STORE OF CHICAGE	Office of the City Clerk				City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com		
File #:	SO2	018-6940					
Туре:	Ordi	nance	Status:	Passed			
File created:	9/20	/2018	In control:	City Council			
			Final action:	10/31/2018			
Title:	Zoning Reclassification Map No. 7-H at 2313-2315 W Montana St - App No. 19773T1						
Sponsors:	Misc. Transmittal						
Indexes:	Map No. 7-H						
Attachments:	1. O2018-6940.pdf, 2. SO2018-6940.pdf						
Date	Ver.	Action By	A	ction	Result		
10/31/2018	1	City Council	F	Passed as Substitute	Pass		

ORDINANCE

Recommended to Pass

Referred

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 MI-2, Limited Manufacturing/Business Park District

symbols as shown on Map No. 7-H in the area bounded by:

Committee on Zoning, Landmarks

and Building Standards

City Council

West Montana Street; the alley next west of and parallel to North Oakley Street; the public alley next south of and parallel to West Montana Street; and a line 167 feet west of and parallel to North Oakley Street.

To those of a B2-2, Neighborhood Mixed-Use District

10/22/2018

9/20/2018

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

address of property: 2313-15 West Montana Street, Chicago

SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 2313-15 WEST MONTANA STREET, CHICAGO, IL

The subject property is a double lot, currently developed with a residential building. The Applicant intends to divide the subject property into 2 zoning lots. The existing single family house will remain at 2313 West Montana and the new lot will be 25 feet wide and 100 feet deep The existing house will be rehabbed and a rear 2-story addition with an attached garage will be built. The vacant lot at 2315 West Montana will have measurements of 26 feet by 100 feet and will be developed with a new single family house.

Project Description:	Zoning Change from an MI-2, Limited Manufacturing/Business				
Use:	Park District to a B2-2, Neighborhood Mixed-Use District Single family house at 2313 West Montana to be rehabbed with a rear addition and a new single family house to be built at 2315 West Montana				
Floor Area Ratio:	2313 W.Montana: 1.0 2315 W. Montana: 1.0				
Lot Area:	2313 W. Montana: 25' x 100' = 2,500 square feet 2315 W. Montana: 26' x 100' = 2,600 square feet				
Building Floor Area:	2313 W. Montana: 2,350 square feet 2315 W. Montana: 2,196 square feet				
Density:	2313 W. Montana: 2,500 square feet per DU 2315 W. Montana: 2,600 square feet per DU				
Off- Street parking:	2313 W. Montana: 2 parking spaces 2315 W. Montana: 2 parking				
Set Backs:	spaces 2313 W. Montana: Existing Front: 12 feet Existing West Side: 0 feet / Existing East Side: 3 feet Rear: 7 feet * 2315 W. Montana: Front: 12 feet Each Side: 3 feet Rear: 8 feet 5 inches *				
Building height:	2313 W. Montana: 28 feet 2315 W. Montana: 28 feet 7 inches				
•will file for variation if needed f IMAL FCR PUBLiCffiBK					
16'-0" PUBLIC ALLEY					

Office of the City Clerk

SIDEWALK



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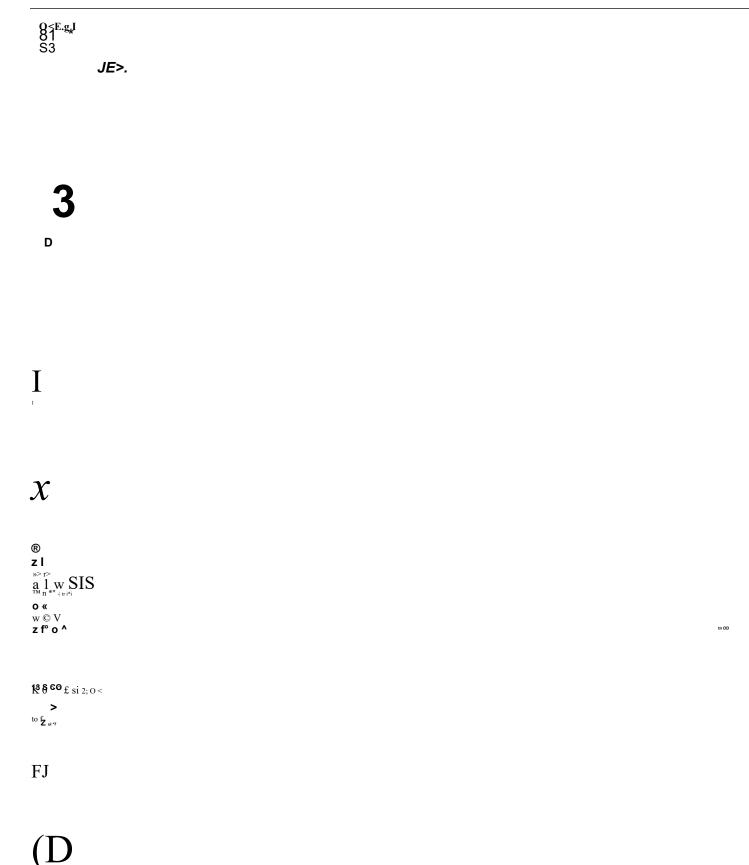
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