



City of Chicago



SO2017-8998

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/13/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 937-945 W Belmont Ave - App No. 19478T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 be amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by:

West Belmont Avenue; a line 275.22 feet east of and parallel to North Sheffield Avenue; a line 147.33 feet south of West Belmont Avenue; and a line 223.14 feet east of and parallel to North Sheffield Avenue,

to those of a B3-5 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: 937-945 West Belmont Avenue

FINAL FOR PUBLICATION

#19478-T1
INTRO Date
Dec 13, 2017

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
be amended by changing all the B3-5 Community Shopping District symbols and indications
as shown on Map No. 7-G in the area bounded by

West Belmont Avenue; a line 275.22 feet east of and parallel to North
Sheffield Avenue; the alley (private) 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 (which is a
line 223.22 feet east of and parallel to North Sheffield Avenue,

to those of a B3-5 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: 937-945 West Belmont Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis
937-945 West Belmont Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 7,667 square feet

Proposed Land Use: In and around November 2016, the Applicant effectuated a Type 1 Zoning Map Amendment (App. No. 18938-TY1), in order to permit the construction of a new six-story (with rooftop elevator penthouse) mixed-use building, which would contain a total of thirty-three (33) dwelling units, at the subject property. The Applicant is seeking to amend the previously approved Type 1 Zoning Map Amendment, in order to locate and establish four (4) additional dwelling units within the proposed new building, for a total of thirty-seven (37) dwelling units. The previously approved footprint and envelope of the proposed new building will remain – unchanged. Due to its immediate proximity (less than one linear foot) to the CTA Belmont Train Station, there will be no off-street parking for the new building, pursuant to the Transit Oriented Development (TOD) Ordinance. The new building will be masonry, steel and glass in construction and measure 77 feet-0 inches (approx.) in height.

- (A) The Project's Floor Area Ratio: 37,793 square feet (4.9 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 207 square feet per unit
- (C) The amount of off-street parking: 0 vehicle parking spaces; 38 bicycle parking spaces

**The subject property is located less than twenty linear feet from the CTA Belmont Train Station, therefore the Applicant is seeking a 100% reduction in the amount of required off-street parking, from 37 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.*

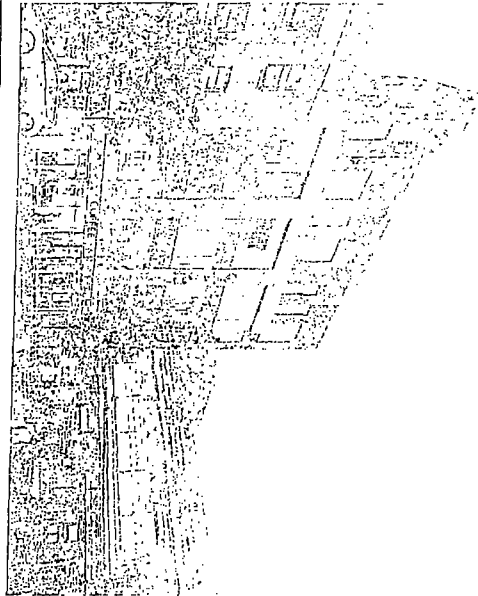
- c. Side Setbacks:
 - West: 3 feet-8 inches
 - East: 0 feet-0 inches

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

FINAL FOR PUBLICATION

941 WEST BELMONT AVE.

PROJECT DESCRIPTION
CHICAGO, ILLINOIS 60657
NEW 6-STORY, 37 UNIT APARTMENT BUILDING WITH GROUND FLOOR RETAIL



CONSULTANT'S PROFESSIONAL STAMP

ARCHITECTURAL ABBREVIATIONS

ARCHITECT'S CERTIFICATIONS

GRAPHIC SYMBOLS

VICINITY MAP

ZONING DATA

DRAWING INDEX

NO.	DATE	DESCRIPTION
1	10/1/77	PRELIMINARY
2	10/1/77	REVISED
3	10/1/77	REVISED
4	10/1/77	REVISED
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7	10/1/77	REVISED
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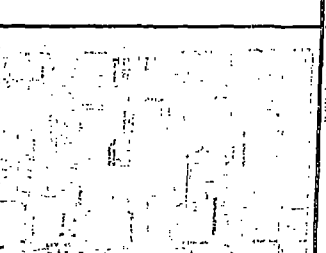
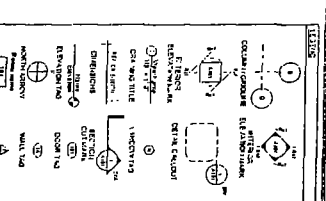
ARCHITECT'S CERTIFICATIONS

I, the undersigned, being a duly licensed Architect under the laws of the State of Illinois, do hereby certify that the above described building has been constructed in accordance with the plans and specifications approved by me, and that the same comply with the requirements of the City of Chicago, Illinois, and the State of Illinois, and that the same are complete and ready for occupancy.

DATE: 10/1/77

SIGNATURE: [Signature]

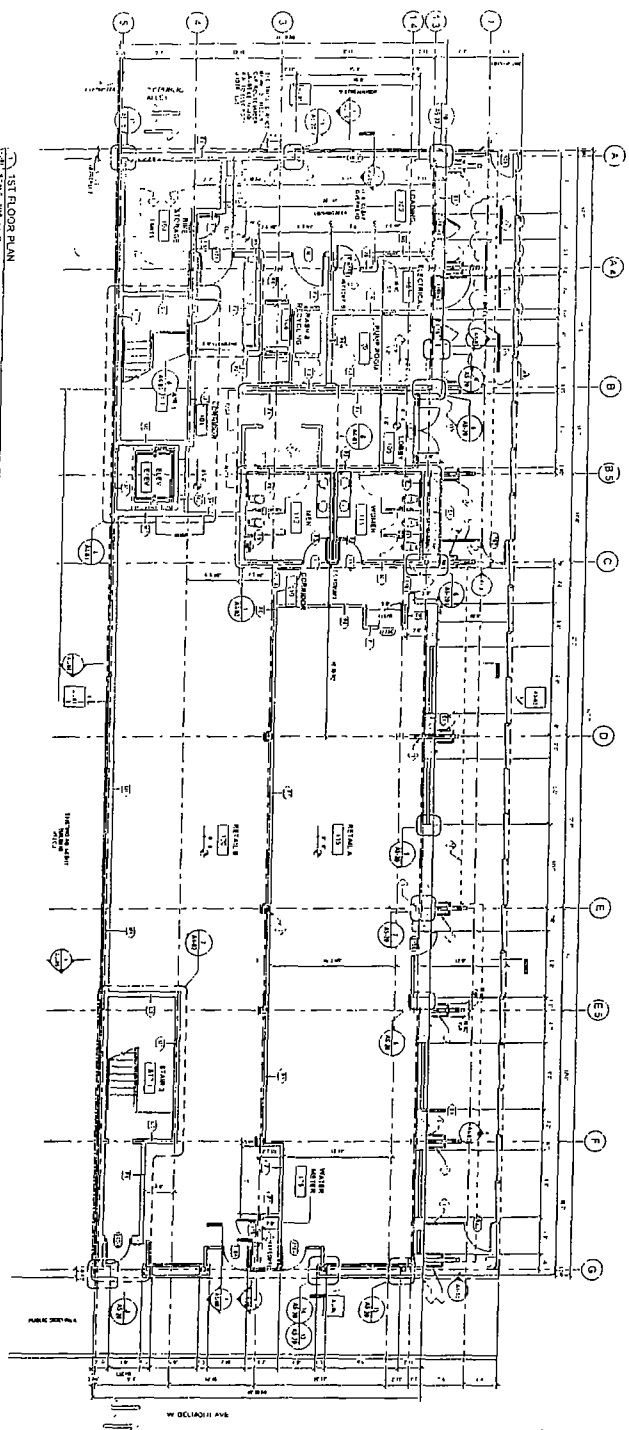
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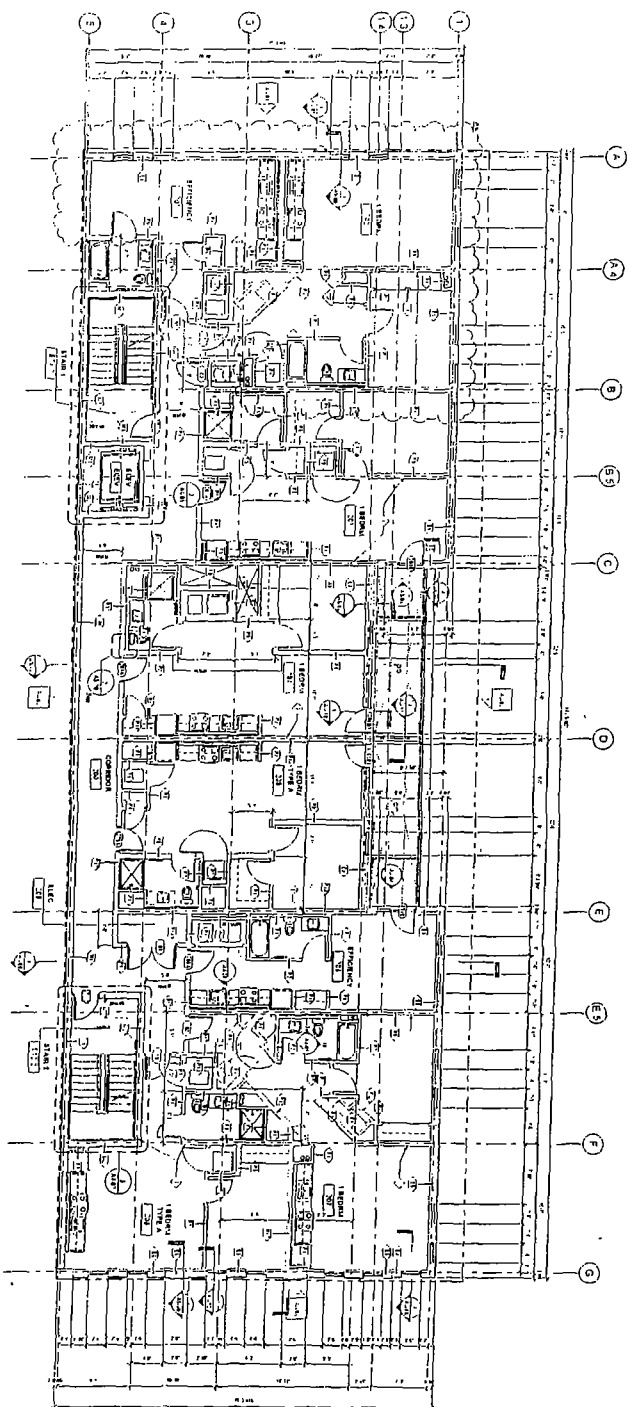
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36	10/1/77	REVISED
37	10/1/77	REVISED

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



#2 REC
 100-302110 INC-111100
 PRESIDENTIAL RETAIN
 DEVELOPMENT

541 W BELMONT AVE
CHICAGO, IL 60607

GW PROPERTIES

SUITE 300
CHICAGO IL 60614

APC/AF15C1

1

Sales Street Suite 500

No. 2087

ENGINEERING
PERSON 51

19509

OLEKAR LTD

50505

REFUGEE TRIBUNAL

STATION: 41000

1213:

LETTER OF 1761

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DATE RECEIVED

10

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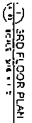
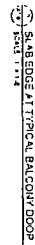
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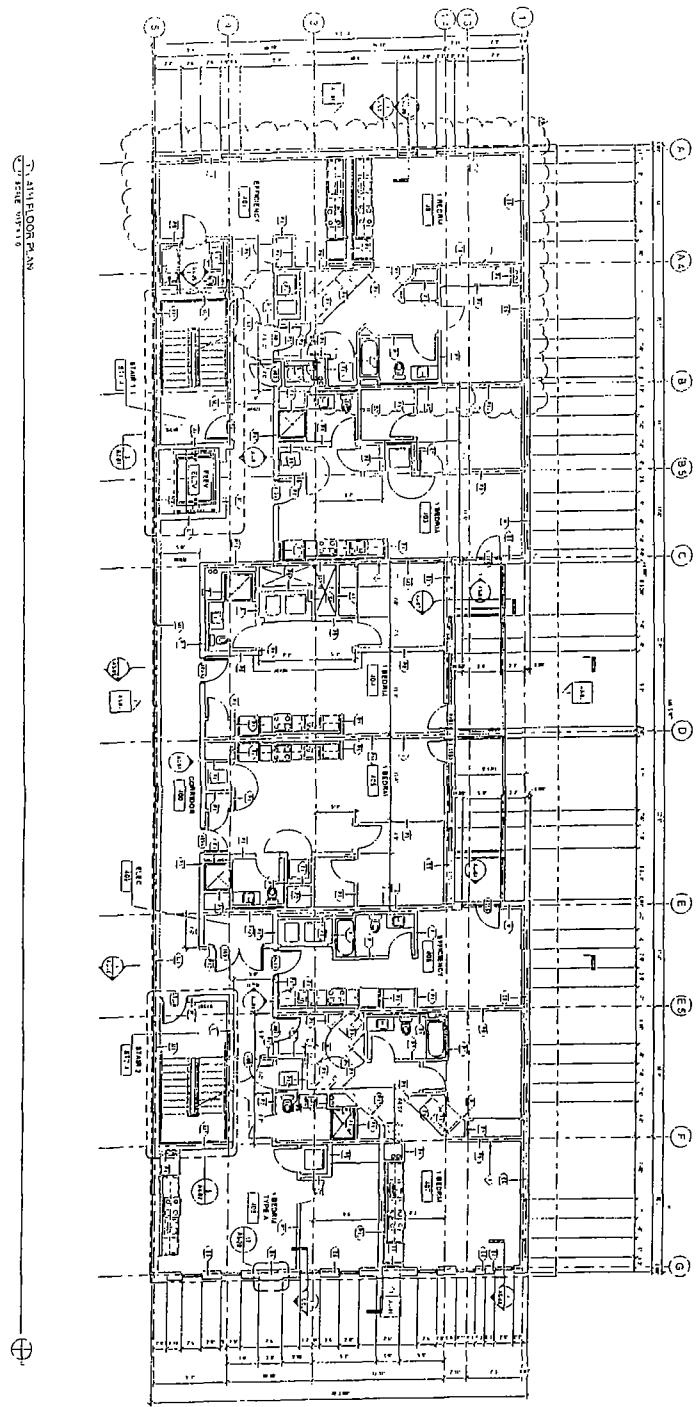
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FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

A-2-0.



1-1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

FINAL FOR PUBLICATION

A2-04

PROJECT: 1000 N. STATE ST. | SHEET: A2-04

DATE: 10/15/2011

DESIGNER: J. H. HICKS, P.E.

CHECKED: J. H. HICKS, P.E.

APPROVED: J. H. HICKS, P.E.

DATE: 10/15/2011

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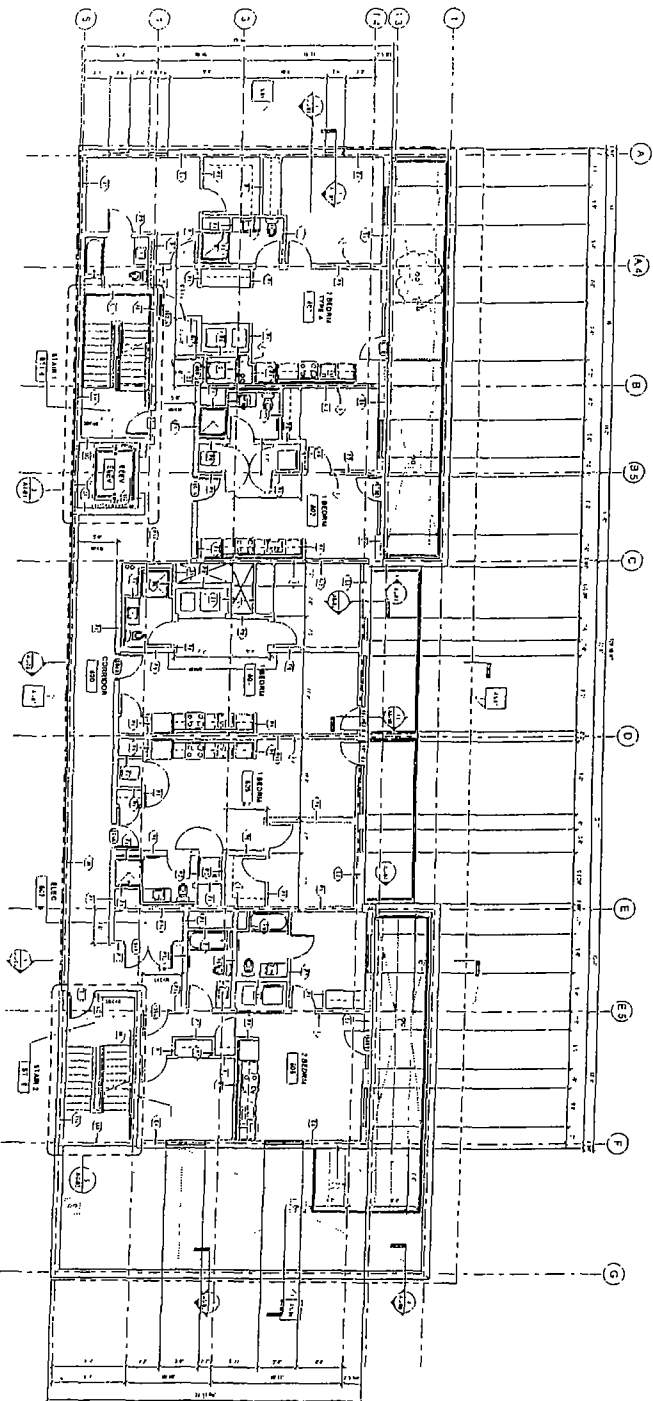
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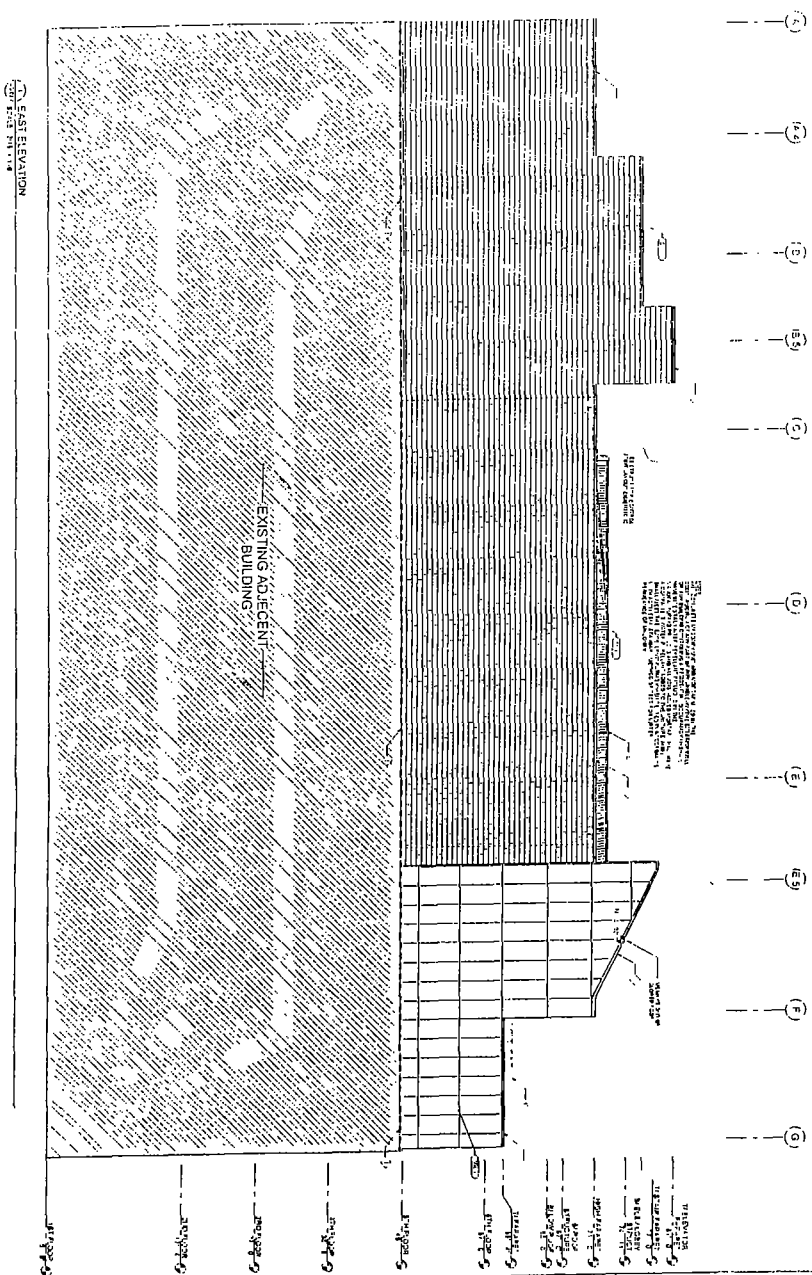
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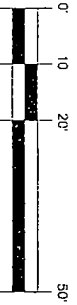
A2-06



CMU CONTROL JOINT DETAIL

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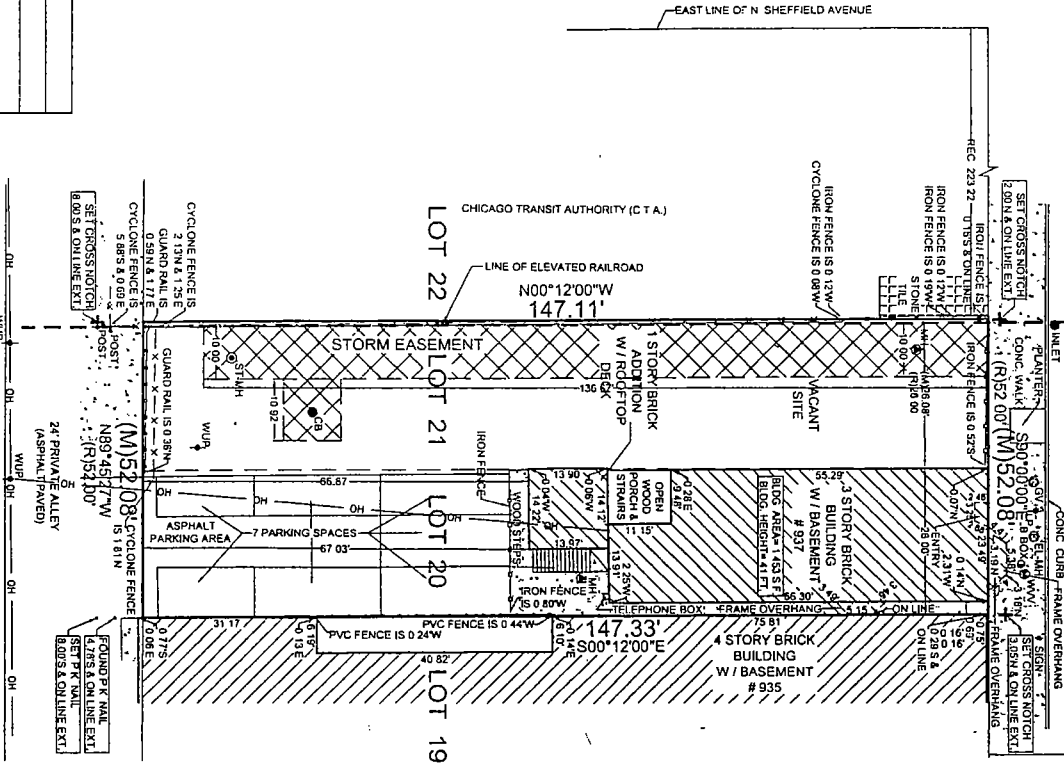
FINAL FOR PUBLICATION



W. BELMONT AVENUE

66' ROW HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

ASPHALT PAVEMENT



ORDERED BY		GW PROPERTIES	
SCALE: 1" = 15'			
DATE: JUNE 18, 2016		8/10/16	
FILE NO		2016-24150-1	
		CERTIFIED SURVEY	
		REVISION	

LEGEND	ABBREVIATIONS
WV	WATER VALVE MALT
B BOX	B BOX
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
EL M	ELECTRIC MANTLE
GV	GAS VALVE
M	MANTLE
SGH	STORM SIGN
STW	STORM MANTLE
CR	CATCH BASIN
MLET	MLET
POST	METAL GUARD POST

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160
TEL. (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF

LOT 20 AND 21 OF MEISWINKEL'S SUBDIVISION OF THE WEST 768 37 FEET OF
OUTLOT 1 WEST OF GREEN BAY ROAD IN CANAL TRUSTEES SUBDIVISION, OF THE
EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

KNOWN AS 937 W. BELMONT AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS

14-29-204-004-0000

14-29-204-004-0000

TOTAL AREA= 7.667 SQ. FT. OR 0.176 ACRE

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	7
HANDICAP	0
TOTAL	7

THE UNDERSIGNED CERTIFIES TO

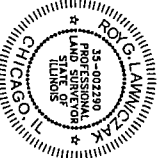
- GW PROPERTY GROUP LLC - SERIES 32
- GW FIDELITY BELMONT LLC
- OLD PLANK TRAIL COMMUNITY BANK
- CHICAGO TITLE & TRUST

STATE OF ILLINOIS)
COUNTY OF COOK) S.S

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
SAID SURVEY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT

MELROSE PARK, ILLINOIS, JUNE 18, A.D. 2016



BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576
LICENSE EXPIRES: APRIL 30, 2017