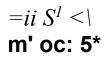


City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

Legislation Text

File #: SO2016-4759, 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 Ml-2, Limited Manufacturing/Business Park District, as shown on Map 7-H in the area bounded by:

West Montana Street; a perpendicular line to West Montana Street that is 267 feet east of and parallel to North Western Avenue; the public alley south of and parallel to West Montana Street; a perpendicular line to West Montana Street that is 315 feet east of and parallel to North Western Avenue,

to those of RT-4 Residential Two-Flat, Townhome and Multi-Family District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2331-33 West Montana Street, Chicago, Illinois

SUBSTITUTE NARRATIVE DESCRIPTION AND PLANS FOR THE PROPOSED REZONING AT 2331 WEST MONTANA S TREET AND 2333 WEST MONTANA STREET'

The Application lo change zoning for 2331 and 2333 West Montana Street from MI-2 to RT-4 Residential Two-ITal. Townhome and Multi-

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Family District. The Applicant intends to construct a single-family home with a garage at 2331 West Montana Street. The footprint offthe new home will be 19 feet by 55 feet 5 inches, the height will be 38 feet in size, as defined by code. As for 2333 West Montana, the Applicant intends to rehab the property and erect an addition in the rear of the Property, which is 18 feet 6 inches by 12 feet 7 inches in size. There will be no change in the existing building height.

2331 WEST MONTANA STREET

EOT AREA: 2,400 SQUARE FEET

FLOOR AREA RA TIO: 1.11

RUM.DING AREA: 2,645 SQUARE FEET

DENSI TY. EO T AREA per DWELLING UNI T: 2,645 SQUARE FEE T

OFF-STREET PARKING: THERE WILL BE A TWO CAR GARAGE LOCATED IN THE REAR OF THE PROPER TY ASSESSABLE BY TI IE PUBLIC ALLEY

FRON T SE TBACK: 12FEET

REAR SE TBACK: 32 FEET 7 INCHES

SIDE SETBACK: 2 FEET 8 INCHES (EAST) AND 2 FEET 8 INCHES (WEST)

REAR YARD OPEN SPACE: 263 SQUARE FEET

BUILDING HEIGHT: 38 FEET

2333 WEST MONTANA STREET

LO T AREA: 2,400 SQUARE FEET

FLOOR AREA RA TIO: 1.06

BUILDING AREA: 2,546 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 2,546 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A TWO CAR GARAGE LOCATED IN THE REAR OF THE PROPERTY ASSESSABLE BY THE PUBLIC ALLEY

EXIS TING FRON T SETBACK: 8 FEE T 3-1/4 INCHES

EXIS TING REAR SETBACK: 30 FEET 1 INCHES

EXISTING SIDE SE TBACK: 1-1/2 INCHES (WEST) AND 8 -1/12 (EAST)

REAR YARD OPEN SPACE: 205 SQUARE FEET

BUILDING HEIGHT: 28 FEET4 INCHES 16'-0" PUBUC ALLEY

W. MONTANA ST.

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