



City of Chicago



O2021-5078

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/17/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-I at 2900 W Belmont Ave and 3200-3210 N Francisco Ave - App No. 20870T1
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: That the Chicago Zoning Ordinance be amended by changing all C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 9-I in the area bounded by

the alley next north of and parallel to West Belmont Avenue;
North Francisco Avenue; West Belmont Avenue; a line 25.00 feet
west of and parallel to North Francisco Avenue;

to those of the 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:

2900 W. Belmont Avenue & 3200-3210 N. Francisco Avenue

TYPE-1 ZONING AMENDMENT APPLICATION

NARRATIVE AND PLANS

Zoning and Development Analysis

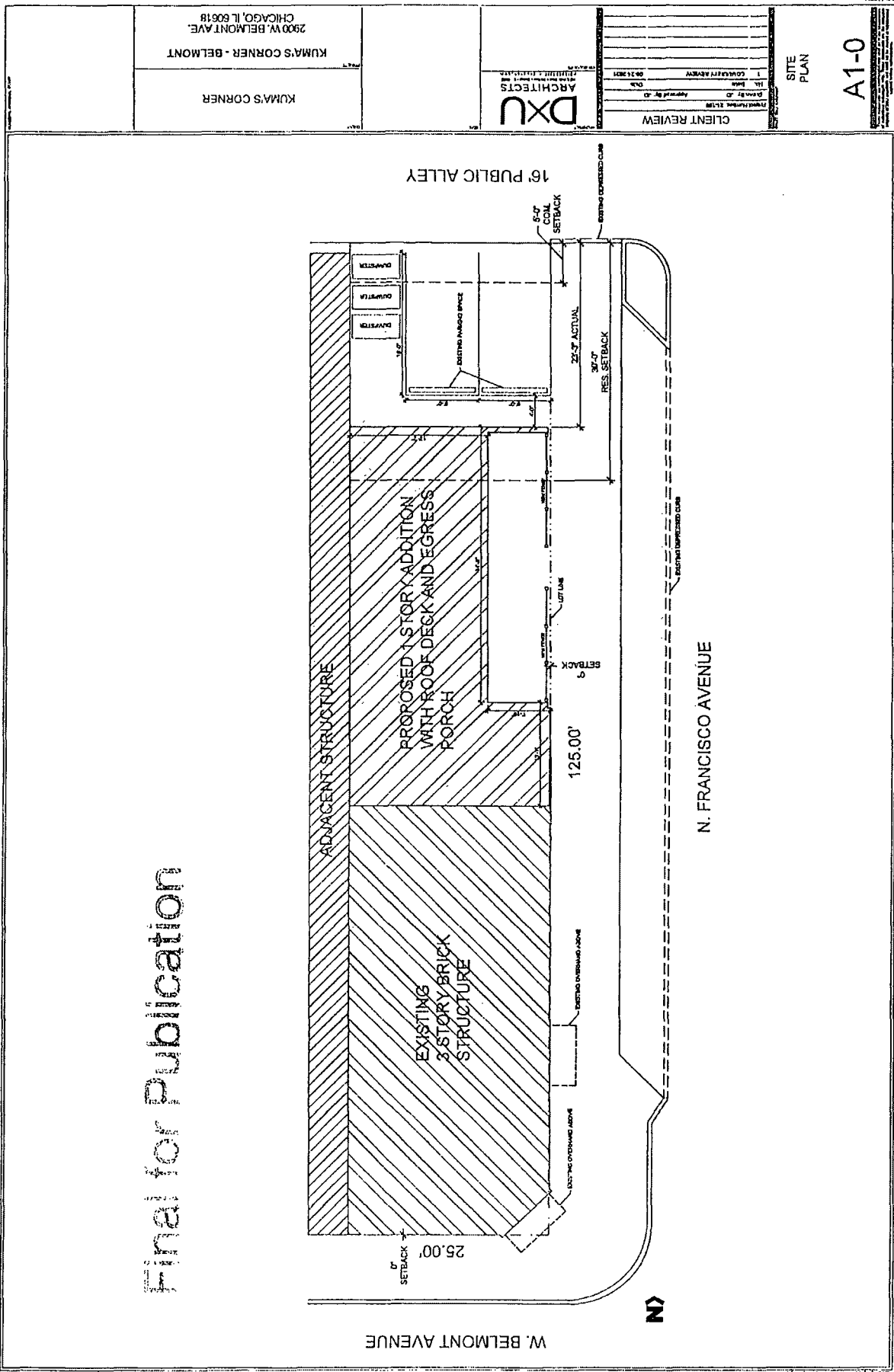
From the C1-1 to the B3-3 Zoning District

at 2900 W. Belmont Ave., and 3200-3210 N. Francisco Ave.

Zoning Analysis: To add an addition onto the rear of the existing building with an outdoor rooftop patio above the one story addition to expand the restaurant use with no work to the second floor space or to the 3rd floor dwelling unit. The rooftop outdoor patio will require a Special Use from the Zoning Board of Appeals.

- a) FAR: Permitted: 3.00
Proposed: 1.76 (Maximum FAR Building Square Footage 5,500 sf)
- b) MLA: Permitted 400 sf per Dwelling Unit and 300 sf per Efficiency Unit,
Proposed: 3125 sq. ft.
- c) Off-Street Parking: Required: 2 Parking Spaces
Proposed: 2 Parking Spaces
(3rd space used for dumpster storage area)
- d) Setbacks: Front Setback: None Required.
Proposed: Existing zero setback
Side Setback: None Required.
Proposed: Existing East and West zero setback
Rear Setback: None Required.
Proposed: Existing 23'- 2 3/4" setback
- e) Building Height: Permitted: 50 feet
Proposed: Existing height of 47' - 6"

Final for Publication



W. BELMONT AVENUE

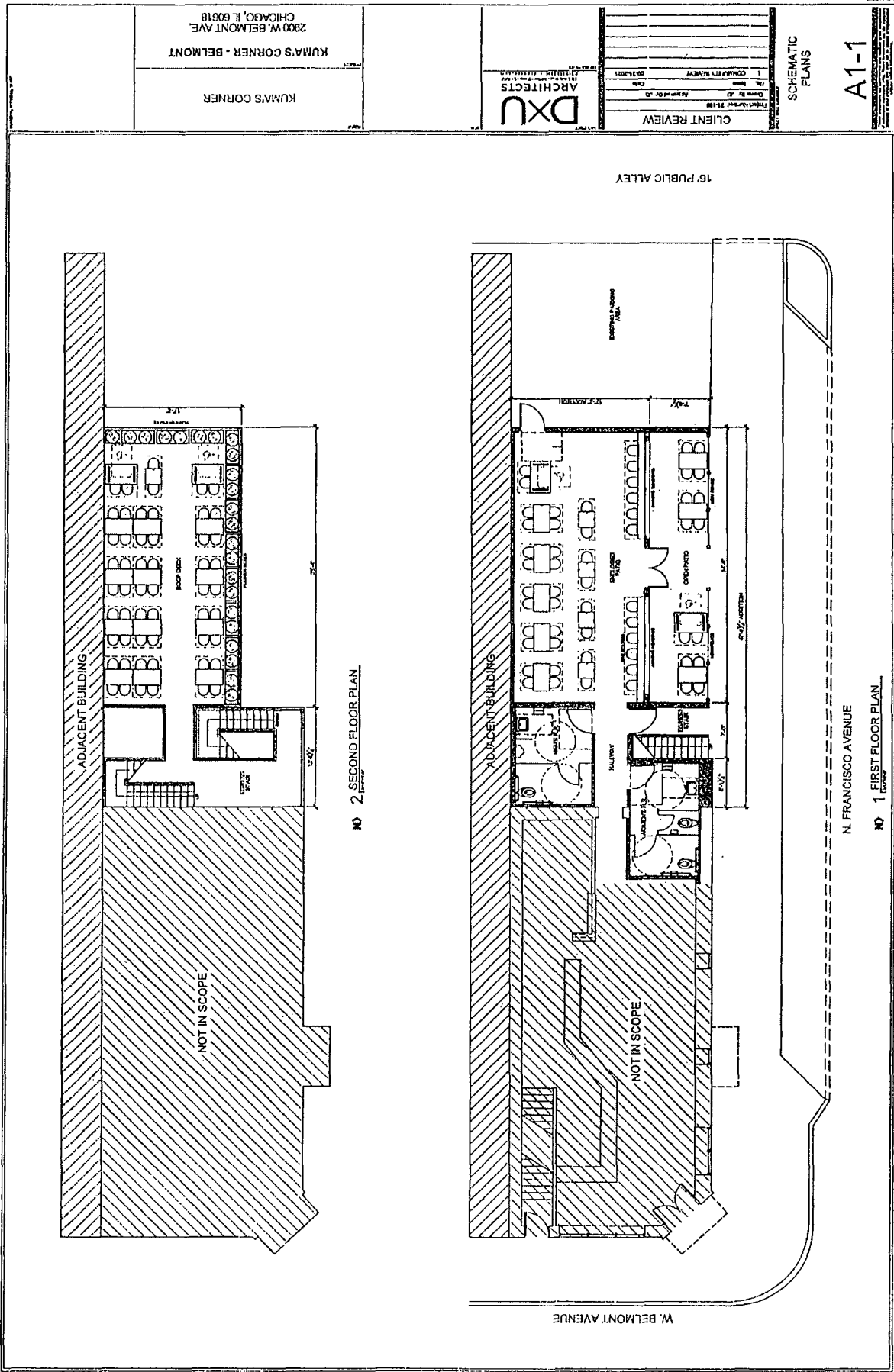


N. FRANCISCO AVENUE

16 PUBLIC ALLEY

KUMA'S CORNER		DXU ARCHITECTS 1600 N. LA SALLE ST. CHICAGO, IL 60610 TEL: 312.467.1100 FAX: 312.467.1101 www.dxuarchitects.com	CLIENT REVIEW 1 CONSULTANT REVIEW 16. 10/21/2011 APPROVED BY: [Signature] DATE: 09/21/2011	SITE PLAN A1-0
KUMA'S CORNER - BELMONT 2900 W. BELMONT AVE. CHICAGO, IL 60618				

Final for Publication



KUMAR'S CORNER
KUMAR'S CORNER - BELMONT
2900 W. BELMONT AVE.
CHICAGO, IL 60618

DXU
ARCHITECTS

CLIENT REVIEW
DATE: 12/15/2011
BY: [Signature]
PROJECT: [Signature]

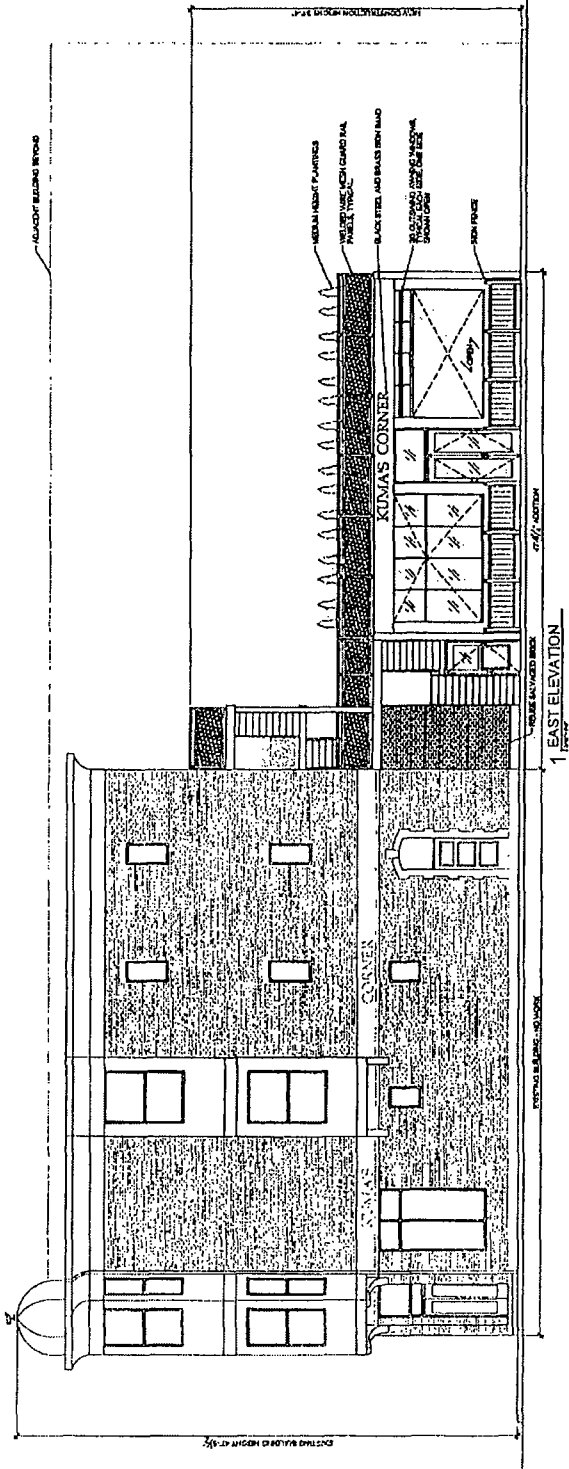
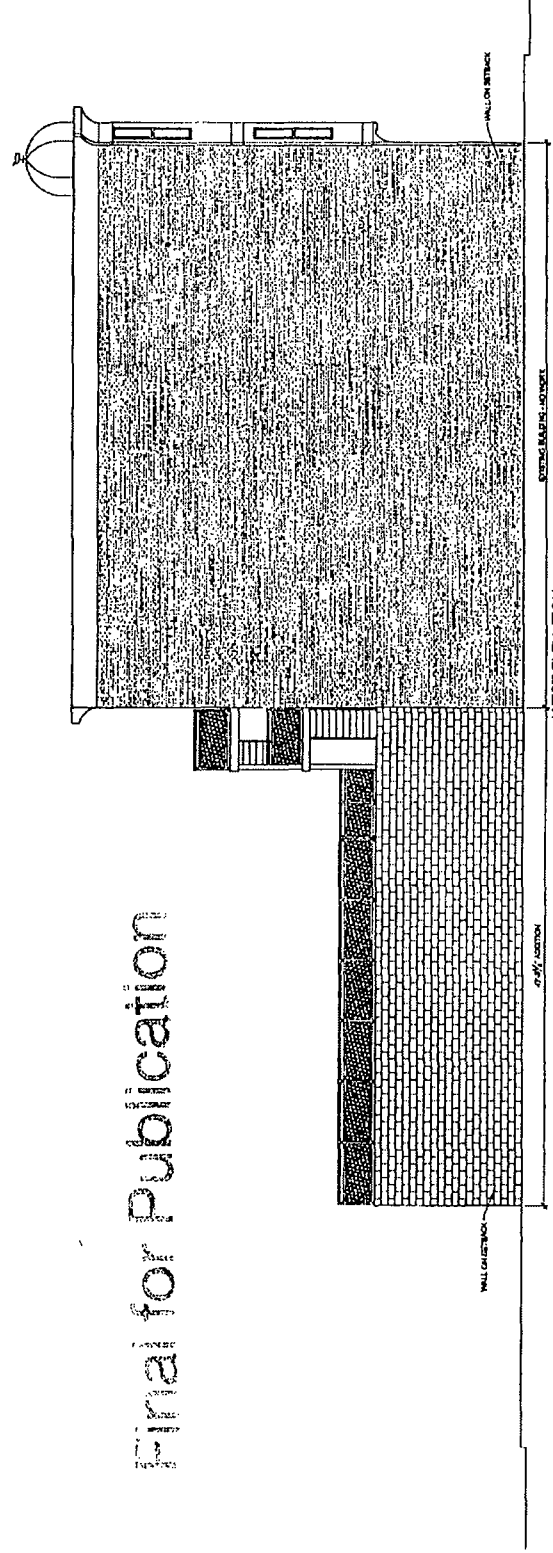
SCHEMATIC PLANS

A1-1

NO 1 FIRST FLOOR PLAN

NO 2 SECOND FLOOR PLAN

Final for Publication

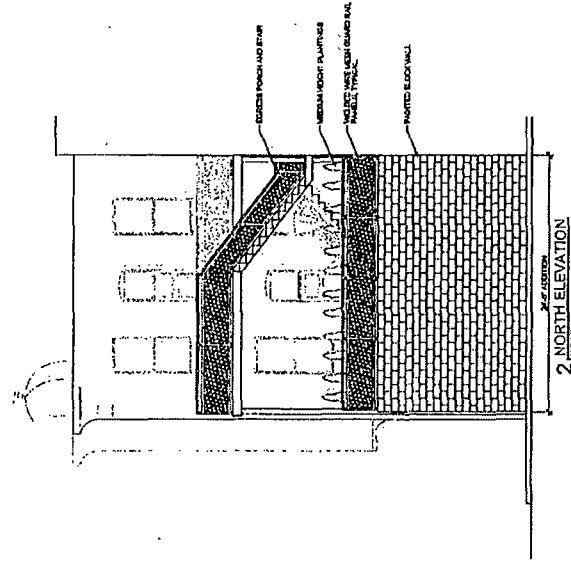
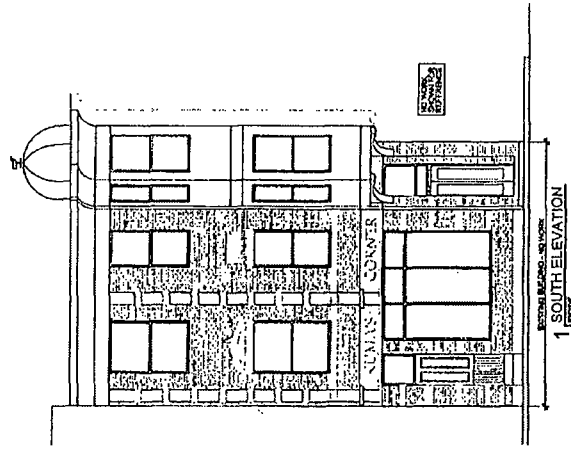


KUMA'S CORNER		KUMA'S CORNER - BELMONT 2900 W. BELMONT AVE. CHICAGO, IL 60618
KUMA'S CORNER		

DXU ARCHITECTS 100 N. LAUREL ST. SUITE 100 CHICAGO, IL 60610	
CLIENT REVIEW DATE: 03-23-2011 APPROVED BY: [Signature]	PROJECT NUMBER: 21-188 SCALE: 1/8" = 1'-0" DATE: 03-23-2011

ELEVATION
A2-1

Elevation Publication

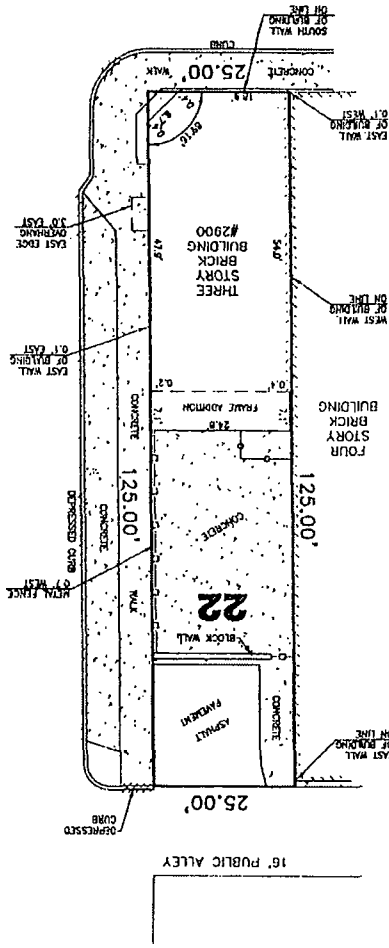


KUMA'S CORNER KUMA'S CORNER - BELMONT 2900 W. BELMONT AVE. CHICAGO, IL 60618	KUMA'S CORNER KUMA'S CORNER - BELMONT	DXU ARCHITECTS 1001 N. LAUREL ST. SUITE 100 CHICAGO, IL 60610	CLIENT REVIEW 1. COMMENTS REVIEW DATE: 08/16/2011 APPROVED BY: [Signature] DATE: 08/16/2011	ELEVATION A2-2
---	--	---	---	--------------------------

PLAT OF SURVEY

LOT 22 IN BLOCK 11 IN S.E. CROSS' UNDER DEN LINDEN ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

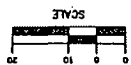
N. FRANCISCO AVENUE



3,125 SQ. FT. (more or less)
SUBJECT PROPERTY AREA

66.00'
R.O.W.

W. BELMONT AVENUE



FIELD WORK COMPLETED: 8/20/2021
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.
DATE: 9/23/2021



LANDMARK
ENGINEERING LLC

7408 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1022
Phone (708) 888-3737

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON I.L.S.P.C. EAST ZONE. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

RICHARD P. URCELL, I.P.L.S. No. 3103
LICENSE RENEWAL DATE: NOVEMBER 30, 2022
SURVEY No. 21-09-067

Richard P. Urchell

Final for Publication