



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2018-2445
Type: Ordinance **Status:** Passed
File created: 3/28/2018 **In control:** City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 11-5 at 3701 W Montrose Ave - App No. 19605T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G, Miscellaneous
Attachments: 1. O2018-2445.pdf, 2. O2018-2445 (V1).pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/28/2018	1	City Council	Referred	

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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