



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2016-51, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit District symbols and indications as shown on Map No. 11-J in the area bounded by

A point 162 feet north of West Irving Park Road, 125.62 feet east of North Monticello Avenue and a point 141 feet north of West Irving Park Road; and North Monticello Avenue,

to those of a B3-1 Community Shopping District.

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

Common Address of Property: 4015 North Monticello Avenue

#18618TI

**SUBSTITUTE NARRATIVE AND PLANS
FOR THE PROPOSED REZONING AT
4015 NORTH MONTICELLO AVENUE**

The Application to change zoning for 4015 North Monticello Avenue from RS-3, Residential Single-Unit District to B3-1, Community Shopping District. The Applicant intends to use the vacant lot located at 4015 North Monticello Avenue as five (5) Required, Accessory, Off-Site Parking Spaces and one (1) Non-Required, Accessory, Off-Site Parking Space for the new daycare facility located at 3620 West Irving Park Road.

LOT AREA: 2,625 SQUARE FEET FLOOR AREA

RATIO: ZERO

PARKING: USE IS FIVE (5) REQUIRED, ACCESSORY, OFF-SITE PARKING SPACES AND ONE (1) NON-REQUIRED, ACCESSORY, OFF-SITE PARKING SPACE TO SERVE THE ADJACENT DAYCARE FACILITY.

BUILDING AREA: ZERO, EXTERIOR PARKING LOT DENSITY. LOT

AREA PER DWELLING UNIT: ZERO FRONT SETBACK: ZERO REAR

SETBACK: ZERO SIDE SETBACK: ZERO

REAR YARD OPEN SPACE: NONE REQUIRED BUILDING HEIGHT:

ZERO. EXTERIOR PARKING LOT