



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-9710
Type: Ordinance **Status:** Passed
File created: 12/10/2014 **In control:** City Council
Final action: 3/18/2015
Title: Zoning Reclassification Map No. 7-H at 2335-2337 W Montana St - App No. 18240T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-H
Attachments: 1. O2014-9710.pdf, 2. SO2014-9710.pdf

Date	Ver.	Action By	Action	Result
3/18/2015	1	City Council	Passed as Substitute	Pass
3/12/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/20/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/13/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/10/2014	1	City Council	Referred	

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 M1-2 Limited Manufacturing/Business Park District symbols and indications'as shown on Map No. 7-H in the area bounded by

West Montana Street; a perpendicular line to West Montana Street that is 335 feet west of and parallel to North Oakley Street; the public alley next south of and parallel to West Montana Street; a perpendicular line to West Montana Street that is 383 feet west of and parallel to North Oakley Street,

to those of an RT4 Residential Two-Flat Townhouse and Multi-Unit District.

Common Address of Property: 2335-37 West Montana Street

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

**SUBSTITUTE NARRATIVE AND PLANS
FOR THE PROPOSED REZONING**

AT

2335 AND 2337 WEST MONTANA STREET

The Application to change zoning for 2335 and 2337 West Montana Street from MI-2, Limited Manufacturing/Business Park District to RT-4, Residential Two-Flat, Townhome and Multi-Family District. The Applicant intends to divide a 48 feet by 100 feet zoning lot into two 24 feet by 100 feet Lots to construct two (2) Single-Family homes each with a separate two-car garage. The footprint of each new Single-Family will be 19 feet by 55 feet 5 inches.

LOT AREA: 2,400 SQUARE FEET FLOOR AREA RATIO:

1.11 BUILDING AREA: 2,654 SQUARE FEET

DENSITY. LOT AREA PER DWELLING UNIT: 2,400 SQUARE FEET OFF-STREET

PARKING: EACH HOME WILL HAVE A TWO-CAR GARAGE FRONT SETBACK: 12

FEET REAR SETBACK: 32 FEET 7 INCHES

SIDE SETBACK: EAST AND WEST SIDE YARD WILL BE 2.6 FEET REAR

YARD OPEN SPACE: 263 SQUARE FEET BUILDING HEIGHT: 38 FEET

