



Office of the City Clerk

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

Legislation Text

File #: O2019-5527, **Version:** 1

a! for Pub!

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 M1-2, Limited Manufacturing/ Business Park symbols and indications as shown on Map No. 7-H in an area bound by

A line 243 feet east of and parallel to North Western Avenue; West Montana Street; a line 267 feet east of and parallel to North Western Avenue; and the public alley next south of and parallel to West Montana Street

to those of a -RT-4, Residential Two-Flat, Townhouse and Multi-Unit District. SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2333 West Montana Street

Hnaf for

NARRATIVE & PLANS - 2333 West Montana Street MI-2 to RT-4

The subject property is currently zoned for Manufacturing. The subject property is currently all residential, which is not a permitted use in a Manufacturing District. The existing 2-story, 2 dwelling unit building will remain with no changes. The applicant wishes to rezone the property to legalize the current use. There is no planned commercial space and no on-site parking at the subject property.

FAR	1.01
Lot Area	2,400 Square Feet
Building Area	2,431 Square Feet
Building Height	25 Feet 6 1/2 Inches
Front Setback	8 Feet 6 Inches
Rear Setback	34 Feet 8 Inches
East side Setback	1 Foot 9 1/2 Inches
West side Setback	0 Feet 0 Inches
Parking	0 Parking Spaces