



Office of the City Clerk

City Hall
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Room 107
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Legislation Text

File #: O2022-2807, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map No. 11-J in the area bounded by:

West Montrose Avenue; a line 116.84 feet west of and parallel to North Hamlin Avenue; the public alley next south of and parallel to West Montrose Avenue; and a line 146.84 feet west of and parallel to North Hamlin Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

3811-3813 West Montrose Avenue

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TYPE 1 ZONING AMENDMENT APPLICATION PROJECT NARRATIVE AND PLANS 3811-3813 West Montrose Avenue

B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

The Applicant seeks to legalize two existing ground-floor dwelling units that were established prior to the Applicant's ownership of the property and without City-issued permits. The two-story building will have total of four dwelling units. No changes will be made to the height or exterior of the building. The two

existing parking spaces at the rear of the property will remain. No commercial space will be provided.

	PROPOSED
Lot Area	3,750 s.f. (30.0' x 125.0')
Density - MLA	1 DU per 937.5 s.f.
Off Street Parking	2 spaces
Rear Setback	64.17'
Side (east) Setback	0'-0"
Side (west) Setback	0.17'
Front Setback	0'-0"
FAR	0.91
Building Height	21'-4"

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3811-13 W MONTROSE AVE CHICAGO, IL

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PROJECTS D

SB11-13 W MONTROSE AVI' CHICAGO, IL.

PROPOSED PLANS