



# City of Chicago



O2017-7741

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/8/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-G at 1216-1218 W Belmont Ave - App No. 19418T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

1941871

**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 the current B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by:

the public alley next north of West Belmont Avenue; a line 148.00 feet west of Racine Avenue; West Belmont Avenue; and a line 198.00 feet west of Racine Avenue

to those of a B3-3 Community Shopping District.

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

Address: 1216-18 West Belmont Avenue

**FINAL FOR PUBLICATION**

**NARRATIVE**  
1216-18 West Belmont Avenue  
TYPE I REGULATIONS

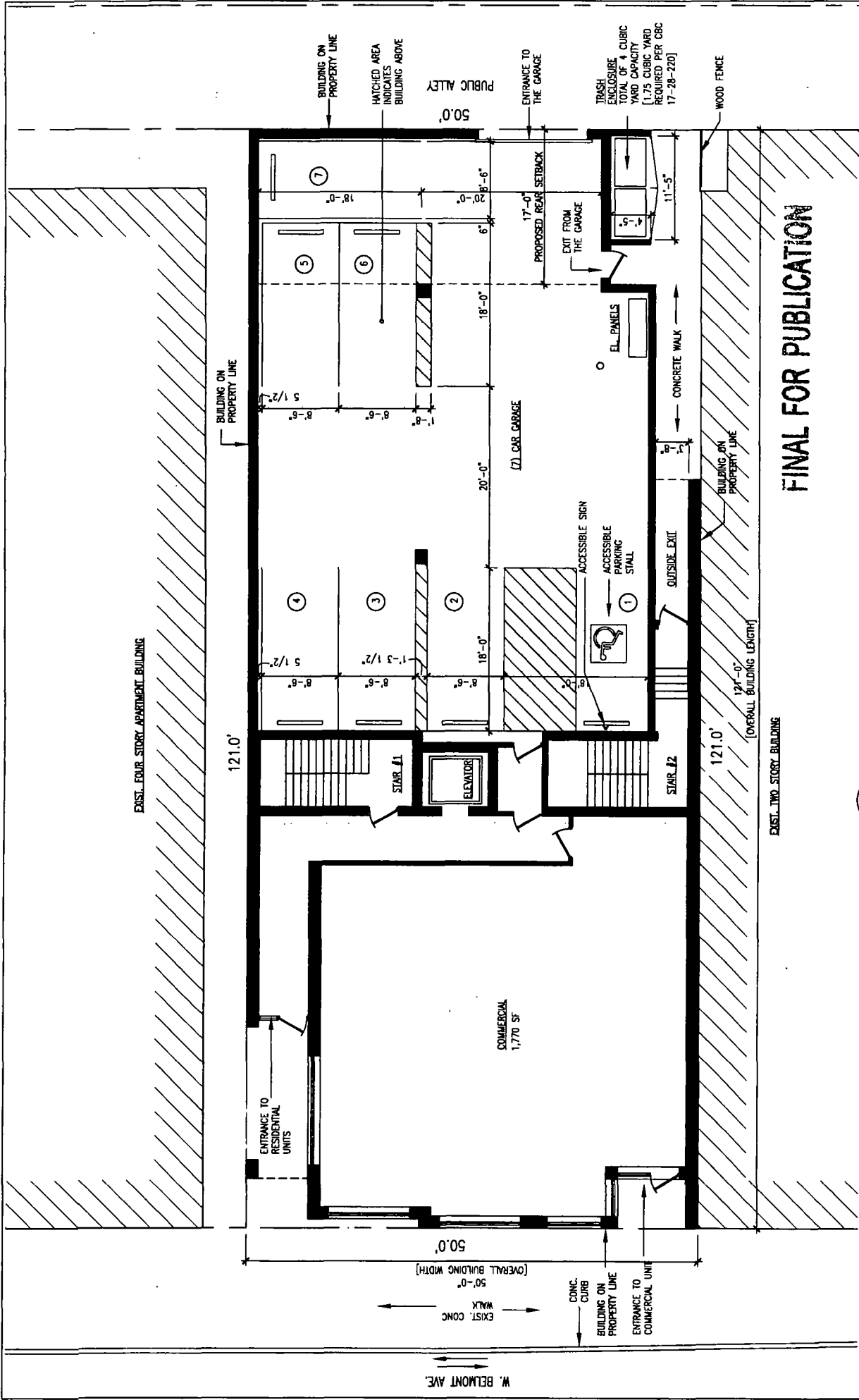
The subject property consists of 6,050 square feet and is currently improved with a vacant two-story building and a surface parking lot. The Applicant proposes to rezone the property from a B3-2 Community Shopping District to a B3-3 Community Shopping District in order to construct a four-story mixed-use building containing approximately 1,770 square feet of ground floor commercial space, six residential dwellings units, seven automobile parking spaces, and no loading berth. The height of the proposed building will be 44 feet 6 inches.

FAR:	3.0
MLA:	1,008.33
Floor Area:	18,150 square feet
Residential Dwelling Units:	6
Height:	44 feet 6 inches
Setbacks:	
Front (Belmont):	0 feet
Rear (public alley):	17 feet*
East Property Line:	0 feet
West Property Line:	0 feet
Automobile Parking Spaces:	7
Loading Berth:	None

\* Applicant will seek a variation.

A set of plans attached.

**FINAL FOR PUBLICATION**

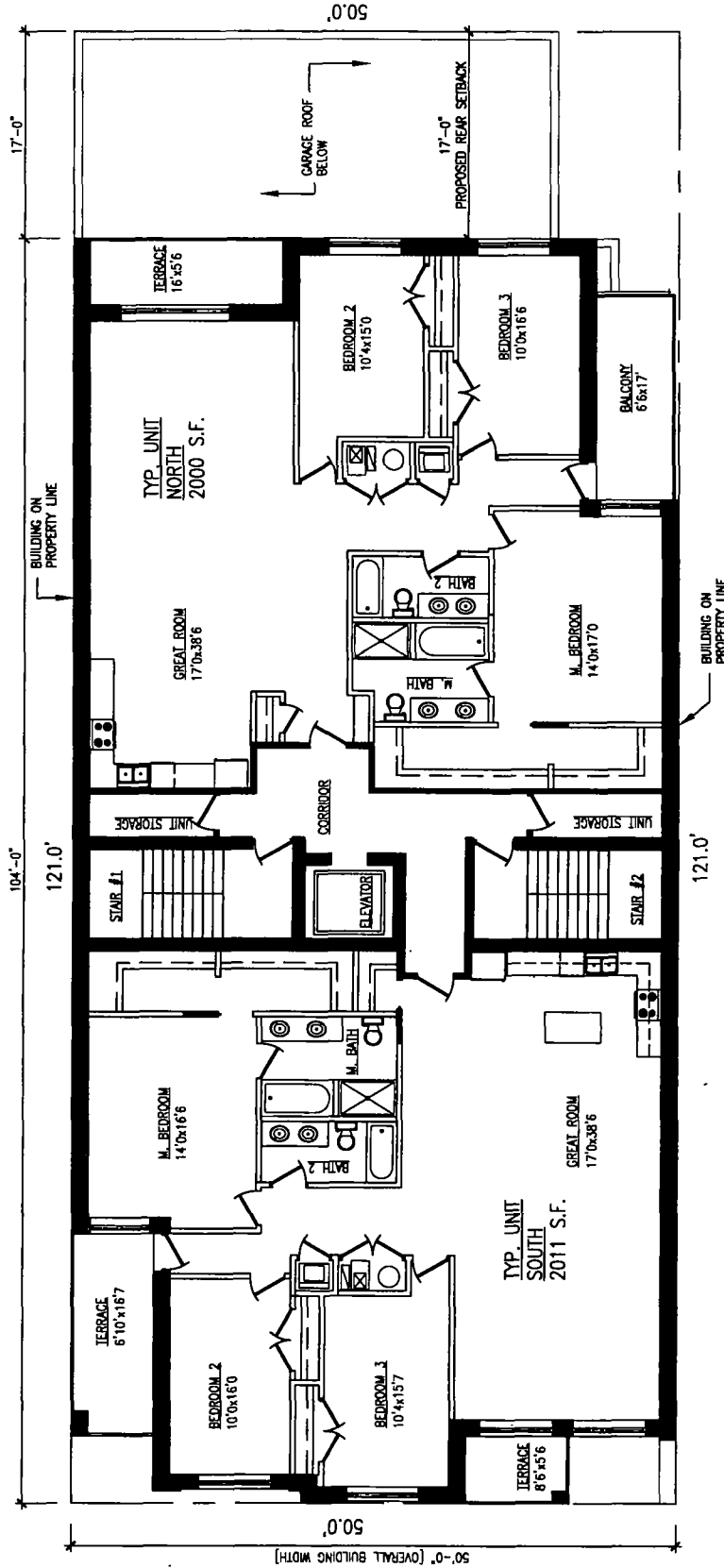


FINAL FOR PUBLICATION

1 SITE PLAN/GROUND FLOOR PLAN  
A1.1 SCALE: NONE

<p>3330 DUNDEE RD., SUITE N-1 NORTHBROOK, IL, 60062 PHONE 847-562-9262 FAX 847-205-0562 WWW.AP-ARCHITECTS.LLC.COM</p>	<p>PROJECT NAME <b>6 Unit Apartment Bldg. w/ Commercial Space</b></p>	<p>PROJECT NO 134-17 1218 BELMONT AVE. CHICAGO, IL</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>ISSUED FOR</th> <th>DATE</th> <th>DRAWING NO</th> </tr> </thead> <tbody> <tr> <td>△</td> <td></td> <td></td> <td></td> <td rowspan="3">A1.1</td> </tr> <tr> <td>△</td> <td></td> <td></td> <td>10/04/17</td> </tr> <tr> <td>△</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV.	DATE	ISSUED FOR	DATE	DRAWING NO	△				A1.1	△			10/04/17	△			
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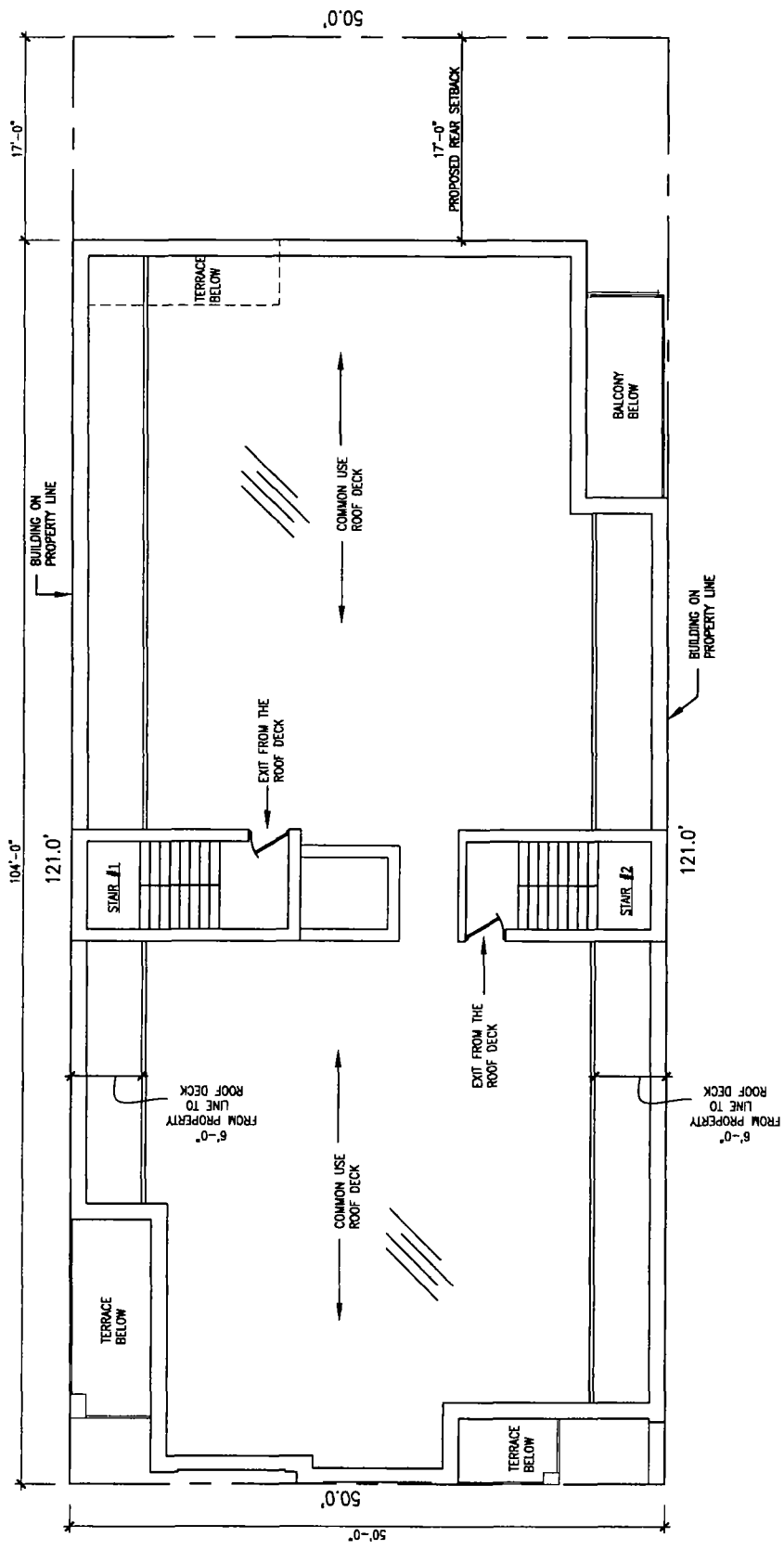


FINAL FOR PUBLICATION

1 TYPICAL FLOOR PLAN [2-ND, 3-RD & 4-TH FLOORS]  
 A1.2 SCALE: NONE

<p>3330 DUNDEE RD., SUITE N-1          NORTHBROOK, IL, 60062          PHONE 847-562-9262          FAX 847-205-0562          WWW.AP-ARCHITECTSLLC.COM</p>	<p>PROJECT NAME  <b>6 Unit Apartment Bldg.          w/ Commercial Space</b></p>	<p>PROJECT NO. 134-17          1218 BELMONT AVE.          CHICAGO, IL</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>ISSUED FOR</th> <th>DATE</th> <th>DRAWING NO.</th> </tr> </thead> <tbody> <tr> <td>△</td> <td></td> <td></td> <td>10/04/17</td> <td rowspan="3">A1.2</td> </tr> <tr> <td>△</td> <td></td> <td></td> <td></td> </tr> <tr> <td>△</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV.	DATE	ISSUED FOR	DATE	DRAWING NO.	△			10/04/17	A1.2	△				△			
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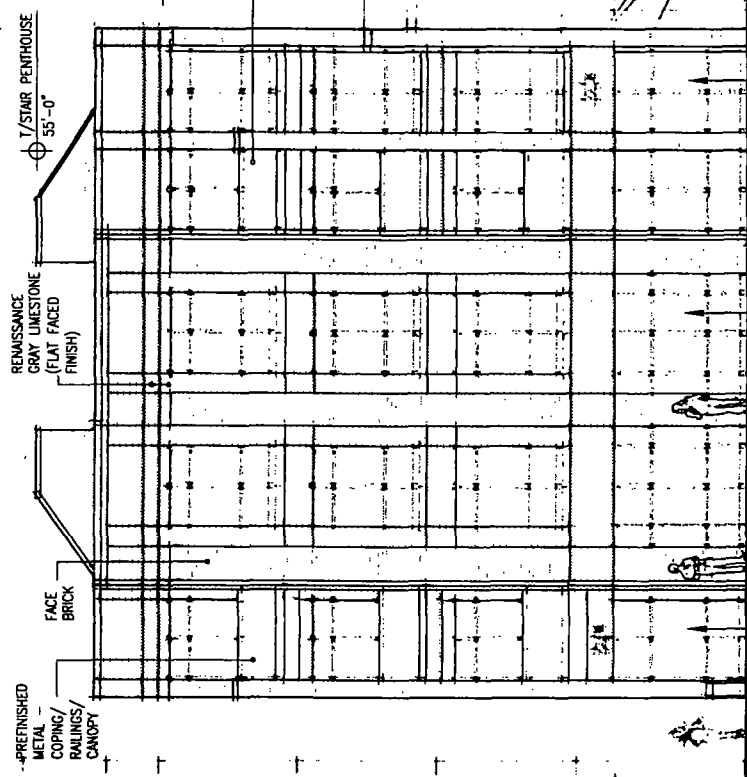
FINAL FOR PUBLICATION

1 ROOF PLAN  
A1.3 SCALE: NONE

<p>3330 DUNDEE RD., SUITE N-1 NORTHBROOK, IL, 60062 PHONE 847-562-9262 FAX 847-205-0562 WWW.AP-ARCHITECTSLLC.COM</p>	<p>PROJECT NAME <b>6 Unit Apartment Bldg. w/ Commercial Space</b></p>	<p>PROJECT NO 134-17 1218 BELMONT AVE. CHICAGO, IL</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>ISSUED FOR</th> <th>DATE</th> <th>DRAWING NO</th> </tr> </thead> <tbody> <tr> <td>△</td> <td></td> <td></td> <td>10/04/17</td> <td rowspan="3">A1.3</td> </tr> <tr> <td>△</td> <td></td> <td></td> <td></td> </tr> <tr> <td>△</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV.	DATE	ISSUED FOR	DATE	DRAWING NO	△			10/04/17	A1.3	△				△			
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50'-0"  
[OVERALL BUILDING WIDTH]

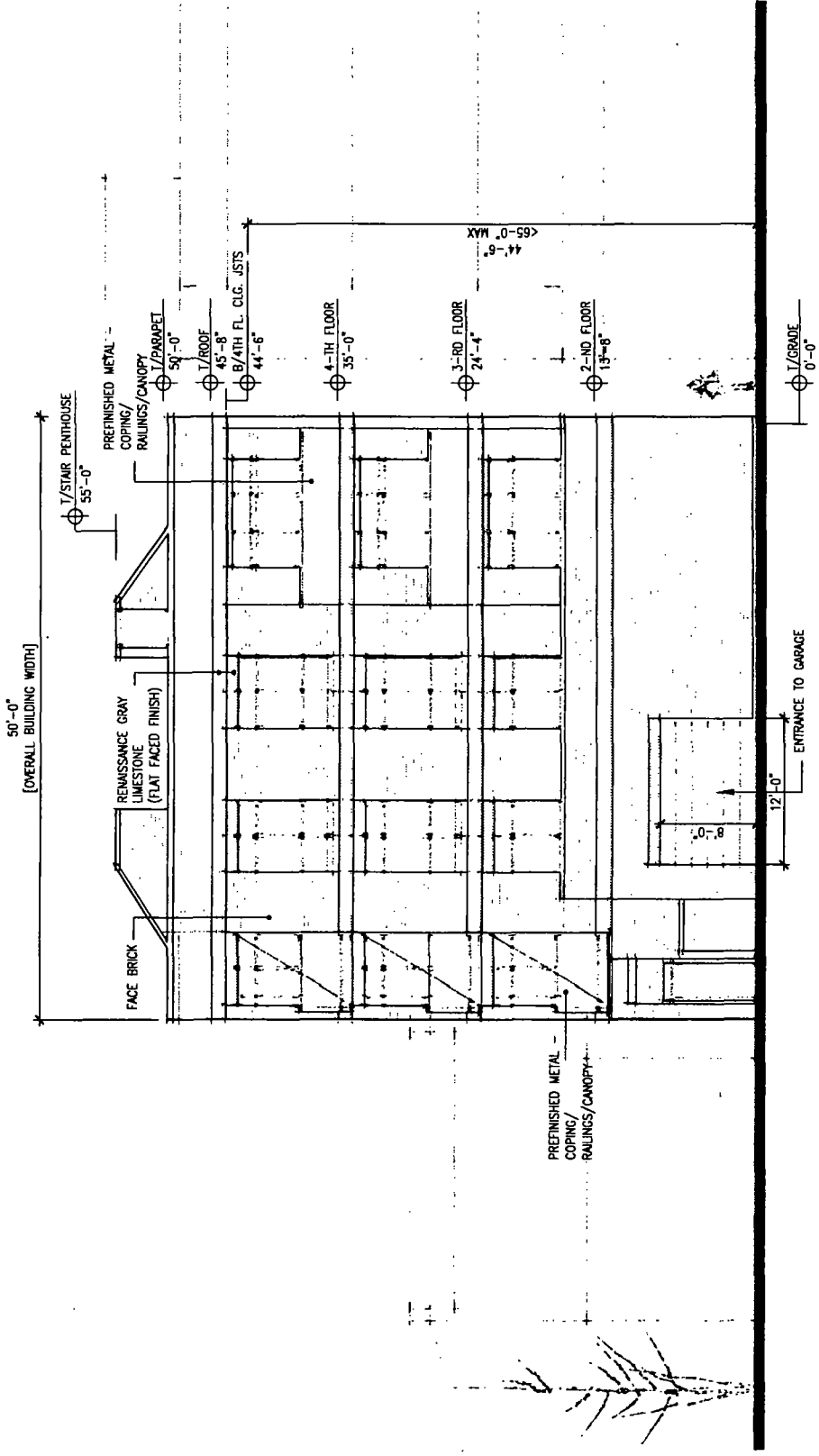


**FINAL FOR PUBLICATION**

**1 FRONT ELEVATION**  
A1.4 SCALE: NONE

<p>3330 DUNDEE RD., SUITE N-1 NORTHBROOK IL, 60062 PHONE 847-562-9262 FAX 847-205-0562 WWW.AP-ARCHITECTSLLC.COM</p>	<p>PROJECT NAME <b>6 Unit Apartment Bldg. w/ Commercial Space</b></p>	<p>PROJECT NO 134-17 1218 BELMONT AVE. CHICAGO, IL</p>	<p>REV. DATE ISSUED FOR</p>	<p>DATE 10/04/17</p>	<p>DRAWING NO <b>A1.4</b></p>
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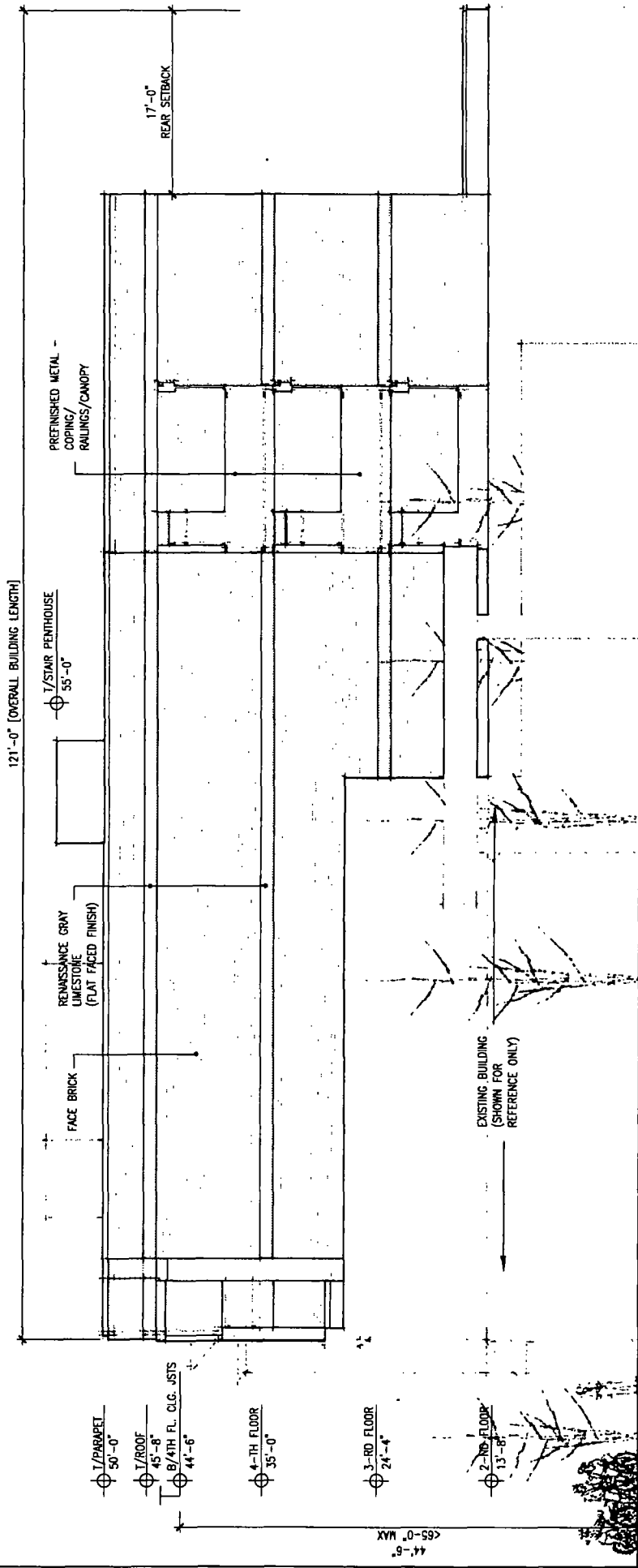
1 REAR ELEVATION  
A1.5 SCALE: NONE

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<p>3330 DUNDEE RD., SUITE N-1 NORTHBROOK, IL 60062 PHONE 847-562-9262 FAX 847-205-0582 WWW.AP-ARCHITECTSILLC.COM</p>	<p>PROJECT NAME 6 Unit Apartment Bldg. w/ Commercial Space</p>	<p>PROJECT NO 134-17 1218 BELMONT AVE. CHICAGO, IL</p>	<p>REV. DATE ISSUED FOR</p>	<p>DATE 10/04/17</p>	<p>DRAWING NO A1.5</p>
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FINAL FOR PUBLICATION

1 EAST ELEVATION  
A1.6 / SCALE: NONE

REV.	DATE	ISSUED FOR	DATE	DRAWING NO.
△				
△				
△				
			10/04/17	A1.6

PROJECT NO 134-17	PROJECT NAME	PROJECT NO 134-17
6 Unit Apartment Bldg. w/ Commercial Space	1218 BELMONT AVE. CHICAGO, IL	

3330 DUNDEE RD., SUITE N-1 NORTHBROOK IL, 60062 PHONE 847-562-9262 FAX 847-205-0562 WWW.AP-ARCHITECTSLLC.COM
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121'-0" (OVERALL BUILDING LENGTH)

RENAISSANCE GRAY  
LIMESTONE  
(FLAT FACED FINISH)  
FACE BRICK

1/2 STAR PENHOUSE  
55'-0"

PREFINISHED METAL -  
COPING/  
RAILINGS/CANOPY

17'-0"  
REAR SETBACK

1/2 PARAPET 50'-0"  
1/2 ROOF 45'-8"  
3/4 TH FL. CLG. JSTS 44'-6"  
4-TH FLOOR 35'-0"  
3-RD FLOOR 24'-4"  
2-ND FLOOR 13'-8"  
1/2 GRADE 0'-0"  
<65'-0" MAX

WEST ELEVATION  
FINAL FOR PUBLICATION

1 WEST ELEVATION  
A1.7 SCALE: NONE

PROJECT NAME	PROJECT NO 134-17	DATE	ISSUED FOR	DATE	DRAWING NO
6 Unit Apartment Bldg. w/ Commercial Space	1218 BELMONT AVE. CHICAGO, IL	10/04/17			A1.7
3330 DUNDEE RD., SUITE N-1 NORTHBROOK IL, 60062 PHONE 847-562-9262 FAX 847-205-0562 WWW.AP-ARCHITECTSLLC.COM					
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