



City of Chicago



SO2016-8653

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-I at 2813-2833 W Belmont Ave and 3196 N Elston Ave - App No. 19075T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

H 19075 T1
INTRO. DATE
DEC 14, 2016

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance,
be amended by changing all the B3-1 Community Shopping District symbols and
indications as shown on Map No. 7-1 in the area bounded by

West Belmont Avenue; North Elston Avenue; a line 27.04 feet
southeast of the intersection of West Belmont Avenue and North
Elston Avenue as measured at the southwesterly right-of-way
line of North Elston Avenue and perpendicular thereto; a line
447.85 feet east of and parallel to North Francisco Avenue; the
alley next south of and parallel to West Belmont Avenue; and
a line 244 feet east of and parallel to North Francisco Avenue,

to those of a B3-3 Community Shopping 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 Address of Property: 2813-2833 West Belmont Avenue
and 3196 North Elston Avenue

SUBSTITUTED

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT**

2813-17 W. BELMONT AVENUE AND 2819-33 W. BELMONT AVENUE

The Applicant intends to change the zoning from the existing B3-1 to B3-3 to construct a four-story building with 48 dwelling units and commercial space of 6,659 square feet on the first floor.

ZONING: B3-3

LOT AREA: 27,950 square feet

FLOOR AREA RATIO: 3.0

BUILDING AREA: 74,376 square feet

OFF-STREET PARKING: 50 spaces

FRONT SETBACK: 0 feet 0 inches

REAR SETBACK: 40 feet 10 inches

SIDE SETBACK: 0 foot 5 inches on East and 0 foot 6 inches on west = TOTAL 0 foot 11 inches

BUILDING HEIGHT: 53 feet 8 inches ; 65 feet 0 inch to peak

Exterior materials: The 1st floor will be stone and glass. The 2nd and 3rd floor will be different shades of brick. The 4th floor will have brick and Hardie board panels.

Elevations are attached.

FINAL FOR PUBLICATION

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A-1

A-1

DATE	8/15/71
BY	J. C. C.
CHKD.	SS
INSTR.	
REVISIONS	
NO.	
DATE	
BY	
CHKD.	
INSTR.	

PROPOSED ⁴⁸ U. DEVELOPMENT
2819 W. BELMONT
CHICAGO, ILLINOIS

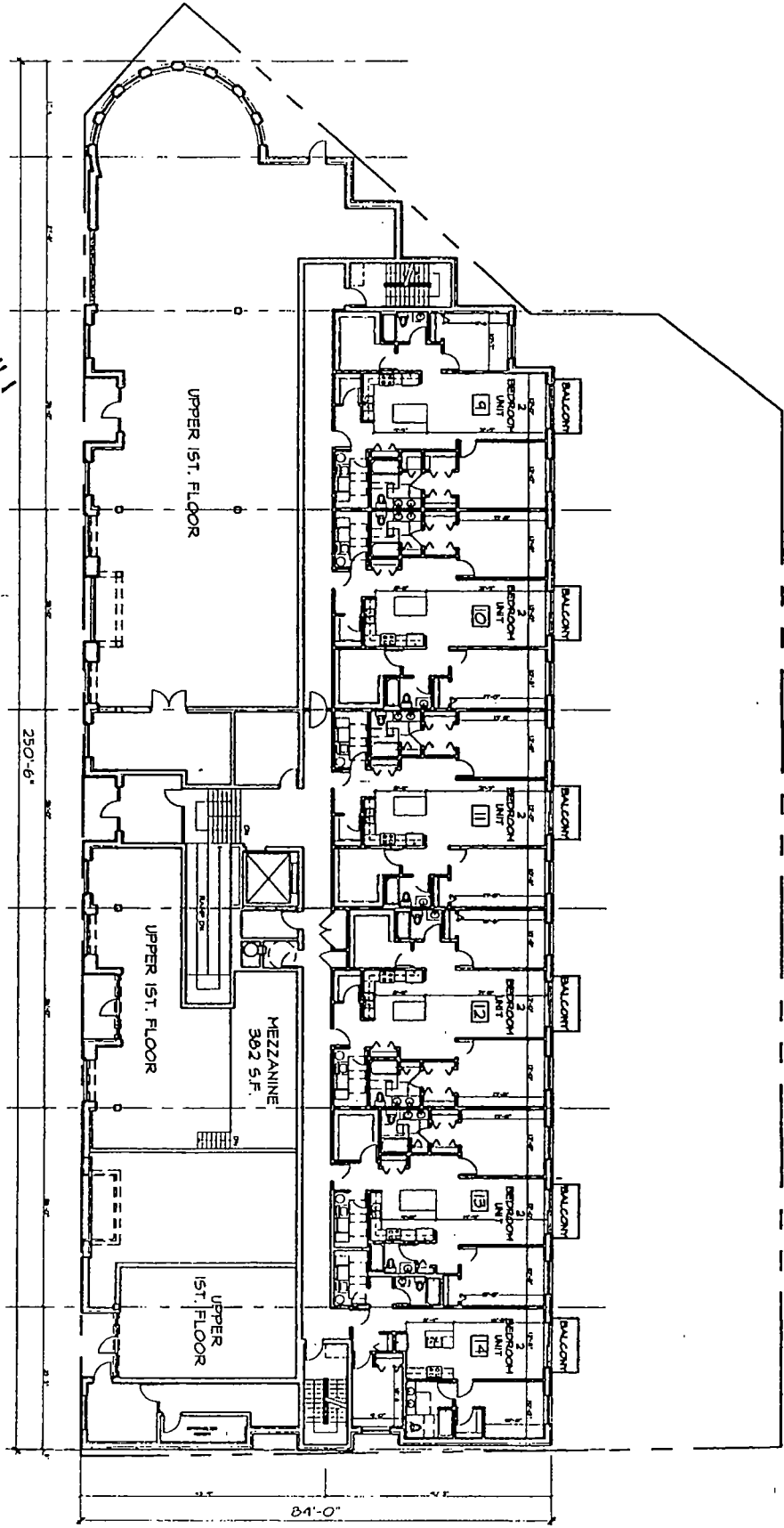


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1ST. FLOOR PLAN
SCALE 1"=30'-0"



A-3

DATE	4.10.01
CONV. NO.	11.807
DRAWN BY	AK
CHECKED BY	CS
SCALE	

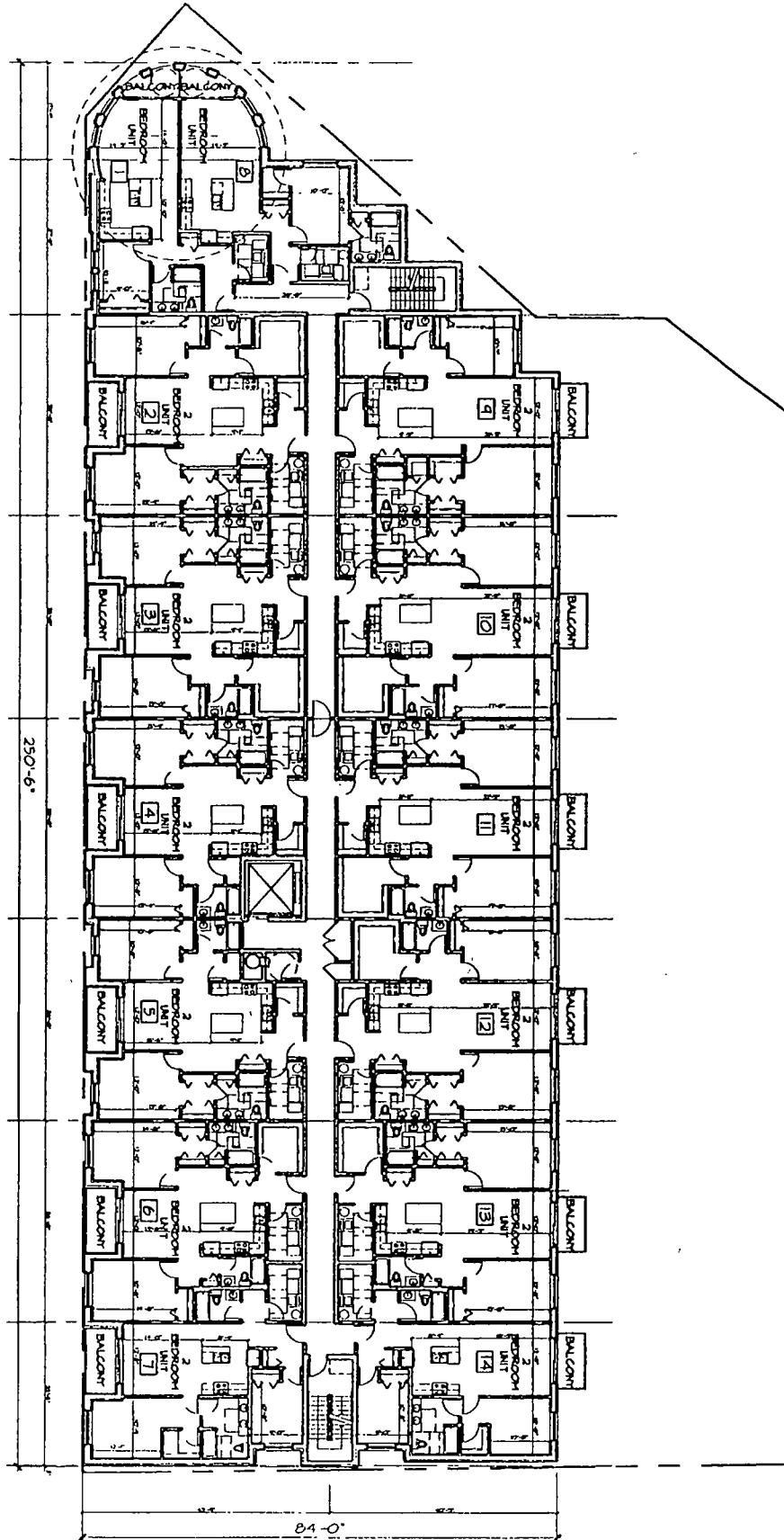
PROPOSED 48 D.U. DEVELOPMENT
2819 W. BELMONT
CHICAGO ILLINOIS



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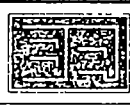
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TYPICAL FLOOR PLAN
SCALE: 1"=30'-0"



A-4	DATE	3.28.11
	DESIGN NO.	7.101
	PROJECT	2819 W. BELMONT
	CAD. NO.	00

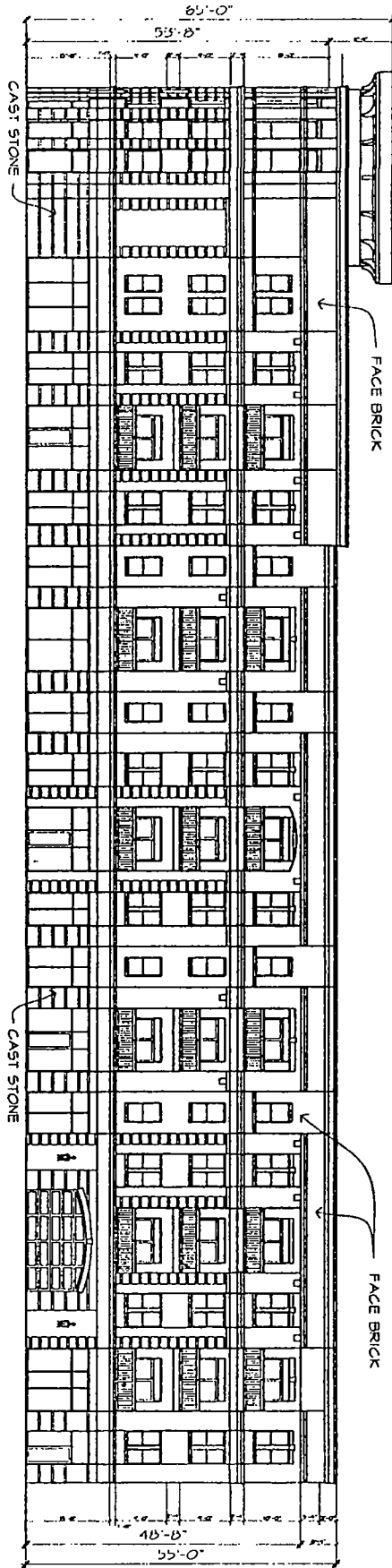
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FRONT ELEVATION
SCALE: 1"=30'-0"



A-5

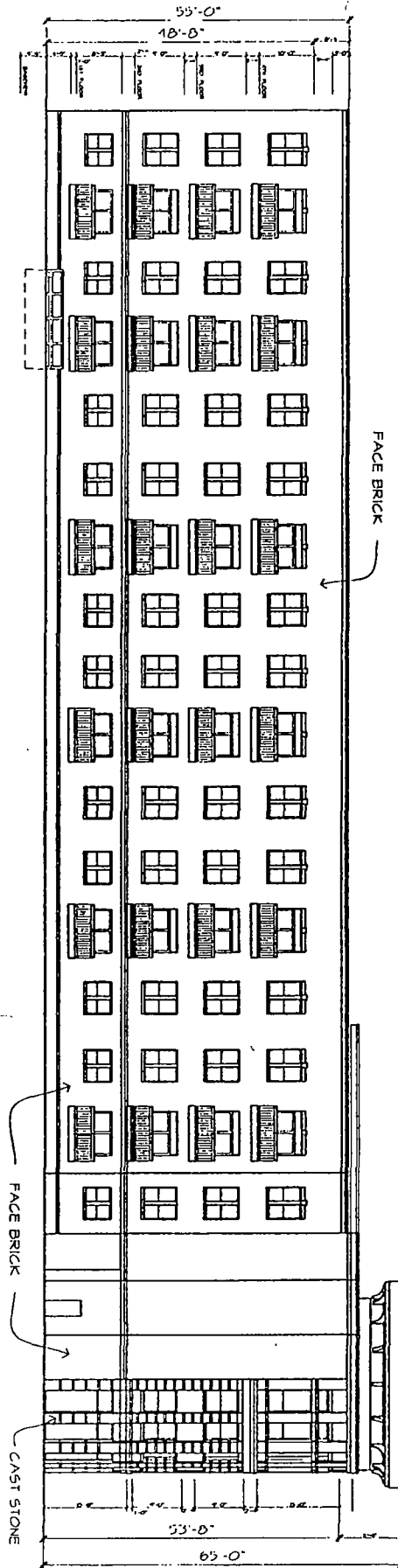
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PROPOSED ⁴⁸ D.U. DEVELOPMENT
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REAR ELEVATION
SCALE 1"=30'-0"

A-6

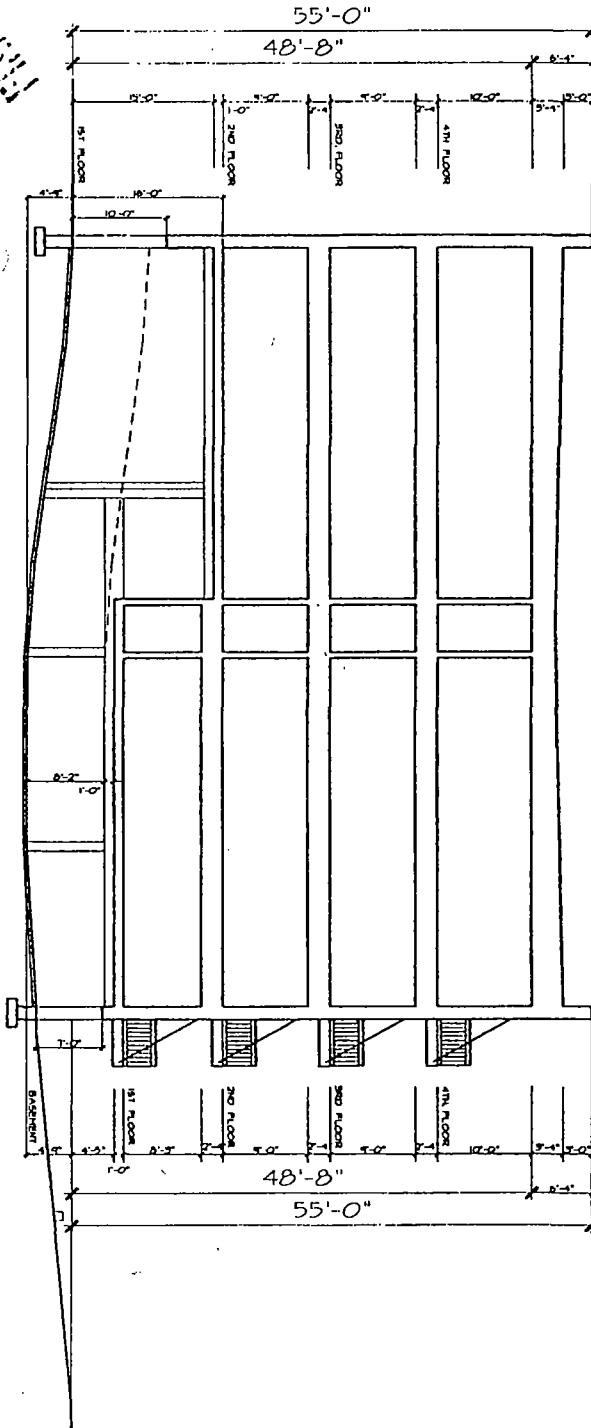
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PROPOSED 48 D U. DEVELOPMENT
2819 W. BELMONT
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BUILDING SECTION AT RAMP
SCALE: 1"=20'-0"

A-7

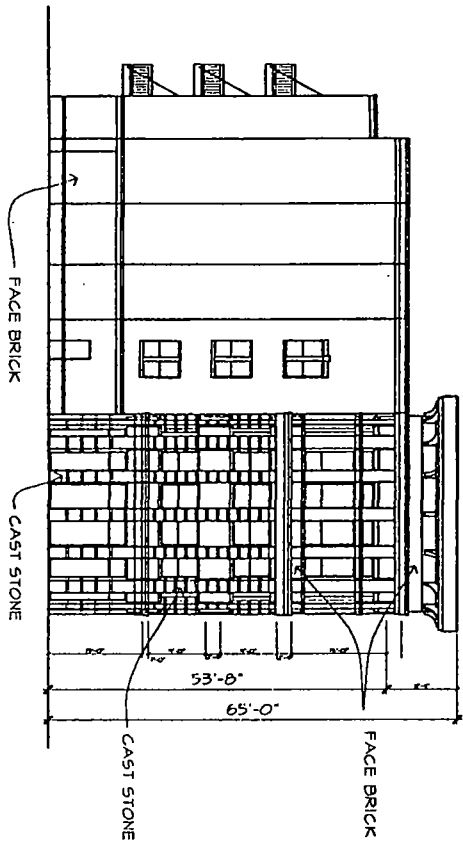
DATE	BY	CHKD.	APP'D.

PROPOSED 48TH U. DEVELOPMENT
2819 W. BELMONT
CHICAGO, ILLINOIS



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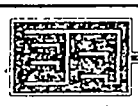


LEFT SIDE ELEVATION
SCALE: 1"=30'-0"

A-8

DATE	5. JUN. 11
BY	...
CHECKED	...
DATE	...

PROPOSED 18TH FLOOR DEVELOPMENT
2819 W. BELMONT
CHICAGO, ILLINOIS



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