



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-5570  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 7/20/2016              **In control:** City Council  
**Final action:** 9/14/2016  
**Title:** Zoning Reclassification Map No. 7-G at 2462 N Lincoln Ave and 900-910 W Montana St - App No. 18895T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-G  
**Attachments:** 1. O2016-5570.pdf, 2. SO2016-5570.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed as Substitute	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/20/2016	1	City Council	Referred	

### **-#78075-n**

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*ORDINANCE*

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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 the B3-3 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by:

a line 25.00 feet northwest of West Montana Street as measured along the southwesterly line of North Lincoln Avenue; North Lincoln Avenue; West Montana Street; and the public alley next southwest of North Lincoln Avenue

to those of a B3-3 Community Shopping District.

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

**Common Address: 2462 North Lincoln Avenue/900 - 10 West Montana Street**

**SUBSTITUTE NARRATIVE**

2462 North Lincoln Avenue/900 - 10 West Montana Street TYPE I  
REGULATIONS

Narrative: The subject property contains approximately 3,025 square feet and is improved with a two-story building. The Applicant proposes to rezone the property to a B3-3 district and pursuant to the Transit-Oriented Provisions of the Chicago Zoning Ordinance construct a four-story (50 ft. 0 in. in height) building containing nine dwelling units, approximately 1,210 sq. ft. of commercial area on the ground floor to be used for retail, office or restaurant space, two parking spaces and no loading berth. The following uses shall be prohibited on the subject property: Vacation Rental, Homesharing, Taverns or roof-top decks on fourth floor roof.

Lot Area: 3,025 sq. ft.

FAR: 3.46

FLOOR AREA: 10,462.00 sq. ft.  
\*\*\*\*\*

Residential Dwelling Units: 9

MLA: 336.11 sq.ft.

Height: 50 ft. 0 in.

Bicycle Parking: 22 Automobile Parking: Two Loading: None Setbacks:

Northwest Property Line (side):	0.0 ft.
Lincoln Avenue (front):	0.0 ft.
Montana Street (side):	0.0 ft.
Alley (rear):	2.0 ft.*

\*Applicant will pursue the required variations.

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