



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Details (With Text)

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**File #:** SO2018-1869  
**Type:** Ordinance  
**File created:** 2/28/2018  
**Status:** Passed  
**In control:** City Council  
**Final action:** 10/31/2018  
**Title:** Zoning Reclassification Map No. 11-J at 4017 N Monticello Ave - App No. 19562T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-J  
**Attachments:** 1. O2018-1869.pdf, 2. SO2018-1869.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed as Substitute	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/28/2018	1	City Council	Referred	

### 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

Application No. 19562-T1

**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 %

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

YARD OPEN SPACE: ZERO BUILDING HEIGHT: 35 FEET 10

INCHES

# FINAL FCR PUBLICATION

N. MONTICELLO AVE

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DEVELOPER

PROJECT NAME

THREE UNIT BUILDING 401; N. MONTICELLO CHICAGO. II

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