



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2017-4846, Version: 1

SUBSTITUTE ORDINANCE Application #
19282 - T1

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 be amended by changing all the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-J in the area bound by

the alley next north of and parallel to West Cortland Street; a line 72 feet east of and parallel to North Monticello Avenue, West Cortland Street; and North Monticello Avenue,

to those of a RM-5 Residential Multi-Unit District, and a corresponding use 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: 3620-3624 W. Cortland / 1901-1913 N. Monticello

17-13-0303-C (1) SUBSTITUTE Narrative Zoning Analysis and Plans Application # 19282-T1

Subject Property: 3620-3624 W. Cortland /1901-1913 N. Monticello Proposed Zoning: RM-

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9,692 square feet

The Applicant is seeking a zoning change in order to permit a three-story seven (7) unit townhouse building. Onsite garage parking for fourteen (14) cars will be located at the rear of the subject lot. The proposed townhouse units will be masonry in construction and measure 35 feet 8 inches in height.

- a) The Project's Floor Area Ratio: 1.55
- b) The project's density (Lot Area per Dwelling Unit): 1.384.6 square feet
- c) The amount of off-street parking: 14 parking spaces
- d) Setbacks:
 - a. Front Setback: 10 feet
 - b. Rear Setback: 20 feet
 - c. Side Setbacks: North side - 2 feet 8 inches / South side - 5 feet
 - d. Rear Yard Open Space: N/A
- (e) Building Height: 35 feet 8 inches

*17-10-0207-A

* 17-13-0303-C(2) - Plans Attached.

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