



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

File #: SO2022-635, Version: 1

---

### ORDINANCE

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

SECTION I. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No. 11 -J in the area bounded by

West Montrose Avenue; a line 55 feet east of and parallel to North Avers Avenue; the Public Alley next south of and parallel to West Montrose Avenue; and a line 30 feet east of and parallel to North Avers Avenue;

to those of a CI-2 Neighborhood Commercial District is hereby established in the area above described.

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

Common Address of Property: 3821 W. Montrose Avenue

**AMENDED TO BE A TYPE-1 ZONING MAP AMENDMENT ZONING NARRATIVE AND PLANS FOR 3821**

**WEST MONTROSE AVENUE, CHICAGO, IL 60618 FROM B3-1 COMMUNITY SHOPPING DISTRICT TO CI-2**

#### **NEIGHBORHOOD COMMERCIAL DISTRICT**

The existing 3-story mixed use building containing commercial space at the ground floor and two (2) dwelling units above will remain. The Applicant uses the commercial space as its interior office for its general contracting business. The plan is to build a 1-story addition with a rooftop deck at the rear of the building in order to expand the commercial space at the ground floor.

Project's Floor Area Ratio: 1.73

Project's Density (Lot Area (Per Dwelling Unit):

Parking:

Setbacks:

2 Dwelling Units, 1,562.50 SF. Existing two-car garage will remain. Front: LT (existing) Rear: 62'-11 V" Side Setbacks:

- East Side Setback: LT (existing)
- West Side Setback: 0'(existing)

38'-4 3/16" (existing)

81909 11 '00V3IH0 3S0>iiN0rN 1S3AA

LOoZ-ZSZ-iii XvJ OOoZ-ZSZ-Ci/. 3H0Hd 8:903 SLOWIH 'O'JVOIKO

saoivAON^y 3i3av

a 3iins

3W 33Mritf.V.Ir.V N 5 lit

ii0z si03i.iioav inanmbON (o)

C

O

E-XMP  
.W

CO

.9.

n o

C

00 SS

X 3  
lu cn

i 3 . in uj

oo

U oo

Z  
<\_l o\_

LU  
H

Lo

Q

U Lo  
O Q\_

O

al

^1

o

o

33

.i  
-yy V-

;OSZ-ZSJ-£/£ xvi  
oyer z'-.z <?l '3NOHd EL'joy siONrrn 'ooks

iICS SiD3iIH0JiV IHOn-UMON (5)

21909 II OOVOII-IO 3S0;-:l.N0P- 1S2M 139? SeJ01VA0N3il 313MV

G 3LC.S  
3A» aaxflVMW H CZ8Z

C; ■\* tn  
88 CN

LIJ W I Cj Cj <r < LU P I- o  
o c <r  
£25 lu^S

<C < LJ  
n => or o o < Co on n \_ o 9S<sup>M</sup>

LU

U  
LO  
I

O/  
O  
O

LO  
al

LO  
O  
O  
al  
Q-

- U -

81909 "i 'UOVOIHJ idSOaiNCHN 1S3M IZ9E Sy01VAGN38 313UV

BISCS SIOK'IT '0?V3IH0 8 JJI'S

! |  
o o  
o

in  
CM

O

g 15

no

LU LU

X

U

OO

I

8 or

i2: 0L\CJ  
00

u\_ O O

CrT

Q

LU OO

O

D\_

O

al

J

81909 "I 'O9V0IH0 JSOeliNOf"\* IS3M ISH? SU0iVA0N3ti 3i3fcV

IKOriH.MOX'

^^^S?-" 1XT- i SD3JJHDW

31009 SO'JIH 00V3IH0

•a aims 3AV 33MnvmiM n rzzsz

C

X  
U

I

<>  
UJ

X h-Z)  
O oo)  
Q  
UJ  
oo  
O o\_  
O  
Q\_

liiiij I -liii

.,17E E-,<. i