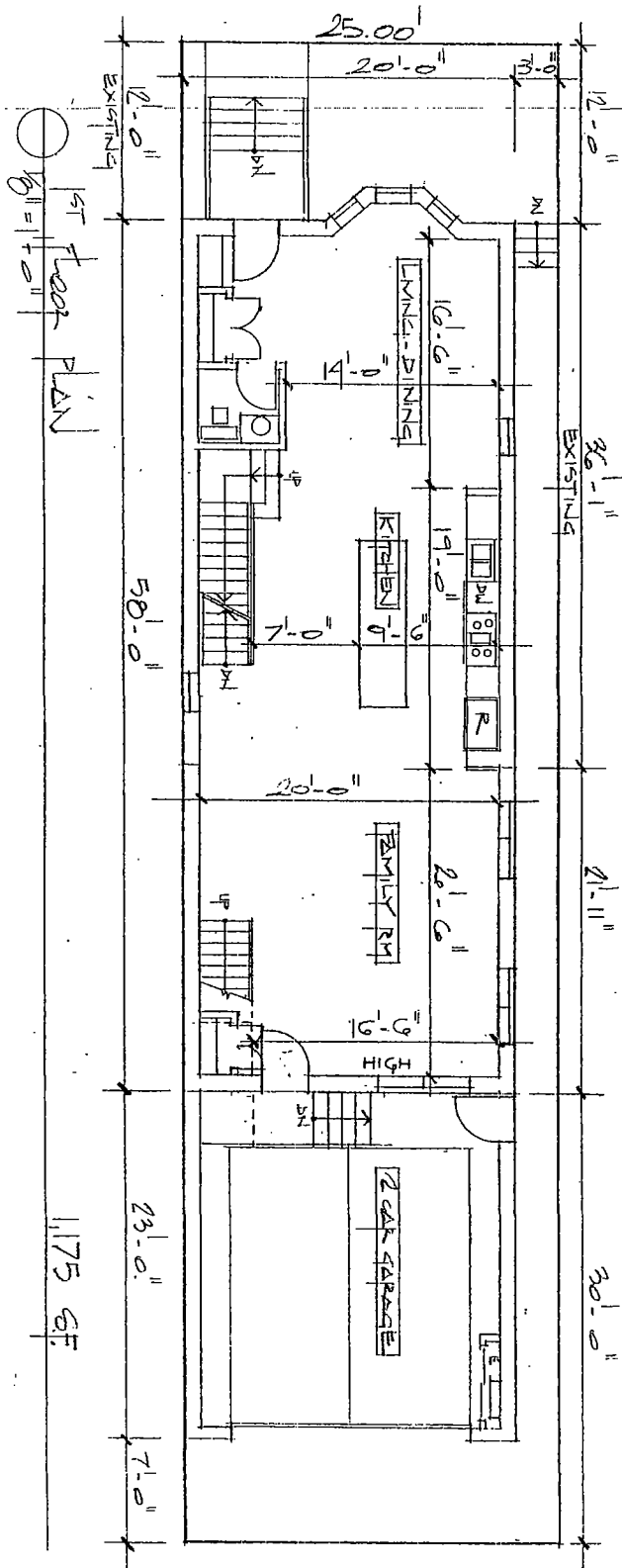


○ BASEMENT Floor Plan
1/8" = 1'-0"

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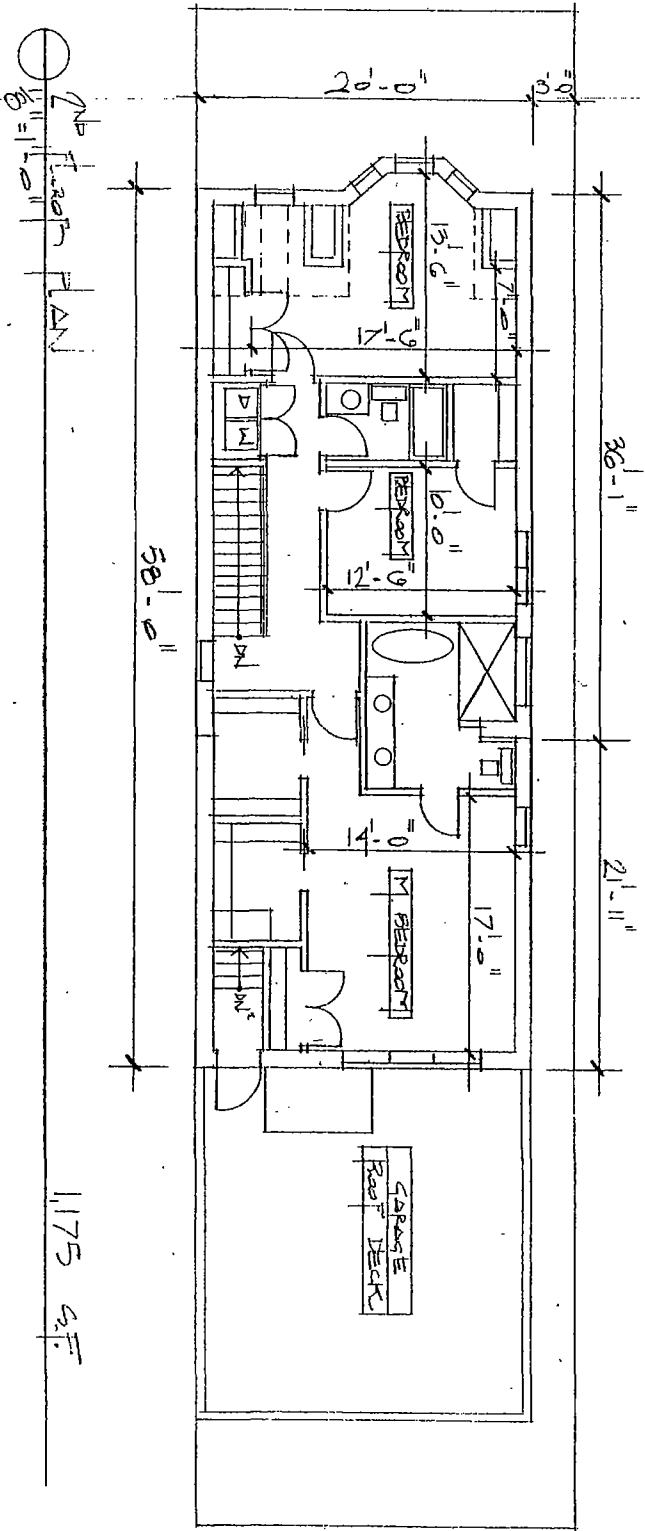
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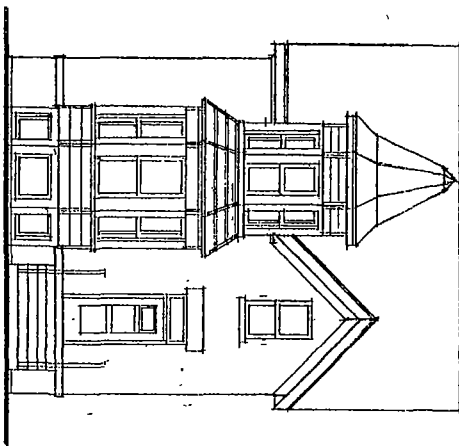
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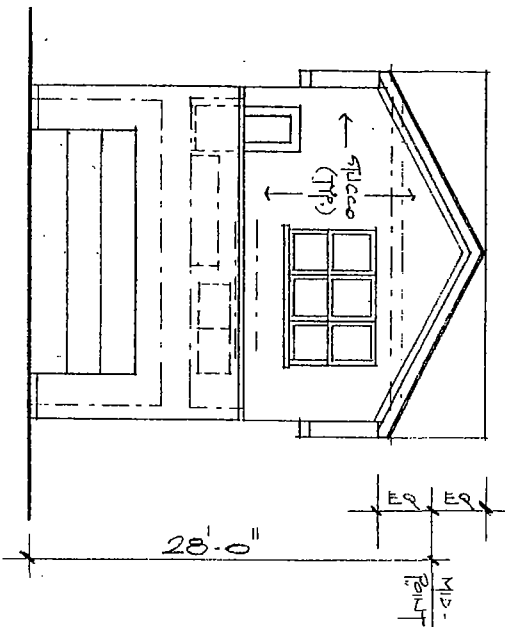


North Elevation
08/11/18

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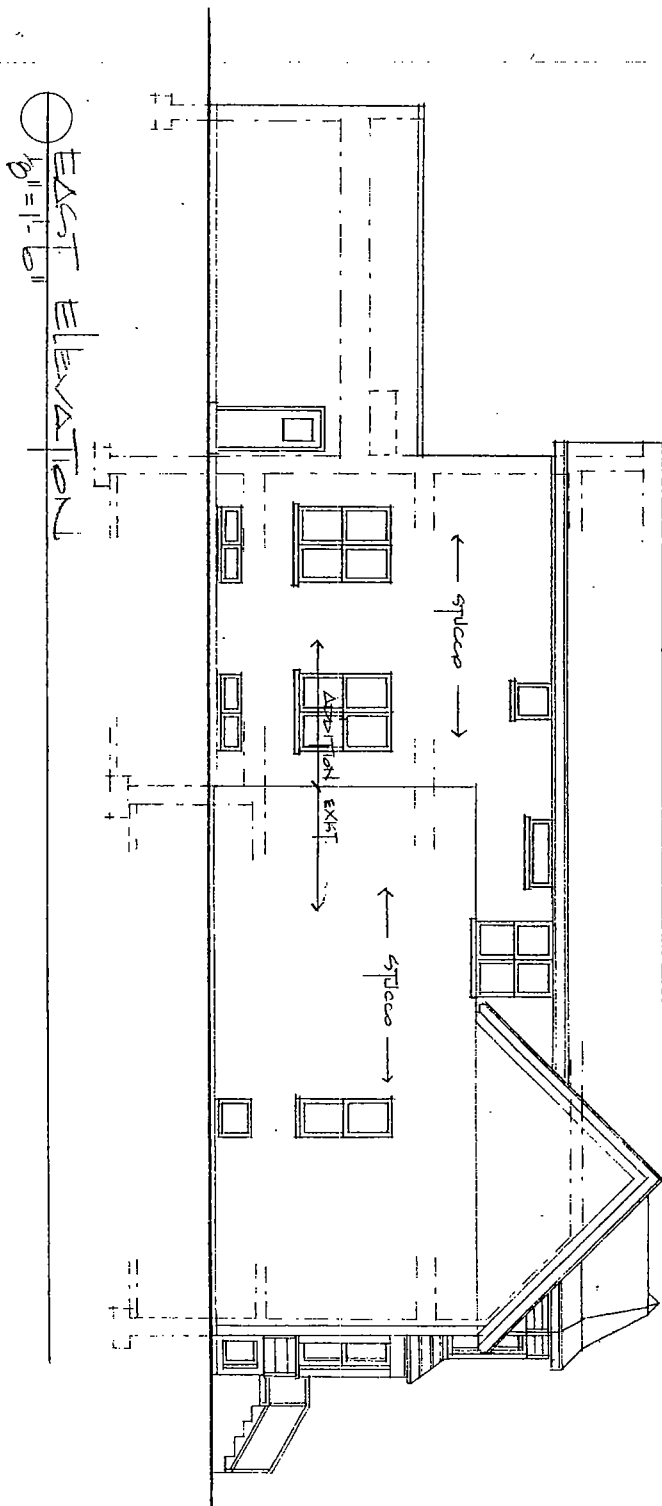


○ SOUTH ELEVATION
1/8" = 1'-0"

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