



# City of Chicago



O2019-6869

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/18/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-I at 3008 W Belmont Ave - App No. 20160T1
<b>Committee(s) Assignment:</b>	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 C1-1, Neighborhood Commercial District symbols as shown on Map No. 9-I**

**in the area bounded by:**

**The public alley next north of and parallel to West Belmont Avenue; a line 74 feet west of and parallel to North Sacramento Avenue; West Belmont Avenue; and a line 98 feet west of and parallel to North Sacramento Avenue.**

**To those of a C1-3, Neighborhood Commercial District**

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

**Common address of property: 3008 West Belmont Avenue, Chicago**

# Final for Publication

## NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 3008 WEST BELMONT AVENUE, CHICAGO, IL

The subject property is currently improved with a vacant one story mixed-use building (one commercial unit and one dwelling unit). The Applicant intends to demolish the existing building and build a new 4 story, mixed-use building with a commercial unit on the ground floor and 3 dwelling units above. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance

Project Description:	Zoning Change from a C1-1, Neighborhood Commercial District to a C1-3, Neighborhood Commercial District
Use:	Mixed-use building with commercial on the ground floor and 3 dwelling units on the upper floors
Floor Area Ratio:	2.761
Lot Area:	3,000 Square Feet
Building Floor Area:	8,283 Square Feet
Density:	1,000 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 0 Feet Sides: 0 Feet Rear: 37 Feet
Building height:	47 Feet





**SILVESTRO**  
 DESIGN OPERATIONS  
 443 E 48th Place  
 Chicago, IL 60653  
 917 836 2804

CLIENT

Nick Daoud

ADDRESS

3008 W Belmont  
 Chicago, IL 60618

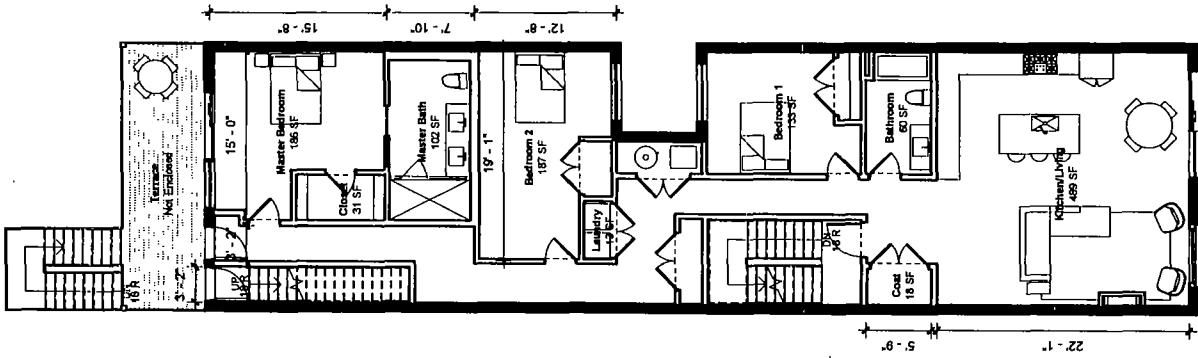
DRAWING

PLANS

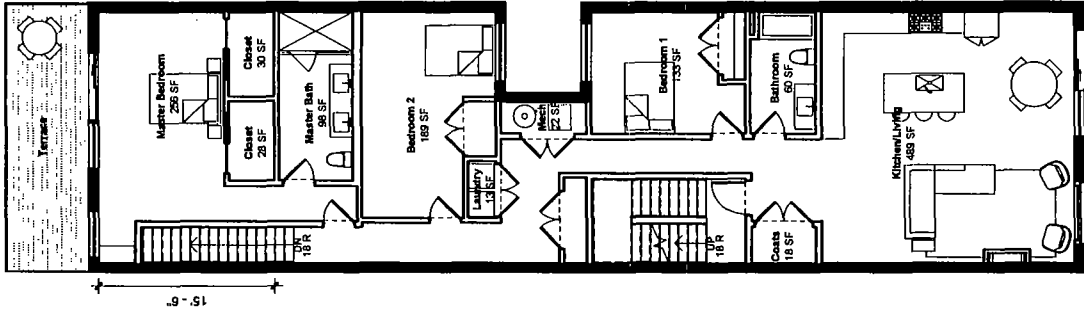
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1	SCHEMATIC DESIGN	08.27.2019

SHEET A-101

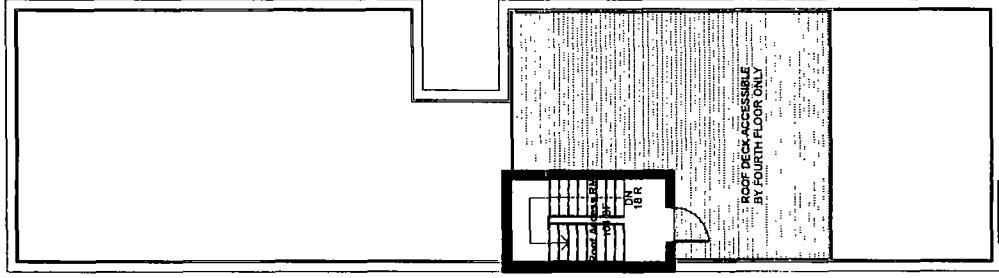
1



① Level 3  
 3/32" = 1'-0"



② Level 4  
 3/32" = 1'-0"



③ Roof  
 3/32" = 1'-0"

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CLIENT

Nick Daoud

ADDRESS

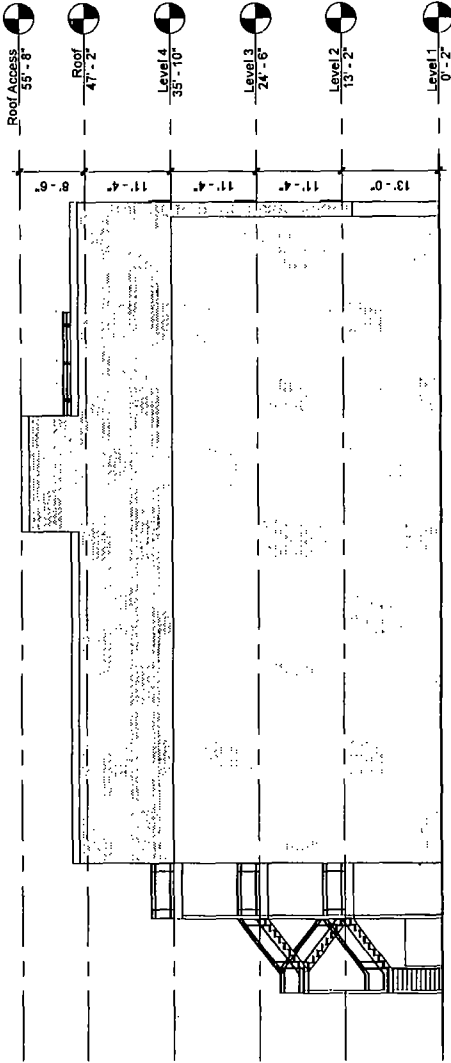
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 Chicago, IL 60618

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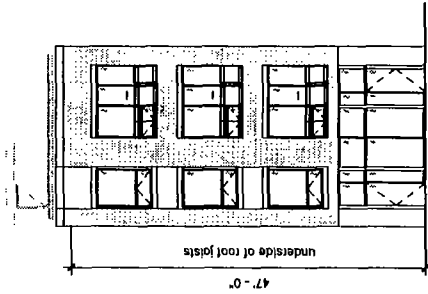
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REV	ISSUE	DATE
1	SCHEMATIC DESIGN	08.27.2019

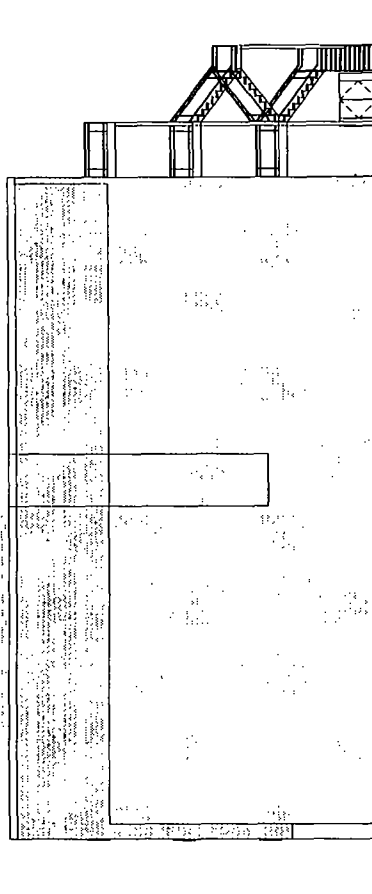
SHEET A-200



② West  
 1/16" = 1'-0"



① South  
 1/16" = 1'-0"



④ East  
 1/16" = 1'-0"



③ North  
 1/16" = 1'-0"