



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2016-4759
Type: Ordinance **Status:** Passed
File created: 6/22/2016 **In control:** City Council
Final action: 7/20/2016

Title: Zoning Reclassification Map No. 7-H at 2331-2333 W Montana St - App No. 18841T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-H
Attachments: 1. SO2016-4759.pdf, 2. O2016-4759.pdf

Date	Ver.	Action By	Action	Result
7/20/2016	1	City Council	Passed as Substitute	Pass
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
6/22/2016	1	City Council	Referred	

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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, as shown on Map 7-H in the area bounded by:

West Montana Street; a perpendicular line to West Montana Street that is 267 feet east of and parallel to North Western Avenue; the public alley south of and parallel to West Montana Street; a perpendicular line to West Montana Street that is 315 feet east of and parallel to North Western Avenue,

to those of RT-4 Residential Two-Flat, Townhome and Multi-Family District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2331-33 West Montana Street, Chicago, Illinois

SUBSTITUTE NARRATIVE DESCRIPTION AND PLANS
FOR THE PROPOSED REZONING AT
2331 WEST MONTANA STREET AND 2333 WEST MONTANA
STREET'

The Application to change zoning for 2331 and 2333 West Montana Street from MI-2 to RT-4 Residential Two-Family District. The Applicant intends to construct a single-family home with a garage at 2331 West Montana Street. The footprint of the new home will be 19 feet by 55 feet 5 inches, the height will be 38 feet in size, as defined by code. As for 2333 West Montana, the Applicant intends to rehab the property and erect an addition in the rear of the Property, which is 18 feet 6 inches by 12 feet 7 inches in size. There will be no change in the existing building height.

2331 WEST MONTANA STREET

LOT AREA: 2,400 SQUARE FEET

FLOOR AREA RATIO: 1.11

BUILDING AREA: 2,645 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 2,645 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A TWO CAR GARAGE LOCATED IN THE REAR OF THE PROPERTY ASSESSABLE BY THE PUBLIC ALLEY

FRONT SETBACK: 12 FEET

REAR SETBACK: 32 FEET 7 INCHES

SIDE SETBACK: 2 FEET 8 INCHES (EAST) AND 2 FEET 8 INCHES (WEST)

REAR YARD OPEN SPACE: 263 SQUARE FEET

BUILDING HEIGHT: 38 FEET

2333 WEST MONTANA STREET

LOT AREA: 2,400 SQUARE FEET

FLOOR AREA RATIO: 1.06

BUILDING AREA: 2,546 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 2,546 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A TWO CAR GARAGE LOCATED IN THE REAR OF THE PROPERTY ASSESSABLE BY THE PUBLIC ALLEY

EXISTING FRONT SETBACK: 8 FEET 3-1/4 INCHES

EXISTING REAR SETBACK: 30 FEET 1 INCHES

EXISTING SIDE SETBACK: 1-1/2 INCHES (WEST) AND 8 -1/12 (EAST)

REAR YARD OPEN SPACE: 205 SQUARE FEET

BUILDING HEIGHT: 28 FEET 4 INCHES
16'-0" PUBLIC ALLEY

W. MONTANA ST.

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