



Office of the City Clerk

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

Legislation Text

File #: SO2018-1869, 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 RS-3 Residential Single-Unit (Detached House) District, as shown on Map 11-J in the area bounded by:

A line 186 feet North of and parallel to West Irving Park Road; the alley East of and parallel to North Monticello Avenue; a line 162.00 feet North of and parallel to West Irving Park Road; and North Monticello Avenue.

To those of B2-2 Neighborhood Mixed-Use District

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

Common Address of Property: 4017 North Monticello Ave., Chicago, IL

Application No. 19562-T1

**SUBSTITUTE
NARRATIVE AND PLANS FOR THE
PROPOSED REZONING AT
4017 NORTH MONTICELLO AVENUE**

The Application is to change zoning for 4017 North Monticello Avenue from RS-3 Residential Single-Unit (Detached House) to B2-2 Neighborhood Mixed-Use District. The Applicant intends to construct a three-story, three dwelling unit building with a basement. The footprint of the building shall be approximately be 23 feet 6 inches by 79 feet 4 in size. The building height shall be 35 feet 10 inches high, as defined by City Code.

LOT AREA: 3,014.88 SQUARE FEET FLOOR AREA

RATIO: 1.55 BUILDING AREA: 4,659 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,004.96 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED.

FRONT SETBACK: 14 FEET REAR SETBACK: 32 FEET 3 %

INCHES SIDE SETBACK: 3 FEET (North) ZERO (South) REAR

YARD OPEN SPACE: ZERO BUILDING HEIGHT: 35 FEET 10

INCHES

FINAL FCR PUBLICATION

N. MONTICELLO AVE

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DEVELOPER

PROJECT NAME

THREE UNIT BUILDING 401; N. MONTICELLO CHICAGO. II

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