

# Legislation Details (With Text)

File #:	SO2	016-3924				
Туре:	Ordi	nance	Status:	Passed		
File created:	5/18	/2016	n control:	City Council		
		F	Final action:	6/22/2016		
Title:	Zoning Reclassification Map No. 11-H at 1819 W Montrose Ave - App No. 18791T1					
Sponsors:	Misc. Transmittal					
Indexes:	Map No. 11-H					
Attachments:	1. O2016-3924.pdf, 2. SO2016-3924.pdf					
Date	Ver.	Action By	Ac	tion	Result	
6/22/2016		City Council	Pa	assed as Substitute	Pass	
6/20/2016	1	Committee on Zoning, Lanc and Building Standards	lmarks Re	ecommended to Pass		
6/20/2016	1	Committee on Zoning, Land and Building Standards	lmarks Ar	mended in Committee	Pass	
	1	City Council	П	eferred		

## 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 B3-3 Community Shopping District symbols and indications as shown on Map No. 11-H in the area

bounded by

WEST MONTROSE AVENUE; NORTH HONORE AVENUE; A LINE 80 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; NORTH HONORE AVENUE; A LINE 204.88 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 70.06 FEET WEST OF THE WEST LINE OF NORTH HONORE AVENUE; A LINE 66.86 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 3 FEET EAST OF THE EAST LINE OF NORTH WOLCOTT AVENUE; A LINE 56.86 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 96.18 FEET EAST OF THE EAST LINE OF NORTH WOLCOTT AVENUE; A LINE 50.18 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; AND A LINE 22.59 FEET WEST OF THE WEST LINE OF NORTH HONORE AVENUE.

to those of B3-3 Community Shopping District.

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

Common Address of Property: 1819 West Montrose Avenue

4837-0411-7297.2 ID\SCOTT, ANDREW

#### SUBSTITUTE NARRATIVE AND PLANS

#### 17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

#### SUBJECT PROPERTY: 1819 WEST MONTROSE AVENUE, CHICAGO, ILLINOIS PROPOSED

ZONING: B3-3 COMMUNITY SHOPPING DISTRICT (TYPE 1) LOT AREA: 12,144 SQ.FT.

PROPOSED LAND USE: THE PROPERTY IS CURRENTLY VACANT. THE PROPERTY WILL BE REDEVELOPED WITH A NEW, MIXED USE BUILDING WITH GROUND FLOOR RETAIL, 38 DWELLING UNITS ON FLOORS TWO THROUGH FIVE AND FOUR PARKING SPACES. APPLICANT IS USING THE TRANSIT-SERVED LOCATIONS PROVISIONS OF THE CHICAGO ZONING ORDINANCE TO REDUCE MLA (17-3-0402-B), INCREASE FAR (17-3-0403-C) AND REDUCE PARKING (17-10-0102-B).

- A) FLOOR AREA RATIO: 3.5 (BASED ON PROVIDING ALL REQUIRED AFFORDABLE UNITS ON SITE); TOTAL FLOOR AREA FOR FAR PURPOSES IS 42,504 SQ. FT.
- B) DENSITY (LOT AREA PER DWELLING UNIT): 319 SQ. FT. (BASED ON PROVISIONS OF SECTION 17-3 -0402-B)
- C) THE AMOUNT OF OFF-STREET PARKING: 4 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND AT LEAST 34 BIKE PARKING SPACES.

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- D) SETBACKS:
- A. FRONT SETBACKS: NONE
- B. REAR SETBACKS: 30 FEET TO FLOORS CONTAINING RESIDENTIAL USES
- C. SIDE SETBACKS: 0.66 FEET (WEST) AND 1.33 (EAST)
- (E) BUILDING HEIGHT: 54.5 FEET

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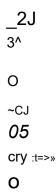
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