



City of Chicago



SO2018-6005

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-I at 2951 W Belmont Ave - App No. 19753
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. 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 symbols as shown on Map No. 7-1 in the area bounded by:

West Belmont Avenue; a line 97 feet east of and parallel to North Sacramento Avenue; the public alley next south of and parallel to West Belmont Avenue; a line 73 feet east of and parallel to North Sacramento Avenue;

To those of a B3-2, Community Shopping District.

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

Common address of property: 2951 West Belmont Ave., Chicago

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 2951 WEST BELMONT AVE., CHICAGO, IL

The subject property is currently improved with a mixed-use building. The Applicant intends to demolish the existing building and build a new 4-story mixed-use building with a commercial unit on the ground floor and 3 dwelling units on the upper floors. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

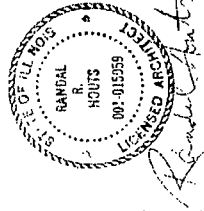
Project Description:	Zoning Change from a B3-1, Community Shopping District to a B3-2, Community Shopping District
Use:	Mixed-use building with a commercial unit on the ground floor and 3 dwelling units on the upper floors
Floor Area Ratio:	2.2
Lot Area:	3,008.16 Square Feet
Building Floor Area:	6,577 Square Feet
Density:	1,002 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 0 Feet East Side: 1 Foot / West Side: 0 Feet Rear: 30 Feet
Building height:	46 Feet 10.5 Inches

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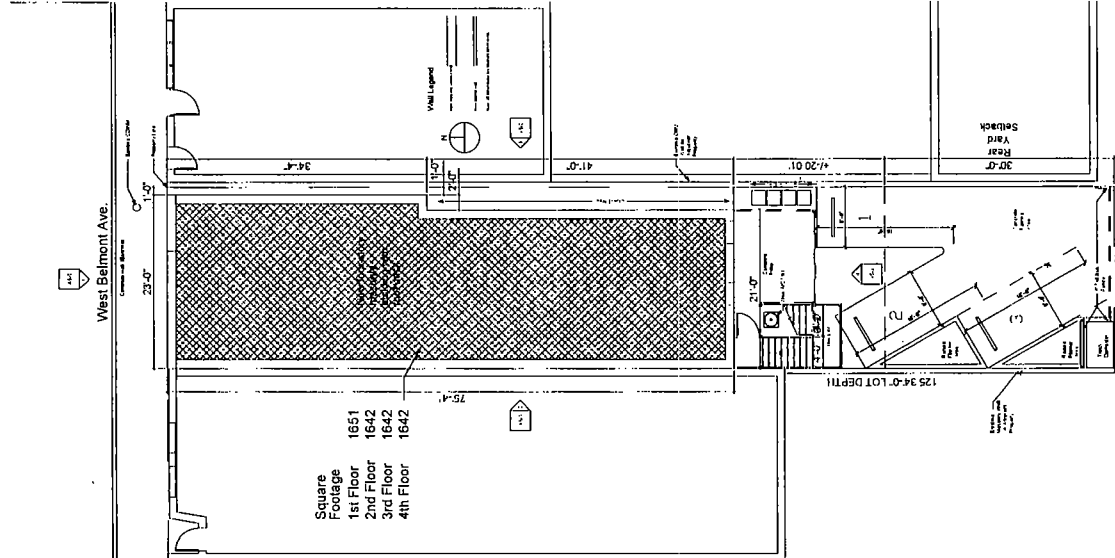


Mascardo & Ceja
2951 W. Belmont
Ave.

Proposed Site Plan

A2-0

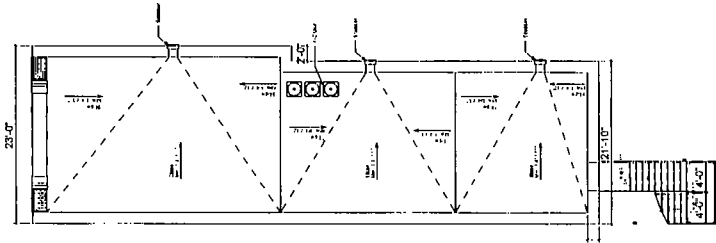
Scale: As indicated



Square Footage

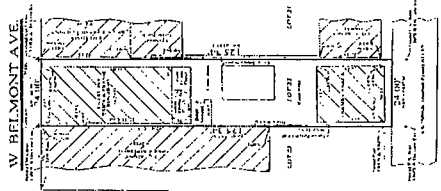
1st Floor	1651
2nd Floor	1642
3rd Floor	1642
4th Floor	1642

① Proposed Site Plan
1/16" = 1'-0"



② Roof Plan
1/16" = 1'-0"

A. P. SURVEYING COMPANY, P.C.
PROFESSIONAL DESIGN FIRM: LAND SURVEYING CORPORATION
PLAT OF SURVEY
OF



STATE OF ILLINOIS
I, **Justin E. Boudreau**,
Professional Engineer, License No. 001-015089,
do hereby certify that the above is a true and correct
copy of the original as shown to me by the architect
of record, and that the same conforms to the
requirements of the City of Chicago Building Code
and Ordinance.

STATE OF ILLINOIS
I, **Justin E. Boudreau**,
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do hereby certify that the above is a true and correct
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of record, and that the same conforms to the
requirements of the City of Chicago Building Code
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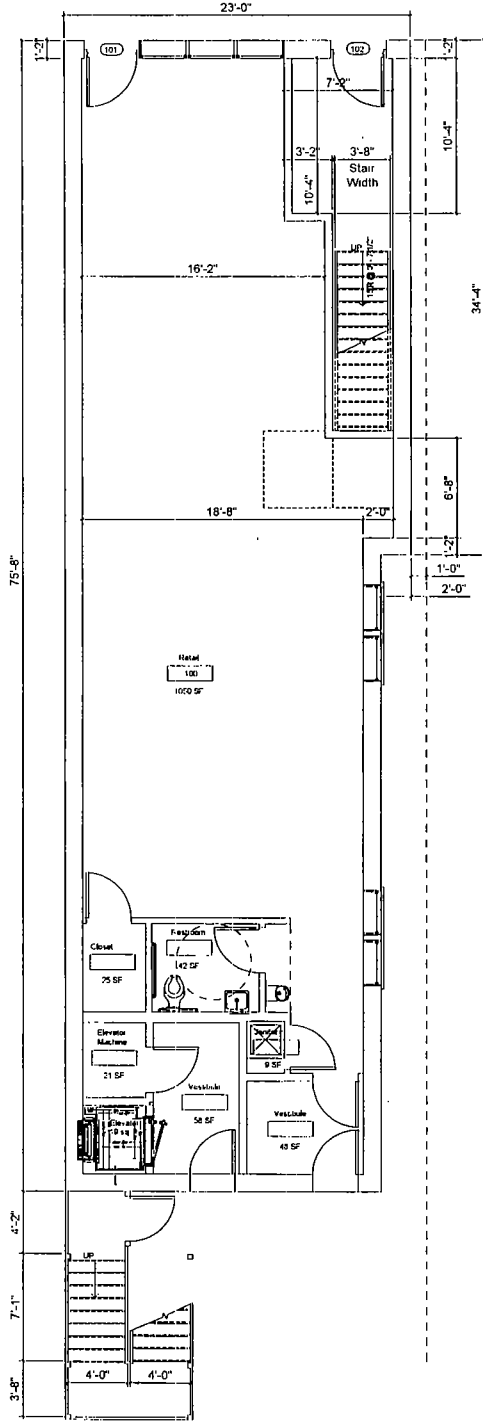
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Proposed First Floor Plan

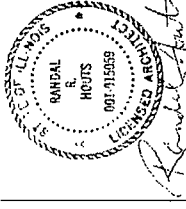
A3-0



① First Floor - Retail
 1/8" = 1'-0"

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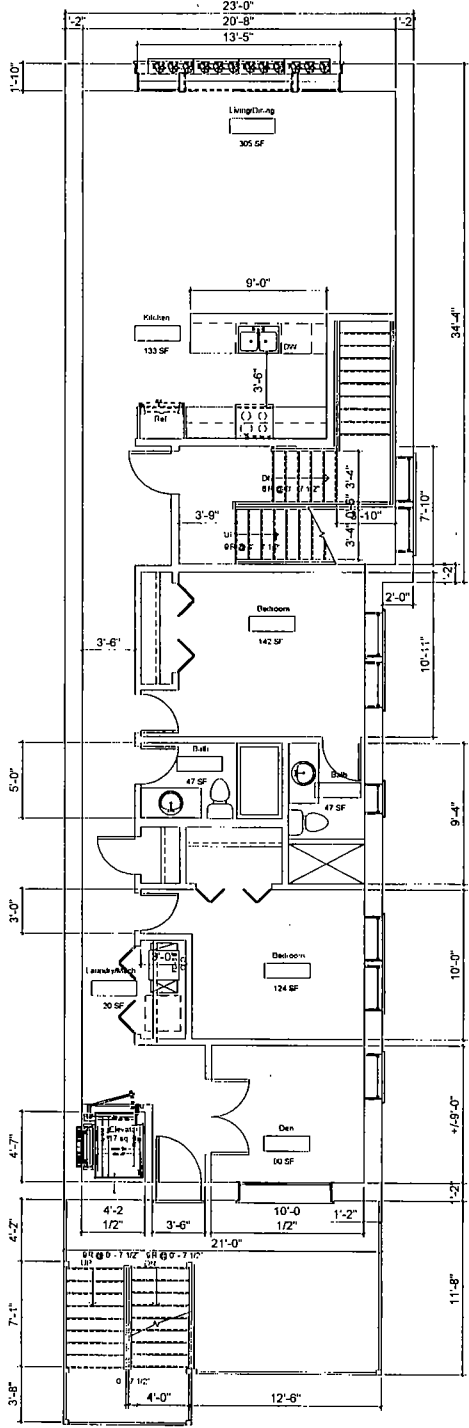
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Proposed Second Floor Plan

A3-1



① Second Floor Plan
 1/8" = 1'-0"

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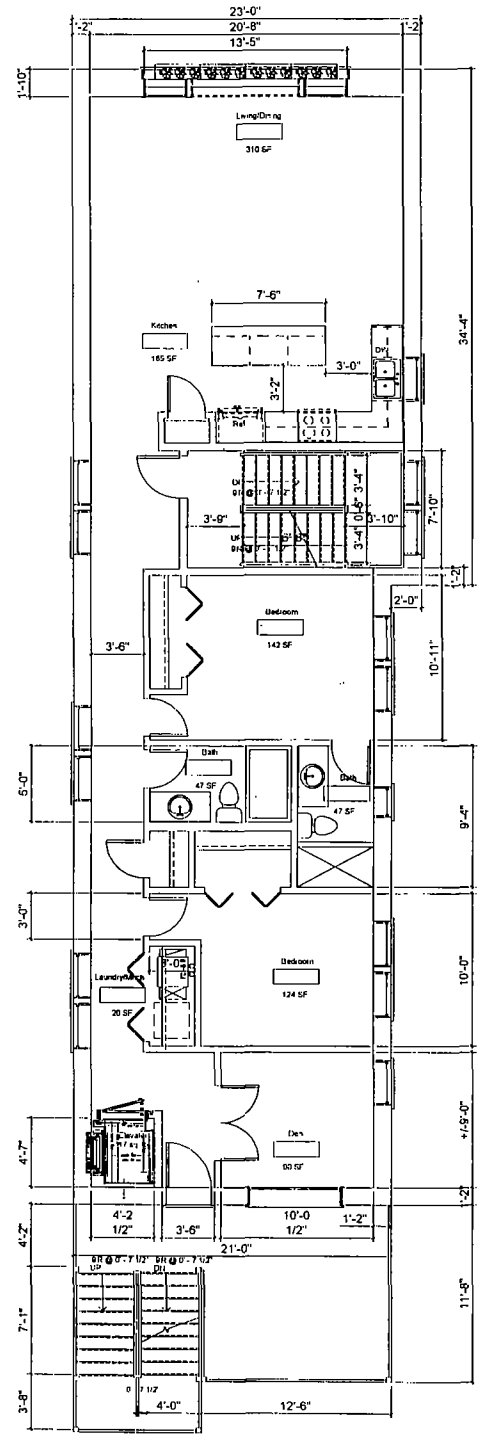
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2951 W. Belmont
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Proposed Third
Floor Plan

A3-2
AS INDICATED

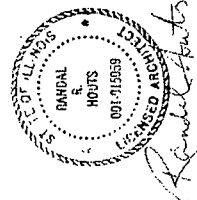


① Third Floor Plan
1/8" = 1'-0"

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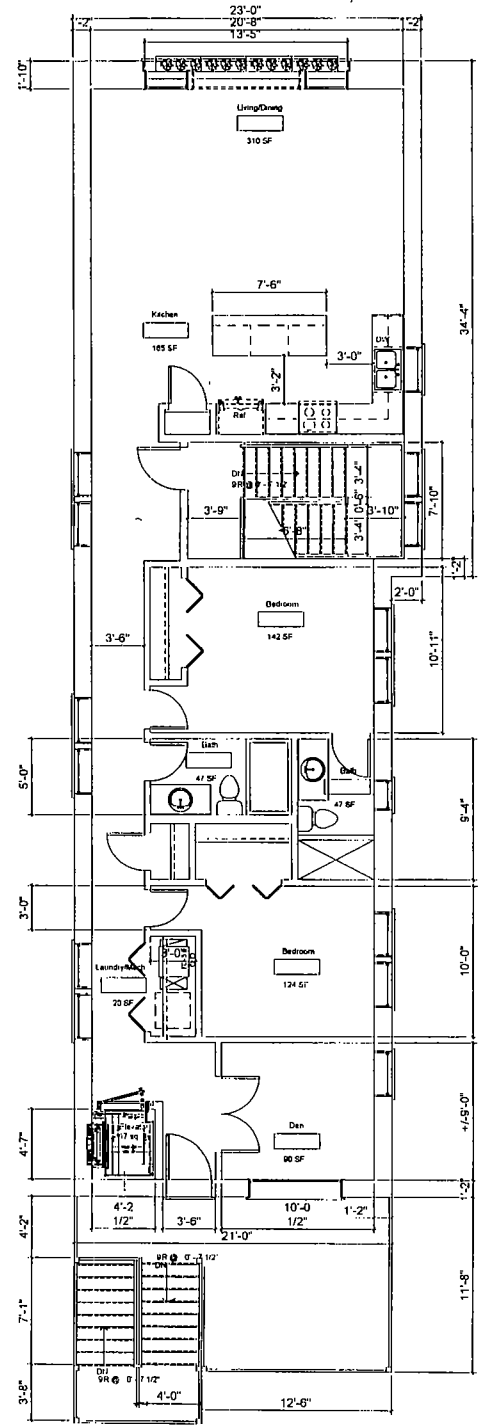
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Proposed Fourth Floor Plan

A3-3



① Fourth Floor Plan
 1/8" = 1'-0"

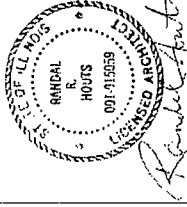
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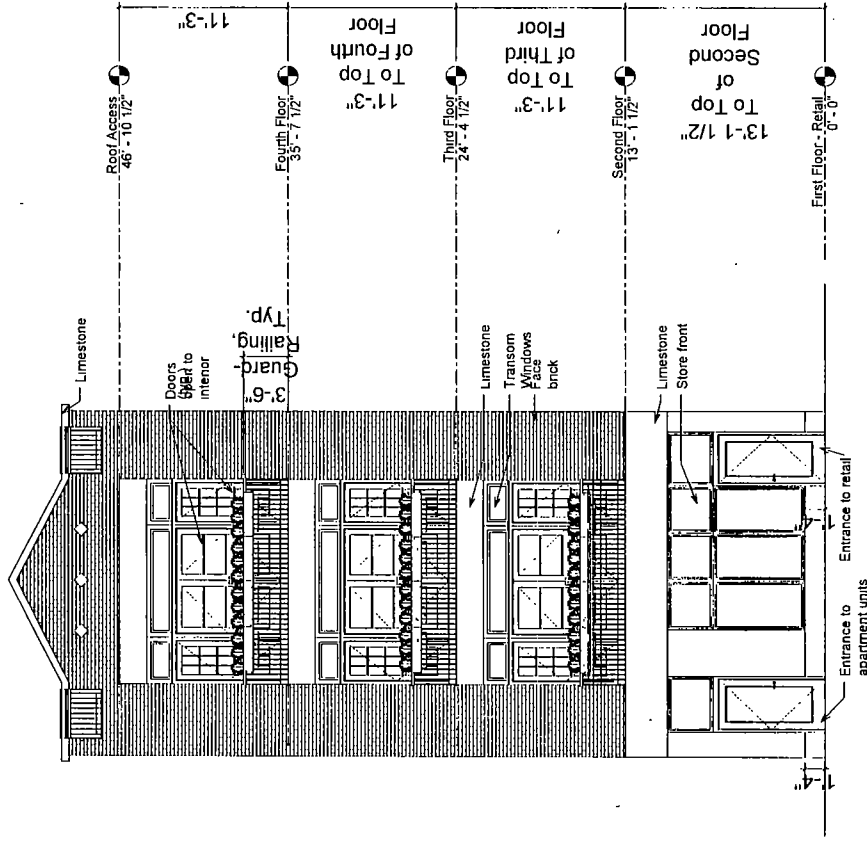
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North Building Elevation

A2-1



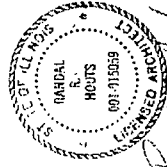
① North Elevation
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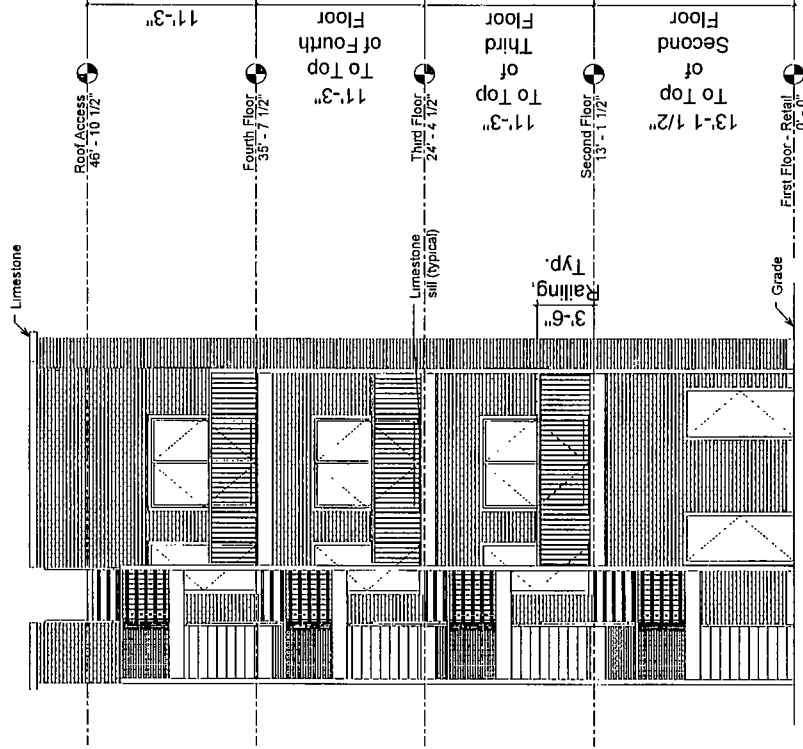


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South Building Elevation

A2-4

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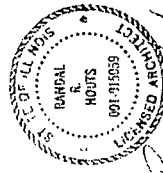


④ South Elevation
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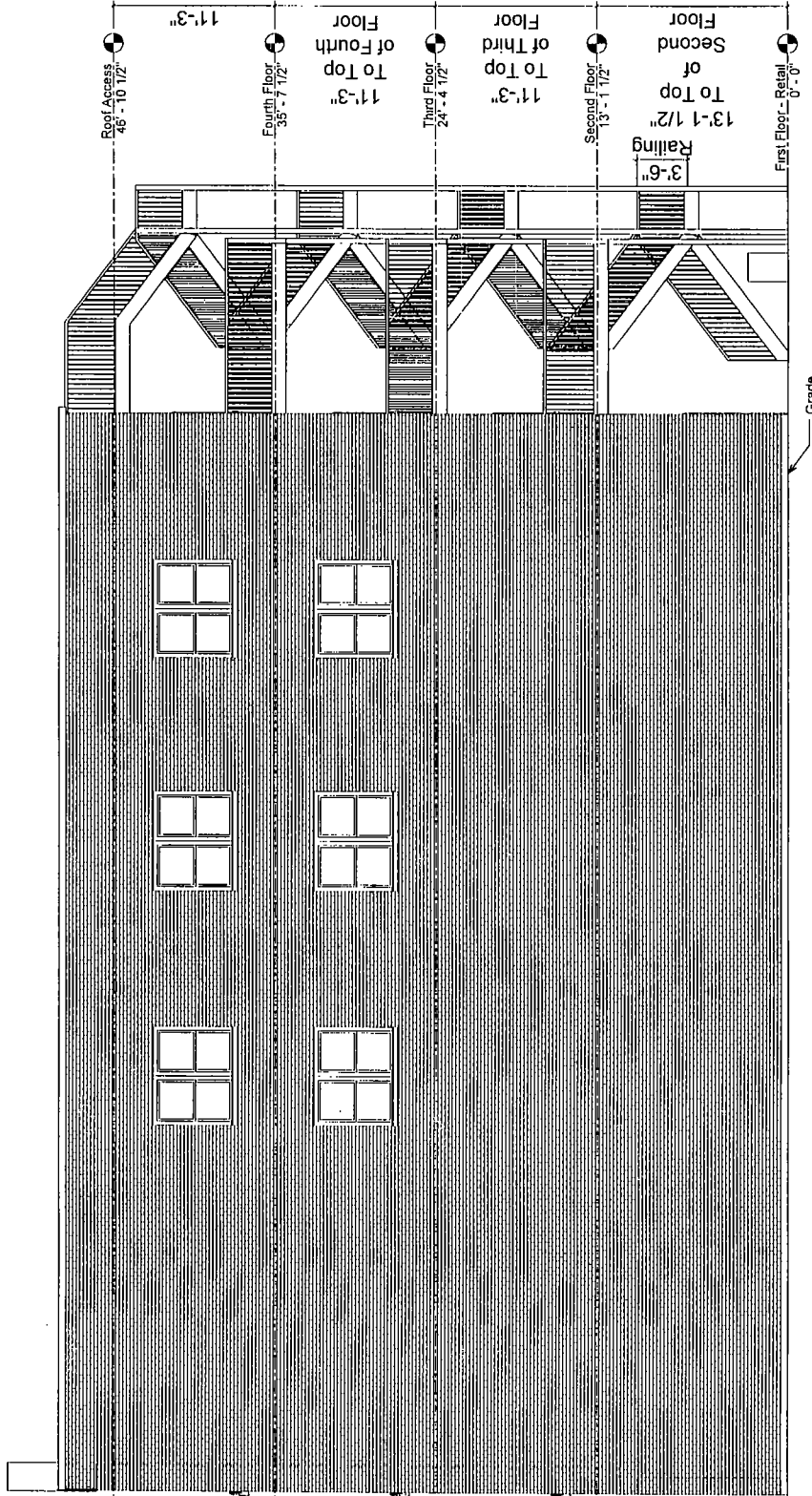


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 2951 W. Belmont Ave.

West Building Elevation

A2-2

AS INDICATED



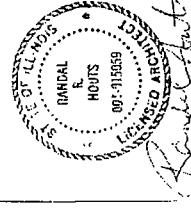
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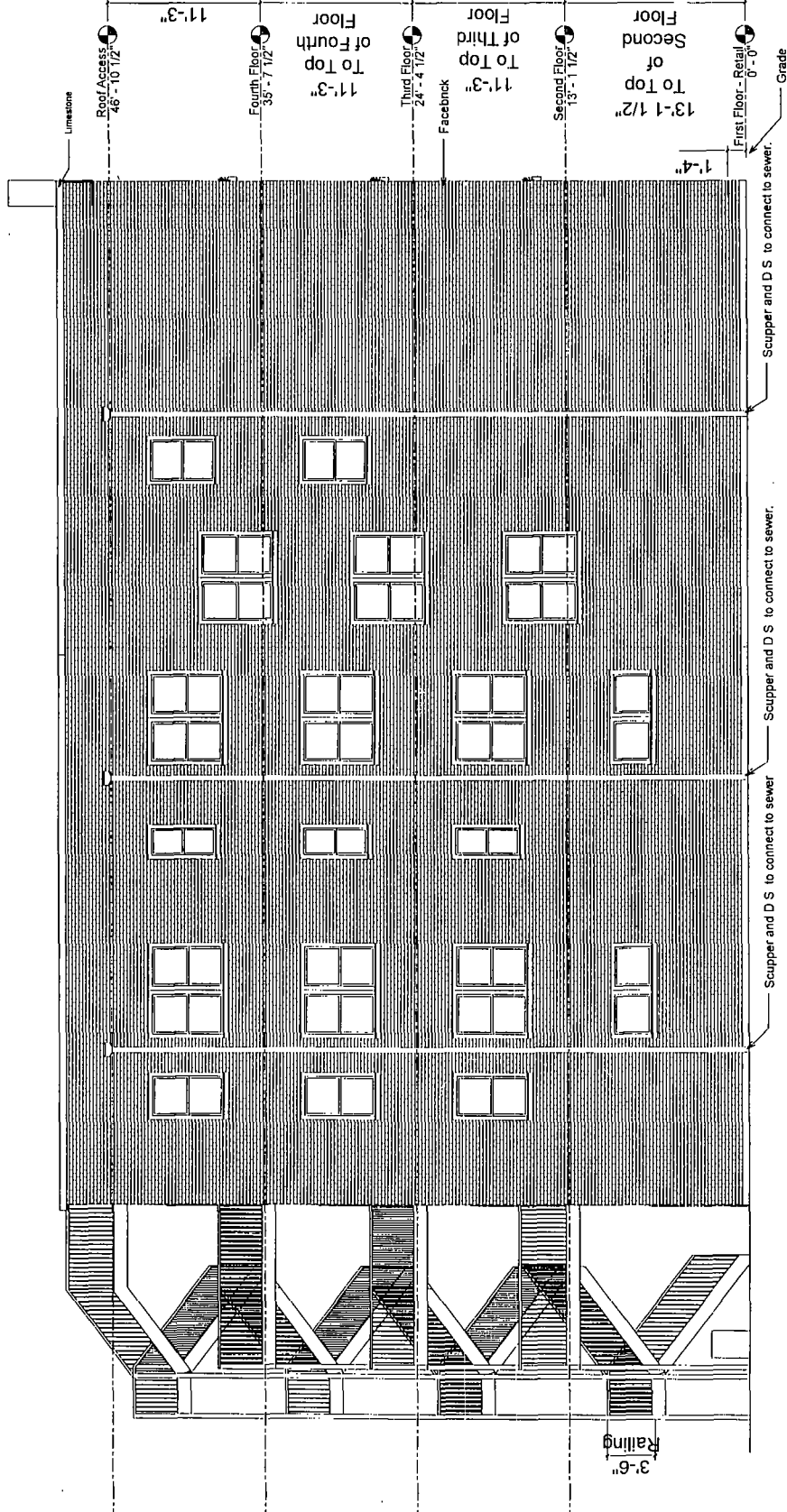


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Building Elevations

A2-3

As Indicated



③ East Elevation
 1/18" = 1'-0"