



City of Chicago



SO2021-3837

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/14/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 7-I at 2837-2843 W
Belmont Ave - App No. 20810T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 B3-1 Community Shopping District symbols as shown on Map No. 7-I in the area bounded by:

West Belmont Avenue; a line 244 feet east of and parallel to North Francisco Avenue; the public alley next south of and parallel to West Belmont Avenue; and a line 148 feet east of and parallel to North Francisco Avenue.

To those of a B2-3 Neighborhood Mixed-Use District

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

Common address of property: 2837-43 West Belmont Ave., Chicago

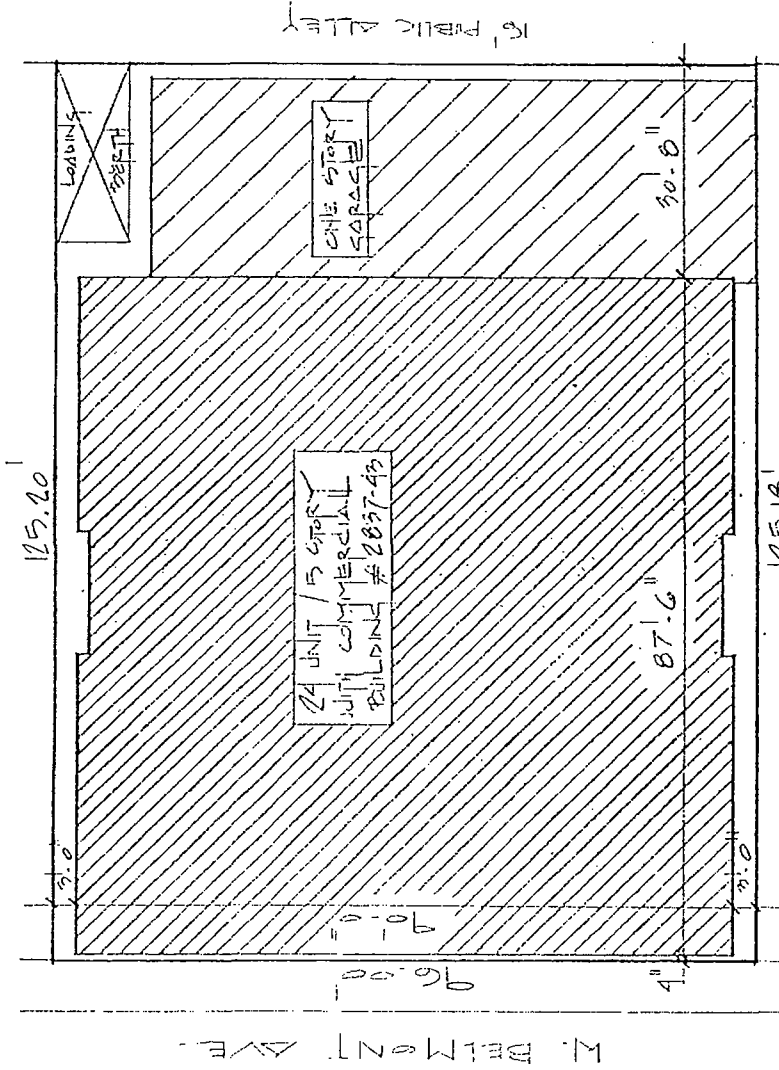
FINAL FOR PUBLICATION

SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 2837-43 WEST BELMONT AVE., CHICAGO

The subject property is currently a vacant lot. The Applicant intends to build a new 5-story mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area per unit, the maximum floor area ratio and the maximum height requirements of the Ordinance

Project Description:	Zoning Change from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District
Use:	Mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors
Floor Area Ratio:	3.0
Lot Area:	12,019 Square Feet
Building Floor Area:	36,054 Square Feet
Density: (M.L.A. per DU):	500.8 Square Feet per Dwelling Unit
Off- Street Parking:	24
Set Backs:	Front Setback: 4" Side Setbacks: East: 3' / West: 0' Rear Setback (residential floors): 30'-8"
Building height:	54'-9"

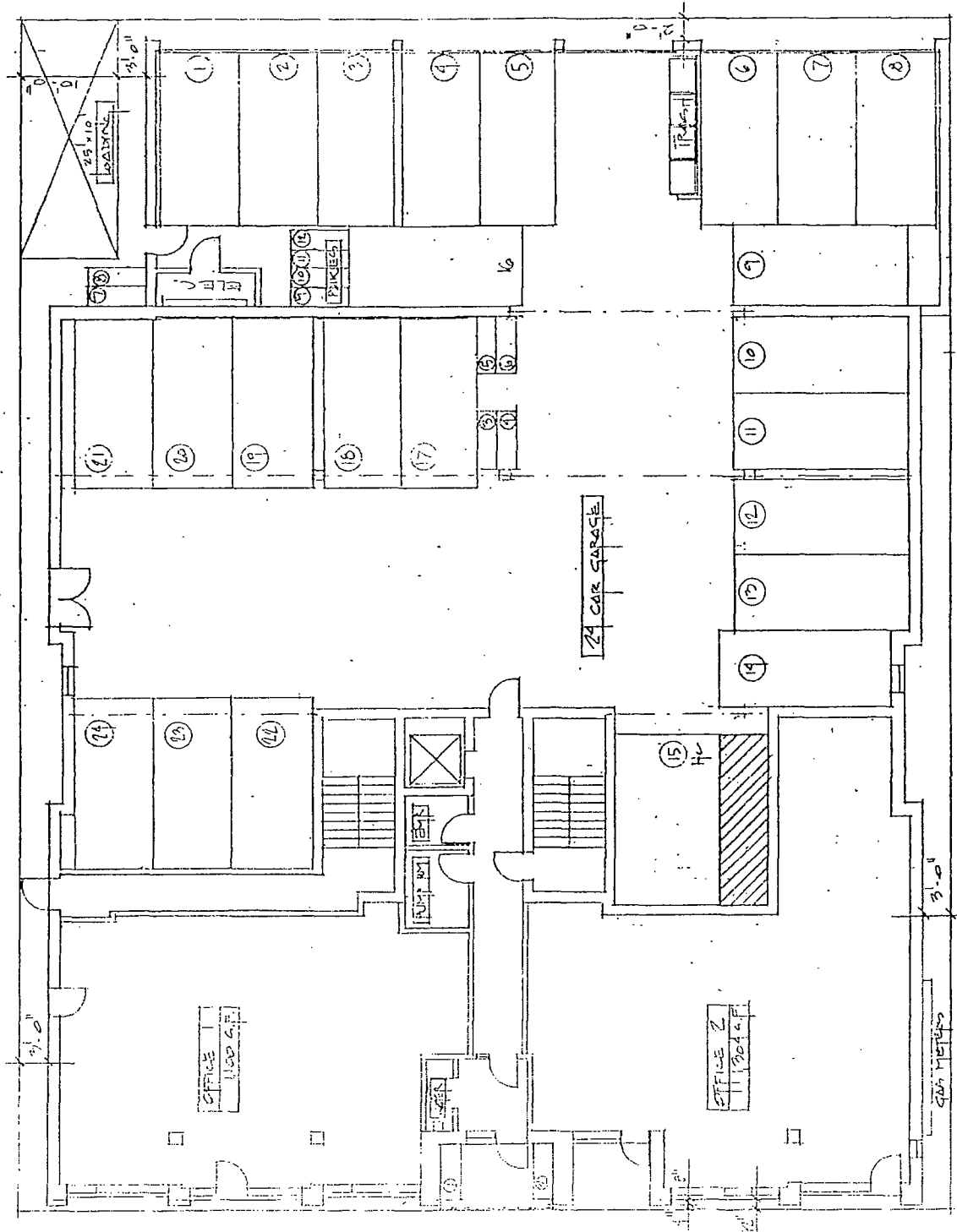
FINAL FOR PUBLICATION



⊕ SITE PLAN
1/8" = 1'-0"

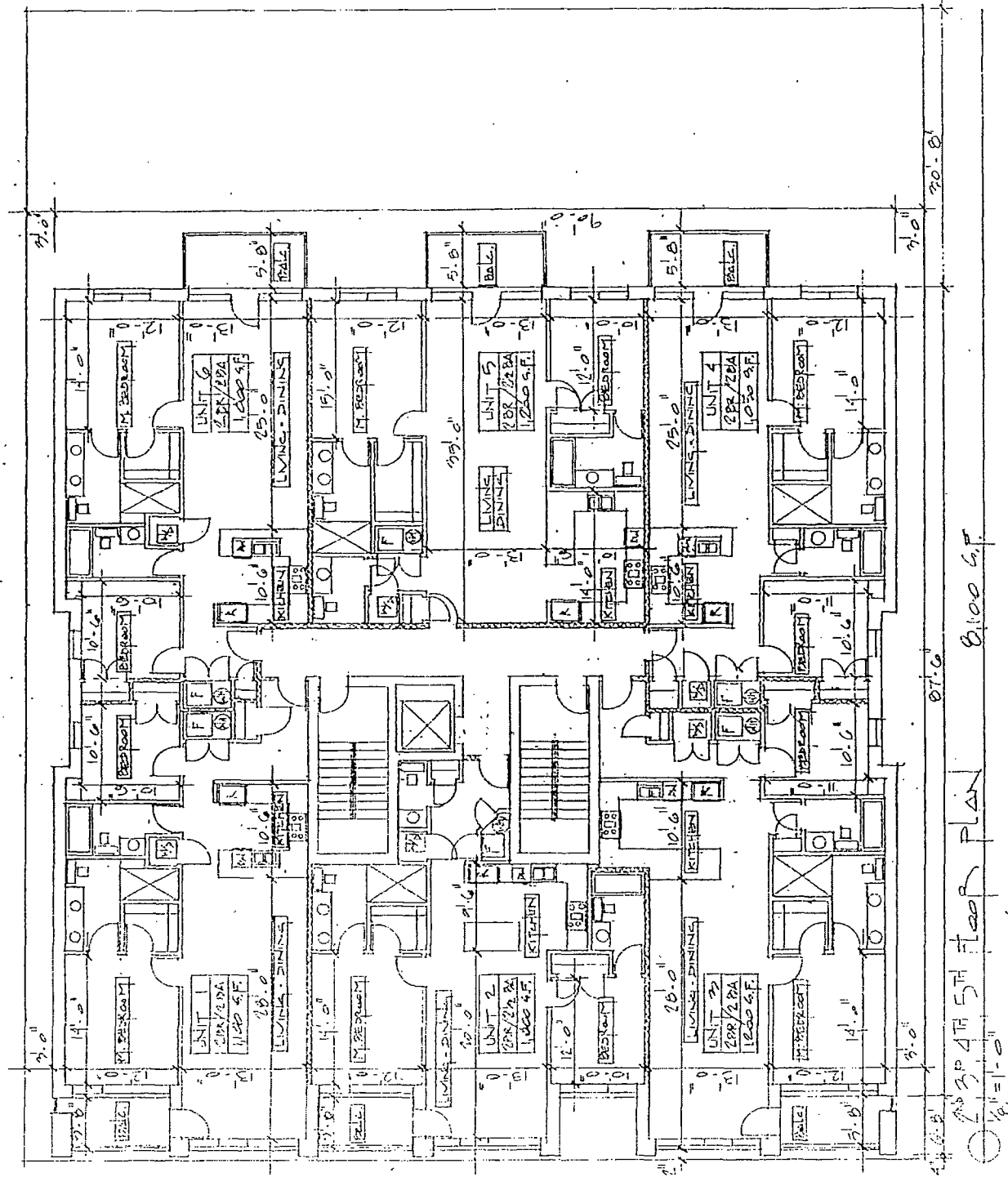
ZONING INFORMATION	
LOT AREA	12,118 S.F.
PLOT %	20
MAX. BUILDABLE	24,054 S.F.
1 ST FLOOR	2,650
2 ND FLOOR	8,100
3 RD FLOOR	8,100
4 TH FLOOR	8,100
5 TH FLOOR	8,100
TOTAL	24,050 S.F.

FINAL FOR PUBLICATION



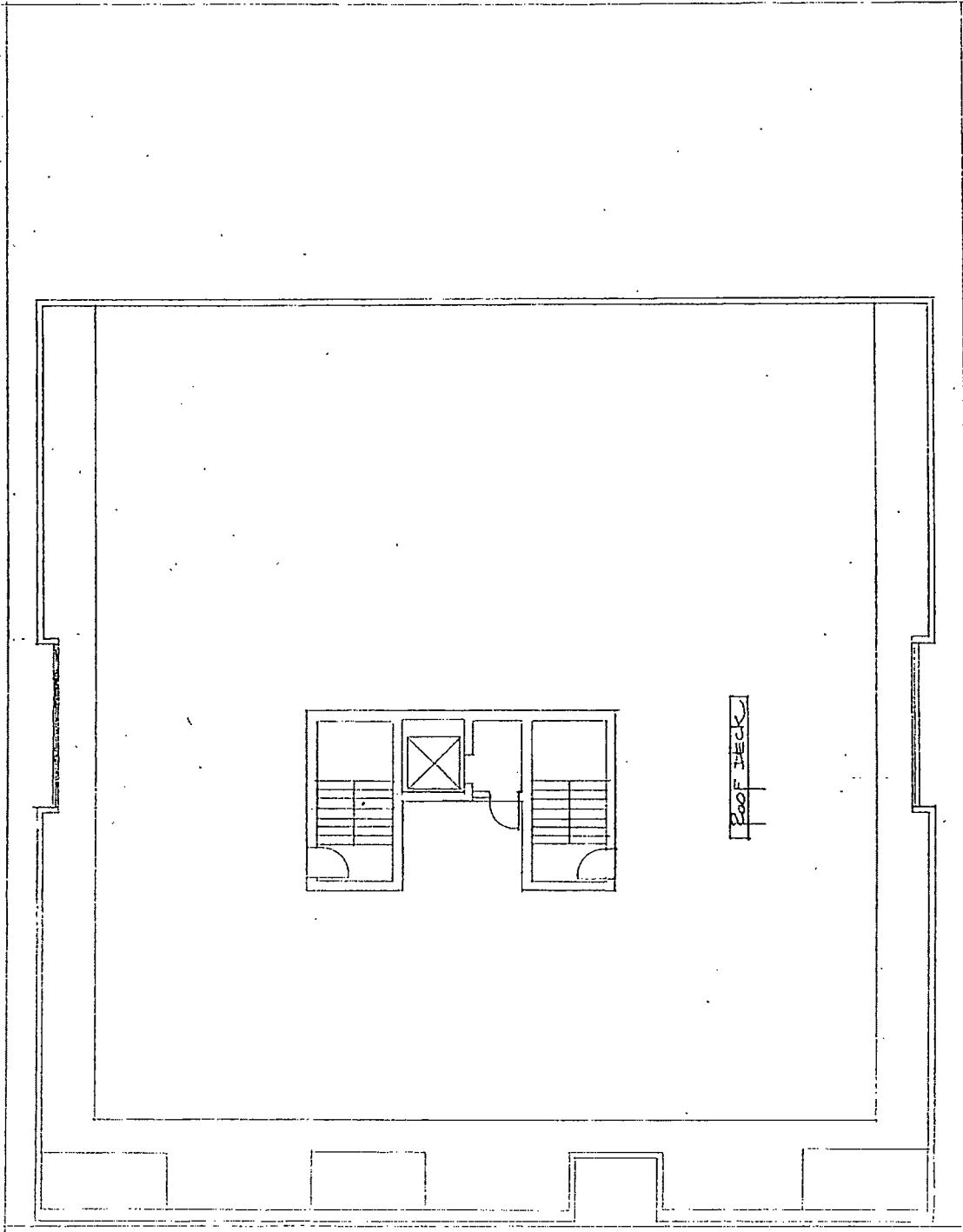
STAIR PLAN
1/8" = 1'-0"
31'-0" 3650 CF

FINAL FOR PUBLICATION



3RD & 5TH FLOOR PLAN
 8,100 S.F.
 1/8" = 1'-0"

FINAL FOR PUBLICATION



Roof Plan
1/8" = 1'-0"
D

FINAL FOR PUBLICATION

