



Office of the City Clerk

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

Legislation Text

File #: SO2016-1610, **Version:** 1

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No: 11-L in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST MONTROSE AVENUE; A LINE 100.11 FEET WEST OF AND PARALLEL TO NORTH CICERO AVENUE; WEST MONTROSE AVENUE; AND, A LINE 200.47 FEET WEST OF AND PARALLEL TO NORTH CICERO AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

FINAL FOR PUBLICATION

ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP
AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE PROPERTY COMMONLY KNOWN
AS 4812-18 WEST MONTROSE AVENUE

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from B3-1 District to that of a B2-3 District for the property commonly known as 4812-18 West Montrose Avenue. The lot measures approximately 100 feet in width and 141.71 feet in depth resulting in a total lot area of 14,200 square feet. Applicant seeks to improve the currently vacant site with a 3 story, 16 residential dwelling unit building. Because of proximity to METRA and CTA Blue Line, 11 parking spaces are provided

The following is a list of the proposed dimensions of the development:

Density:

Lot Area Per Unit: Off Street Parking: Bicycle Parking: Height: Floor Area: Floor Area Ratio: Front (south) Setback: Rear (north) Setback: West Side Setback: East Side Setback:

16 residential dwelling units 887

11 spaces 11

47 feet

20,600 square feet 1.45 3 feet 30 feet

6 feet 6.5 inches 6 feet 6.5 inches

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