



City of Chicago



O2021-2060

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|-----------------------------------------------------------------------------|
| Meeting Date: | 5/26/2021 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 9-G at 1138 W Belmont Ave - App No. 20720T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

ORDINANCE

FINAL FOR PUBLICATION

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 B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in an area bound by:

A line 100.0 feet north of and parallel to West Belmont Avenue; North Clifton Avenue; West Belmont Avenue; And the public alley next west of and parallel to North Clifton Avenue

to those of a B3-3 Community Shopping District.

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

Common Address of Property: 1138 West Belmont Avenue

FINAL FOR PUBLICATION

Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

1138 West Belmont Avenue – B3-2 to B3-3

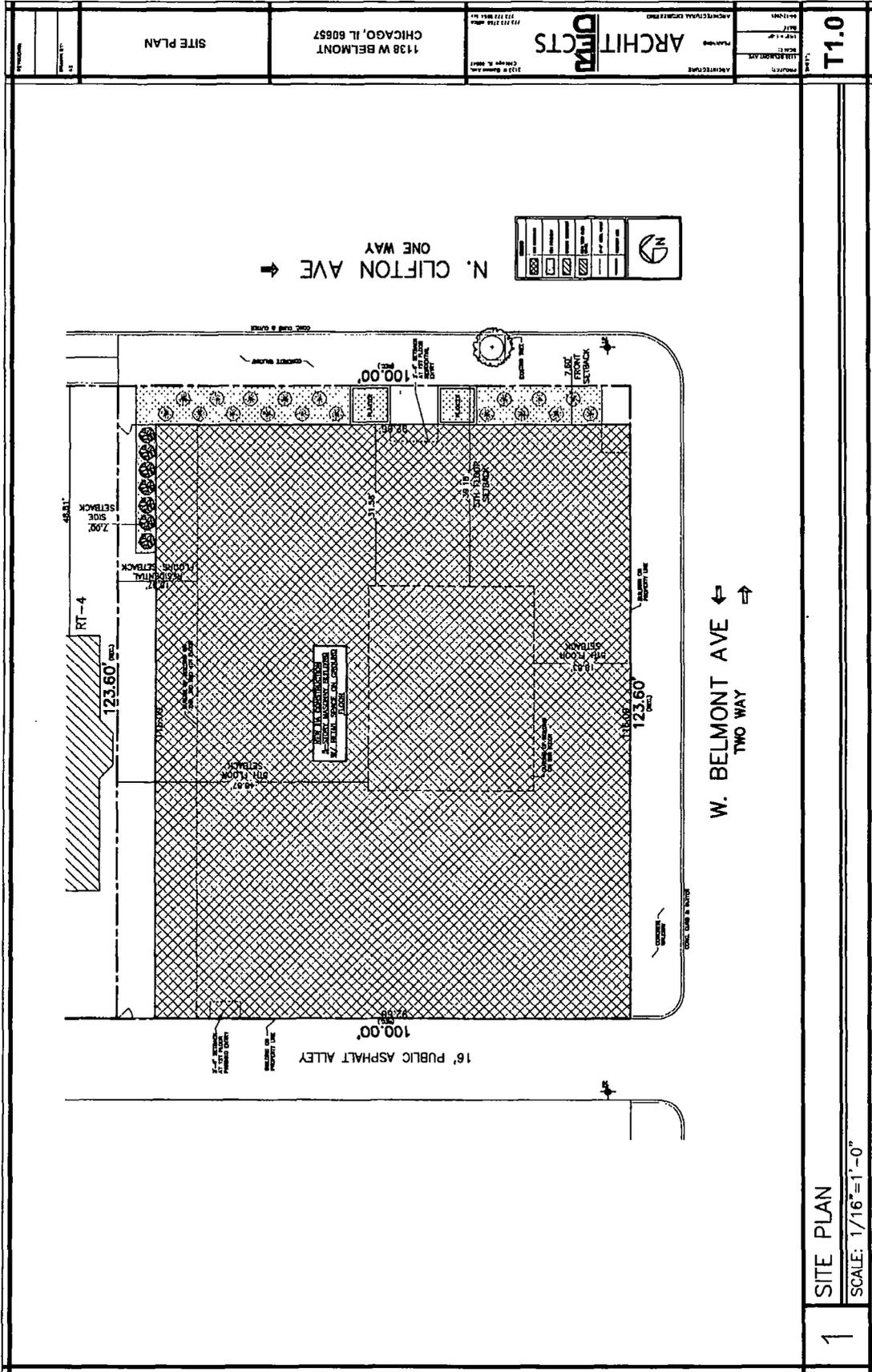
The applicant wishes to rezone the property to establish a qualifying Transit-Served Location to allow sufficient density for a new 5-story mixed-use building with 33 dwelling units, 16 on-site parking stalls and 1 ground floor commercial unit.

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|--------------------|-----------------------------------------------|
| FAR | 2.7 |
| Building Area | 33,391 Square Feet |
| Density (MLA) | 374.5 Square Feet* |
| Lot Area | 12,360 Square Feet |
| Building Height | 58 Feet 10 Inches |
| Front Setback | 7 Feet 6 Inches |
| Rear Setback | 0 Feet 0 Inches |
| North Side Setback | 7 Feet 0 Inches |
| South Side Setback | 0 Feet 0 Inches |
| Parking | 16 Parking Stalls**/28 Bicycle Parking Stalls |

*The applicant will seek relief necessary to establish the subject property as a transit-served location in order to allow the reduction in MLA reduction per the exemption codified in 17-3-0402-B and comply with Sections 17-13-0905-F, Parking Reduction for Transit-Served Locations.

**28 bicycle parking stalls will be provided on-site. The applicant will seek the necessary relief to establish the subject property as a transit-served location in order to waive, as necessary, an additional required on-site parking.

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SITE PLAN

138 W BELMONT
CHICAGO, IL 60657

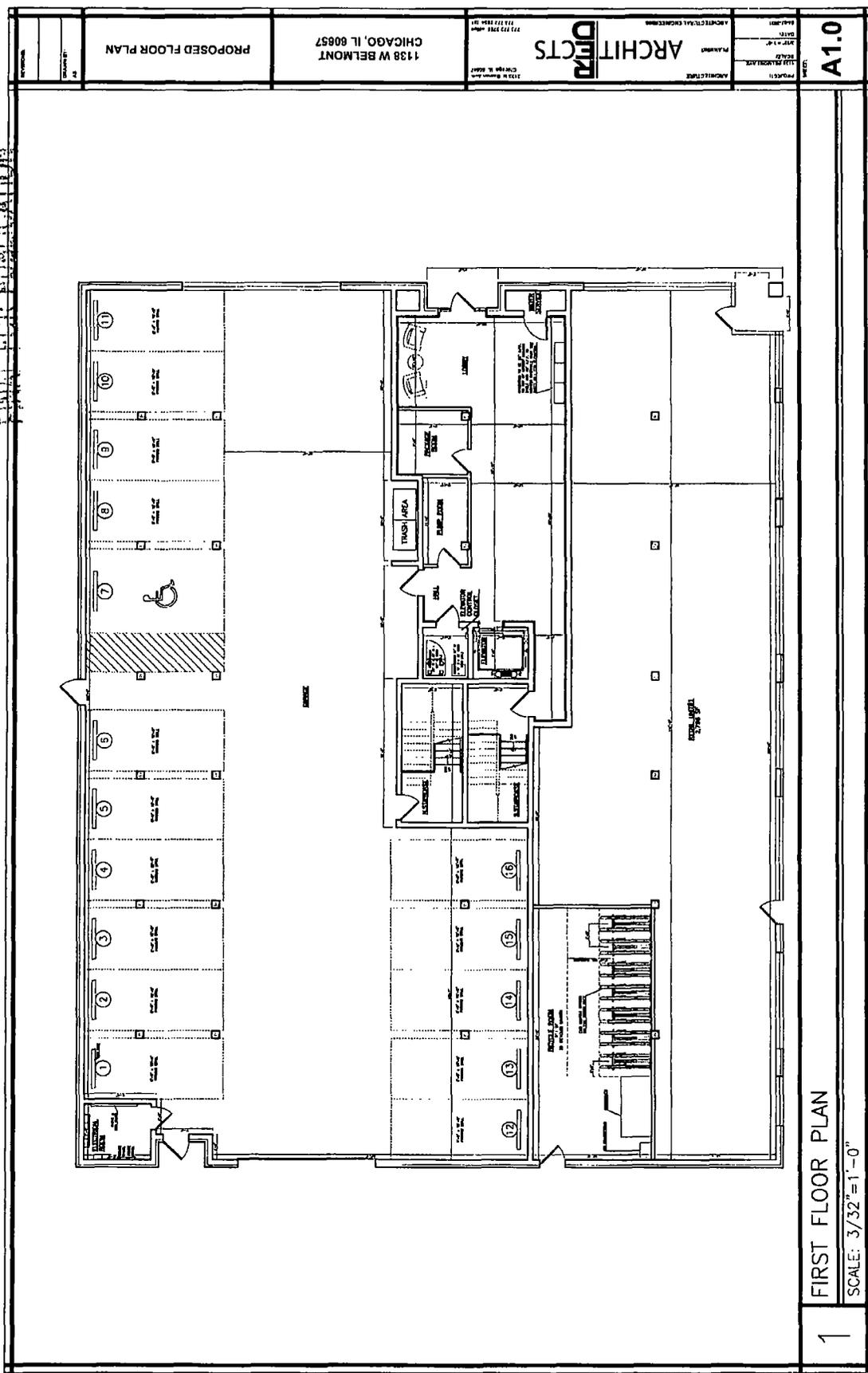
ARCHITECTS
DMM

T1.0

1 SITE PLAN

SCALE: 1/16" = 1'-0"

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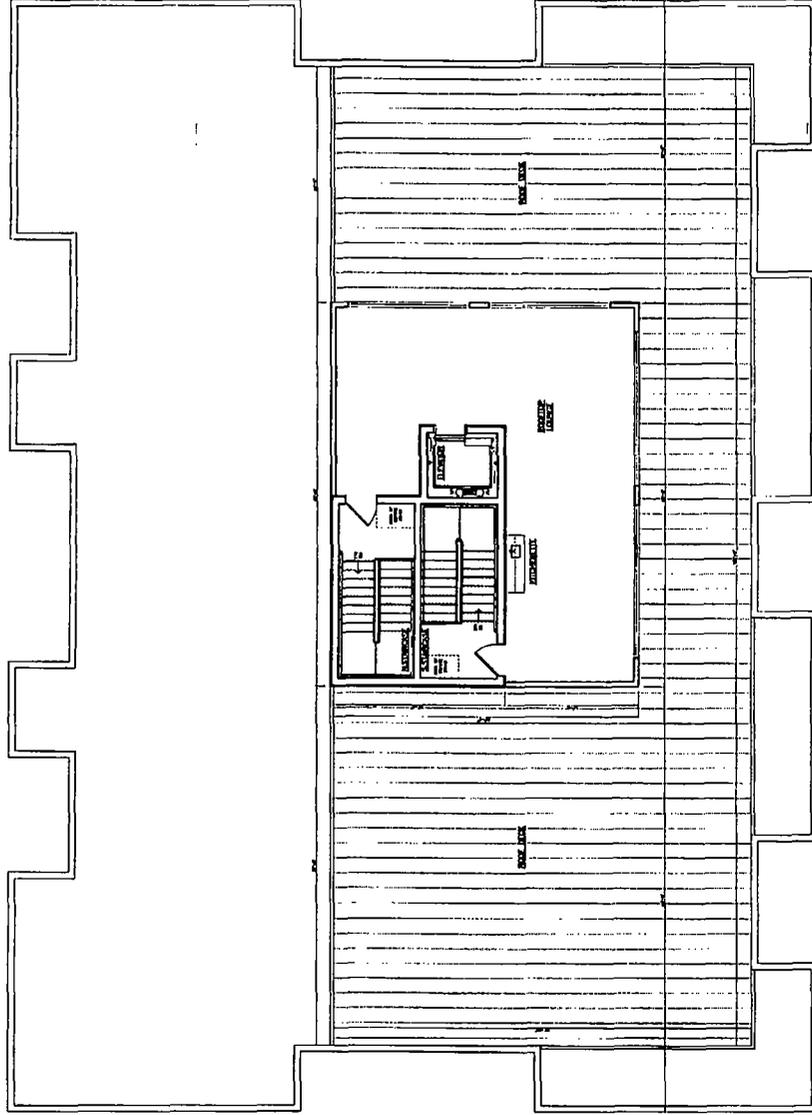


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|-----------------------------|--------------|-------------------------------|--------------------------------------|---------------------|-------|
| PROJECT NO. 1138 BELMONT | ARCHITECTURE | ARCHITECT DITTA ARCHITECTS | 1138 W. BELMONT CHICAGO, IL 60657 | PROPOSED FLOOR PLAN | DATE |
| | | | | | SCALE |

1 FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

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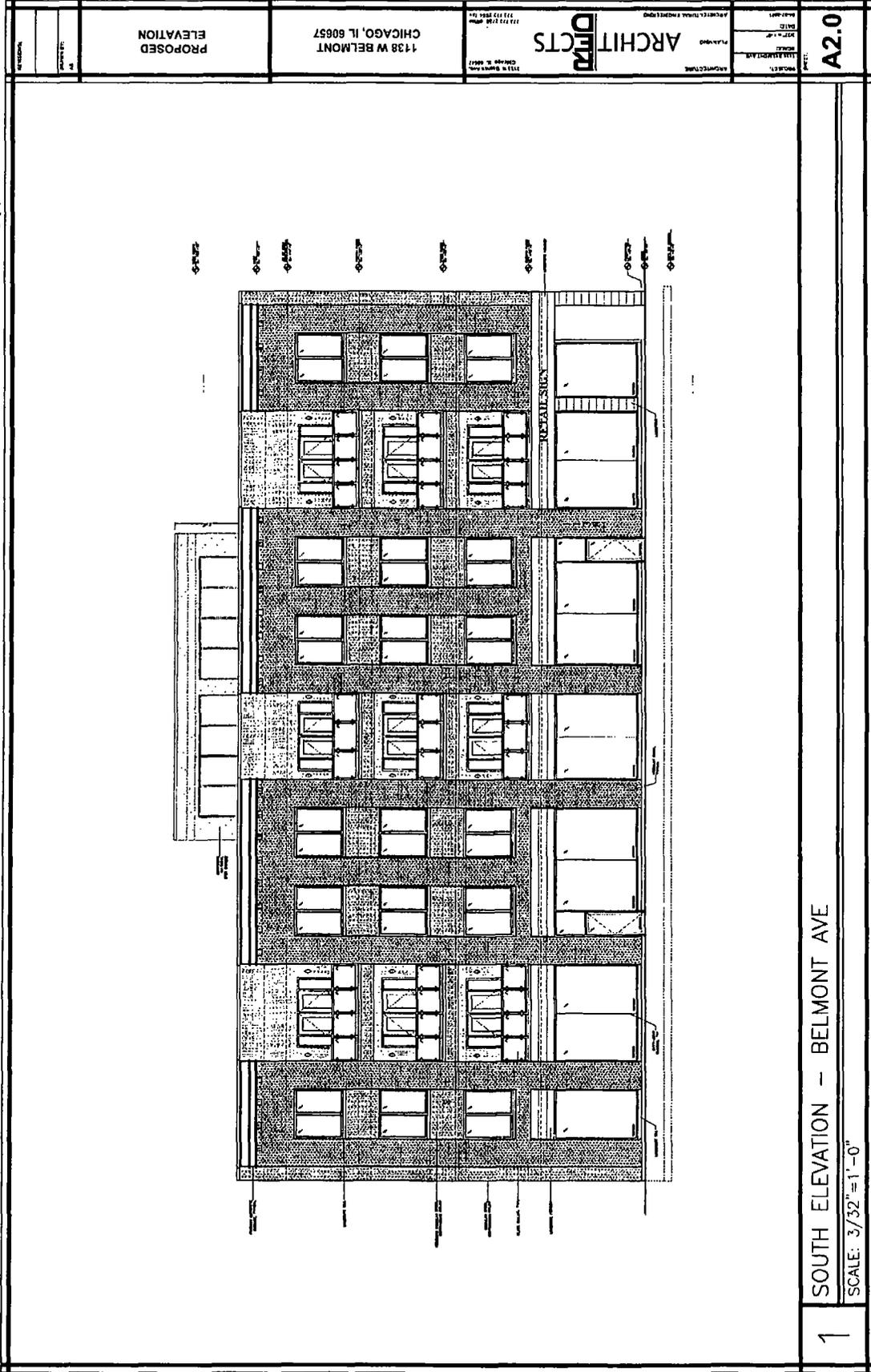


1 FIFTH FLOOR PLAN

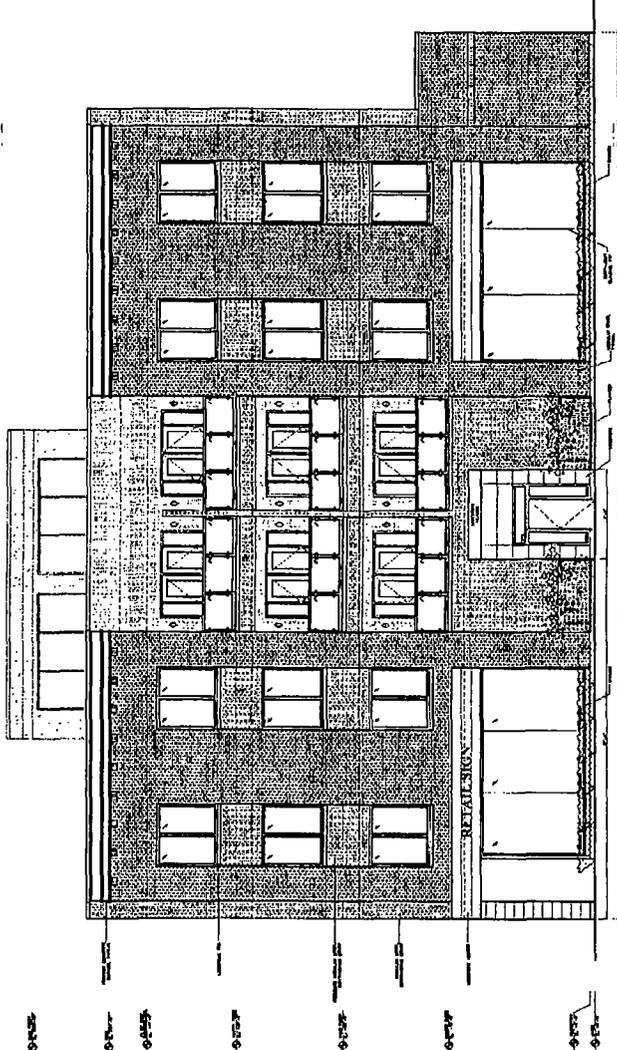
SCALE: 3/32" = 1'-0"

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|------------------------------------------------|------------------------------|------------------|----------------|---------------------|
| PROJECT: 1138 W BELMONT CHICGO, IL 60657 | ARCHITECT: DPM ARCHITECTS | DATE: 07-1-07 | SHEET: A1.2 | PROPOSED FLOOR PLAN |
| | | | | 1 |

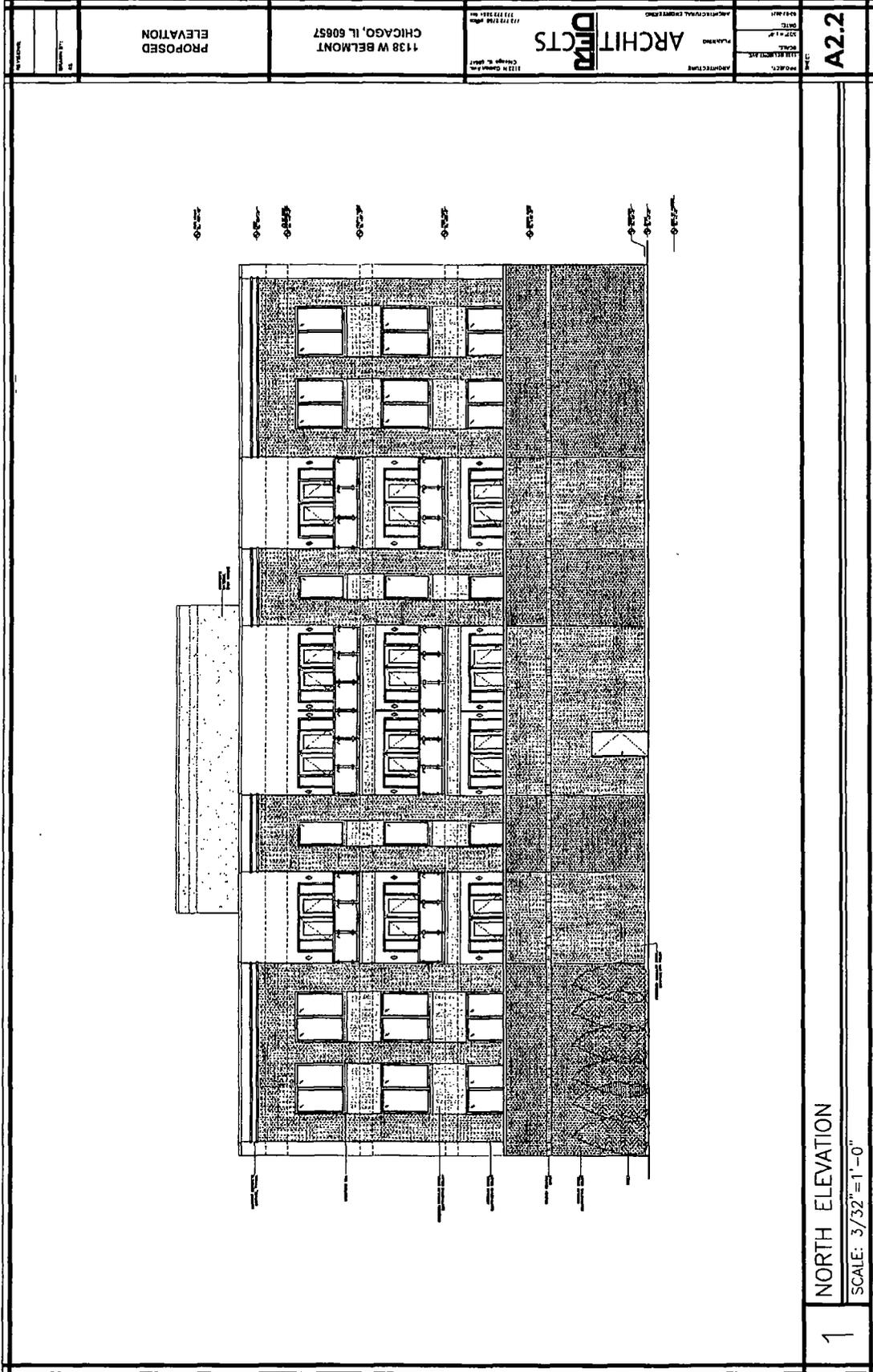
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| PROJECT: 1138 W BELMONT CHICAGO, IL 60657 | ARCHITECT: DMC ARCHITECTS 2124 N. BROADWAY CHICAGO, IL 60614 312.328.3888 WWW.DMCARCHITECTS.COM | PROPOSED ELEVATION | A2.1 |
| | | DATE: 2/15/2017 | |
|  | | EAST ELEVATION - CLIFTON AVE | |
| | | SCALE: 3/32" = 1'-0" | |
| | | 1 | |

FINAL FOR PUBLICATION



PROPOSED
ELEVATION

1138 W BELMONT
CHICAGO, IL 60657

1125 N. Dearborn Ave.
Chicago, IL 60610
ARCHITECTS
DIMITRI

PROJECT: ARCHITECTURE
DATE: PLANNING
SCALE: 3/32" = 1'-0"

A2.2

1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"