



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2018-2445, Version: 1

ORDINANCE

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

SECTION i. 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 and indications as shown on Map No. 11 -5 in the area bounded by

WEST MONTROSE AVENUE; NORTH LAWNSDALE AVENUE; THE ALLEY SOUTH OF AND PARALLE TO WEST MONTROSE; A LINE 33.43 FEET WEST OF NORTH LAWNSDALE AVENUE

to those of a B3-2 Community Shopping District.

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

**FINAL FCR
PUBLICATION**

Common Address of Property:

3701 W. MONTROSE, CHICAGO, IL 60618

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
3701 W. MONTROSE AVENUE**

The Application is to change zoning for 3701 W. Montrose Avenue from B3-1 Community Shopping District to B3-2 Community Shopping District. The Applicant intends to add a third story addition to the 2 V2 story existing multi-unit building. The Applicant will convert the top level of the building into a second dwelling unit. The existing footprint of the building will not change. The new building height shall be 34 feet 0 inches.

LOT AREA: 4,125 SQUARE FEET

FLOOR AREA RATIO: 1.2

BUILDING AREA: 3,783 SQUARE FEET

DENSITY, per DWELLING UNIT:

AS EXISTING OFF-STREET PARKING: THREE PARKING SPACES IN THE REAR OF THE BUILDING

AS EXISTING FRONT SETBACK: 0 FEET

AS EXISTING REAR SETBACK: 53.7 FEET (From the new proposed back porch)

AS EXISTING SIDE SETBACK: 0 FEET (East)

AS EXISTING REAR YARD OPEN SPACE: 1675 SQUARE FEET

BUILDING HEIGHT: 34 FEET 0 INCHES

FINAL FOR
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