



To those of a B2-3, Neighborhood Mixed-Use District

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

address of property: 5540 West Montrose Avenue

## FINAL FOR PUBLICATION

Application # 19519 T1

### SUBSTITUTE NARRATIVE AND SUBSTITUTE PLANS FOR TYPE 1 REZONING FOR 5540 WEST MONTROSE AVENUE

The subject property is currently improved with a vacant commercial building. The Applicant intends to demolish the existing building and divide the property into 2 zoning lots and build a new 3 story, 6 dwelling unit residential building with 6 parking spaces on each resulting lot (total of 12 dwelling units at the property). The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description: Zoning Change from a B3-1 to a B2-3

Use:	Divide the property into 2 zoning lots and build a new 6 dwelling unit building on each resulting lot - total of 12 dwelling units
Lot Area:	Total of 11,282 Square Feet divided into 2 lots: 5540 W. Montrose - 5,641.2 Square Feet 5544 W. Montrose - 5,641.2 Square Feet
Floor Area Ratio:	5540 W. Montrose - 1.26 5544 W. Montrose - 1.26
Building Floor Area:	5540 W. Montrose - 7,095.5 Square Feet 5544 W. Montrose - 7,095.5 Square Feet

Density: 5540 W. Montrose - 940 Square Feet per Dwelling Unit 5544 W. Montrose  
- 940 Square Feet per Dwelling Unit

Off- Street parking: 5540 W. Montrose - 6 parking spaces 5544 W. Montrose - 6 parking  
spaces

Set Backs: 5540 W. Montrose: Front: 0 Feet Side: east side: 1 foot 9 inches / west  
side - 1 foot 6 inches Rear: 53 Feet 7 Vi inches 5544 W. Montrose: Front:  
0 Feet Side: east: 1 foot 6 inches / west side: 1 foot 3 inches Rear: 53 Feet  
7 Vi inches

Building Height: 5540 W. Montrose - 34 feet 3 inches 5544 W. Montrose - 34 feet 3 inches

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