



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2017-901, Version: 1

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### ORDINANCE

#### *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 the B3-2 Community Shopping District symbols and indications as shown on Map No.1 1-H in the area bounded by

West Montrose Avenue; North Claremont Avenue; the alley next south of and parallel to West Montrose Avenue; and a line 25 feet west of and parallel to North Claremont Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses 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:

**17-13-0303-C (1) Substitute Narrative Zoning Analysis and Plans - 2335 W. Montrose**

Proposed Zoning: B2-3 Lot Area: 3,125

square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building. The proposed building will contain four (4) dwelling units. The proposed residential building will be masonry construction. The proposed building will be 46 feet 10 inches in height. Four (4) onsite parking spaces will be located at the rear of the subject lot.

- A) The Project's floor area ratio: 2.52
- B) The project's density (Lot Area Per Dwelling Unit): 781.25 square feet
- C) The amount of off-street parking: 4
- D) Setbacks:

Front Setback: 7 feet

East Side Setback: 6 inches

West Side Setback: 6 inches

Rear Setback: 22 feet (Variation required)

- E) Building Height: 46 feet 10 inches

\*17-10-0207-A

\*17-13-0303-C(2) - Plans Attached.

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DEVELOPER

BARRETT HOMES 1416 W.BELMONT AVE. (L 60657

PROJECT NAME

111!

NEW THREE STORY MASONRY 4 DWELLING UNIT BUILDING WITH BASEMENT, BALCONY AND ROOF DECK 2335 W. MONTROSE AVENUE CHICAGO, IL

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