



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2014-9710, **Version:** 1

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 M1-2 Limited Manufacturing/Business Park District symbols and indications'as shown on Map No. 7-H in the area bounded by

West Montana Street; a perpendicular line to West Montana Street that is 335 feet west of and parallel to North Oakley Street; the public alley next south of and parallel to West Montana Street; a perpendicular line to West Montana Street that is 383 feet west of and parallel to North Oakley Street,

to those of an RT4 Residential Two-Flat Townhouse and Multi-Unit District.

Common Address of Property: 2335-37 West Montana Street

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

SUBSTITUTE NARRATIVE AND PLANS

FOR THE PROPOSED REZONING

AT

2335 AND 2337 WEST MONTANA STREET

The Application to change zoning for 2335 and 2337 West Montana Street from MI-2, Limited Manufacturing/Business Park District to RT-4, Residential Two-Flat, Townhome and Multi-Family District. The Applicant intends to divide a 48 feet by 100 feet zoning lot into two 24 feet by 100 feet Lots to construct two (2) Single-Family homes each with a separate two-car garage. The footprint of each new Single-Family will be 19 feet by 55 feet 5 inches.

LOT AREA: 2,400 SQUARE FEET FLOOR AREA RATIO:

1.11 BUILDING AREA: 2,654 SQUARE FEET

DENSITY. LOT AREA PER DWELLING UNIT: 2,400 SQUARE FEET OFF-STREET

PARKING: EACH HOME WILL HAVE A TWO-CAR GARAGE FRONT SETBACK: 12

FEET REAR SETBACK: 32 FEET 7 INCHES

SIDE SETBACK: EAST AND WEST SIDE YARD WILL BE 2.6 FEET REAR

YARD OPEN SPACE: 263 SQUARE FEET BUILDING HEIGHT: 38 FEET