



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2022-635  
**Type:** Ordinance  
**File created:** 2/23/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 3/23/2022  
**Title:** Zoning Reclassification Map No. 11-J at 3821 W Montrose Ave - App No. 20953T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-J  
**Attachments:** 1. O2022-635.pdf, 2. SO2022-635.pdf

Date	Ver.	Action By	Action	Result
3/23/2022	1	City Council	Passed as Substitute	Pass
3/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/23/2022	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, the Chicago Zoning Ordinance,  
be amended by changing all the B3-1 Community Shopping District symbols and  
indications as shown on Map No. 11 -J in the area bounded by

West Montrose Avenue; a line 55 feet east of and parallel to North Avers Avenue; the Public Alley next south  
of and parallel to West Montrose Avenue; and a line 30 feet east of and parallel to North Avers Avenue;

to those of a CI-2 Neighborhood Commercial District is hereby established in the  
area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3821 W. Montrose Avenue

**AMENDED TO BE A TYPE-1 ZONING MAP AMENDMENT ZONING NARRATIVE AND PLANS FOR 3821**

**WEST MONTROSE AVENUE, CHICAGO, IL 60618 FROM B3-1 COMMUNITY SHOPPING DISTRICT TO CI-2**

**NEIGHBORHOOD COMMERCIAL DISTRICT**

The existing 3-story mixed use building containing commercial space at the ground floor and two (2) dwelling units above will remain. The Applicant uses the commercial space as its interior office for its general contracting business. The plan is to build a 1-story addition with a rooftop deck at the rear of the building in order to expand the commercial space at the ground floor.

Project's Floor Area Ratio: 1.73

Project's Density (Lot Area (PerDwellingUnit):

Parking:

Setbacks:

2 Dwelling Units, 1,562.50 SF. Existing two-car garage will remain. Front: LT (existing) Rear: 62'-11 V" Side Setbacks:

- East Side Setback: LT (existing)
- West Side Setback: 0'(existing)

38'-4 3/16" (existing)

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