



City of Chicago



SO2017-143

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-J at 3201 W Belmont Ave - App No. 19093T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

SUBSTITUTE ORDINANCE

#19093- T1

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, shall be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 7-J in the area bound by:

West Belmont Avenue; North Avondale Avenue; the alley next east of and parallel to North Sawyer Avenue; a line 122 feet south of and parallel to West Belmont Avenue or the line thereof extended; and North Sawyer Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use 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 Property Address: 3201 W. Belmont Ave.

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17-13-0303-C (1) Substitute Narrative and Plans Zoning Analysis

App. No. 19093-T1

3201 W. Belmont Ave., Chicago, IL

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 7,054 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a three-story residential building that will contain seven (7) dwelling units. The building will be masonry in construction and measure 38 feet in height. Seven (7) off-street parking spaces will be provided to support the proposed dwelling units.

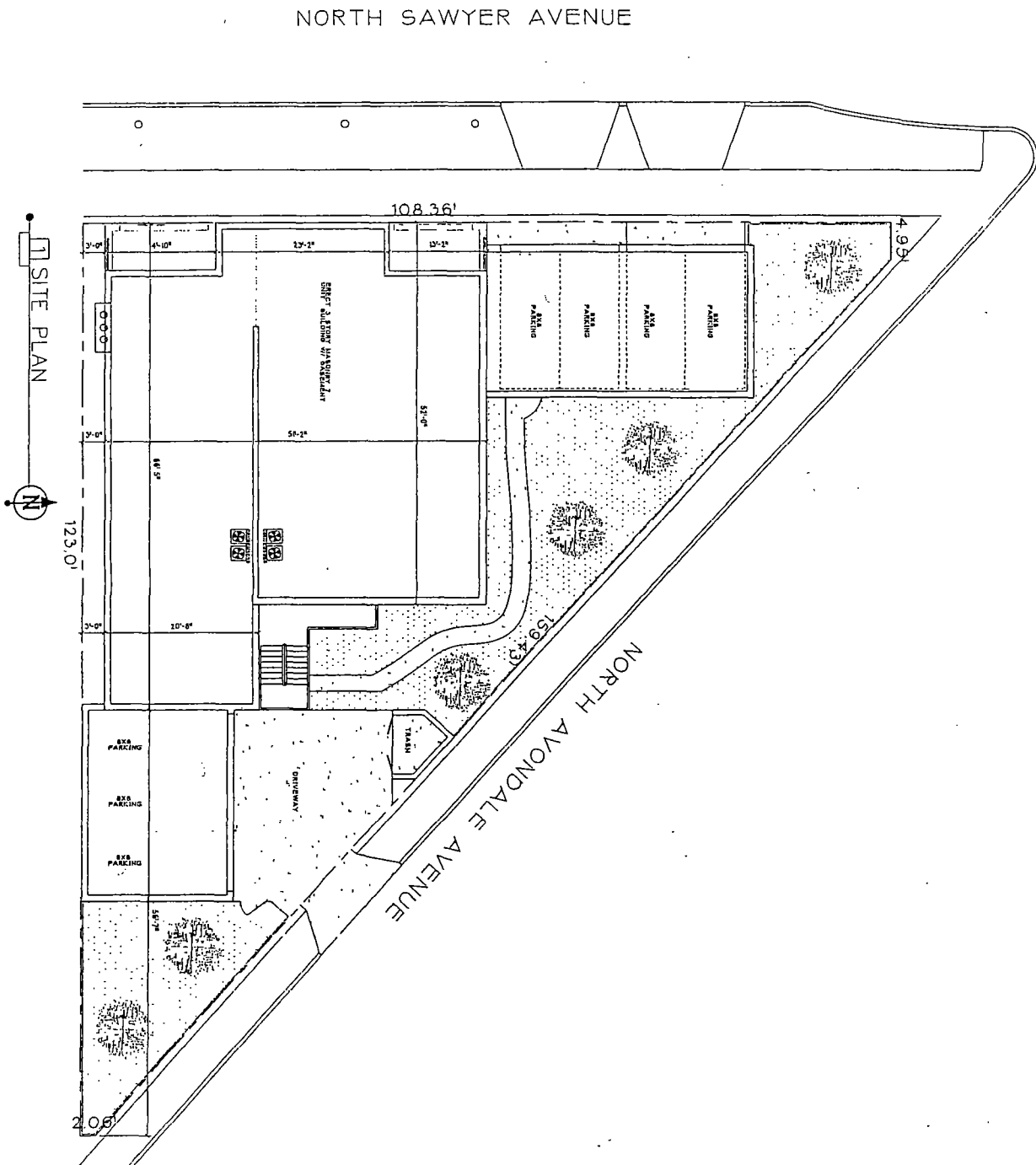
- (A) The Project's floor area ratio: 1.18 FAR
- (B) The project's density (Lot Area Per Dwelling Unit): 1,007.71 square feet
(7 proposed dwelling units)
- (C) The amount of off-street parking: 7 parking spaces
- (D) Setbacks: *Triangular Lot Shape
 - Front Setback: zero
 - North Side Setback: zero
 - South Side Setback: 3 feet
 - Rear Setback: 56 feet 7 inches
- (E) Building Height: 38 feet

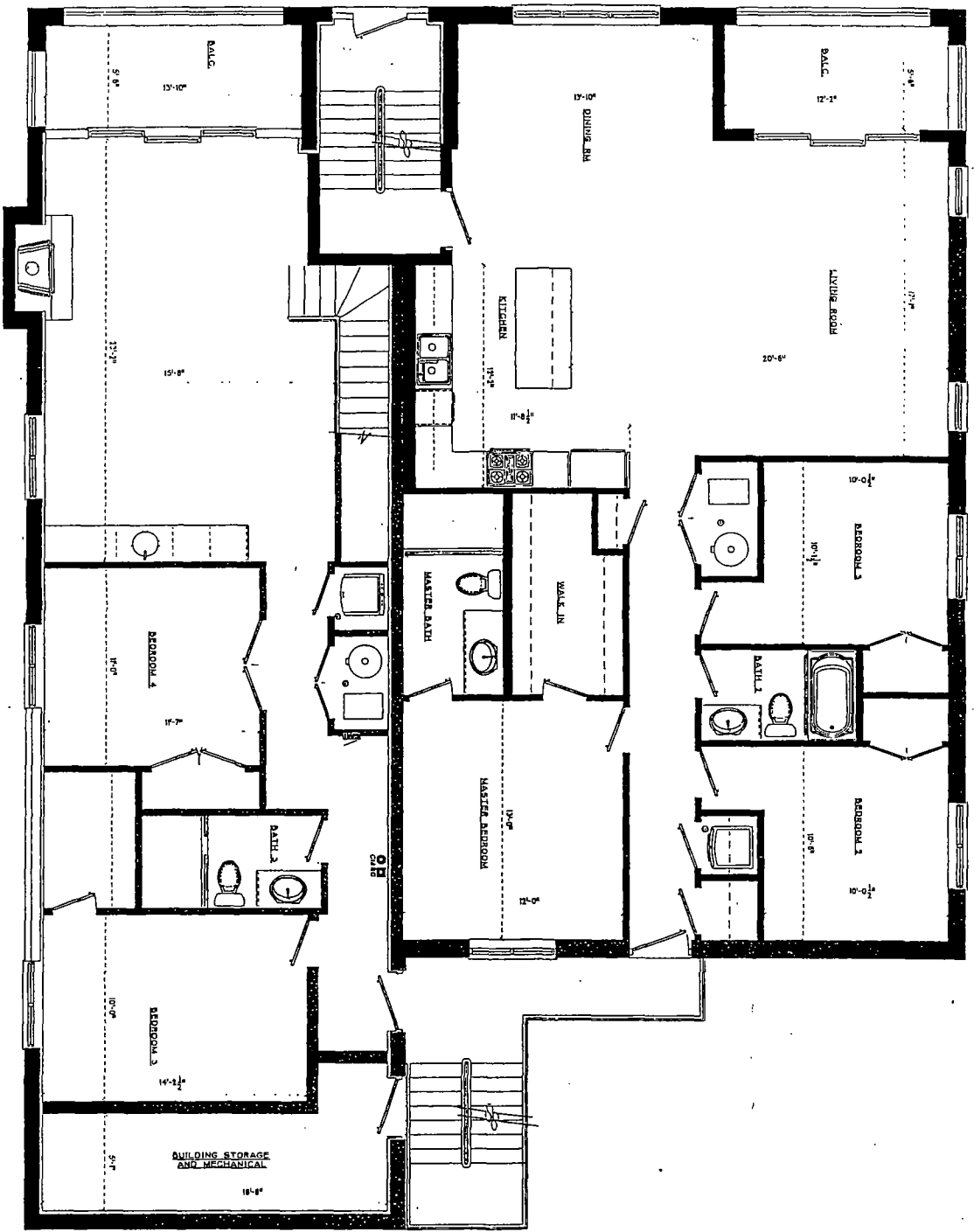
ZONING SET BACK INFORMATION

SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT:	NONE REQUIRED	0'-0"	2'-0"
SIDE YARD SETBACK REQUIREMENT:	NONE REQUIRED	0'-0"	3'-0"
		0'-0"	54'-0"
REAR YARD SETBACK REQUIREMENT:	30' FROM REAR PROP. LINE	30'-0"	56'-7"
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF FLAT ROOF OR TO MID POINT OF RAFTERS	47'-0"	38'-0"
REAR YARD OPEN SPACE REQUIREMENT			
OPEN SPACE	CODE DESCRIPTION	REQUIRED	ACTUAL
OPEN SPACE REQUIREMENT:	NONE REQUIRED	0.0 SQ. FT.	1600 SQ. FT.

ZONING INFORMATION

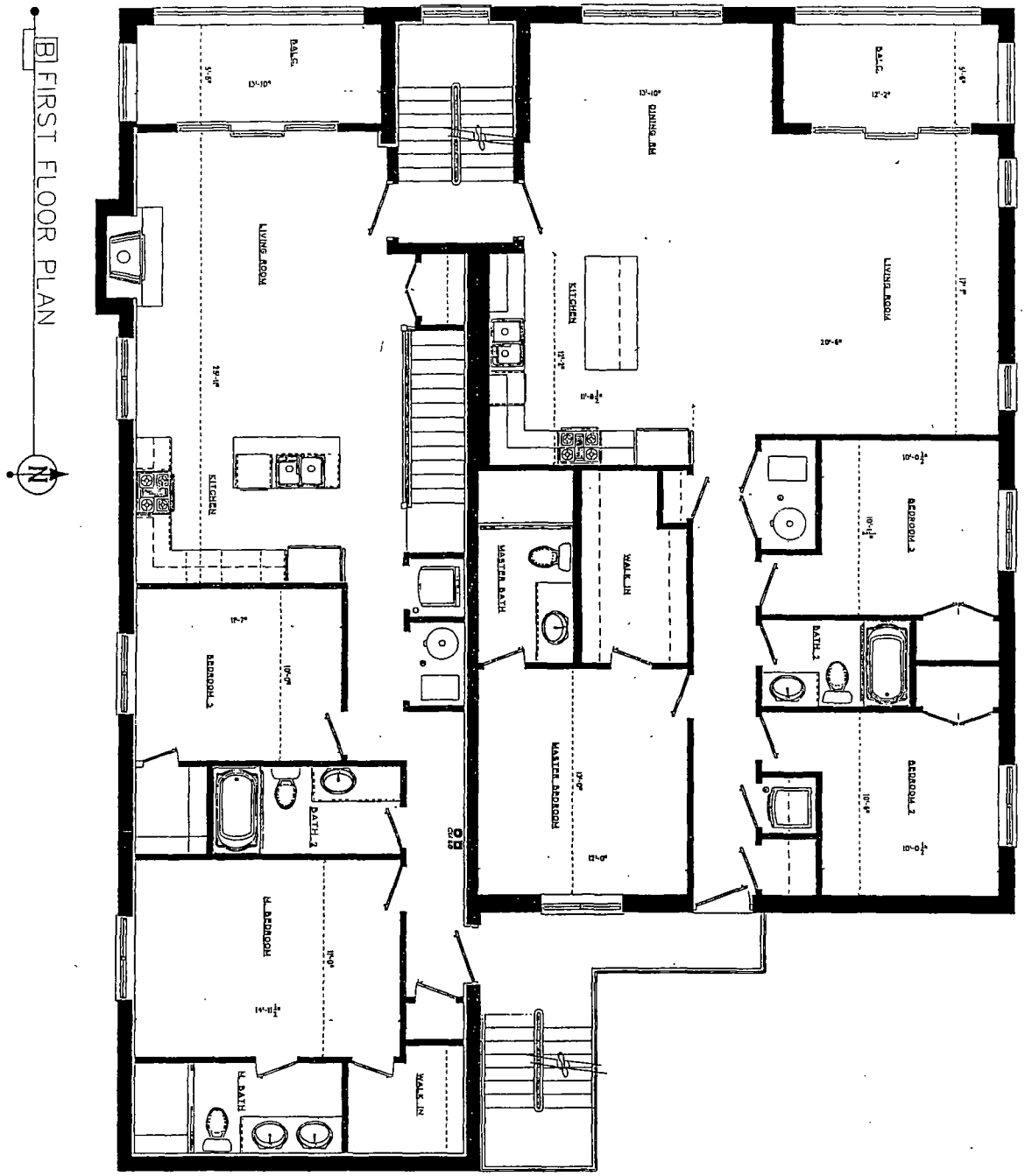
ZONING CLASSIFICATION:	B2-2	1000 SQ. FT. LAND	UNIT	MAXIMUM # OF UNITS REQUESTED:	7
LOT DIMENSIONS:	SEE LOT				
LOT AREA:	7,053 SQ. FT.	X 2.2=	MAXIMUM BUILDABLE SQUARE FOOTAGE=	15,516	
ACTUAL SQUARE FOOTAGE PER PLANS:				8,340	



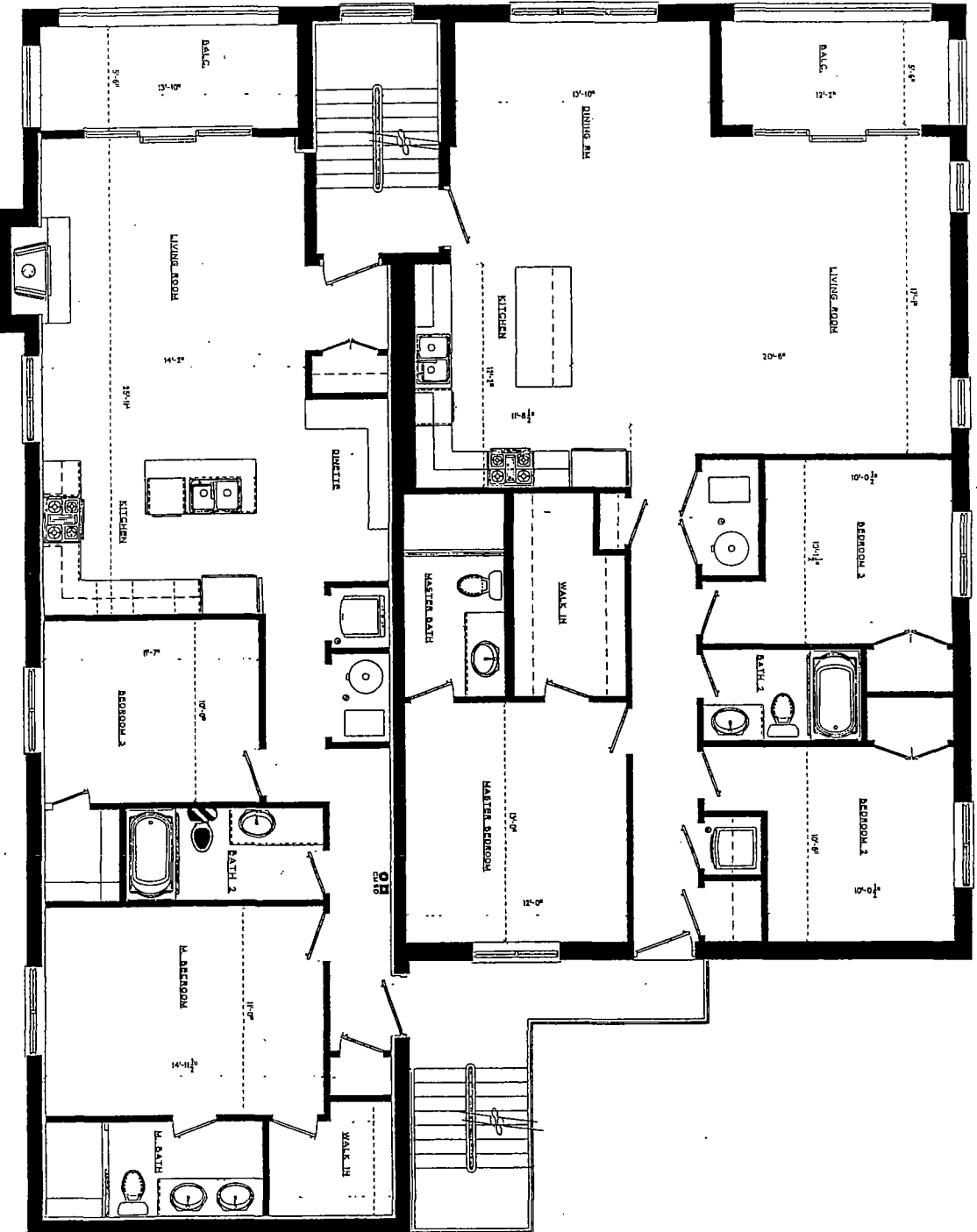


▲ BASEMENT FLOOR PLAN





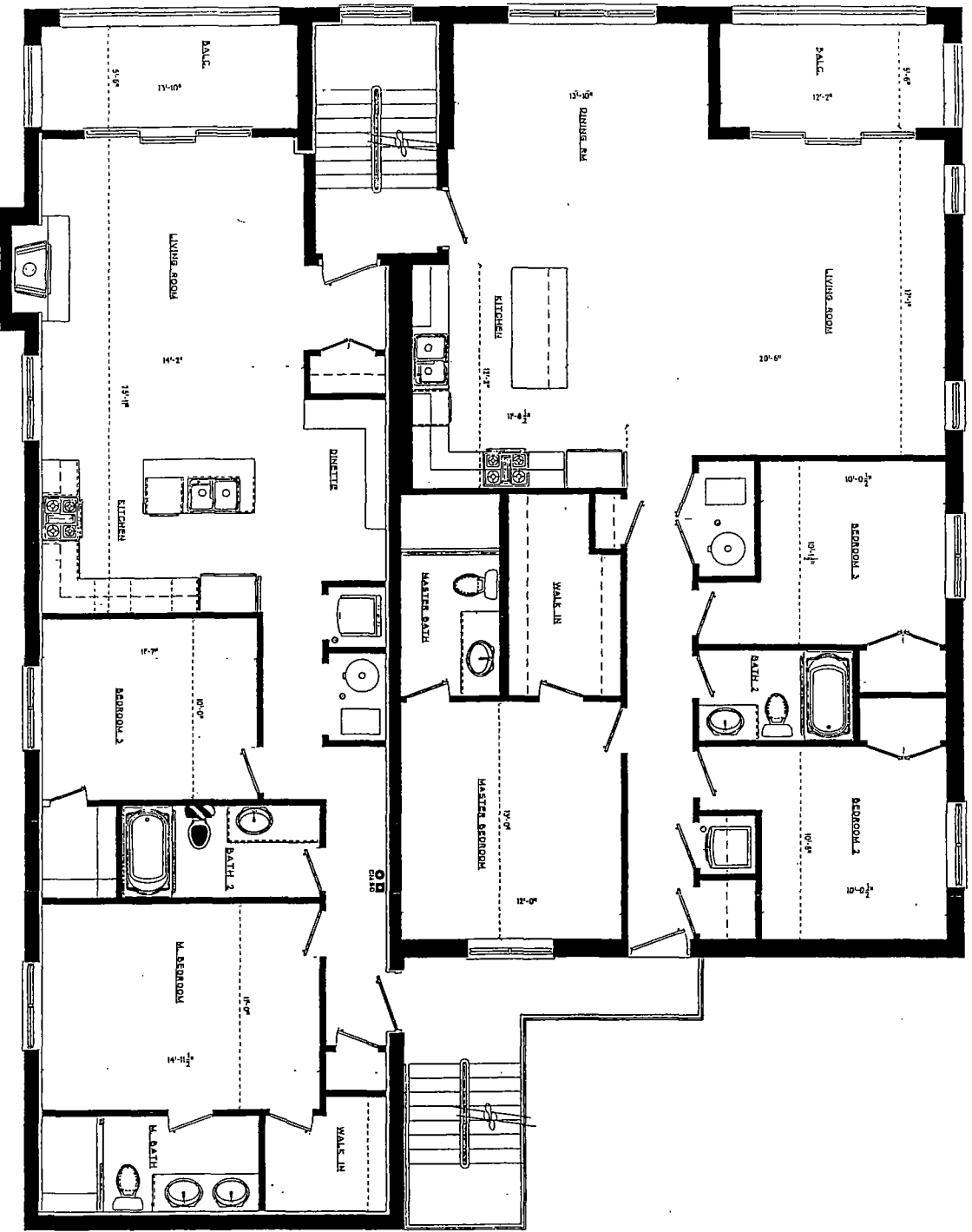
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SECOND FLOOR PLAN



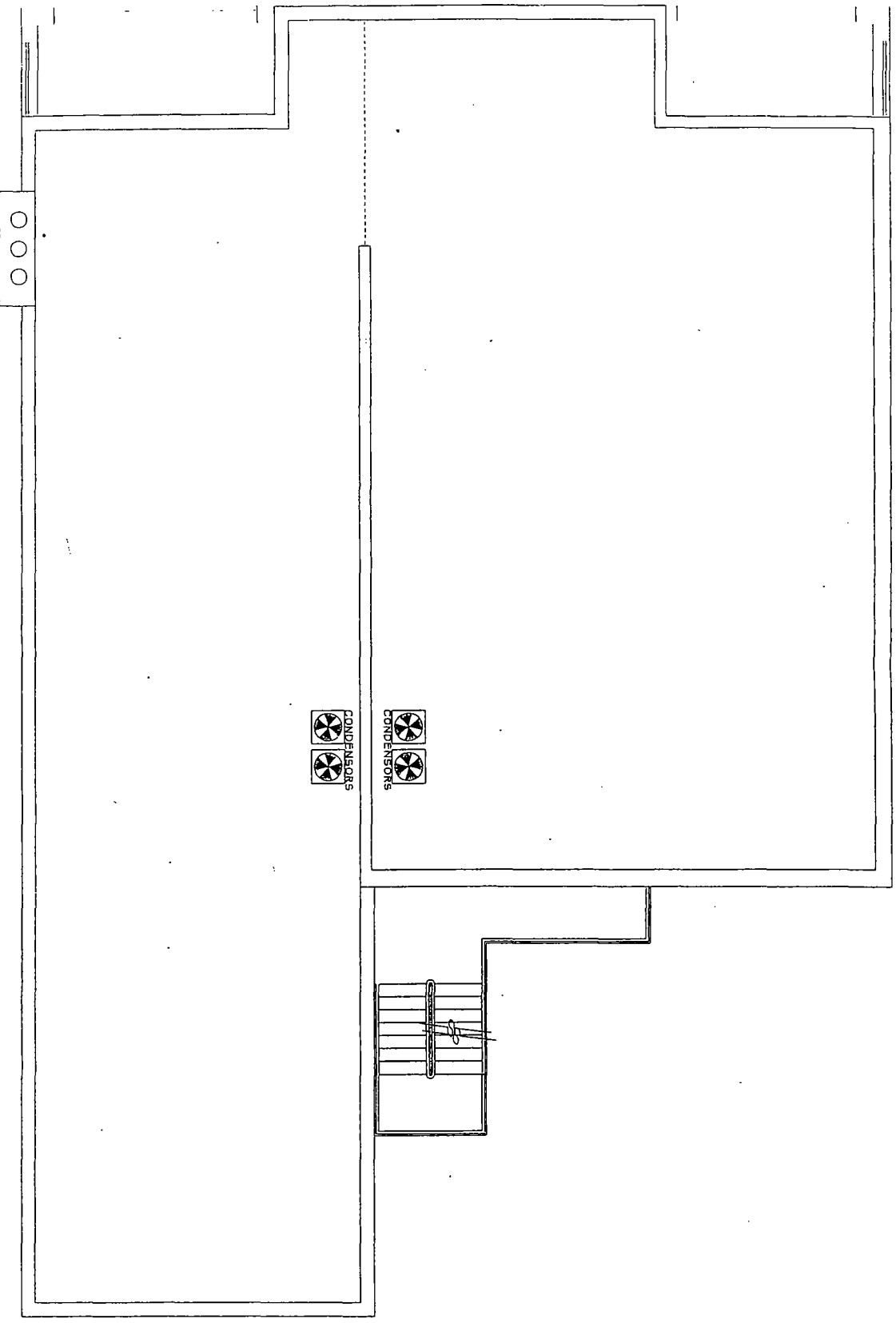
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THIRD FLOOR PLAN

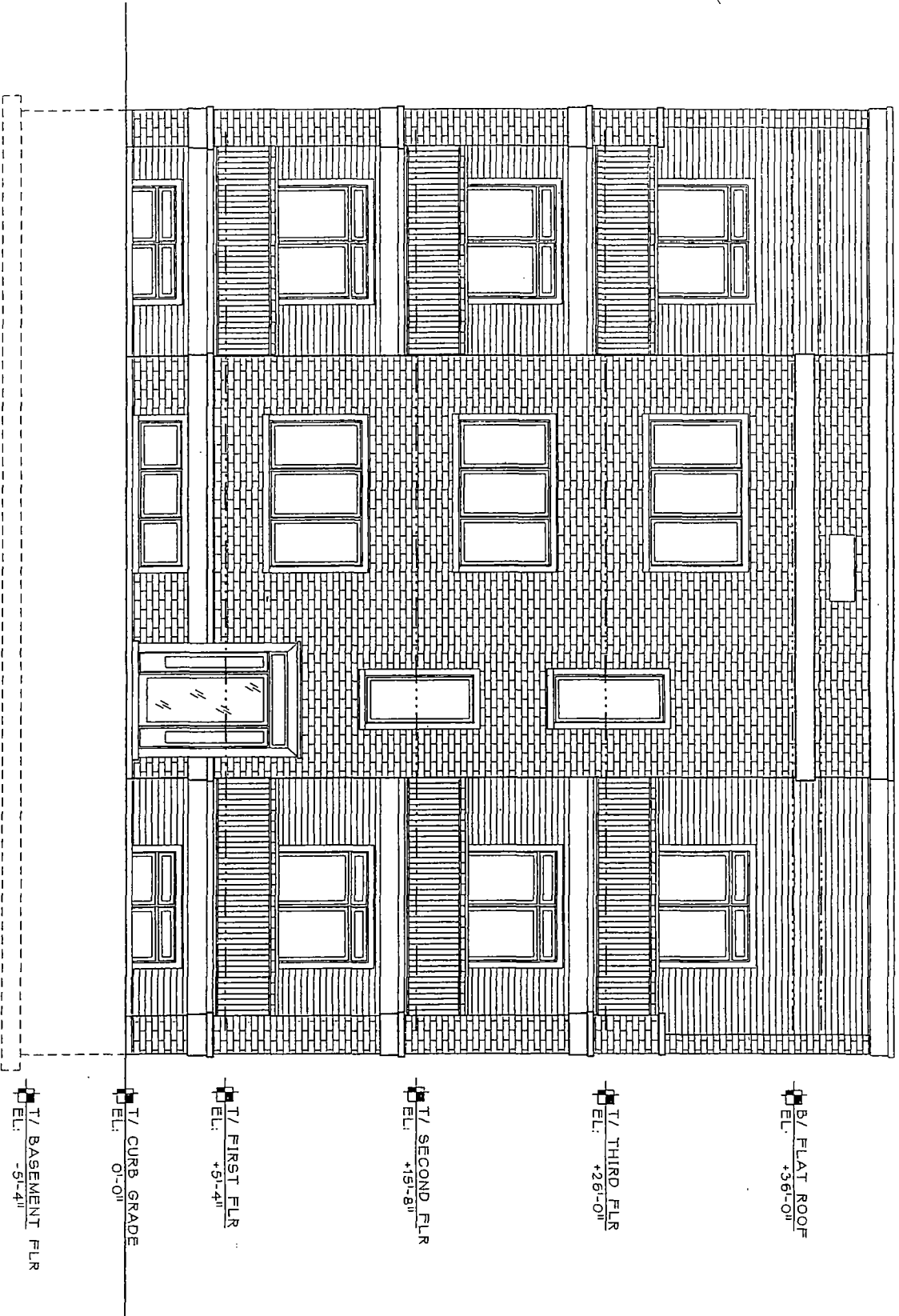


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ROOF PLAN FLOOR PLAN

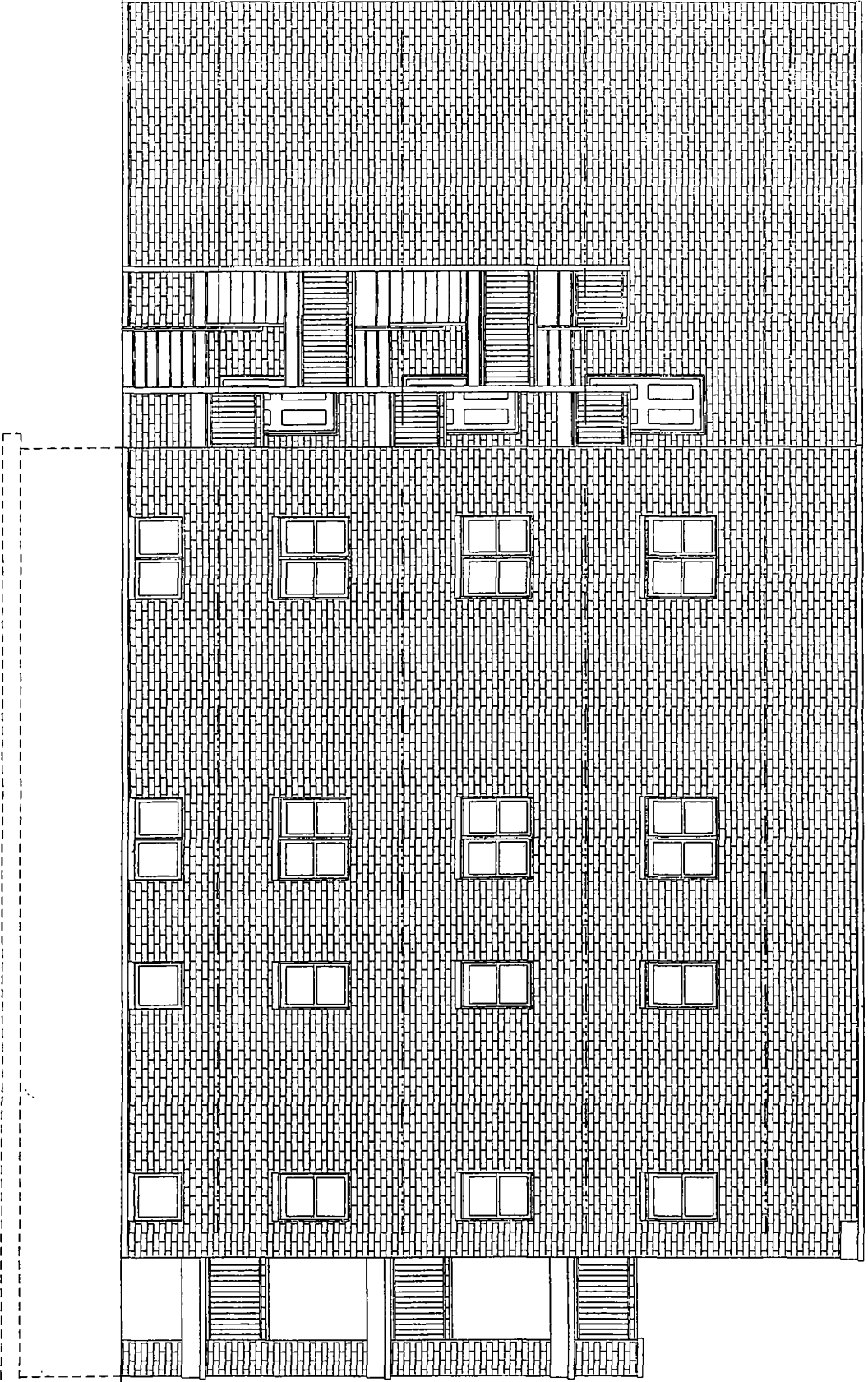




1 FRONT SIDE ELEVATION

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1 LEFT SIDE ELEVATION



B/ FLAT ROOF
EL: +36'-0"

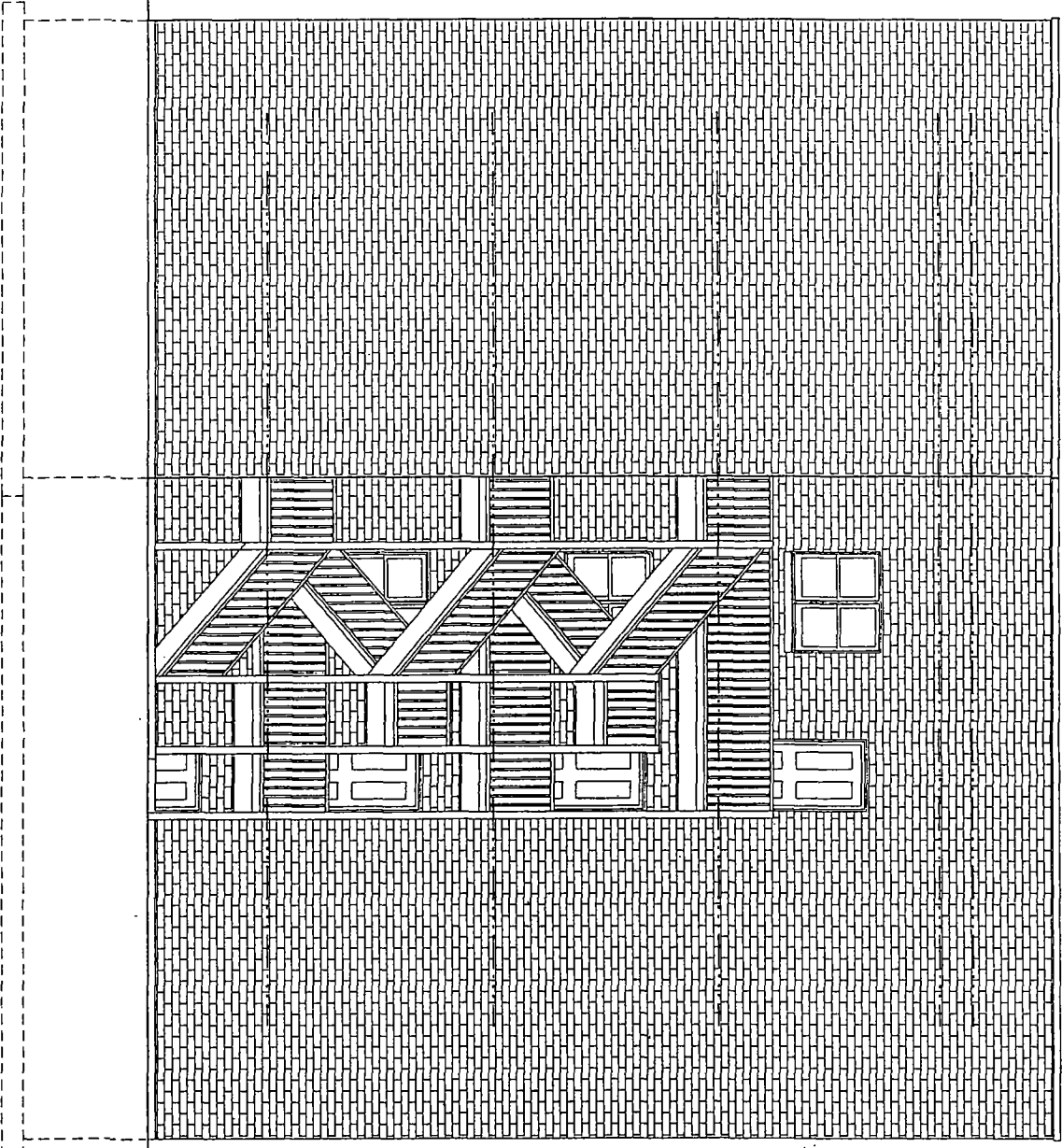
T/ THIRD FLR
EL: +26'-0"

T/ SECOND FLR
EL: +15'-8"

T/ FIRST FLR
EL: +8'-4"

T/ CURB GRADE
EL: 0'-0"

T/ BASEMENT FLR
EL: -5'-4"



1 REAR SIDE ELEVATION

B/ FLAT ROOF
EL: +36'-0"

T/ THIRD FLR
EL: +26'-0"

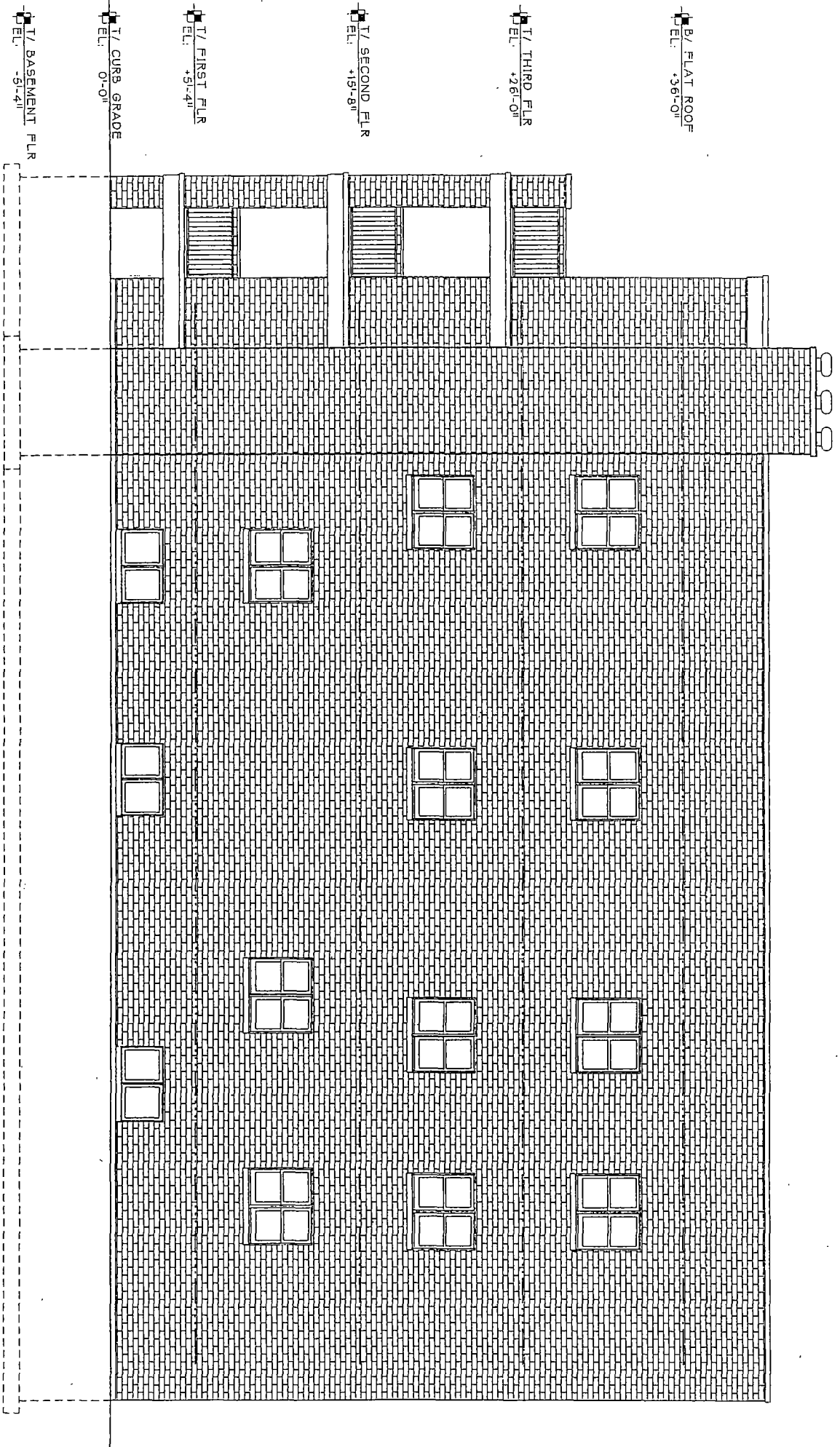
T/ SECOND FLR
EL: +15'-8"

T/ FIRST FLR
EL: +5'-4"

T/ CURB GRADE
EL: 0'-0"

T/ BASEMENT FLR
EL: -5'-4"

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B/ FLAT ROOF
EL: +36'-0"

T/ THIRD FLR
EL: +26'-0"

T/ SECOND FLR
EL: +15'-8"

T/ FIRST FLR
EL: +5'-4"

T/ CURB GRADE
EL: 0'-0"

T/ BASEMENT FLR
EL: -5'-4"

RIGHT SIDE ELEVATION