



City of Chicago



SO2019-1350

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 3/13/2019 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 7-G at 1039-1041 W Belmont Ave - App No. 19961 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

Final for Publication
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 B3-2, Community Shopping District symbols and indications as shown on Map No. 7-G in an area bound by

A line 100.00 feet west of and parallel to North Kenmore Avenue; West Belmont Avenue; a line 50 feet west of and parallel to North Kenmore Avenue; the public alley next south of and parallel to West Belmont 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: 1039-41 West Belmont Avenue

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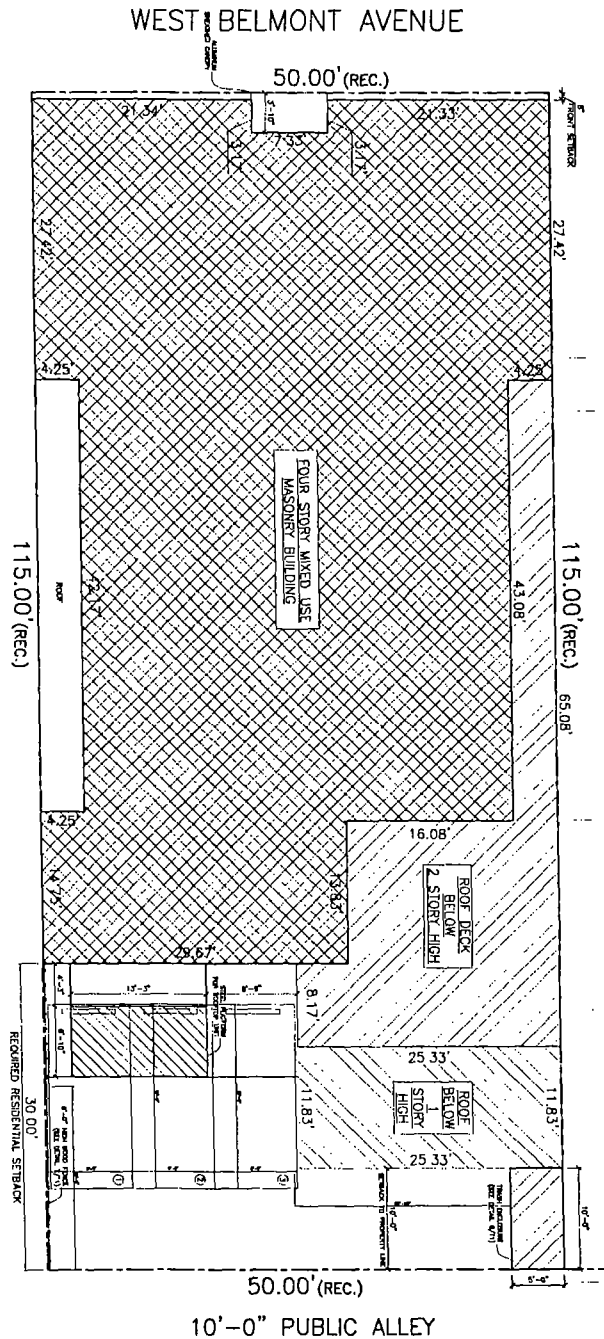
AMNDED TO BE A TYPE-1 APPLICATION: NARRATIVE & PLANS **1039-41 West Belmont Avenue**

B3-2 to B3-3

The applicant seeks to construct a 4-story mixed-use building with basement, roof deck, balconies and 3 exterior parking spaces at the rear of the property abutting the public alley. The 1st and 2nd floors will be a single commercial restaurant space. The 3rd floor will have 2 residential dwelling units, the 4th floor will have 1 residential dwelling unit.

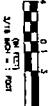
| | |
|-------------------|------------------|
| | |
| FAR | 2.6 |
| Lot Area | 5,750 Sq. Ft. |
| Lot Area Per Unit | 1,916.6 Sq. Ft. |
| Building Area | 14,859 Sq. Ft. |
| Building Height | 50 Feet 0 Inches |
| Front Setback | 0 Feet 8 Inches |
| Rear Setback | 10 Feet 0 Inches |
| West side Setback | 0 Feet 0 Inches |
| East side Setback | 0 Feet 0 Inches |
| Parking | 3 Parking Spaces |

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| EXISTING ZONING | PROPOSED ZONING |
|-------------------------------------|-------------------------------------|
| RM-2 | RM-2 |
| USE: RESIDENTIAL | USE: RESIDENTIAL |
| MAX. HEIGHT: 35.00' (10.67 stories) | MAX. HEIGHT: 35.00' (10.67 stories) |
| MAX. LOT AREA: 10,000 S.F. | MAX. LOT AREA: 10,000 S.F. |
| MAX. LOT COVERAGE: 75% | MAX. LOT COVERAGE: 75% |
| MAX. LOT AREA: 10,000 S.F. | MAX. LOT AREA: 10,000 S.F. |
| MAX. LOT COVERAGE: 75% | MAX. LOT COVERAGE: 75% |
| MAX. LOT AREA: 10,000 S.F. | MAX. LOT AREA: 10,000 S.F. |
| MAX. LOT COVERAGE: 75% | MAX. LOT COVERAGE: 75% |

1 OCCUPANCY NOTES
SCALE 3/16" = 1'-0"



T1.0
12/1/11

PROJECT: 1039-41 W. BELMONT AVE
SCALE: 3/16" = 1'-0"
DATE: 12/1/11
DRAWN BY: [Name]

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

ARCHITECTS

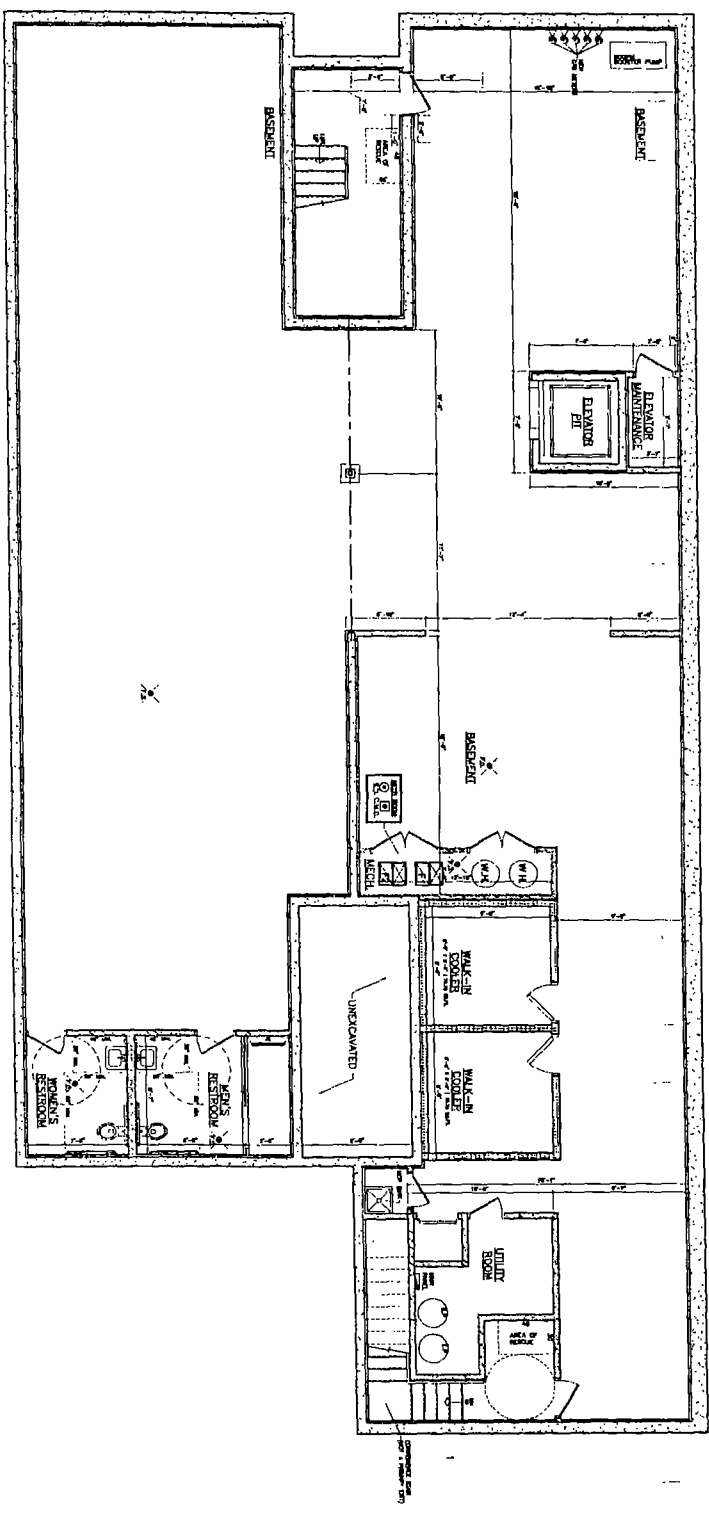
3123 N. Dearborn Ave.
Chicago, IL 60641
773.775.7750
773.775.7751

1039-41 W. BELMONT AVE.
CHICAGO, IL

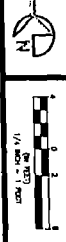
SITE PLAN AND
ZONING
CALCULATIONS

DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 12/1/11

Final for Publication

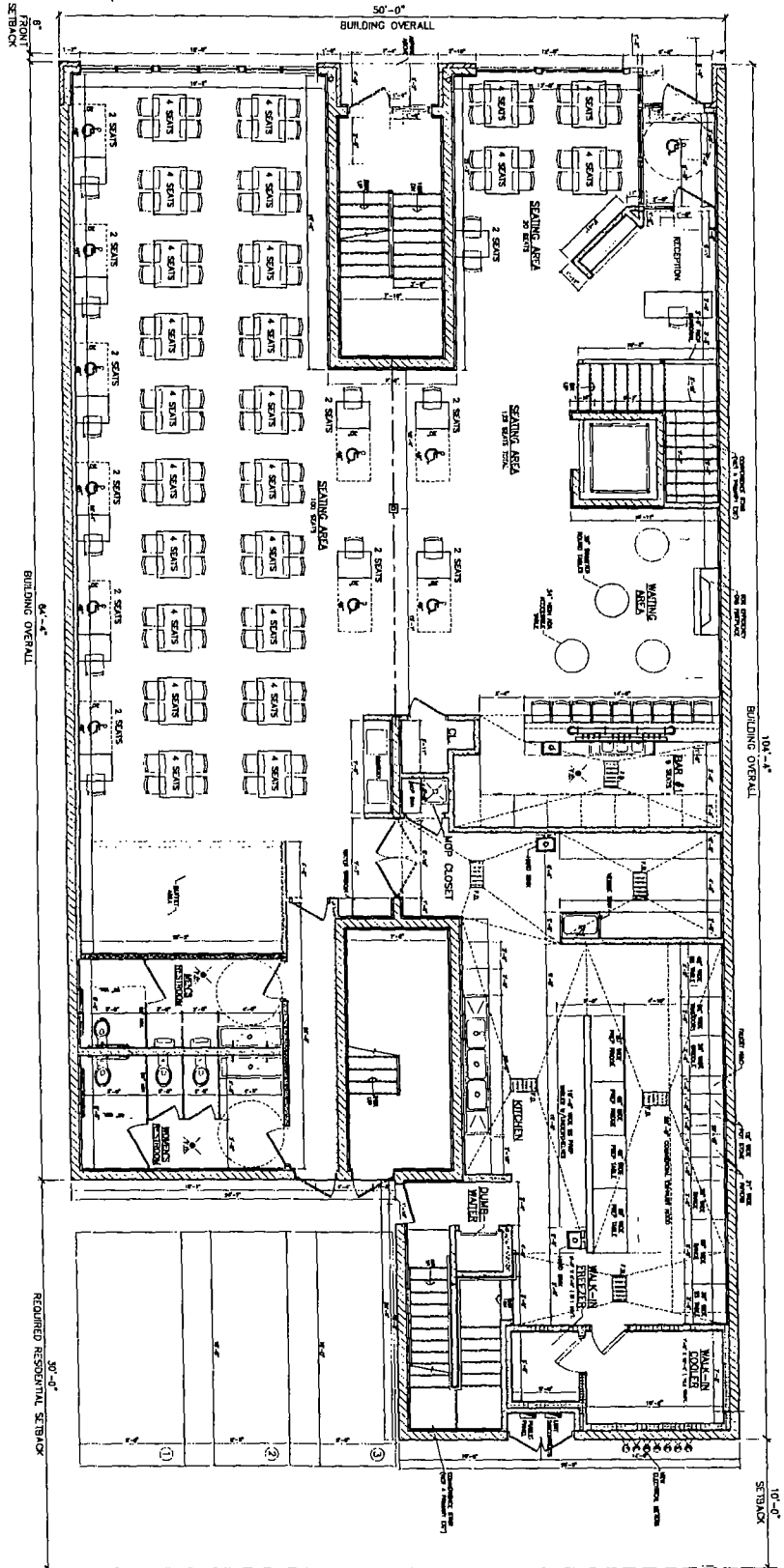


1
PROPOSED BASEMENT PLAN
SCALE 1/4"=1'-0"



| | | | | | |
|--------------------|---|--|--|------------------------|--------------------------------|
| A1.0 1/2"=1'-0" | PROJECT: 1039-41 W. BELMONT AVE. SCALE: 1/4"=1'-0" DATE: 03.26.2019 | ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING 1039-41, Garman Ave. Chicago IL 60622 773.772.8758 773.772.8544 Fax | 1039-41 W. BELMONT AVE. CHICAGO, IL | PROPOSED FLOOR PLAN | REVISIONS REVISION NO. DATE |
|--------------------|---|--|--|------------------------|--------------------------------|

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2

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



A1.1

PROJECT: 1039-41 W. BELMONT AVE.
SCALE: 1/4" = 1'-0"
DATE: 02.28.2010

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

ARCHITECTS

839 N. Dearborn Ave.
Chicago, IL 60612
773.775.2736
773.775.2864 fax

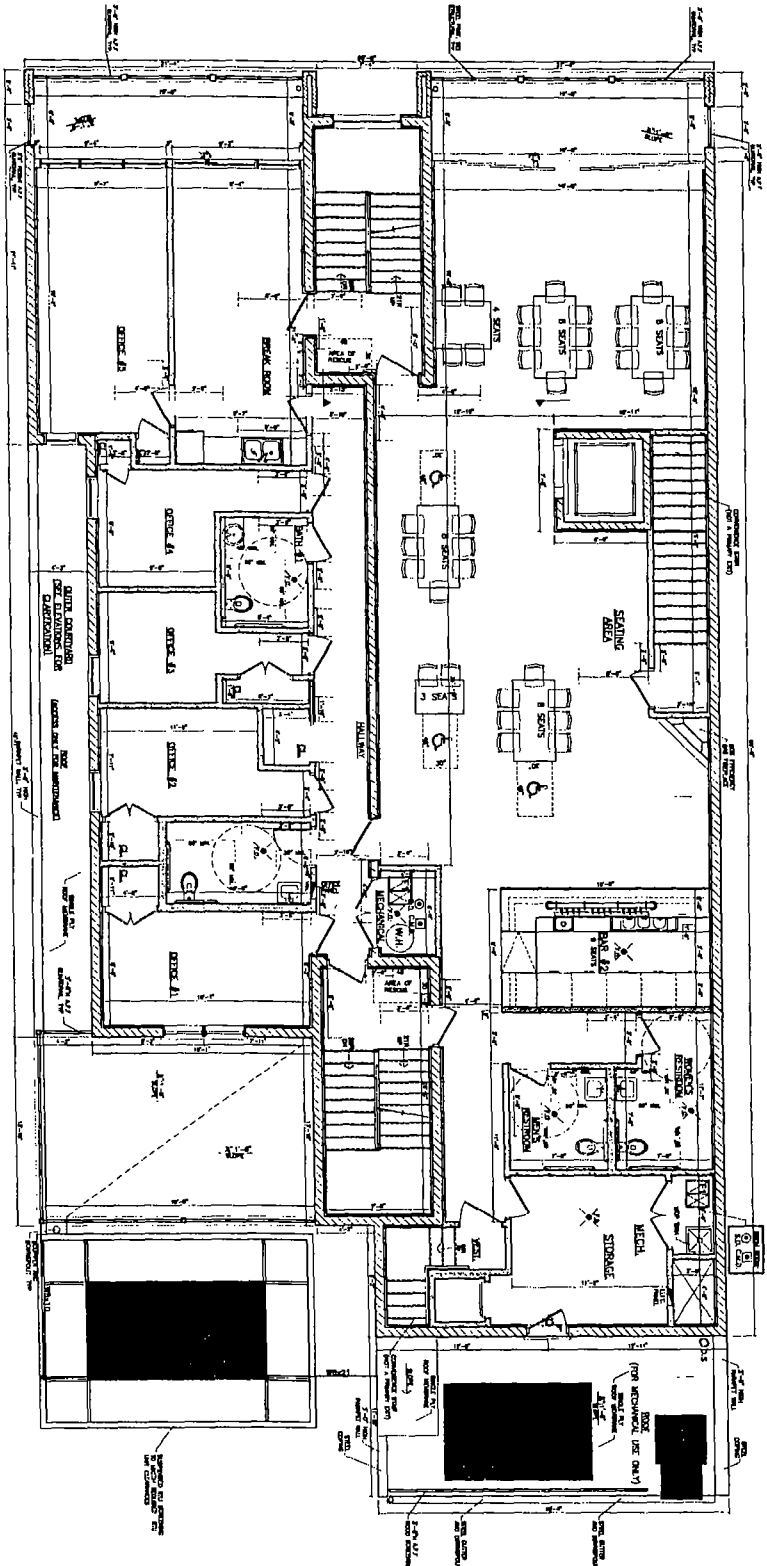
1039-41 W. BELMONT AVE.
CHICAGO, IL

PROPOSED
FLOOR PLAN

DATE: 02.28.2010
BY: [Signature]

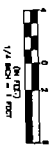
REVISIONS:

Final for Publication



3

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



A1.2

PROJECT: 1039-41 W. BELMONT AVE.
SCALE: 1/4" = 1'-0"
DATE: 03.20.1986

ARCHITECTURE
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ARCHITECTURAL ENGINEERING

ARCHITECTS

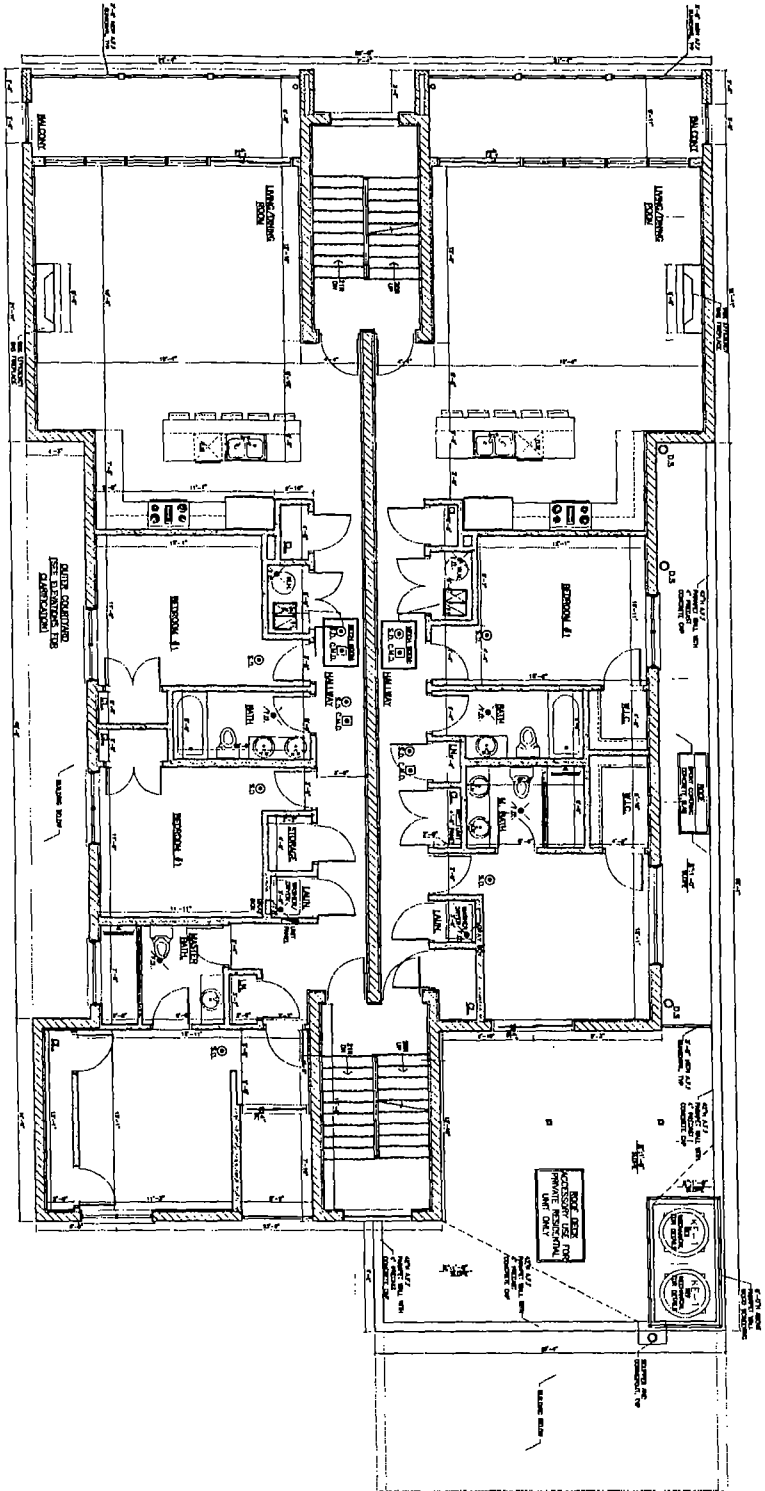
879 N. Dearborn Ave.
Chicago 6, ILL 60610
773 772 7700 office
773 772 2454 fax

1039-41 W. BELMONT AVE.
CHICAGO, IL

PROPOSED
FLOOR PLAN

DESIGNED BY: A.S.
DRAWN BY: A.S.
CHECKED BY: A.S.

Final for Publication



4

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



A1.3

PROJECT: 1039-41 W. BELMONT AVE.
SCALE: 1/4" = 1'-0"
DATE: 03.28.2010

ARCHITECTURE
PLANNING
ARCHITECTURAL DRAFTING

ARCHITECTS

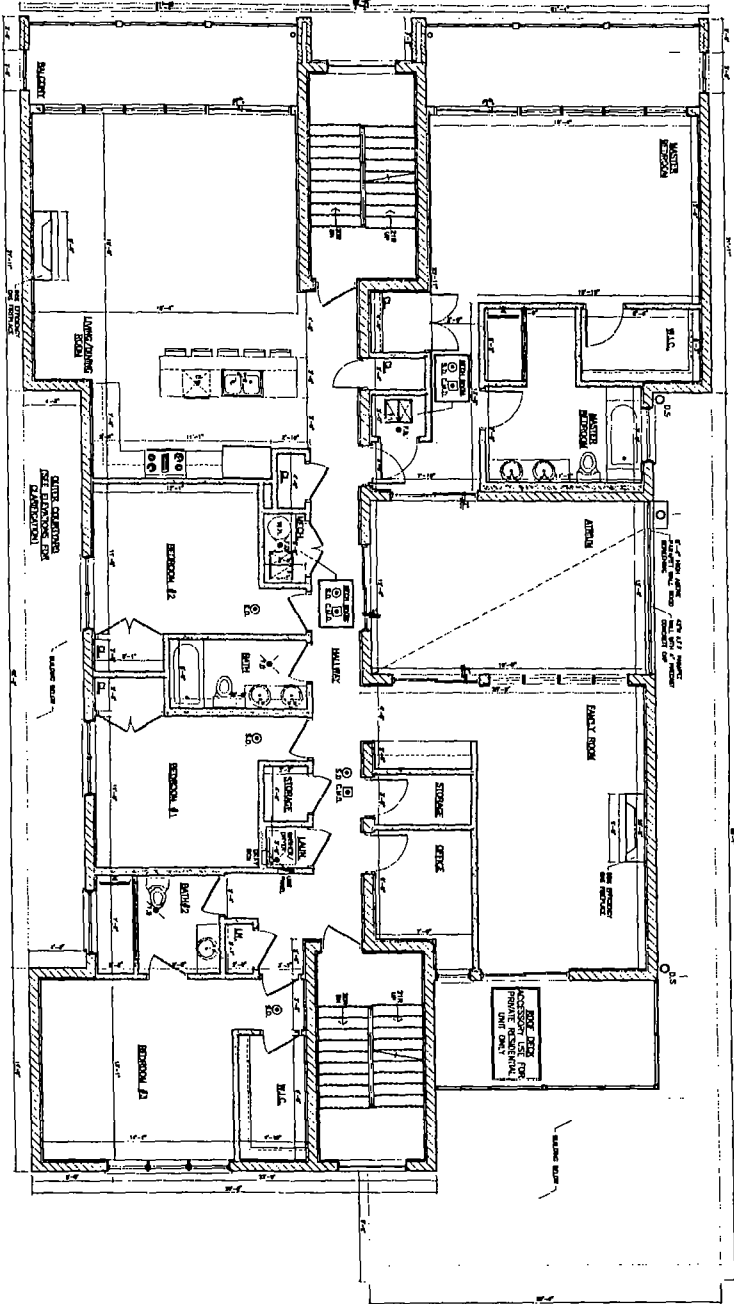
179 N. Dearborn Ave.
Chicago, IL 60610
773.771.9756
773.772.2884 fax

1039-41 W. BELMONT AVE.
CHICAGO, IL

PROPOSED
FLOOR PLAN

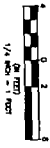
REVISIONS
DATE
BY
REASON

Final for Publication



5

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



A1.4
8/29/11

PROJECT:
1039-41 W. BELMONT AVE.
DATE:
31 JUL 2011

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ARCHITECTS

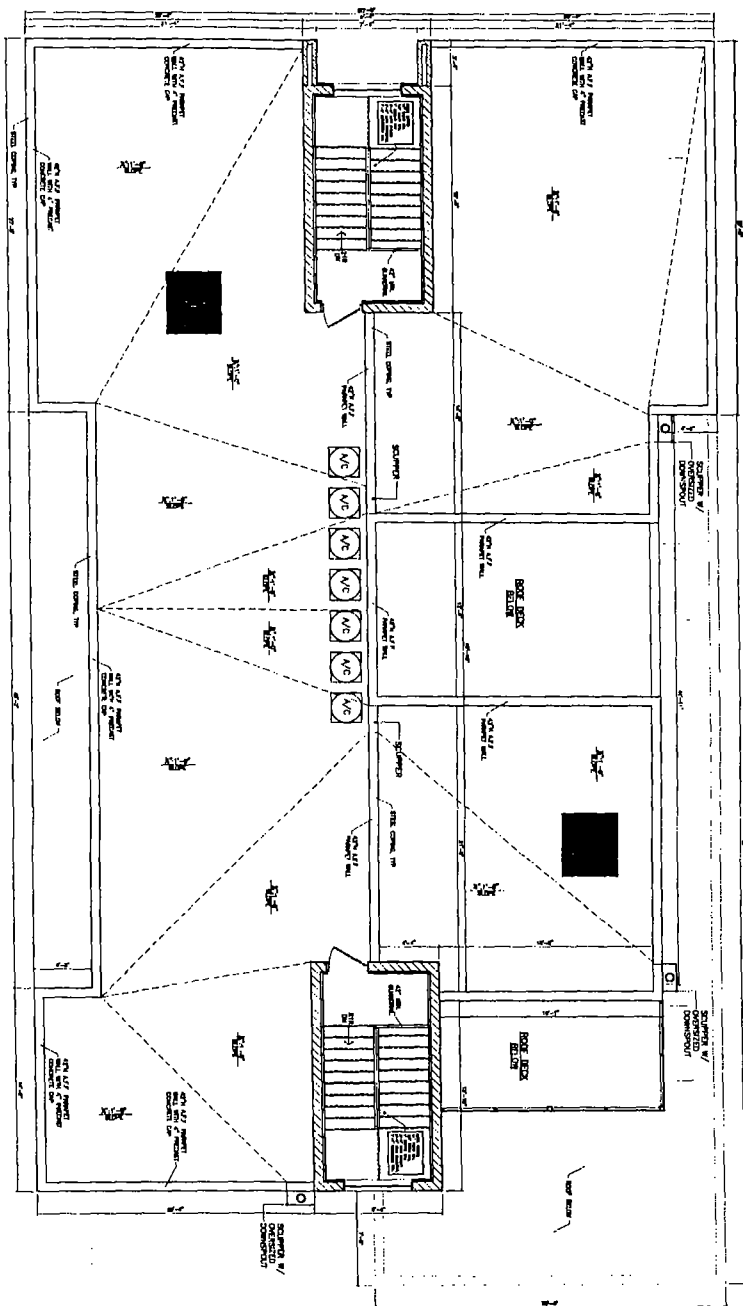
836 N. CLARK AVE.
CHICAGO, IL 60610
773.773.7738 OFFICE
773.773.7734 FAX

1039-41 W. BELMONT AVE.
CHICAGO, IL

PROPOSED
FLOOR PLAN

CHICAGO, ILL. 60610
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES

Final for Publication



6

PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



A1.5
1/2" = 1'

PROJECT:
1039-41 W. BELMONT AVE.
SCALE:
1/8" = 1'-0"
DATE:
11.26.2019

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

ARCHITECTS

370 N. Dearborn Ave.
Chicago, IL 60617
773.772.8700
773.772.8866 FAX

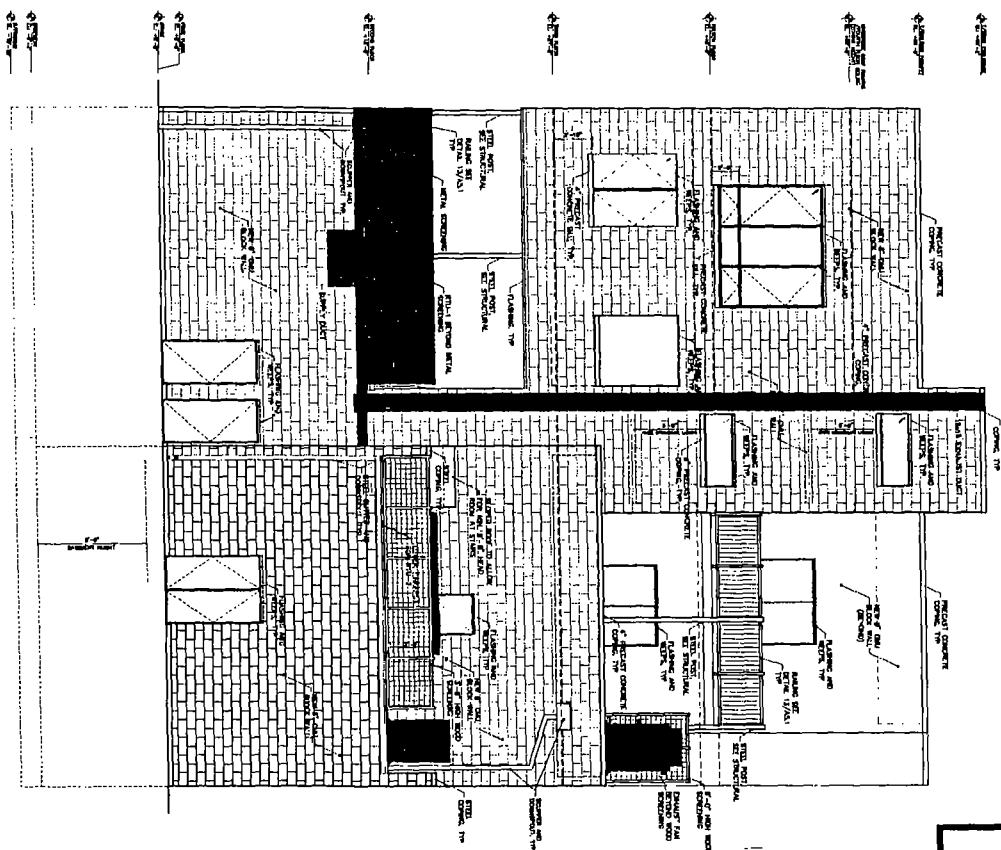
1039-41 W. BELMONT AVE.
CHICAGO, IL

PROPOSED
FLOOR PLAN

REVISIONS
CHECKED BY: VZ
DRAWN BY: PVA

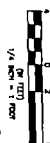
SCALE: 1/4"=1'-0"

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



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

SCALE. $1/4 = 1 - 0$



A2.0

13

ARCHITECTURE

PLANNING

ARCHITECTURAL

ARCHITECTS

2133 N. Damen Ave.
Chicago IL 60647

773.772.2796 office
773.772.2854 fax

1039-41 W. BELMONT AVE.
CHICAGO, IL

PROPOSED ELEVATIONS

DECEMBER 1964

[illegible]

PROPOSED WEST ELEVATION

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

ω



A2.1

| | |
|-------|-----------------------|
| SHEET | PROJECT |
| | 1326-41 W BELMONT AVE |
| | SCALE: |
| | 1/8" = 1'-0" |
| | DATE |
| | 03.29.2018 |

ARCHITECTURE

PLANNING

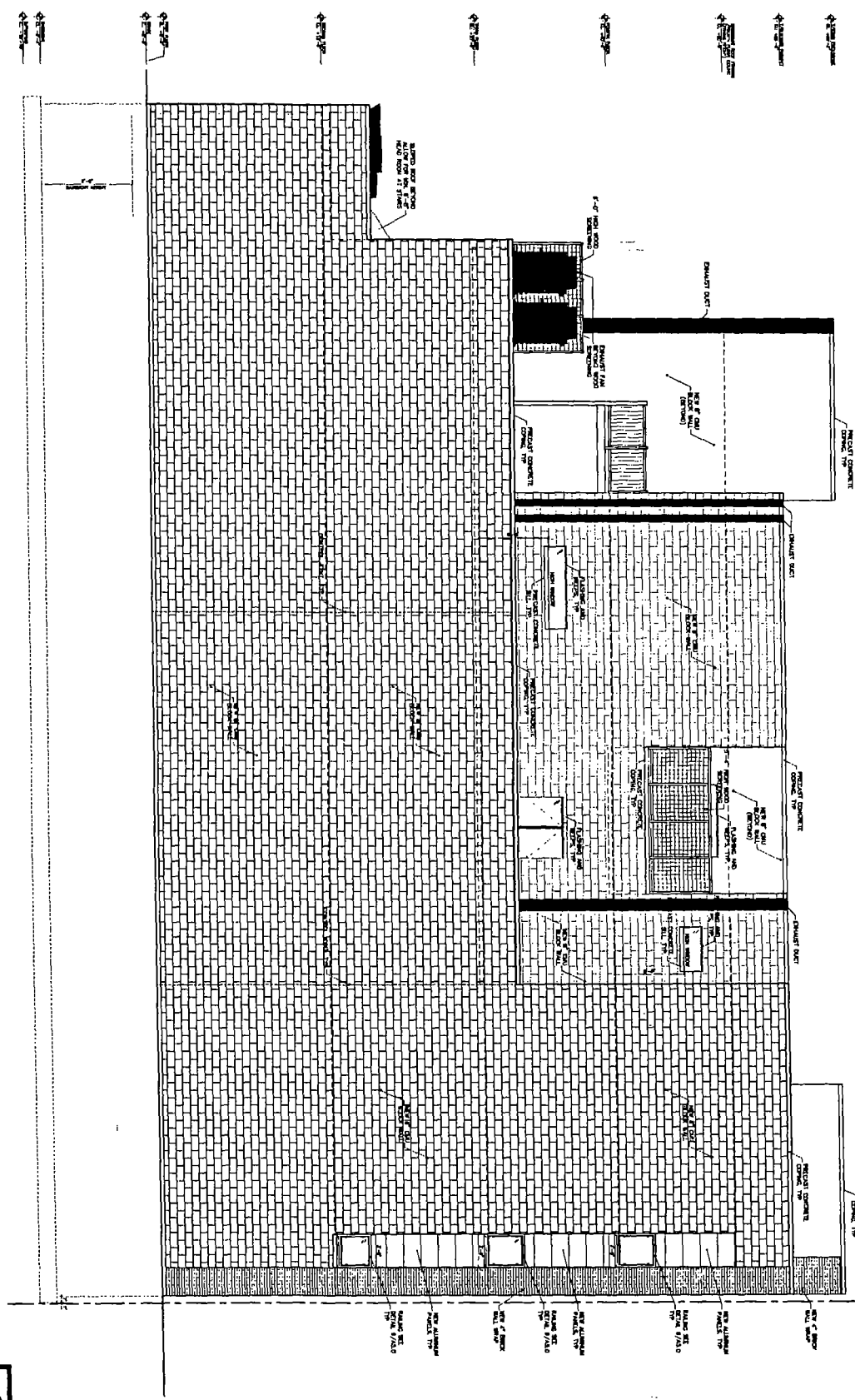
ARCHITECTURAL

ARCHITECTS

1039-41 W. BELMONT AVE.
CHICAGO, IL

**PROPOSED
WEST ELEVATION**

CHOCORON BY V.D.
DRAWM BY RY241



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



| | | | | |
|--|----------------------------|--|---|--|
| REVISIONS NO. 1 DATE 1/1/2010 BY J.A. | PROPOSED EAST ELEVATION | 1039-41 W. BELMONT AVE. CHICAGO, IL | ARCHITECTS ARCHITECTURAL ENGINEERING 2122 N. Dearborn Ave. Chicago, IL 60614 773.772.4750 office 773.772.2866 cell | PROJECT: 1039-41 W. BELMONT AVE. SCALE: 1/4" = 1'-0" DATE: 02.26.2010 SHEET: A2.2 18 OF 21 |
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