



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: SO2016-3924, Version: 1

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### SUBSTITUTE 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 B3-3 Community Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by

WEST MONTROSE AVENUE; NORTH HONORE AVENUE; A LINE 80 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; NORTH HONORE AVENUE; A LINE 204.88 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 70.06 FEET WEST OF THE WEST LINE OF NORTH HONORE AVENUE; A LINE 66.86 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 3 FEET EAST OF THE EAST LINE OF NORTH WOLCOTT AVENUE; A LINE 56.86 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 96.18 FEET EAST OF THE EAST LINE OF NORTH WOLCOTT AVENUE; A LINE 50.18 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; AND A LINE 22.59 FEET WEST OF THE WEST LINE OF NORTH HONORE AVENUE.

to those of B3-3 Community Shopping District.

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

Common Address of Property: 1819 West Montrose Avenue

4837-0411-7297.2 ID\SCOTT, ANDREW

## SUBSTITUTE NARRATIVE AND PLANS

### 17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1819 WEST MONTROSE AVENUE, CHICAGO, ILLINOIS PROPOSED

ZONING: B3-3 COMMUNITY SHOPPING DISTRICT (TYPE 1) LOT AREA: 12,144 SQ.FT.

PROPOSED LAND USE: THE PROPERTY IS CURRENTLY VACANT. THE PROPERTY WILL BE REDEVELOPED WITH A NEW, MIXED USE BUILDING WITH GROUND FLOOR RETAIL, 38 DWELLING UNITS ON FLOORS TWO THROUGH FIVE AND FOUR PARKING SPACES. APPLICANT IS USING THE TRANSIT-SERVED LOCATIONS PROVISIONS OF THE CHICAGO ZONING ORDINANCE TO REDUCE MLA (17-3-0402-B), INCREASE FAR (17-3-0403-C) AND REDUCE PARKING (17-10-0102-B).

- A) FLOOR AREA RATIO: 3.5 (BASED ON PROVIDING ALL REQUIRED AFFORDABLE UNITS ON SITE); TOTAL FLOOR AREA FOR FAR PURPOSES IS 42,504 SQ. FT.
- B) DENSITY (LOT AREA PER DWELLING UNIT): 319 SQ. FT. (BASED ON PROVISIONS OF SECTION 17-3-0402-B)
- C) THE AMOUNT OF OFF-STREET PARKING: 4 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND AT LEAST 34 BIKE PARKING SPACES.
- D) SETBACKS:
  - A. FRONT SETBACKS: NONE
  - B. REAR SETBACKS: 30 FEET TO FLOORS CONTAINING RESIDENTIAL USES
  - C. SIDE SETBACKS: 0.66 FEET (WEST) AND 1.33 (EAST)
- (E) BUILDING HEIGHT: 54.5 FEET

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