



# City of Chicago



SO2017-4815

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/28/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-J at 3459 W Belmont Ave - App No. 19268T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

***SUBSTITUTE***  
**ORDINANCE**

**Application #19268T1**

**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 **C1-1 Neighborhood Commercial District**, as shown on Map 9-J in the area bounded by:

**West Belmont Avenue, a line 34.60 feet east of North St. Louis Avenue, and the alley south and parallel to West Belmont Avenue, and North St. Louis 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.

**Common Address of Property: 3459 West Belmont Ave., Chicago, Illinois**

**FINAL FOR PUBLICATION**

**SUBSTITUTE  
NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
3459 WEST BELMONT AVENUE**

The Application to change zoning for 3459 West Belmont from C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to use the subject property to construct a four story building, consisting of seven residential dwelling units and one commercial space. There will also be four garage parking spaces under the Transit Oriented Development Ordinance. The Property is approximately 663.92 feet from the Belmont CTA Blue Line station. The footprint of the building shall be approximately 29 feet 8 inches by 90 feet 8 inches in size. The building height shall be 45 feet 4 inches high.

**LOT AREA: 4,325 SQUARE FEET**

**FLOOR AREA RATIO: 2.27**

**BUILDING AREA: 9,800 SQUARE FEET**

**DENSITY, LOT AREA PER DWELLING UNIT: 617 SQUARE FEET**

**OFF-STREET PARKING: THE PROPERTY WILL HAVE A FOUR OFF-STREET PARKING SPACES (GARAGE) UNDER THE TRANSIT ORIENTED DEVELOPMENT ORDINANCE.**

**FRONT SETBACK: 3 FEET**

**REAR SETBACK: 31 FEET 4 INCHES**

**SIDE SETBACK: 3 FEET (EAST); 0 FEET (WEST)**

**REAR YARD OPEN SPACE: 330 SQUARE FEET**

**BUILDING HEIGHT: 45 FEET 4 INCHES**

**FINAL FOR PUBLICATION**

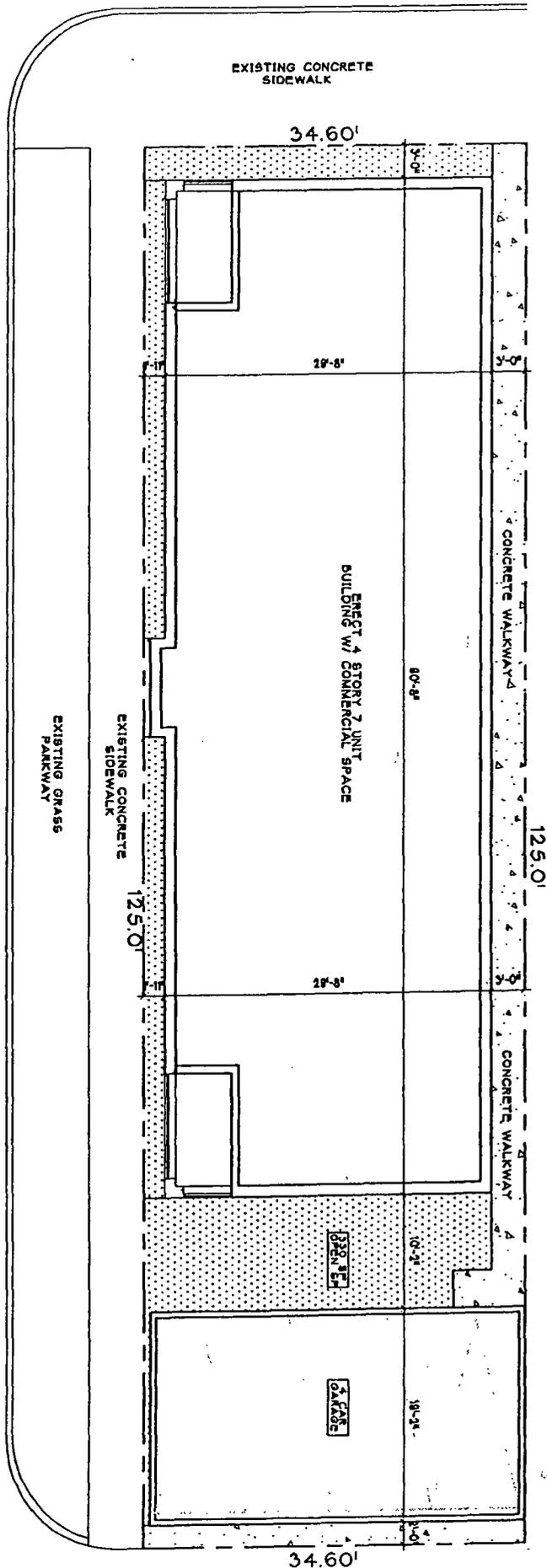
WEST BELMONT AVE.

SCALE 1/8" = 1'-0"

SITE PLAN



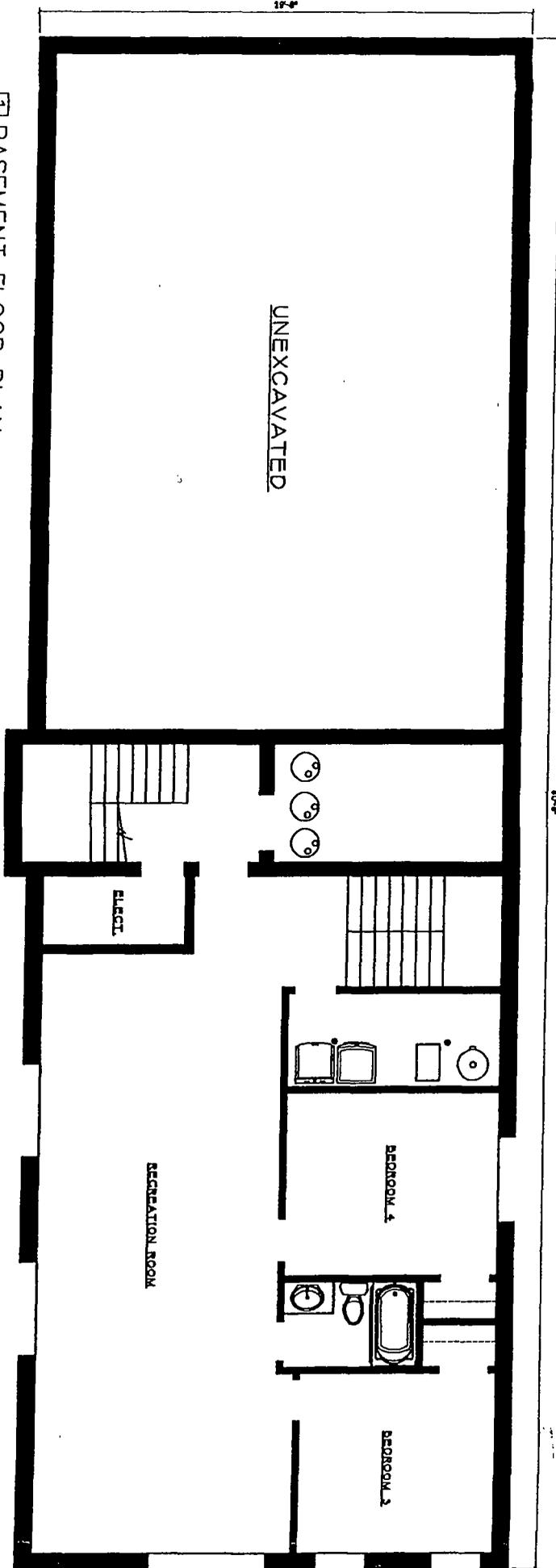
NORTH ST. LOUIS AVENUE



FINAL FOR PUBLICATION

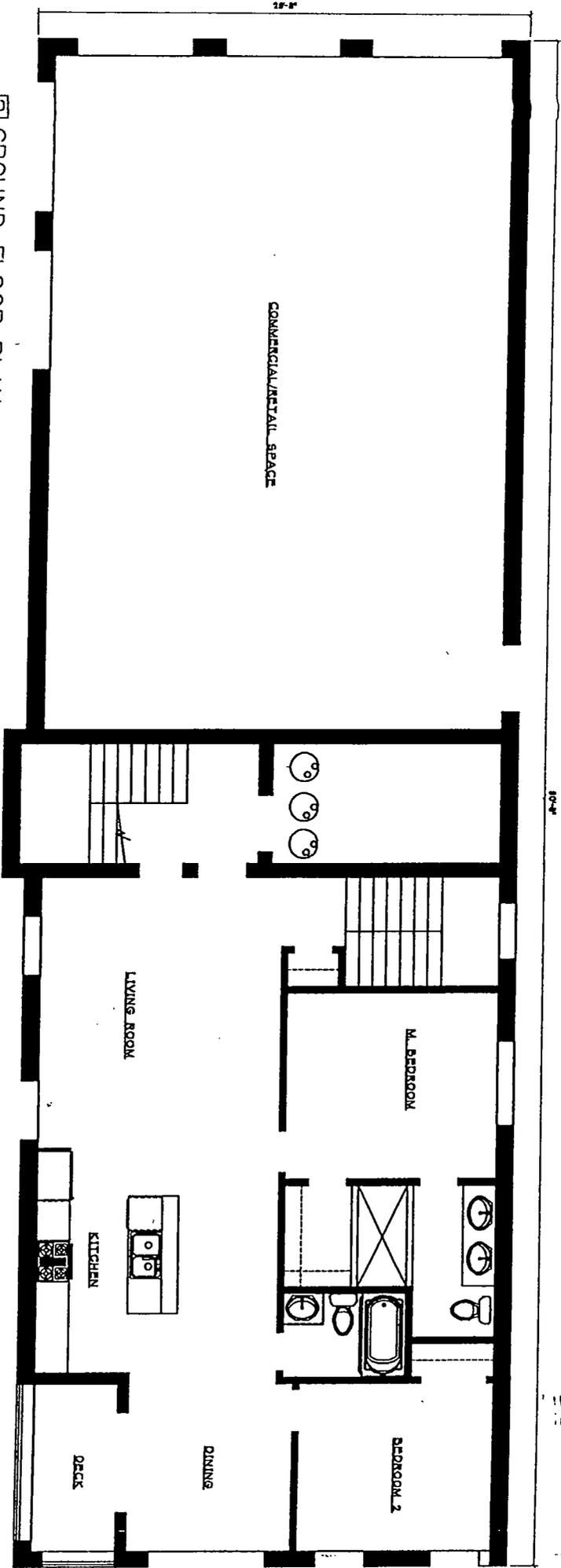
PUBLIC ALLEY

BASEMENT FLOOR PLAN



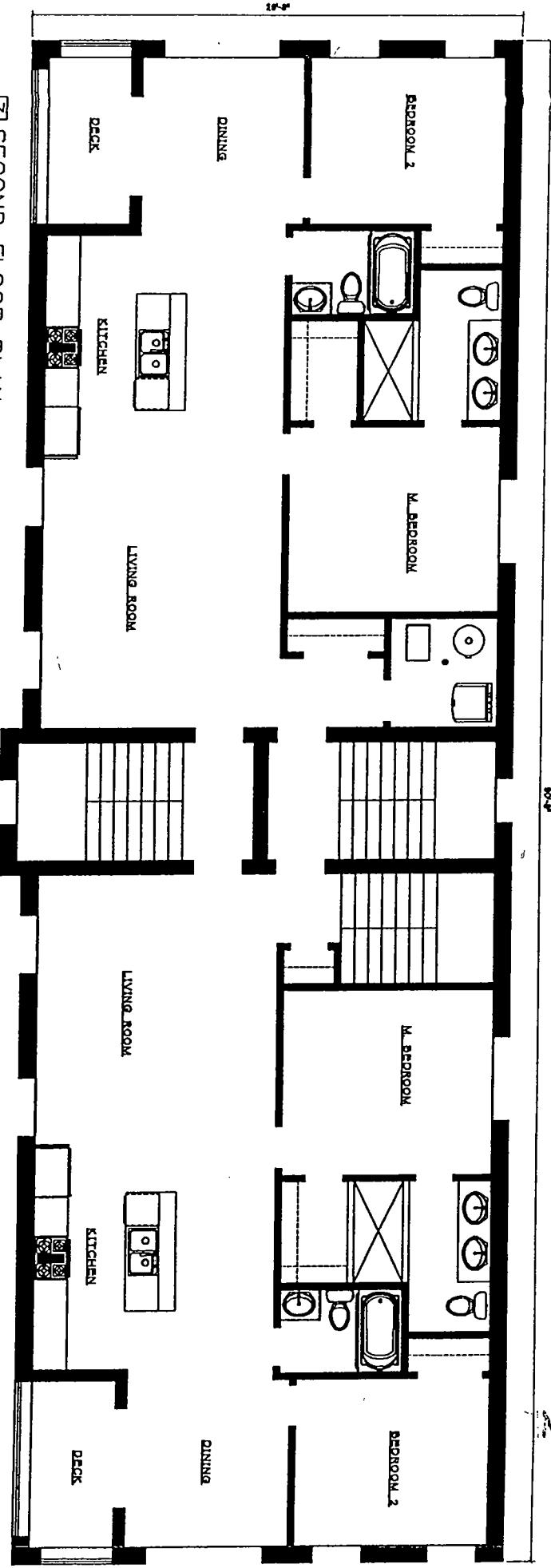
INAL FOR PUBLICATION

2 GROUND FLOOR PLAN

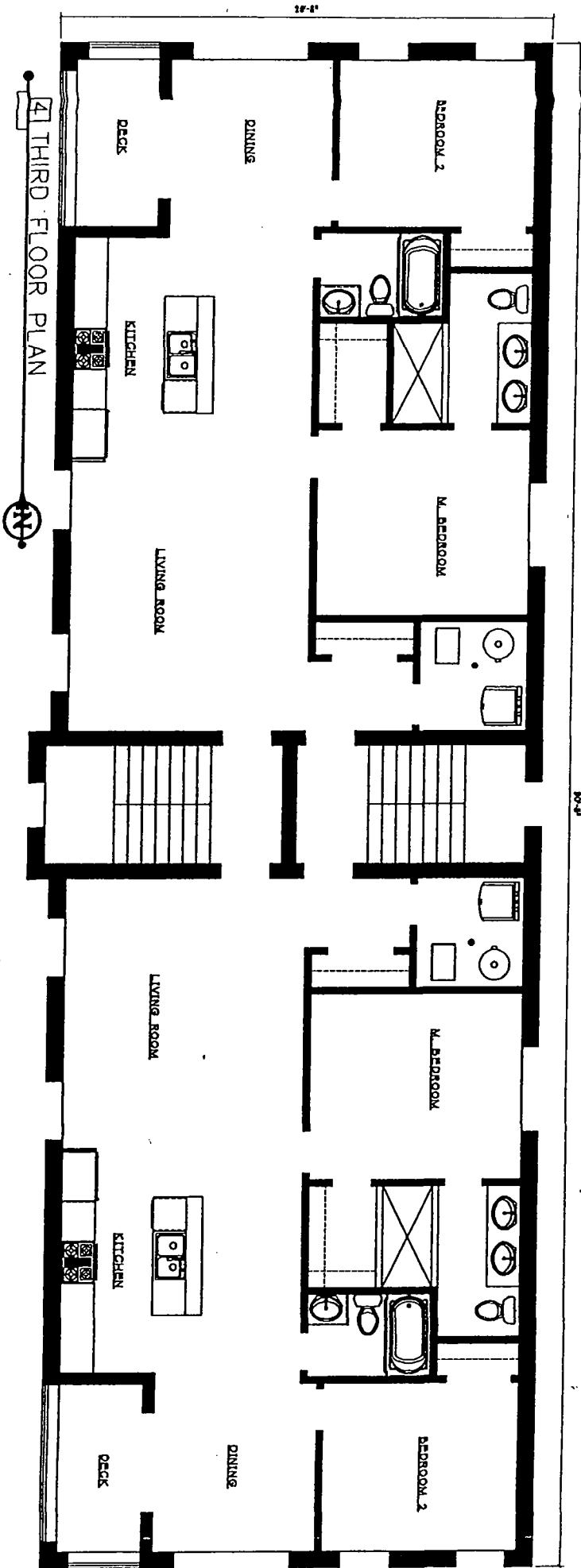


FINAL FOR PUBLICATION

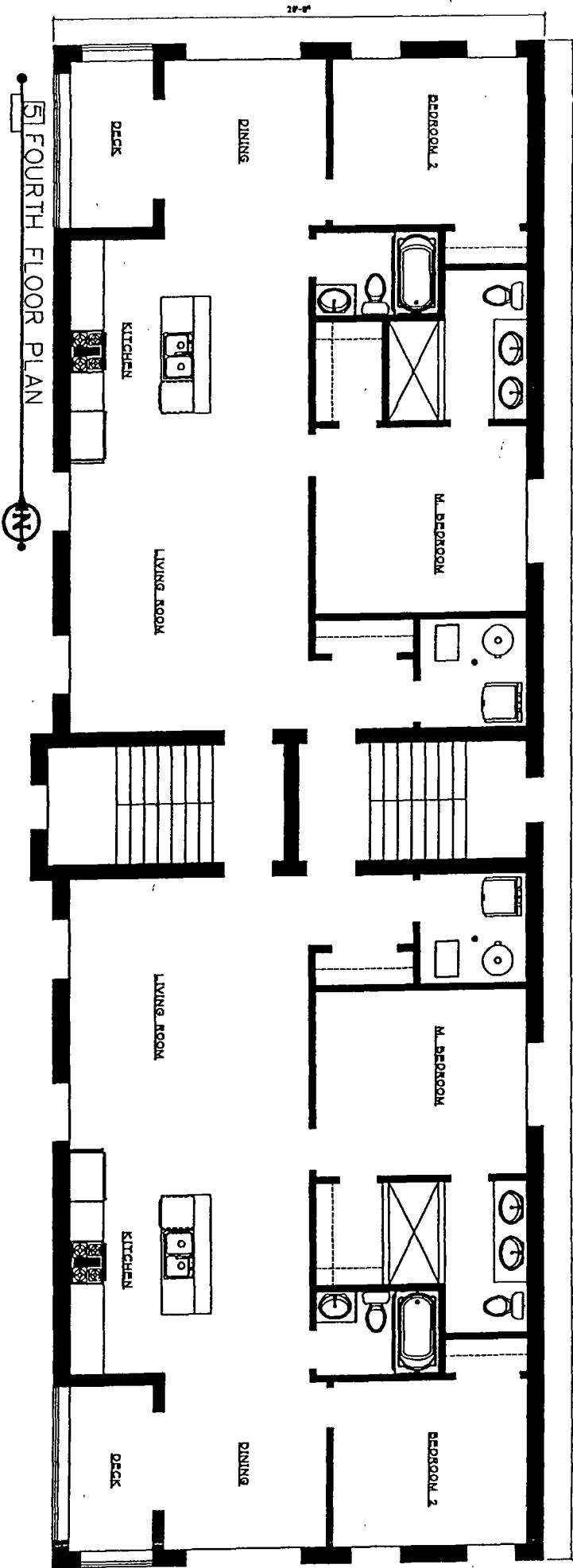
3 SECOND FLOOR PLAN



FINAL FOR PUBLICATION

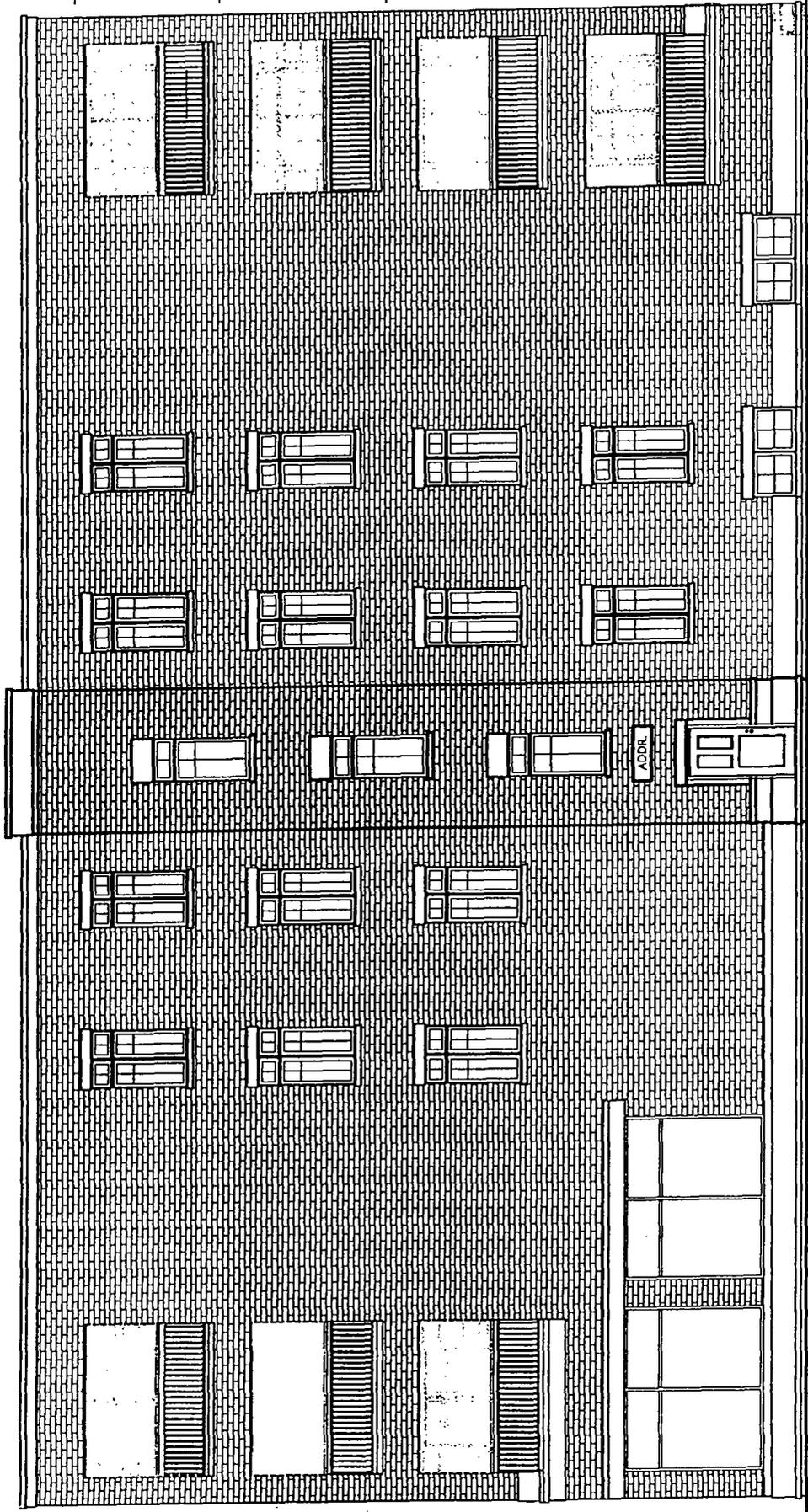


FINAL FOR PUBLICATION



FOURTH FLOOR PLAN

FINAL FOR PUBLICATION



B/ FLAT ROOF  
EL. +45'-4"

Y/ FOURTH FLR  
EL. +38'-4"

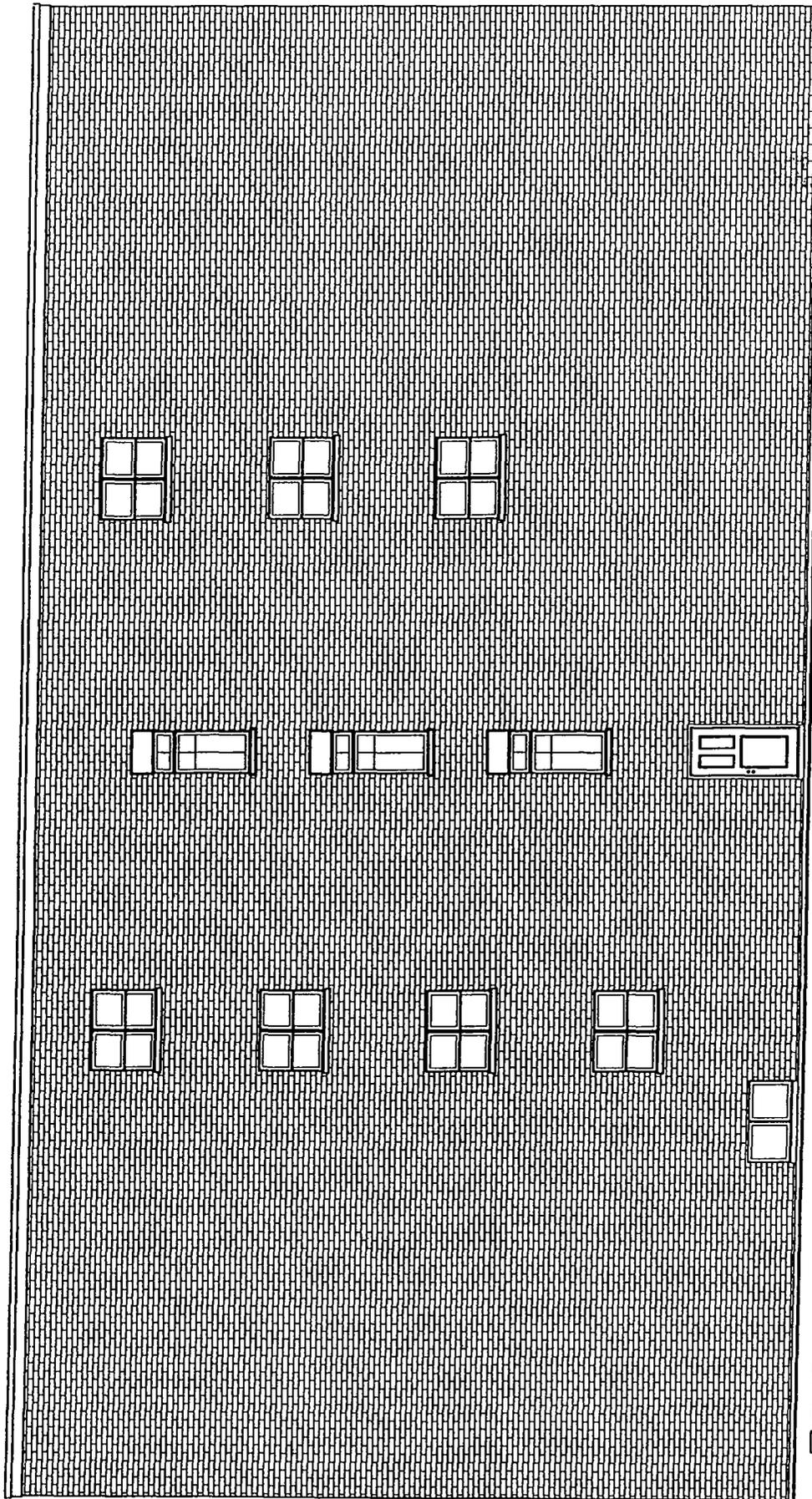
Y/ THIRD FLR  
EL. +28'-0"

Y/ SECOND FLR  
EL. +15'-8"

Y/ FIRST FLR  
EL. +5'-4"

2 FRONT ELEVATION

MAN FOR PUBLIC



8/ FLAT ROOF  
EL: +4.5-4

1/ FOURTH FLR  
EL: +16-4

1/ THIRD FLR  
EL: +26-0

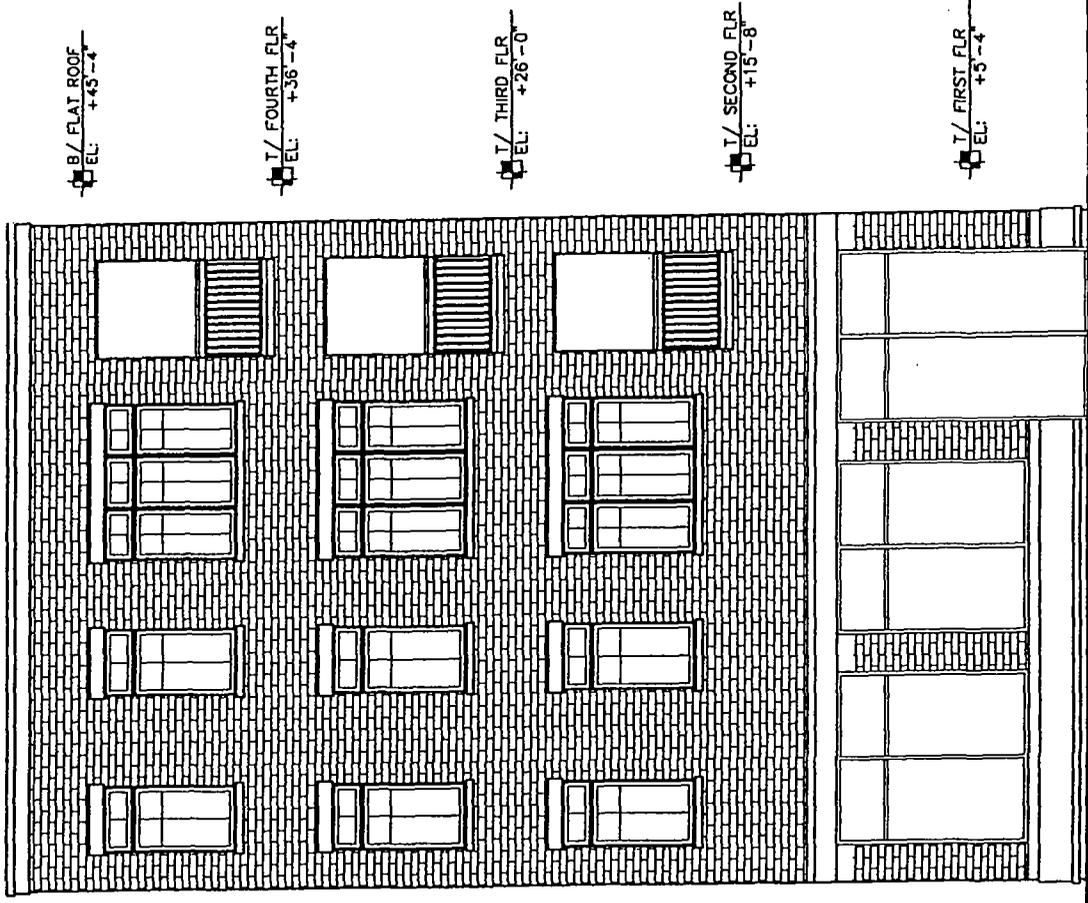
1/ SECOND FLR  
EL: +15-0

1/ FIRST FLR  
EL: +5-4

2 REAR ELEVATION

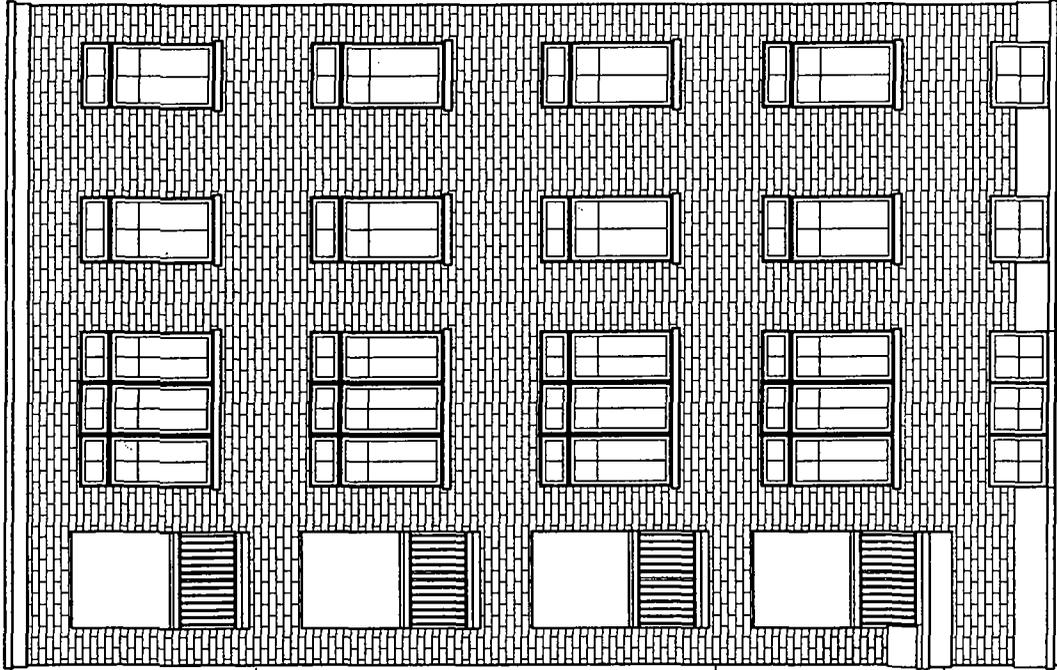
MAIL FOR PUBLICATION

FINAL FOR PUBLICATION



1 SIDE ELEVATION

NOT FOR PUBLICATION



B/ FLAT ROOF  
EL: +45'-4"

T/ FOURTH FLR  
EL: +36'-4"

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

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

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

1 SIDE ELEVATION