



# City of Chicago



O2022-2926

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/21/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-J at 3545 W Belmont Ave - App No. 21171T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 B3-1 Community Shopping District, as shown on Map 7-J in the area bounded by:

**West Belmont Avenue; a line 109.60 feet west of and parallel to North Drake Avenue; the alley next south of and parallel to West Belmont Avenue; and a line 134.60 feet west of and parallel to North Drake Avenue**

to those of **B2-3 Neighborhood Mixed-Use District**

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

Common Address of Property: 3545 West Belmont Avenue, Chicago, Illinois 60618

NARRATIVE AND PLANS  
FOR THE PROPOSED TYPE 1  
ZONING MAP AMENDMENT  
AT 3545 WEST BELMONT AVENUE

The Application on behalf of the current property Owner, Kazimierz Dojka, is for a Zoning Map Amendment from B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District for purposes of constructing a four (4) story four (4) dwelling unit building with one (1) ground floor commercial unit; the Building will also contain a partial basement and three (3) garage parking spaces. The Application is filed under 17-13-0302-A as a Type 1 filing.

The footprint of the building shall approximately be 20.10/21.10 wide by 84 feet depth. The building height shall be 45 feet, as defined by City Code.

SPECIFIC CRITERIA FOR THIS EQUITABLE TRANSIT SERVED LOCATION

Under Section 17-03-0308 any new construction or rehabilitation or reuse of existing structures withing 2,640 feet of a CTA or METRA rail station entrance must satisfy all of the following criteria (the proposed is a four (4) dwelling unit mixed use, new construction Building with three (3) off-street parking (Garage) parking spaces:

1. The Project complies with Section 17-10-0102-B, located 1160 feet west of the Belmont/Kimball Blue Line entrance; Project is also on the Belmont/77 CTA Bus route;
2. The site is not a Pedestrian Street under 17-3-0504; (non-accessory parking abutting a Pedestrian Street is not applicable);
3. The Project complies with the general goals set forth in the Transit Friendly Development Guide since it is located in a Local Activity Center Area as an in-fill development and both on a qualified CTA Bus route and in close proximity to the Blue Line;
4. The mixed-use Project requires four (4) off-street parking spaces and a reduction of one (1) space is sought so as to allow for three (3) off-street (garage) spaces instead on four, one for each of the four dwelling units;
5. The Project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.

SITE DETAIL

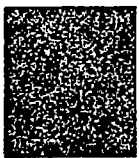
- a. Lot Area: 3125 square feet
- b. Floor Area Ratio: 2.14  
(Retail Space is 814 square feet)
- c. Building Area: 6,680.00
- d. Minimum Lot Area per Dwelling Unit: 781.25 square feet
- e. Off-Street Parking: Three (3) garage spaces will be provided; the site is 1160 feet west of the CTA Belmont/Kimball Blue Line entrance and on the Belmont/77 CTA Bus route (\*\* Applicant will seek relief under Section 17-3-0308-B as an Equitable Transit Served Location\*\*);
- f. Front Setback: 1 foot
- g. Rear Setback: 40.0 feet
- h. Side Setback: Three (3) feet on west; 1 foot, 2" inches east
- i. Building Height: 45 feet



RESEARCH REPORT OF THE BUREAU OF RESEARCH

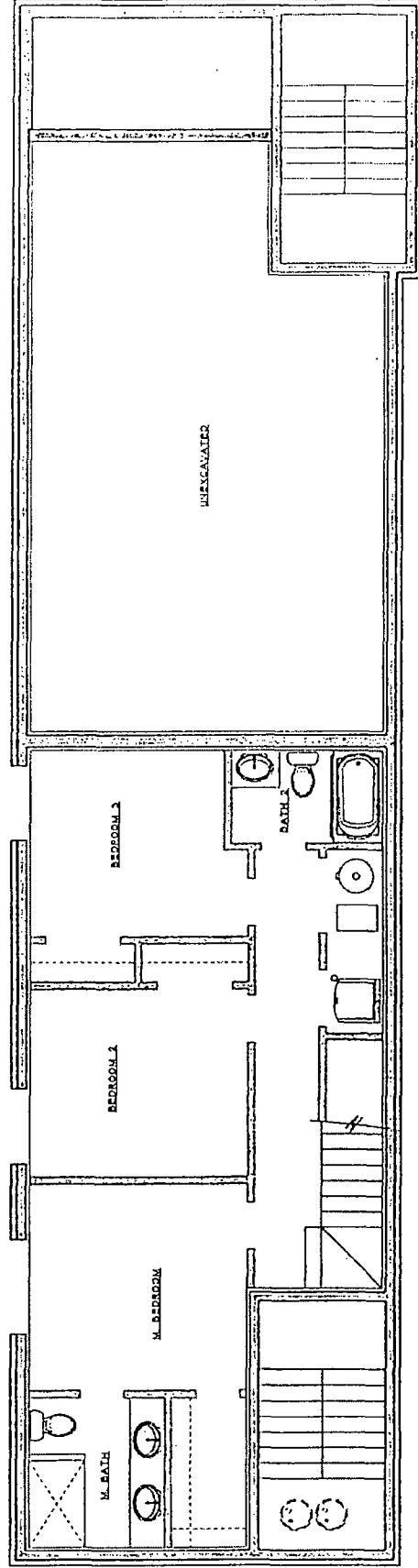
RESEARCH REPORT OF THE BUREAU OF RESEARCH

RESEARCH REPORT OF THE BUREAU OF RESEARCH

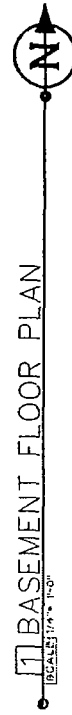


3545 WEST BELMONT AVE.

34'-0"



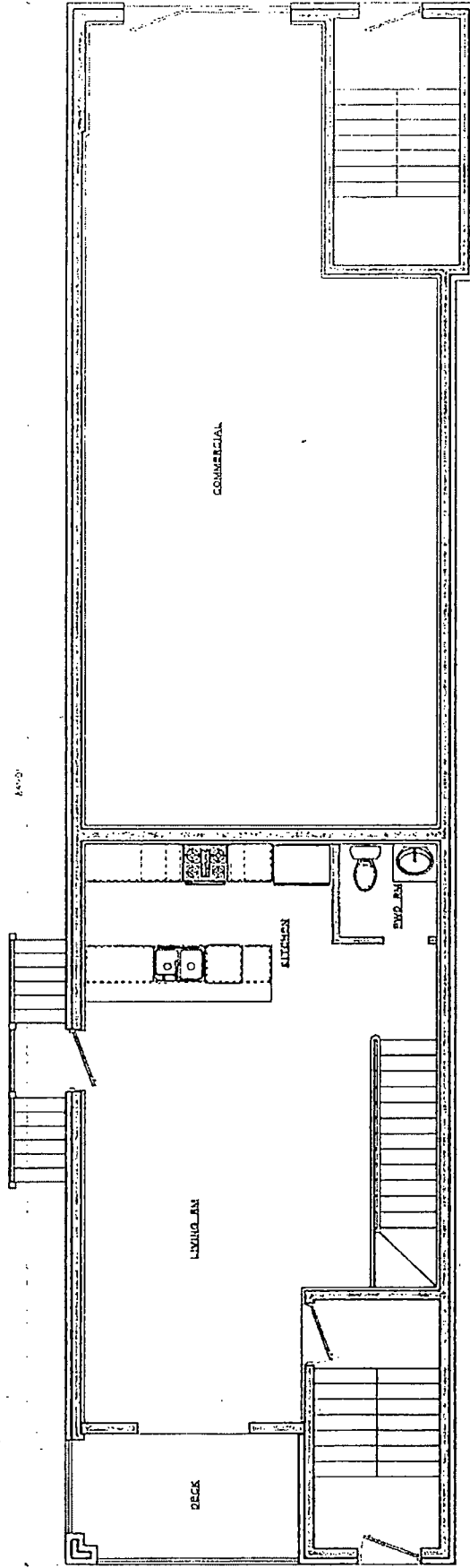
0-10'



BASEMENT FLOOR PLAN

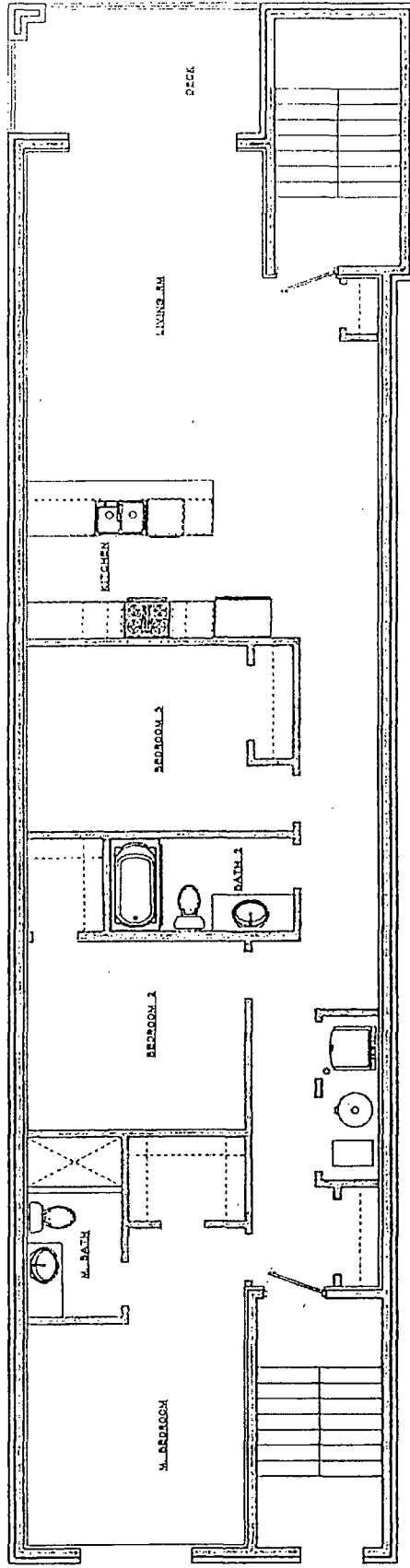
SCALE: 1/4" = 1'-0"

3545 WEST BELMONT AVE.



2 GROUND FLOOR PLAN  
SCALE 1/4" = 1'-0"

3545 WEST BELMONT AVE.



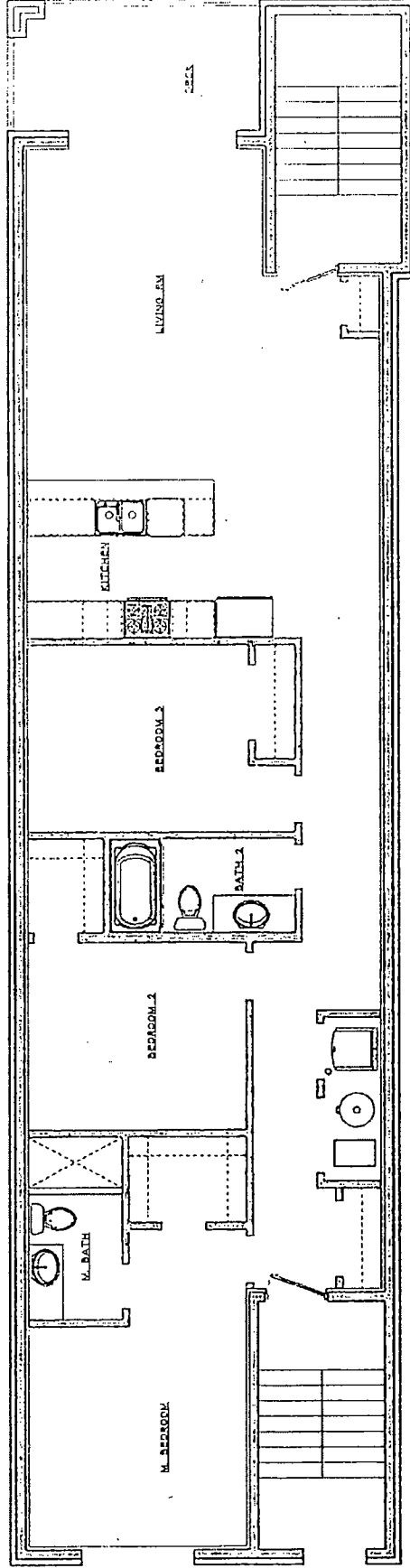
3 SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"





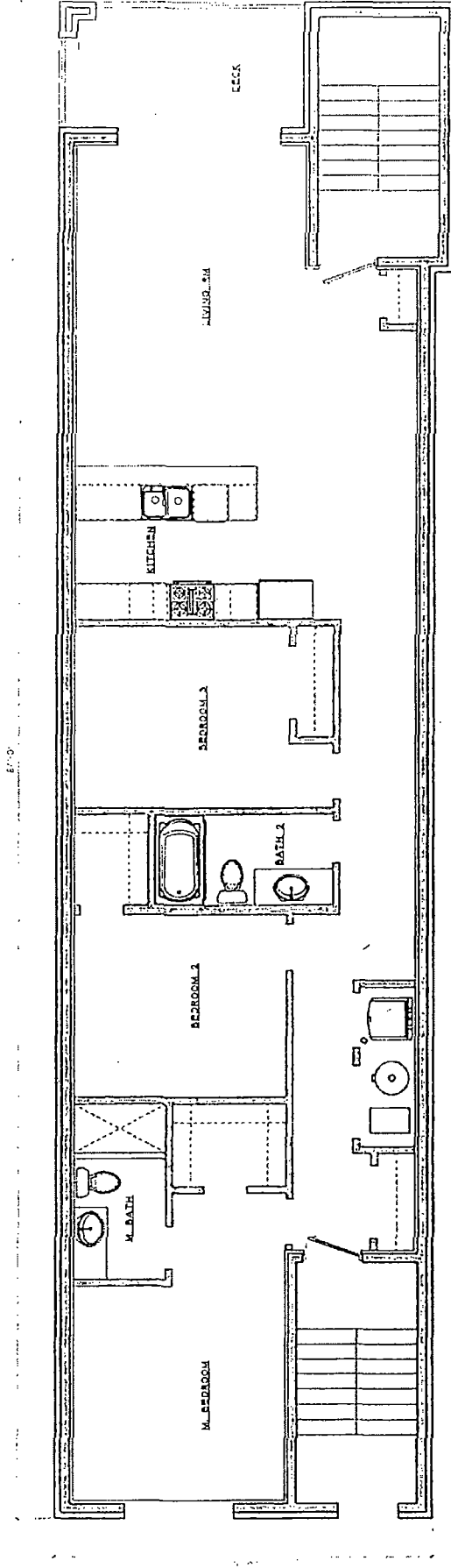
3545 WEST BELMONT AVE.

PLAN



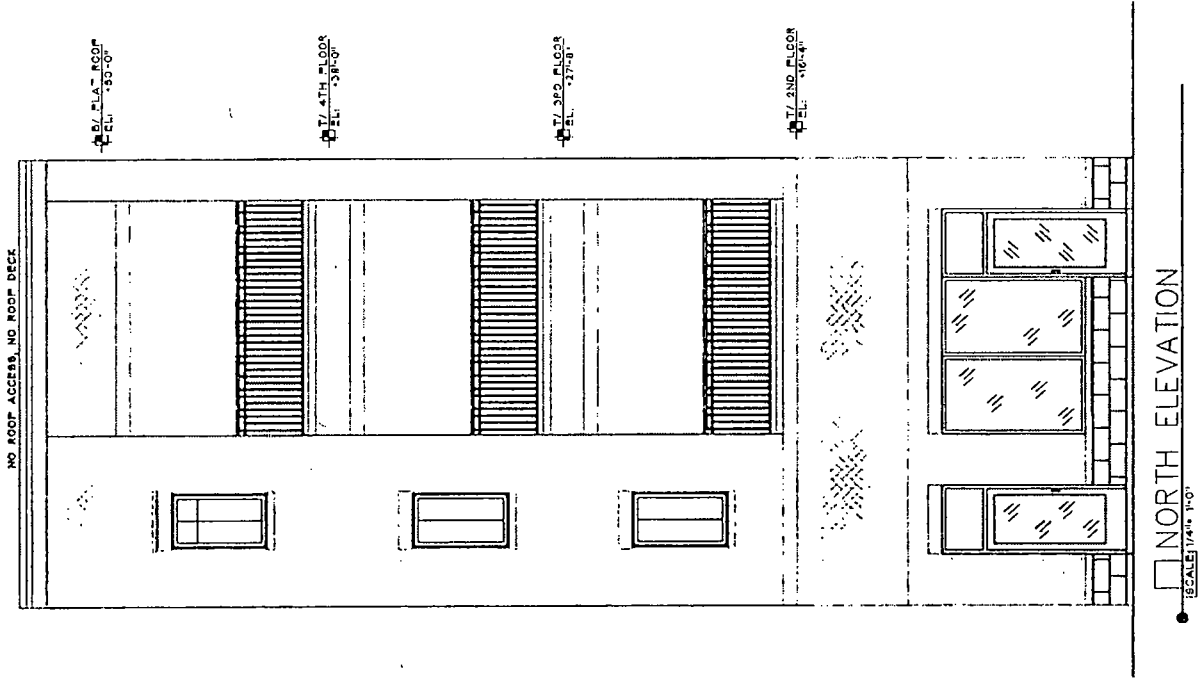
3 THIRD FLOOR PLAN  
SCALE 1/4" = 1'-0"

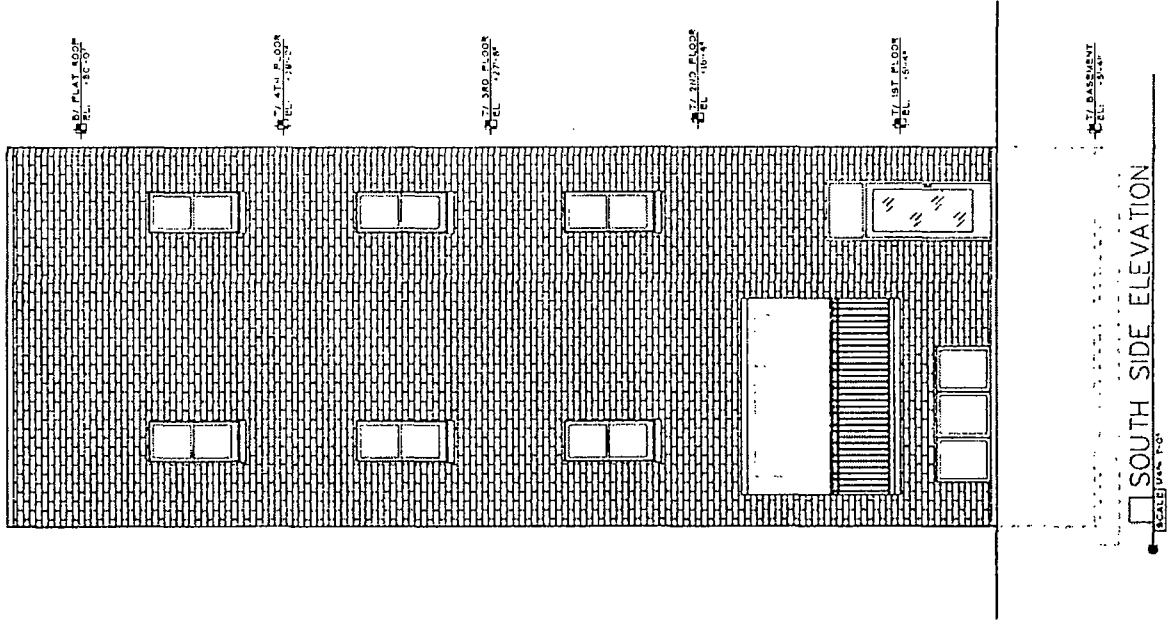
3545 WEST BELMONT AVE.

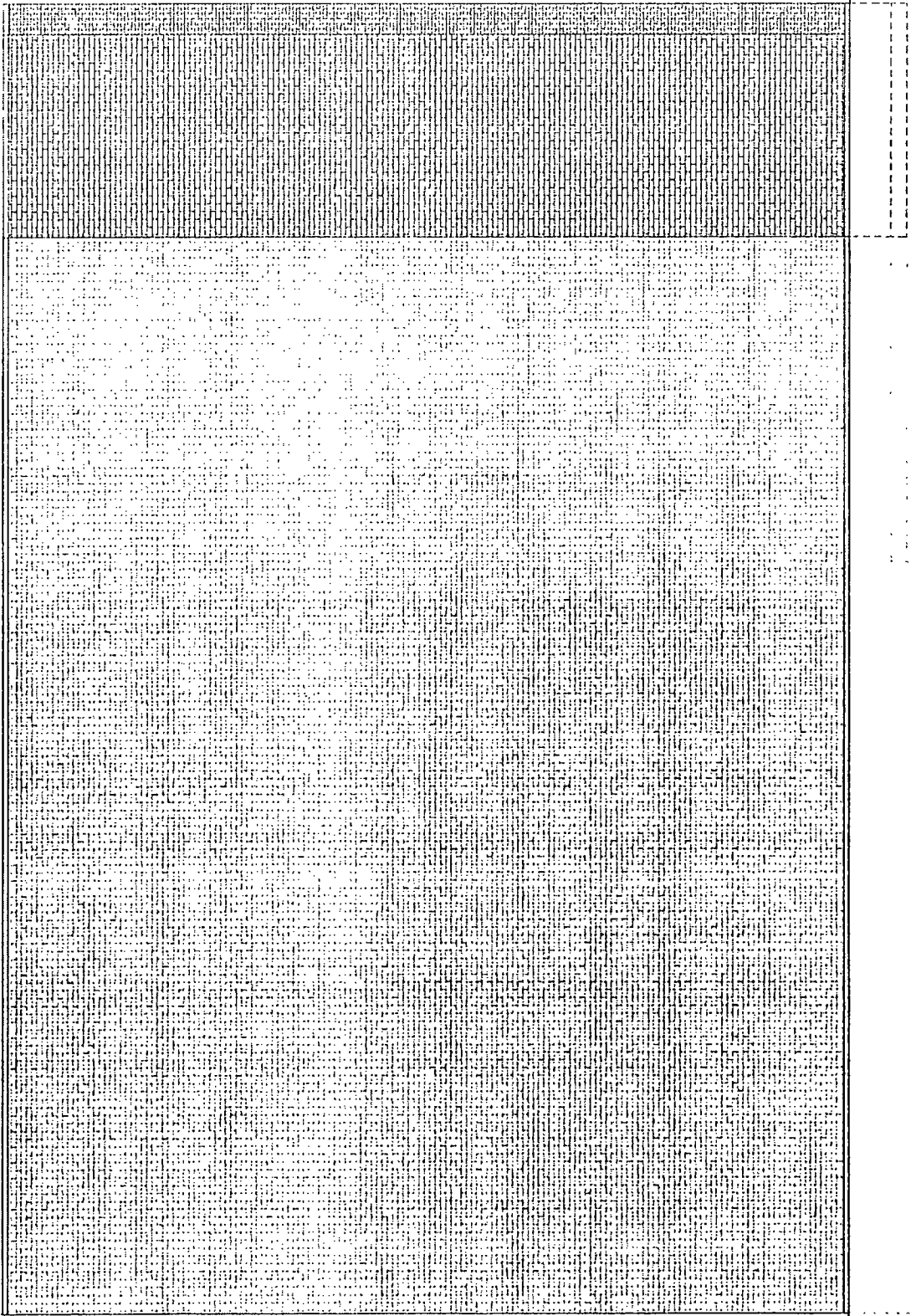


4 FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"

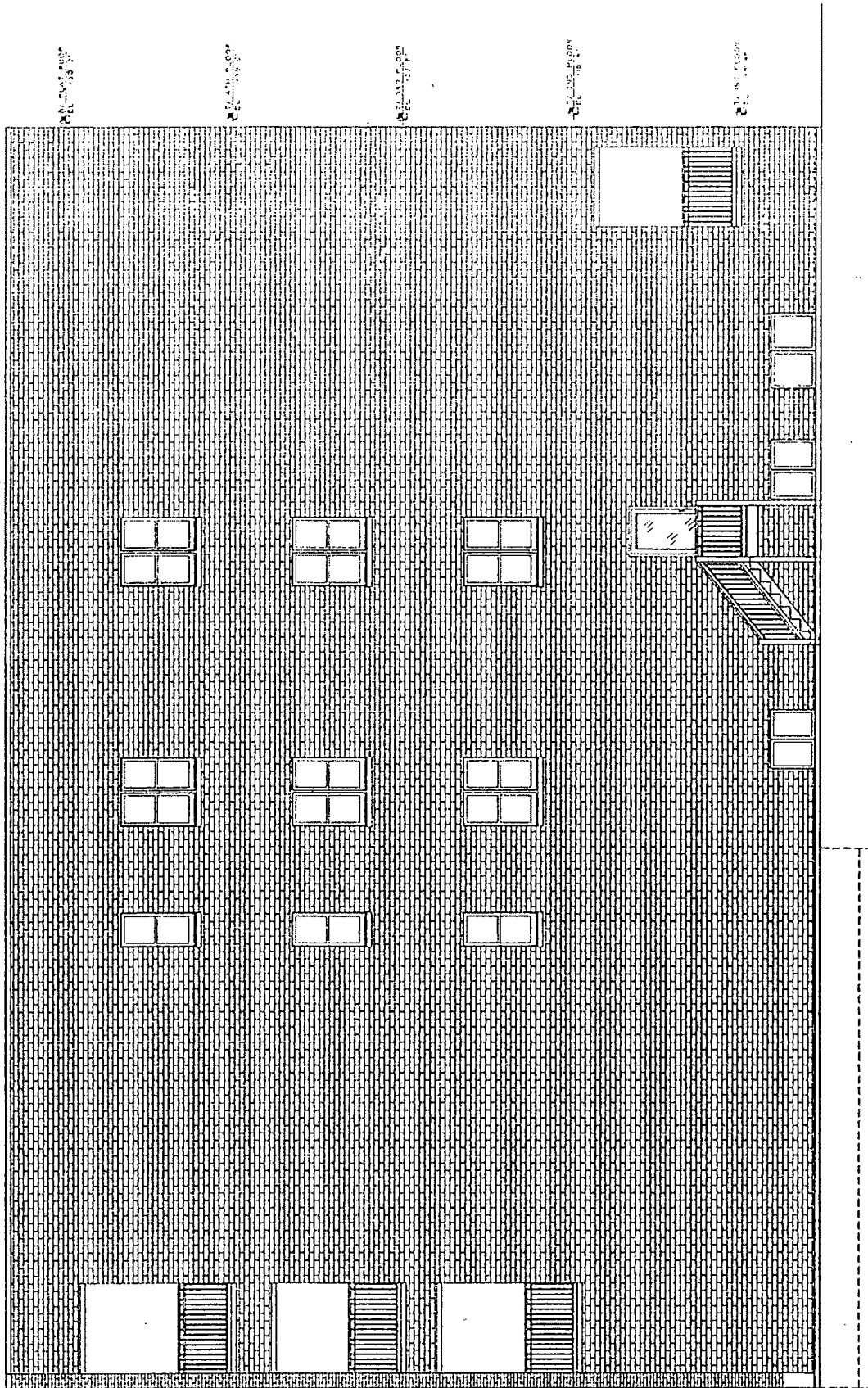








□ EAST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



WEST SIDE ELEVATION

SCALE 1/4" = 1'-0"