

Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

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:

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 LAWNDALE AVENUE; THE ALLEY SOUTH OF AND PARALLE TO WEST MONTROSE; A LINE 33.43 FEET WEST OF NORTH LAWNDALE AVENUE

to those of a B3-2 Community Shopping District.

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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

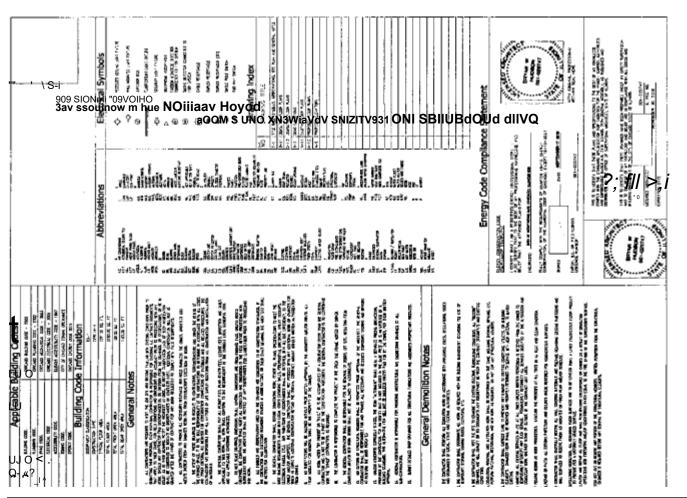
AS EXISTING REAR SETBACK: 53.7 FEET (From the new proposed back porch)

AS EXISTING SIDE SETBACK: 0 FEET (East)

AS EXISTING REAR YARD OPEN SPACE: 1675 SQUARE FEET

BUILDING HEIGHT: 34 FEET 0 INCHES

FINAL FOR FUBLICATION



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