



Office of the City Clerk

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Legislation Text

File #: SO2018-669, Version: 1

Application Number: 19519 T1

SUBSTITUTE 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 B3-1, Community Shopping District symbols as shown on Map No. 11-L in the area bounded by:

The public alley next north of and parallel to West Montrose Avenue; a line 224.55 feet east of and parallel to North Central Avenue; West Montrose Avenue; the public alley next east of and parallel to North Central Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 5540 West Montrose Avenue

FINAL FOR PUBLICATION

Application # 19519 T1

SUBSTITUTE NARRATIVE AND SUBSTITUTE PLANS FOR TYPE 1 REZONING FOR 5540 WEST MONTROSE AVENUE

The subject property is currently improved with a vacant commercial building. The Applicant intends to demolish the existing building and divide the property into 2 zoning lots and build a new 3 story, 6 dwelling unit residential building with 6 parking spaces on each resulting lot (total of 12 dwelling units at the property). The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description: Zoning Change from a B3-1 to a B2-3

Use:, Divide the property into 2 zoning lots and build a new 6 dwelling unit building on each resulting lot - total of 12 dwelling units

Lot Area: Total of 11,282 Square Feet divided into 2 lots: 5540 W. Montrose - 5,641.2 Square Feet 5544 W. Montrose - 5,641.2 Square Feet

Floor Area Ratio: 5540 W. Montrose - 1.26 5544 W. Montrose - 1.26

Building Floor Area: 5540 W. Montrose - 7,095.5 Square Feet 5544 W. Montrose - 7,095.5 Square Feet

Density: 5540 W. Montrose - 940 Square Feet per Dwelling Unit 5544 W. Montrose - 940 Square Feet per Dwelling Unit

Off- Street parking: 5540 W. Montrose - 6 parking spaces 5544 W. Montrose - 6 parking spaces

Set Backs: 5540 W. Montrose: Front: 0 Feet Side: east side: 1 foot 9 inches / west side - 1 foot 6 inches Rear: 53 Feet 7 Vi inches 5544 W. Montrose: Front: 0 Feet Side: east: 1 foot 6 inches / west side: 1 foot 3 inches Rear: 53 Feet 7 Vi inches

Building Height: 5540 W. Montrose - 34 feet 3 inches 5544 W. Montrose - 34 feet 3 inches

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