



City of Chicago



SO2016-6333

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 937-945 W Belmont Ave - App No. 18938T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18938 +1

INTRO. DATE:

9-14-16

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 the B3-3 Community Shopping District symbols and indications as shown on Map No.7-G in the area bounded by

West Belmont Avenue; a line 275.2 feet east of and parallel to North Sheffield Avenue; the alley next south of and parallel to West Belmont Avenue; and the westerly right-of-way line of the Chicago Transit Authority (CTA) elevated ("L") railroad structure,

to those of a B3-5 Community Shopping District and a corresponding uses 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: 937-45 West Belmont Avenue

17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative and Plans

937-945 West Belmont Avenue, Chicago, Illinois – **Application No. 18938-T1**

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 7,667 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, at the subject site. The existing three-story building, which sits on a portion of the site, will be razed. The new proposed building will contain two (2) commercial/retail spaces on the 1st Floor (2,000 square feet per unit – approx.), and a total of thirty-three (33) dwelling units - above (2nd thru 6th Floors). There will also be a communal rooftop deck, located above the 6th floor. The new proposed building will be masonry, glass and metal in construction and measure 70 feet-0 inches in height. Due to its immediate proximity to the CTA Station, the Applicant is proposing to redevelop the subject property, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be zero off-street parking located on the property or within the proposed new building.

- (A) The Project's Floor Area Ratio: 38,172 square feet (4.98 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 232 square feet per unit
- (C) The amount of off-street parking: 0 vehicle parking spaces
33 bicycle parking spaces (at minimum)

**The Applicant is seeking a 100% reduction in the amount of required off-street parking, from 33 spaces to 0 spaces, pursuant to the TOD Ordinance.*

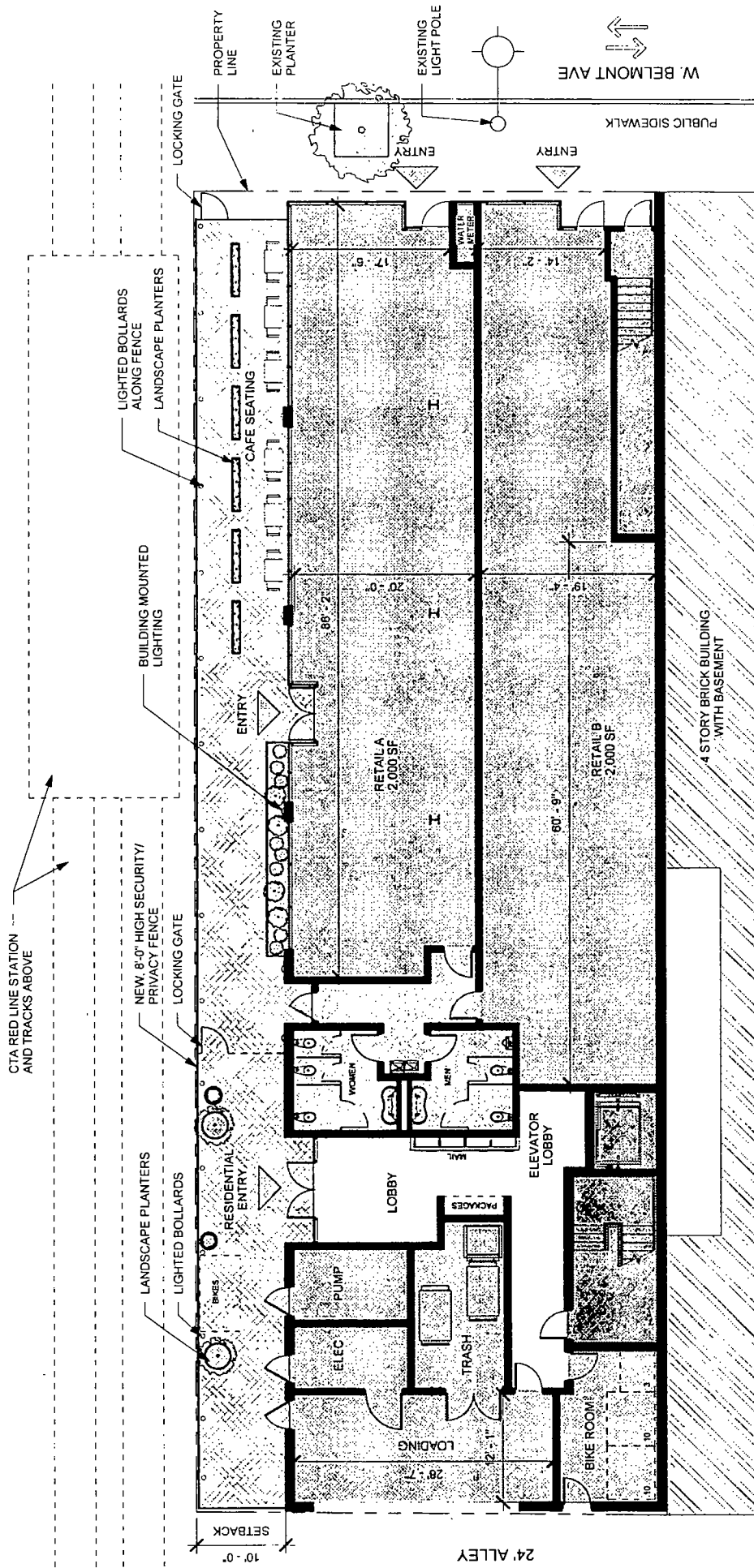
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches

**The Applicants will seek a Variation for a reduction to the required rear setback, at residential floors.*

- c. Side Setbacks:
 - West: 10 feet-0 inches
 - East: 0 feet-0 inches

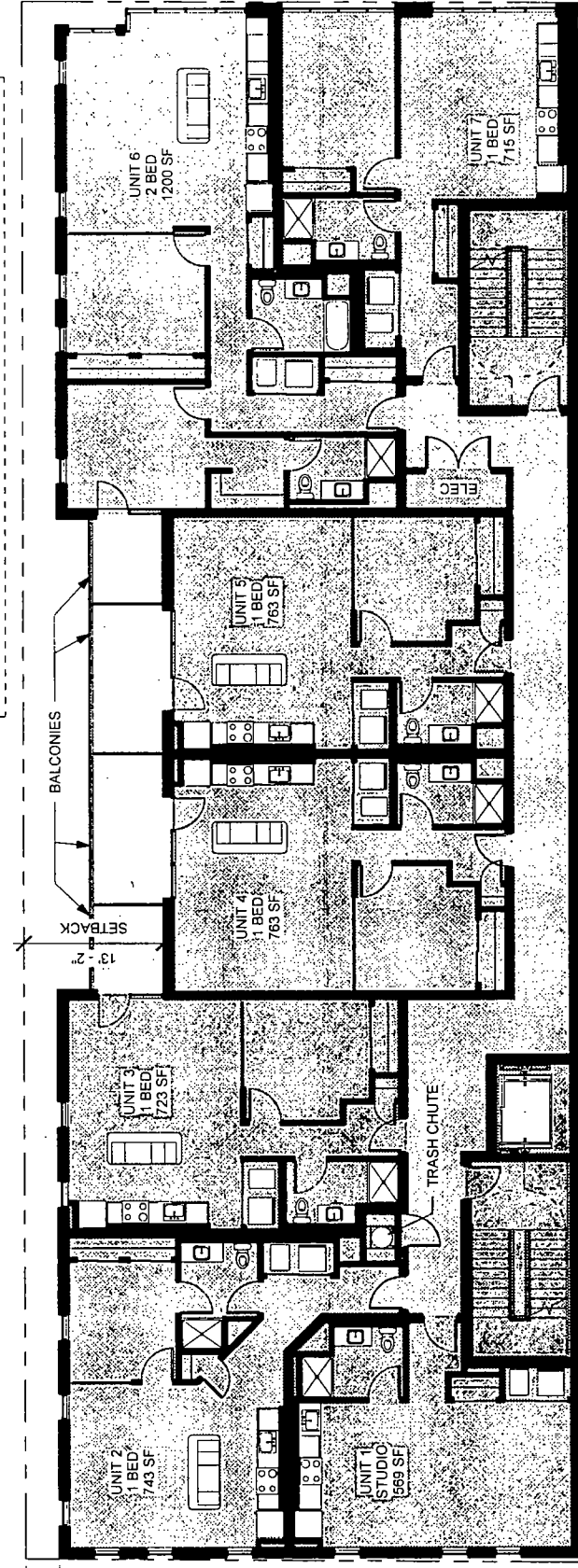
- (E) Building Height:
 - 70 feet-0 inches

FINAL FOR PUBLICATION



CTA RED LINE STATION
AND TRACKS BELOW

3'-2"
SETBACK



FINAL FOR PUBLICATION

945 WEST BELMONT AVENUE

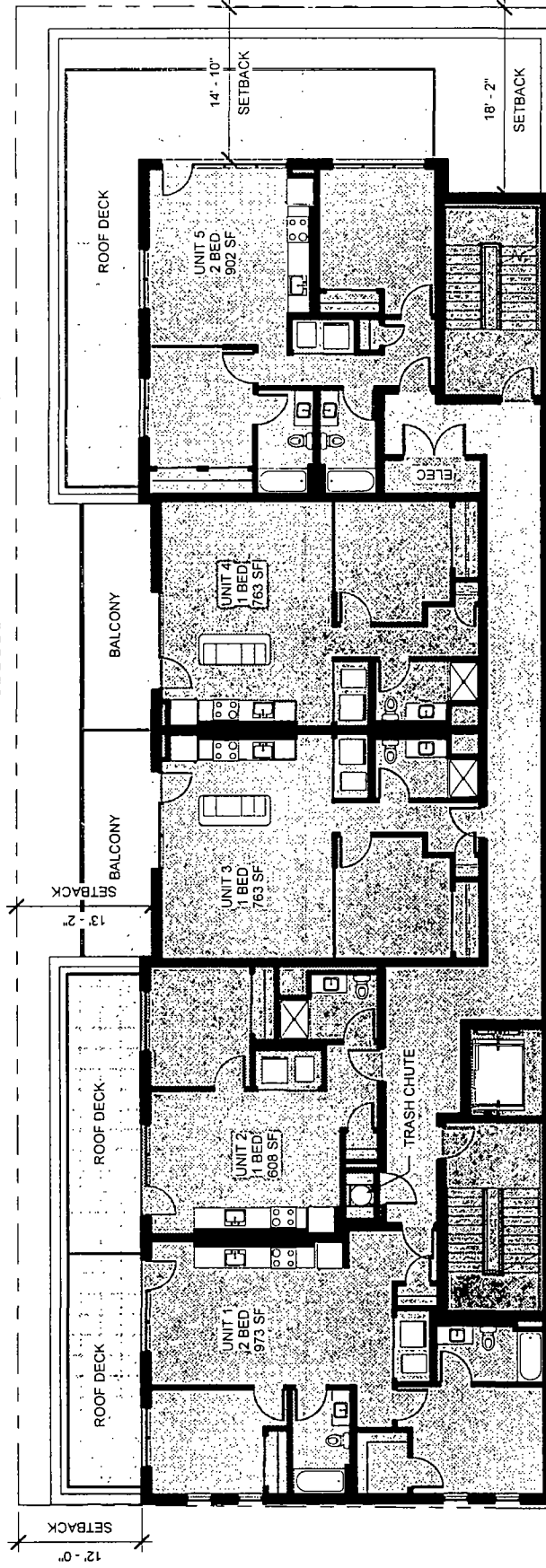
NORR | **GW** PROPERTIES

2016.08.01 - REVISED ALL INFORMATION PAGE 2

SECOND - FIFTH FLOOR

11/14/2016

CTA RED LINE STATION
AND TRACKS BELOW



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945 WEST BELMONT AVENUE

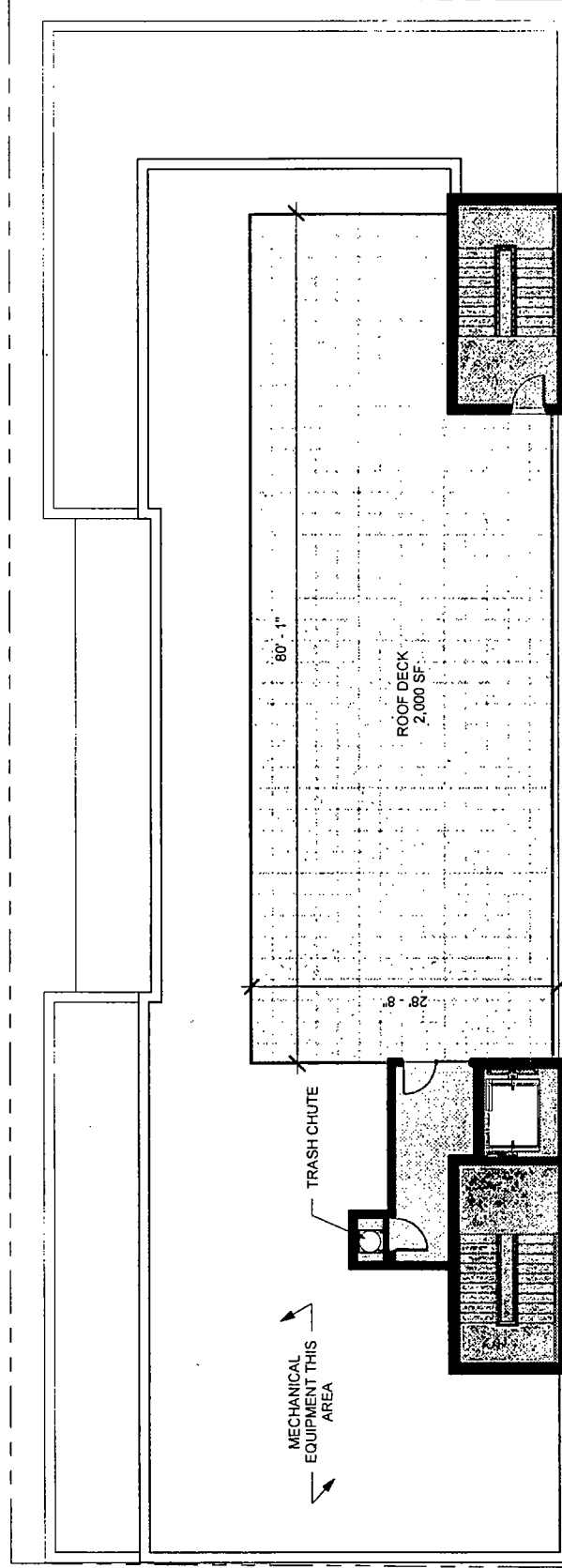
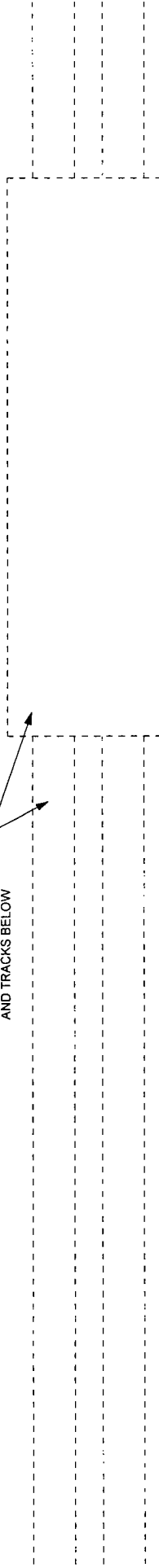
NORR **GW** PROPERTIES

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SIXTH FLOOR

11/14/2016

CTA RED LINE STATION
AND TRACKS BELOW



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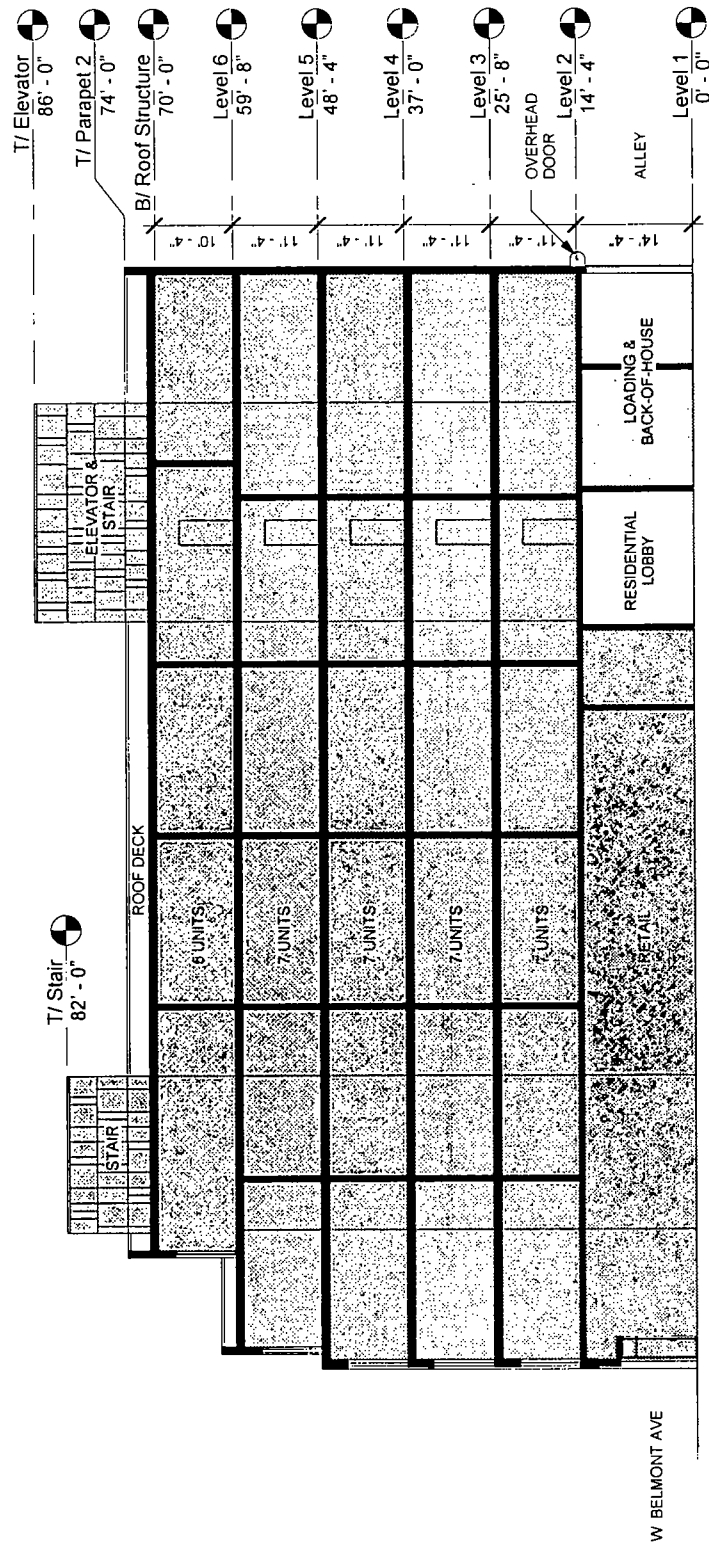
945 WEST BELMONT AVENUE

NORR **GW**
PROPERTIES

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ROOF PLAN

11/14/2016 10



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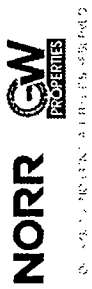
945 WEST BELMONT AVENUE

NORR **GW**
PROPERTIES

OF 300 N. BELMONT AVE. 11/14/2016

W BELMONT AVE

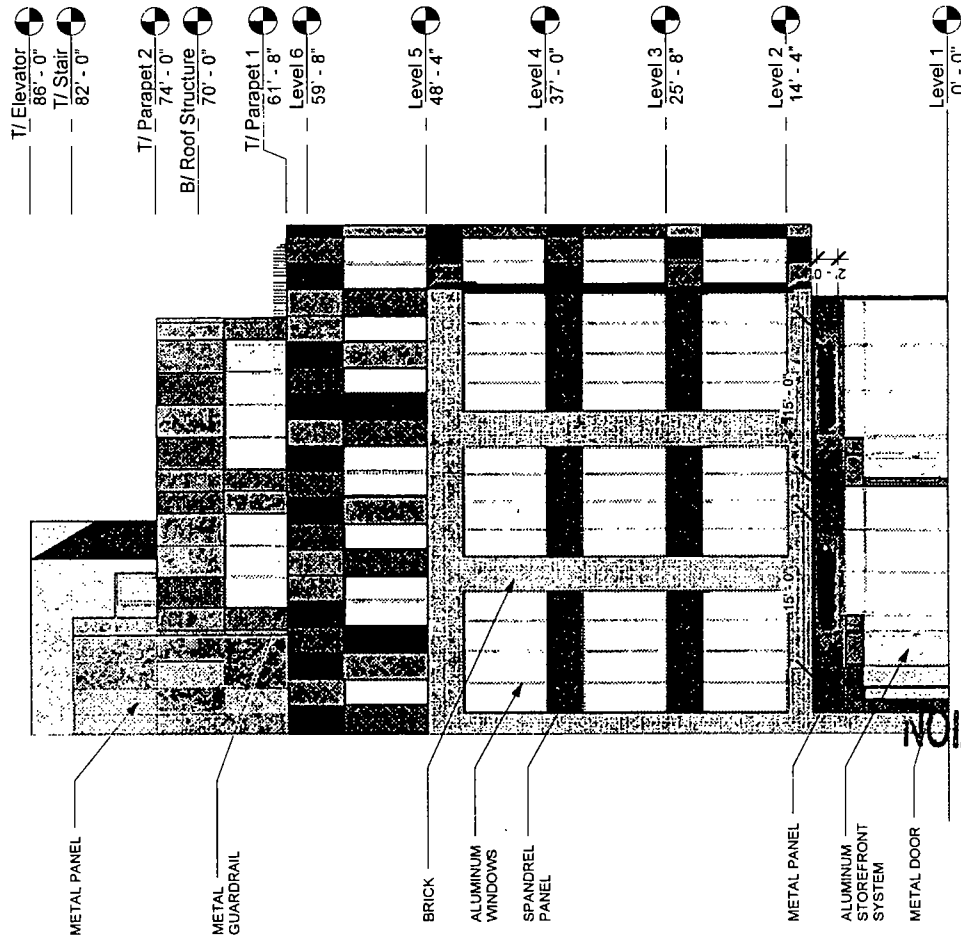
9415 WEST BELMONT AVENUE



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NORTH ELEVATION

11/14/2016



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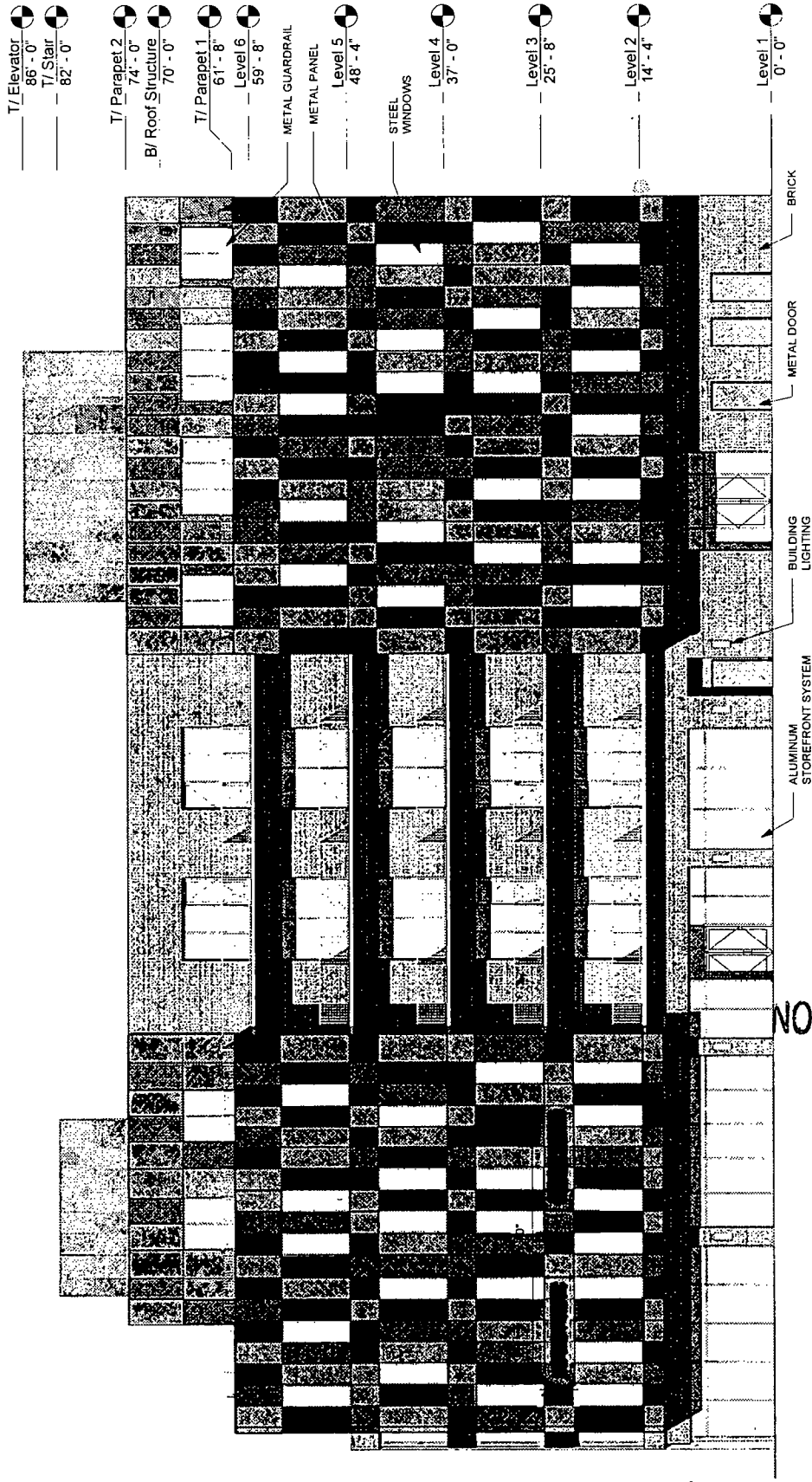
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945 WEST BELMONT AVENUE

NORR **GW**
PROPERTIES

11/14/2016

WEST ELEVATION



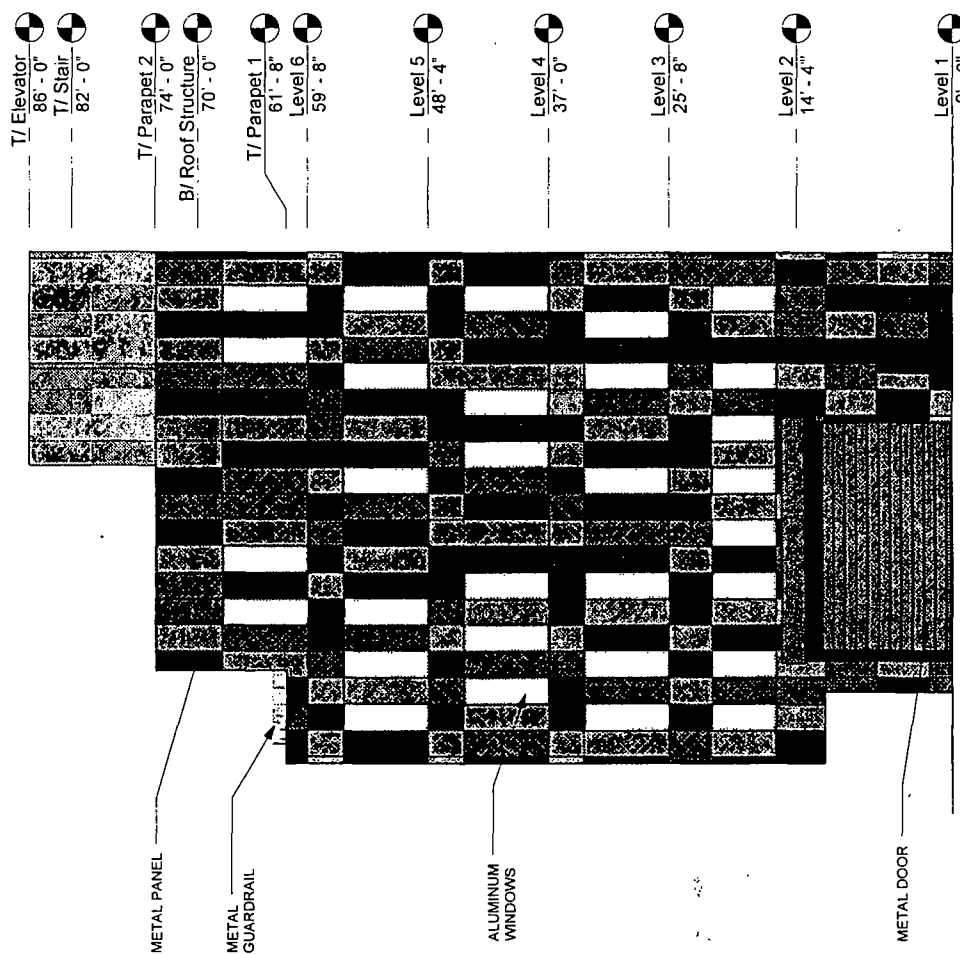
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NORR **CW PROPERTIES**

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