



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-1610  
**Type:** Ordinance **Status:** Passed  
**File created:** 3/16/2016 **In control:** City Council  
**Final action:** 9/14/2016  
**Title:** Zoning Reclassification Map No. 11-L at 4812-4818 W Montrose Ave - App No. 18685  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-L  
**Attachments:** 1. O2016-1610.pdf, 2. SO2016-1610.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed as Substitute	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/26/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/16/2016	1	City Council	Referred	

### SUBSTITUTE ORDINANCE

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

SECTION 1 That the City Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No: 11-L in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST MONTROSE AVENUE; A LINE 100.11 FEET WEST OF AND PARALLEL TO NORTH CICERO AVENUE; WEST MONTROSE AVENUE; AND, A LINE 200.47 FEET WEST OF AND PARALLEL TO NORTH CICERO AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

# FINAL FOR PUBLICATION

## ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS 4812-18 WEST MONTROSE AVENUE

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from B3-1 District to that of a B2-3 District for the property commonly known as 4812-18 West Montrose Avenue. The lot measures approximately 100 feet in width and 141.71 feet in depth resulting in a total lot area of 14,200 square feet. Applicant seeks to improve the currently vacant site with a 3 story, 16 residential dwelling unit building. Because of proximity to METRA and CTA Blue Line, 11 parking spaces are provided

The following is a list of the proposed dimensions of the development:

Density:

Lot Area Per Unit: Off Street Parking: Bicycle Parking: Height: Floor Area: Floor Area Ratio: Front (south) Setback: Rear (north) Setback: West Side Setback: East Side Setback:

16 residential dwelling units 887

11 spaces 11

47 feet

20,600 square feet 1.45 3 feet 30 feet

6 feet 6.5 inches 6 feet 6.5 inches

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