



# City of Chicago



SO2018-1902

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/28/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-F at 615-623 W Belmont Ave - App No. 19554T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 RM 4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 7-F in the area bounded by:

West Belmont Avenue; the 18.0 foot public alley next west of North Broadway Street; the 14.0 foot public alley next south of West Belmont Avenue; a line 246.0 feet west of and parallel to North Broadway Street.

To those of a B2-5 Neighborhood Mixed-Use District and an accompanying use district is hereby established in the area described above.

SECTION 2. This ordinance takes effect after its passage and due publication.

**Common Address of the Property:** 615-623 West Belmont

**FINAL FOR PUBLICATION**

SUBSTITUTE NARRATIVE AND PLANS

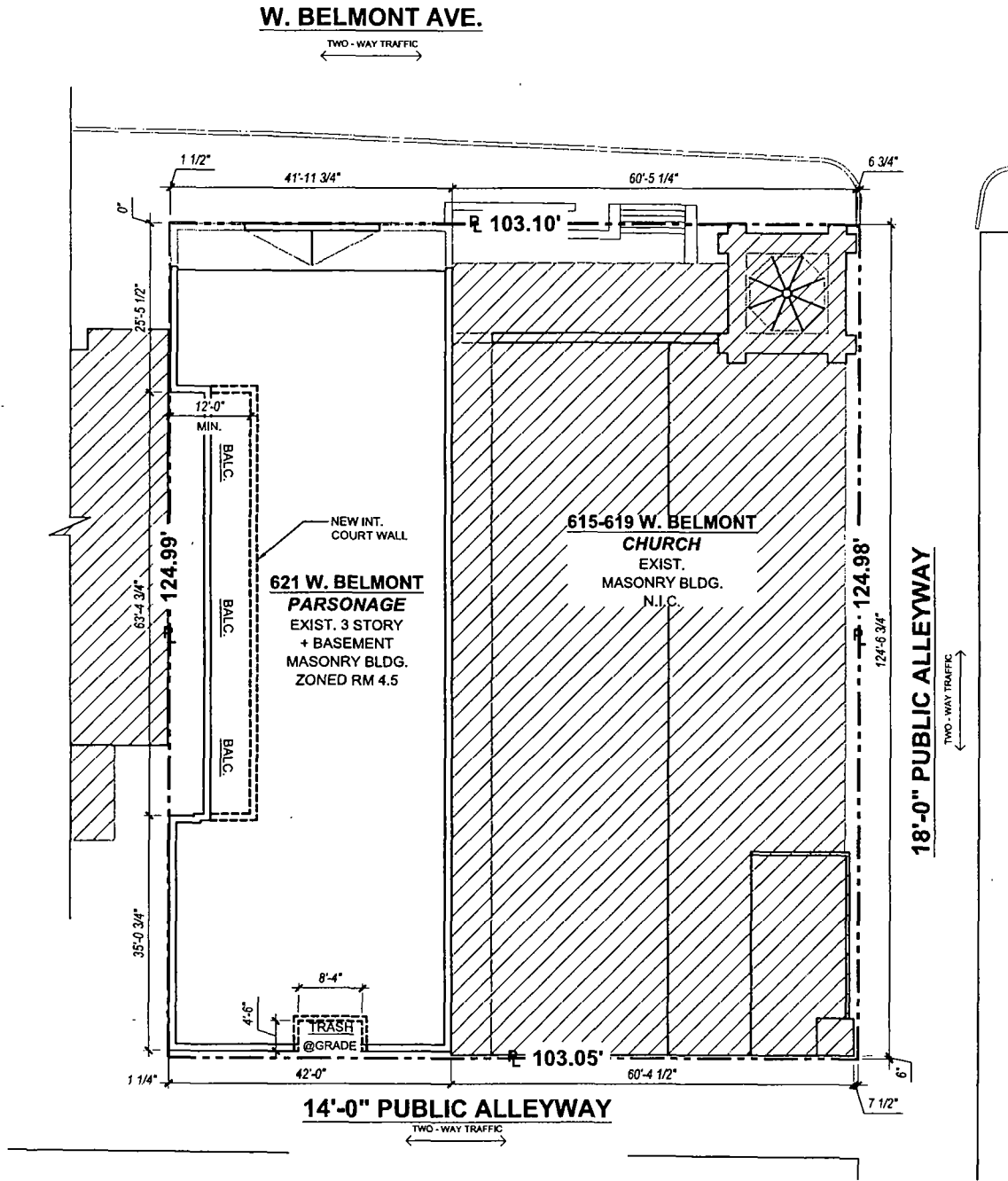
615-623 West Belmont

Applicant seeks to rezone the property from the current RM 4.5 Residential Multi-Unit District to the proposed B2-5 Neighborhood Mixed-Use District in order to permit the establishment of a 20-unit residential building in the existing parish hall structure located at 621 West Belmont and maintain the existing church in the existing building on the remainder of the property. The Applicant is seeking designation of the church and parish hall as an official Chicago Landmark, which will require 0 parking spaces to serve the proposed 20 dwelling units on the 621 West Belmont parcel.

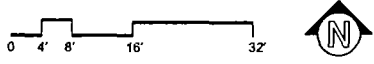
<b>Floor Area Ratio:</b>		
	<b>Combined:</b>	1.6 (proposed)
	<b>621 West Belmont:</b>	2.51 (proposed)
<b>Maximum Square Footage</b>		20,600 square feet
<b>Lot Area:</b>		
	<b>Combined:</b>	12,875 square feet
	<b>621 West Belmont:</b>	5,250 square feet
<b>Density (Lot Area per Dwelling Unit):</b>		
	<b>Combined:</b>	643.75 square feet
	<b>621 West Belmont:</b>	262.50 square feet
<b>Number of Dwelling Units:</b>		
	<b>Combined:</b>	20
	<b>621 West Belmont:</b>	20
<b>Off-Street Parking:</b>		0 parking spaces
<b>Setbacks:</b>		
	<b>Front:</b>	0 feet (existing)
	<b>Side (cumulative):</b>	0.69 feet (existing)
	<b>Side (west side):</b>	0.125 feet (existing)
	<b>Side (east side):</b>	0.562 feet (existing)
	<b>Rear:</b>	0.5 feet (existing)
<b>Building Height:</b>		Approximately 40 feet (existing) – no change proposed

**FINAL FOR PUBLICATION**

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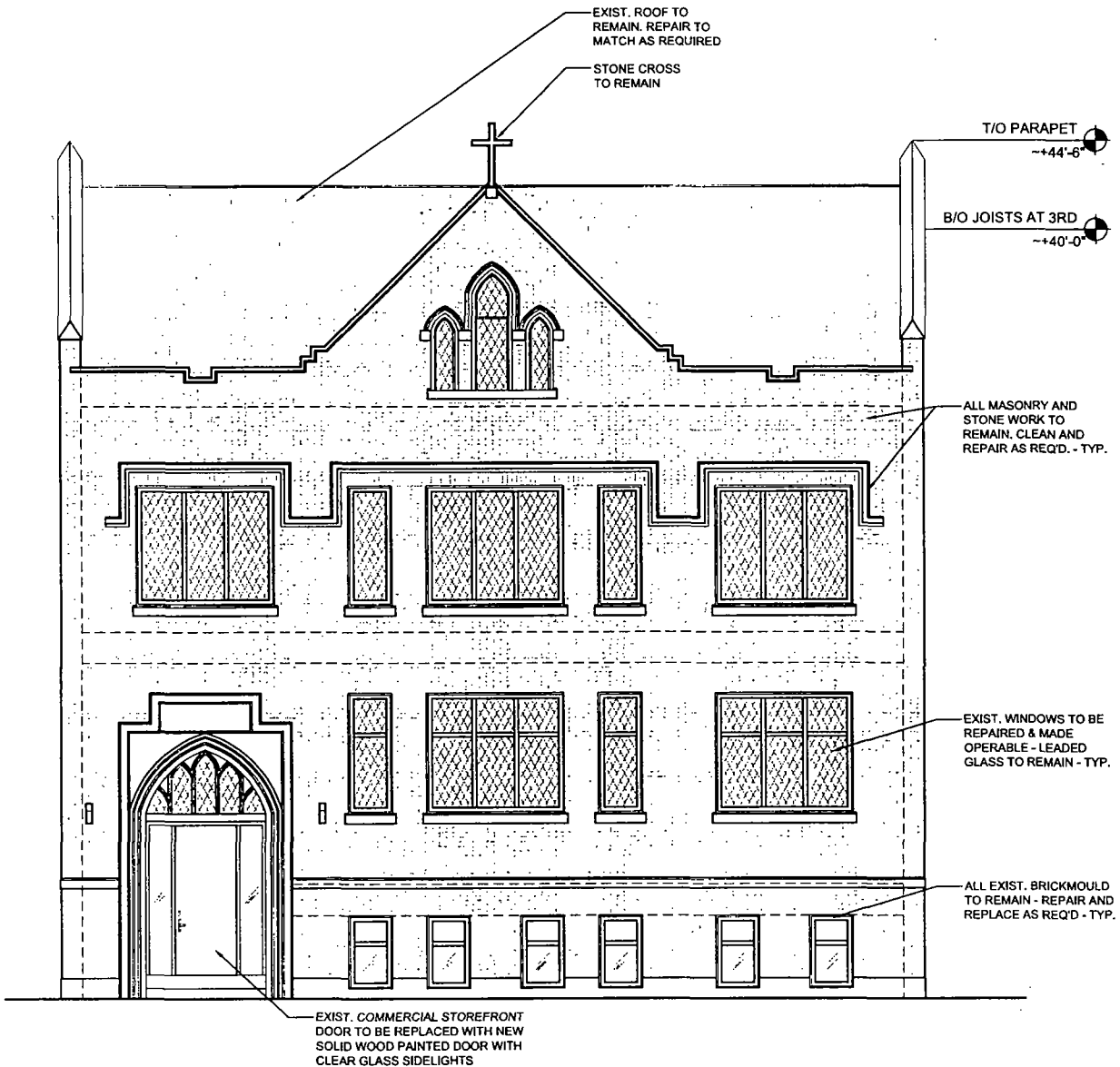
1 SITE PLAN  
1/16" = 1'-0"



621 W. BELMONT AVE.  
CHICAGO, ILLINOIS 60657

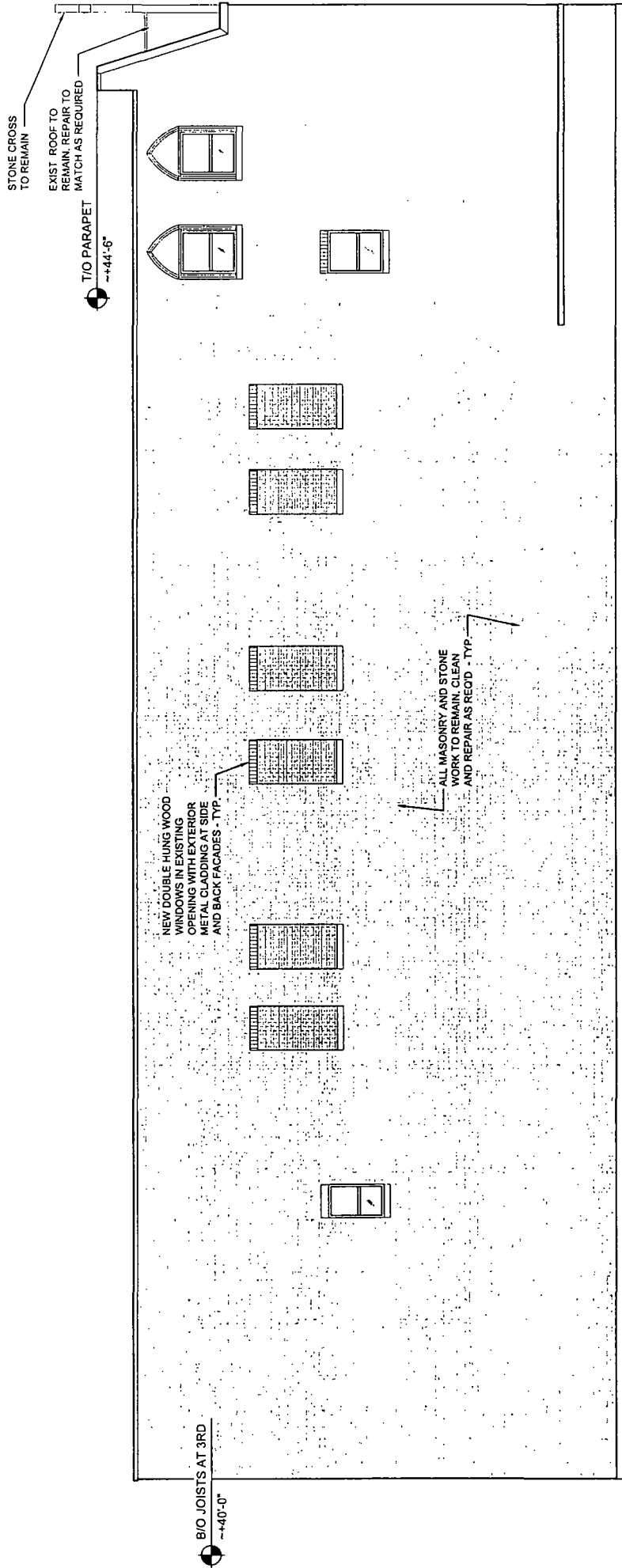
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**1 NORTH ELEVATION**  
SCALE: 3/16"=1'-0"

# FINAL FOR PUBLICATION



## 1 EAST ELEVATION

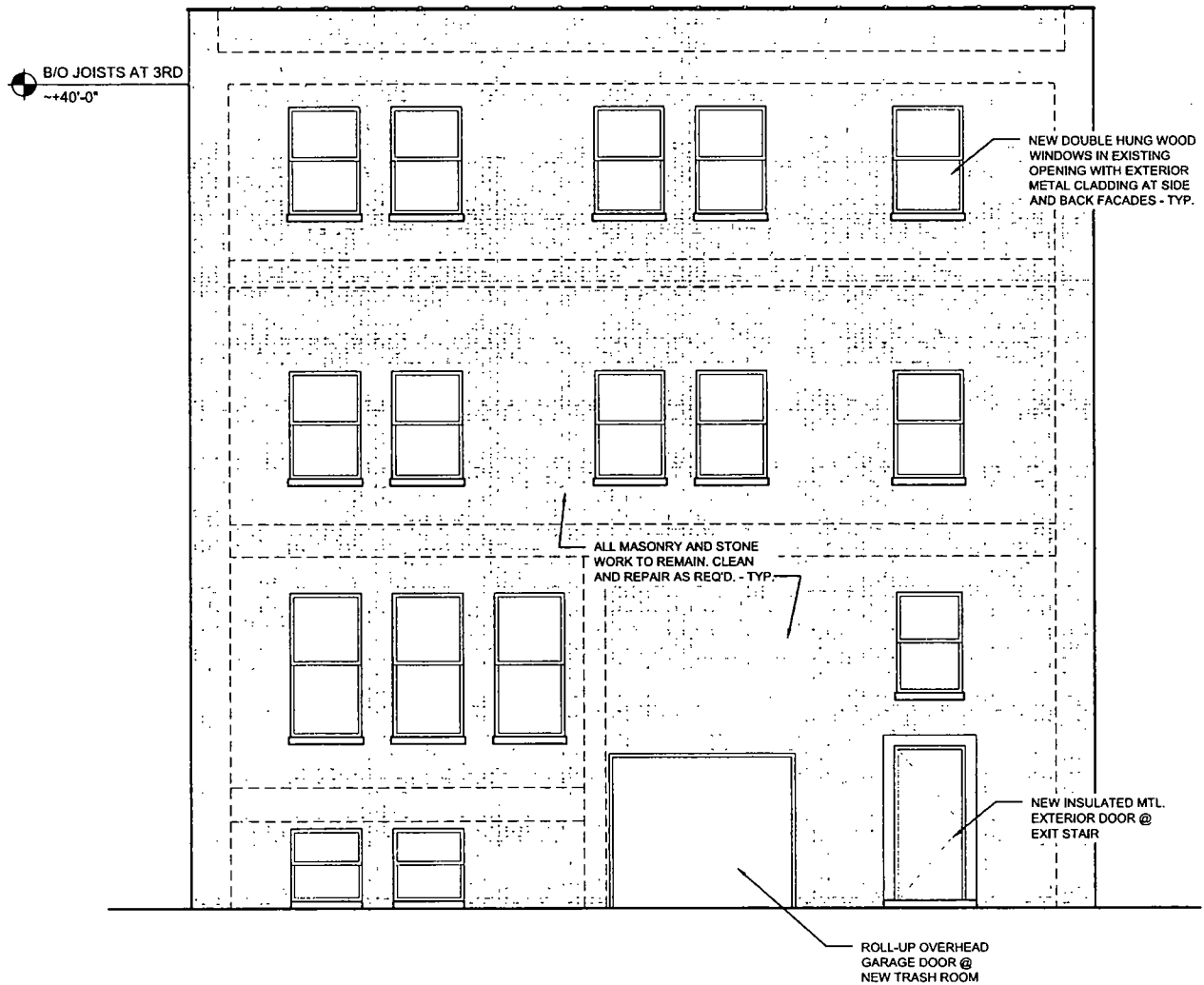
SCALE: 1/8"=1'-0"

621 W. BELMONT AVE.  
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A2.1

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**1 SOUTH ELEVATION**  
SCALE: 3/16"=1'-0"

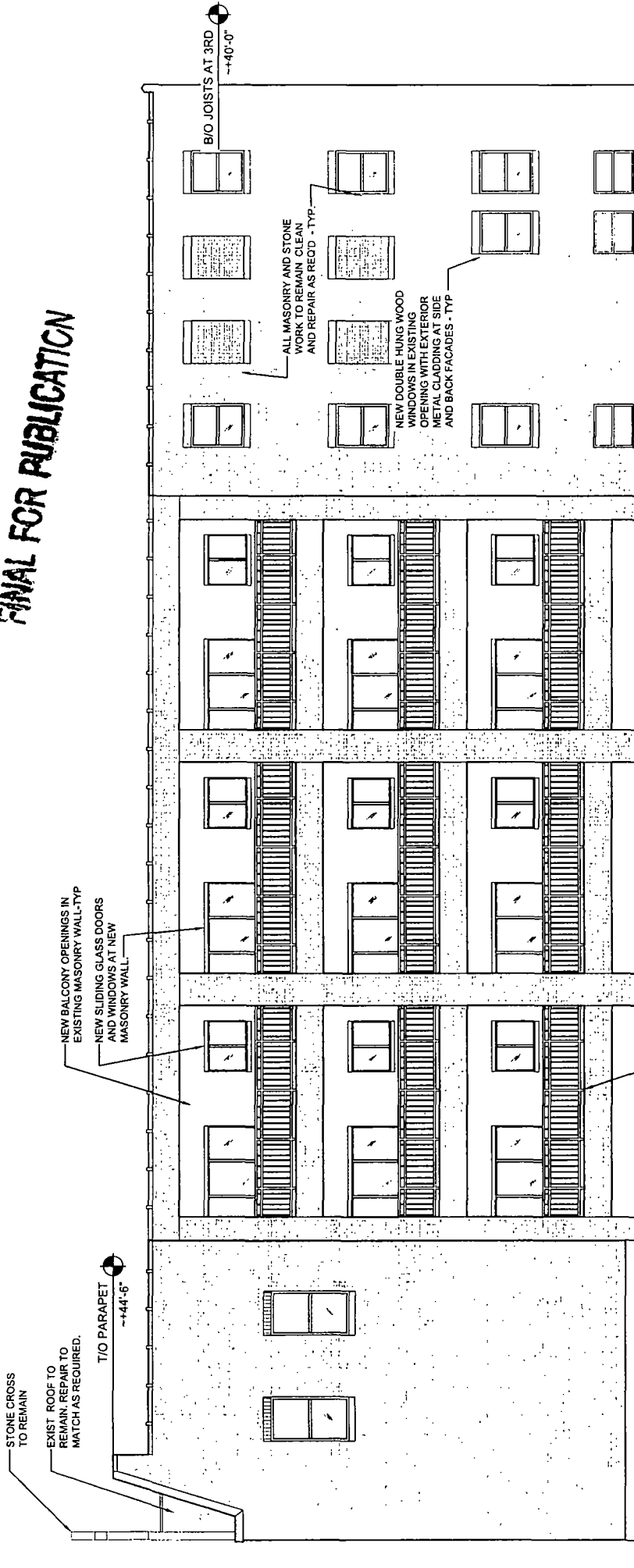
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**1 WEST ELEVATION**  
SCALE: 1/8"=1'-0"

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