



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2018-669  
**Type:** Ordinance  
**File created:** 1/17/2018  
**Status:** Passed  
**In control:** City Council  
**Final action:** 2/28/2018  
**Title:** Zoning Reclassification Map No. 11-L at 5540 W Montrose Ave - App No. 19519T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-L  
**Attachments:** 1. O2018-669.pdf, 2. SO2018-669.pdf

Date	Ver.	Action By	Action	Result
2/28/2018	1	City Council	Passed as Substitute	Pass
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/17/2018	1	City Council	Referred	

**Application Number: 19519 T1**

### 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 B3-1, Community Shopping District symbols as shown on Map No. 11-L in the area bounded by:**

**The public alley next north of and parallel to West Montrose Avenue; a line 224.55 feet east of and parallel to North Central Avenue; West Montrose Avenue; the public alley next east of and parallel to North Central Avenue.**

To those of a B2-3, Neighborhood Mixed-Use District

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

address of property: 5540 West Montrose Avenue

## HNAL FOR PUBLICATION

Application # 19519 Tl

### SUBSTITUTE NARRATIVE AND SUBSTITUTE PLANS FOR TYPE 1 REZONING FOR f5540 WEST MONTROSE AVENUE

The subject property is currently improved with a vacant commercial building. The Applicant intends to demolish the existing building and divide the property into 2 zoning lots and build a new 3 story, 6 dwelling unit residential building with 6 parking spaces on each resulting lot (total of 12 dwelling units at the property). The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description: Zoning Change from a B3-1 to a B2-3

Use:,	Divide the property into 2 zoning lots and build a new 6 dwelling unit building on each resulting lot - total of 12 dwelling units
Lot Area:	Total of 11,282 Square Feet divided into 2 lots: 5540 W. Montrose - 5,641.2 Square Feet 5544 W. Montrose - 5,641.2 Square Feet
Floor Area Ratio:	5540 W.Montrose - 1.26 5544 W. Montrose - 1.26
Building Floor Area:	5540 W. Montrose - 7,095.5 Square Feet 5544 W. Montrose - 7,095.5 Square Feet

Density: 5540 W. Montrose - 940 Square Feet per Dwelling Unit 5544 W. Montrose - 940 Square Feet per Dwelling Unit

Off- Street parking: 5540 W. Montrose - 6 parking spaces 5544 W. Montrose - 6 parking spaces

Set Backs: 5540 W. Montrose: Front: 0 Feet Side: east side: 1 foot 9 inches / west side - 1 foot 6 inches Rear: 53 Feet 7 Vi inches 5544 W. Montrose: Front: 0 Feet Side: east: 1 foot 6 inches / west side: 1 foot 3 inches Rear: 53 Feet 7 Vi inches

Building Height: 5540 W. Montrose - 34 feet 3 inches 5544 W. Montrose - 34 feet 3 inches

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