



City of Chicago



SO2019-6868

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-J at 3654-3656 W Belmont Ave - App No. 20157T1
Committee(s) Assignment:	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 B1-1, Neighborhood Shopping District symbols as shown on Map No. 9-J
in the area bounded by:**

The public alley next north of and parallel to West Belmont Avenue; a line 50 feet east of and parallel to North Lawndale Avenue; West Belmont Avenue; and North Lawndale Avenue.

To those of a B3-3, Community Shopping District

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

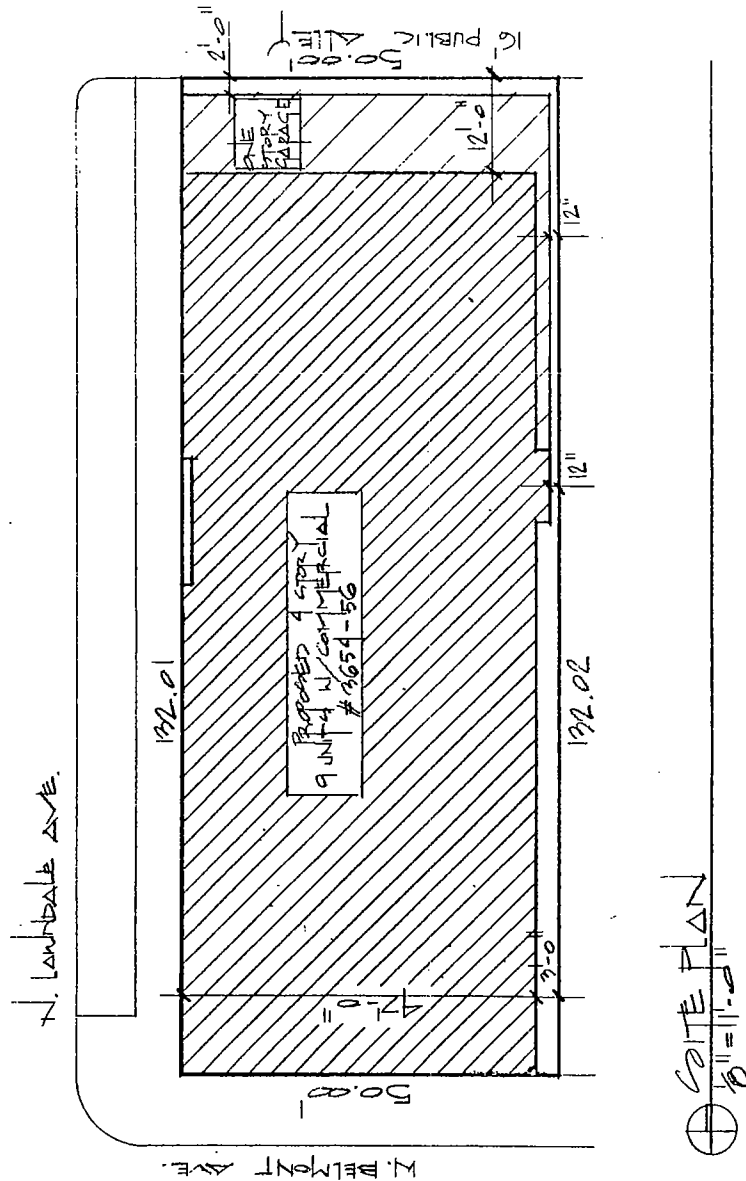
Common address of property: 3654-56 West Belmont Avenue, Chicago

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR
3654-56 WEST BELMONT AVENUE, CHICAGO**

The subject property is currently improved with a commercial 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 9 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 B1-1, Neighborhood Shopping District to a B3-3, Community Shopping District
Use:	Mixed-use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors
Floor Area Ratio:	2.84
Lot Area:	6,600.5 Square Feet
Building Floor Area:	18,700 Square Feet
Density:	733 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 9
Set Backs:	Front: 0 Feet West Side: 0 Feet / East Side: 12 Inches Rear: 12 Feet *
Building height:	47 Feet 2 Inches

* will apply for a variation if required



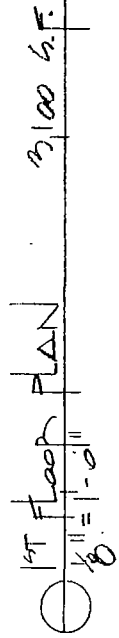
ZONING INFORMATION	
LOT AREA 50 x 132.015 = 6600 S.F.	
MAX. FLOOR AREA	19,800 S.F.
1 st Floor	3,100 S.F.
2 nd Floor	5,200 S.F.
3 rd Floor	5,200 S.F.
4 th Floor	5,200 S.F.
TOTAL	18,700 S.F.

1/8" = 11'-2"

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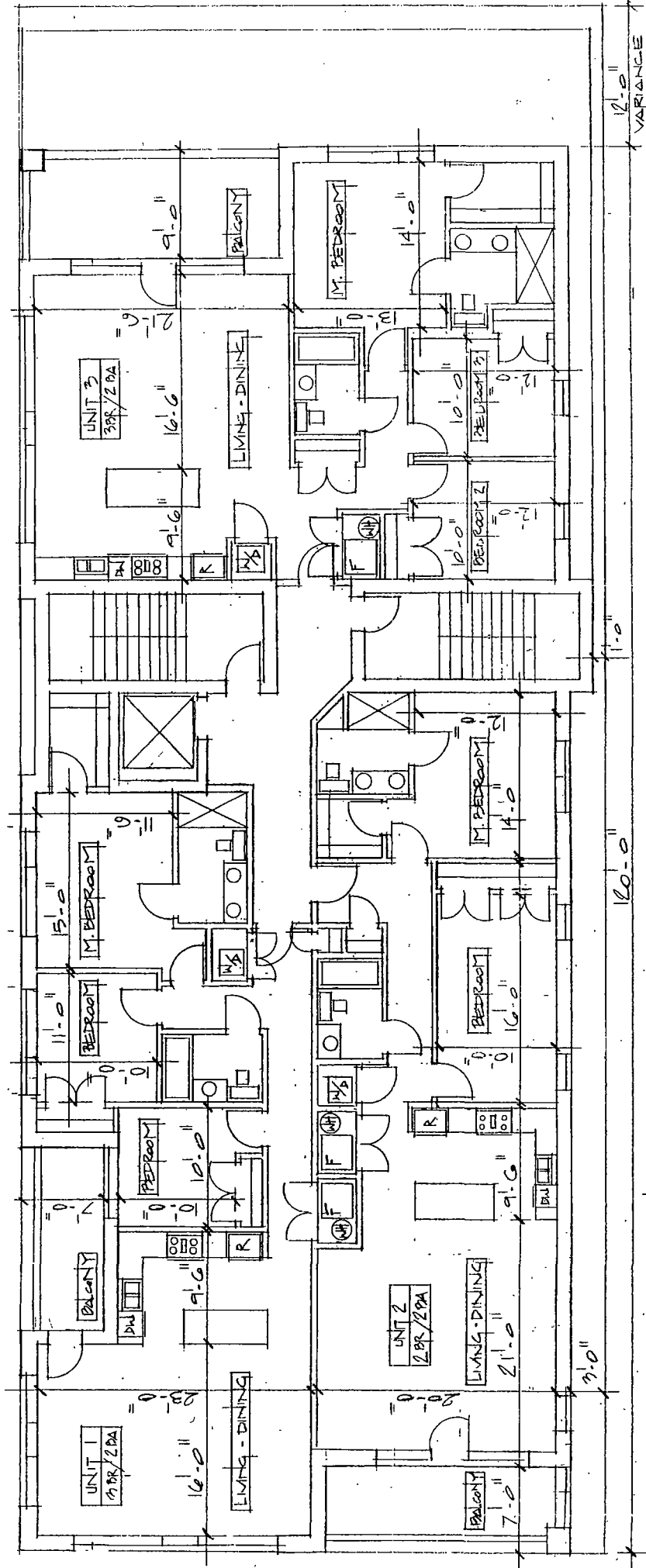
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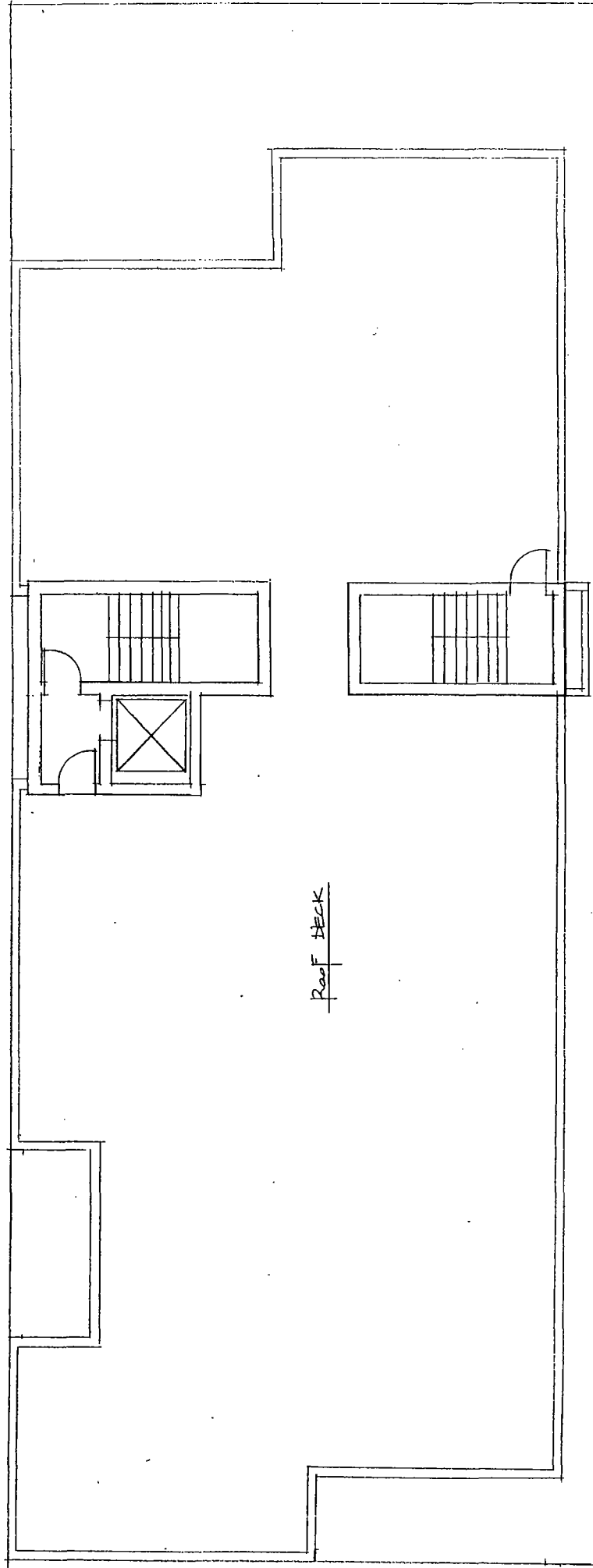
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2ND 3RD 4TH Floor Plan - 5,200 S.F.

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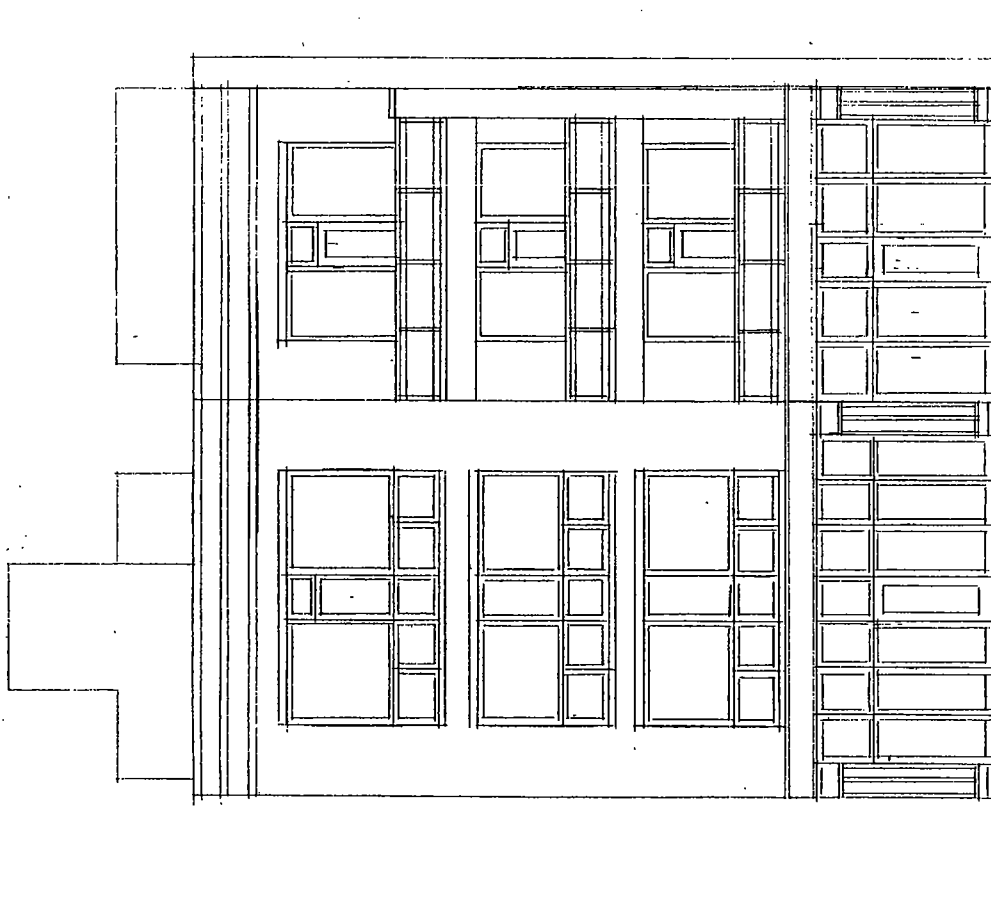


Roof Plan
1/8" = 1'-0"

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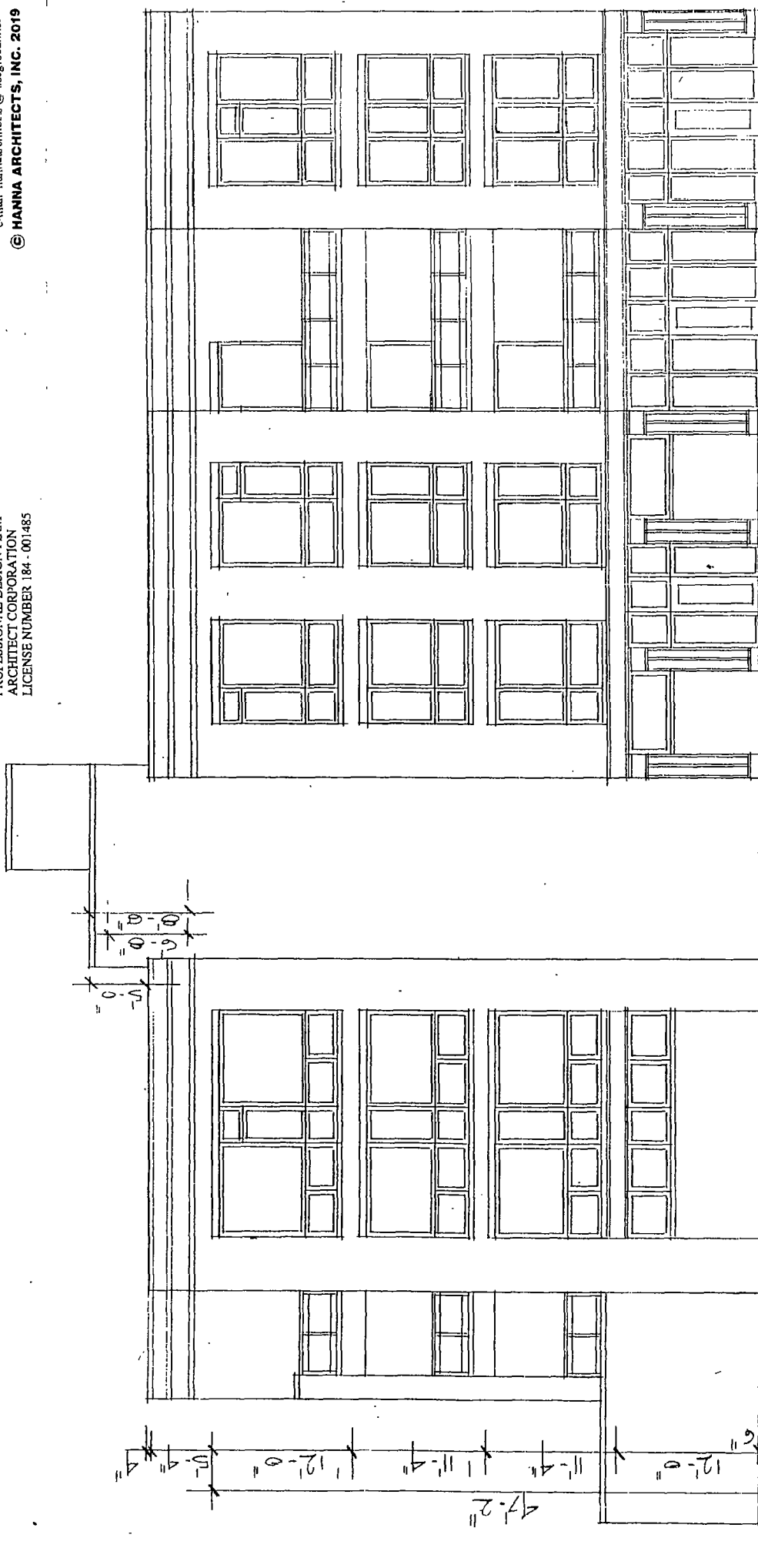
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○ BELMONT AVE. ELEVATION
1/8" = 1'-0"

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Landable. Ave. Elevation

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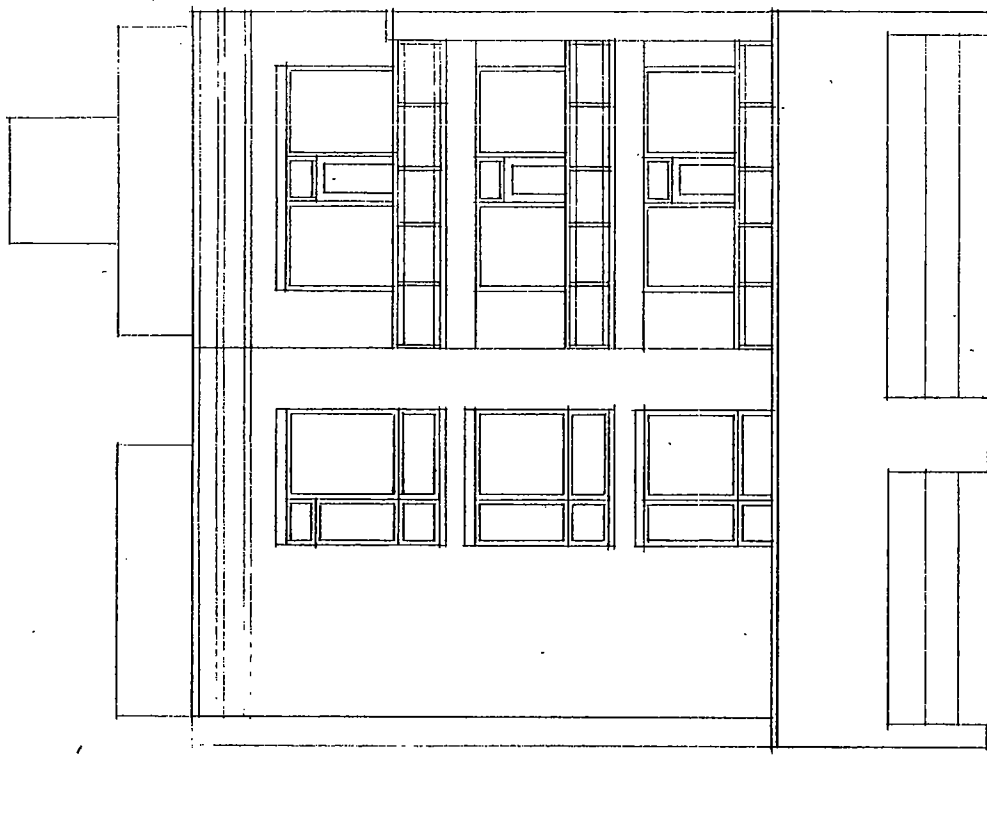


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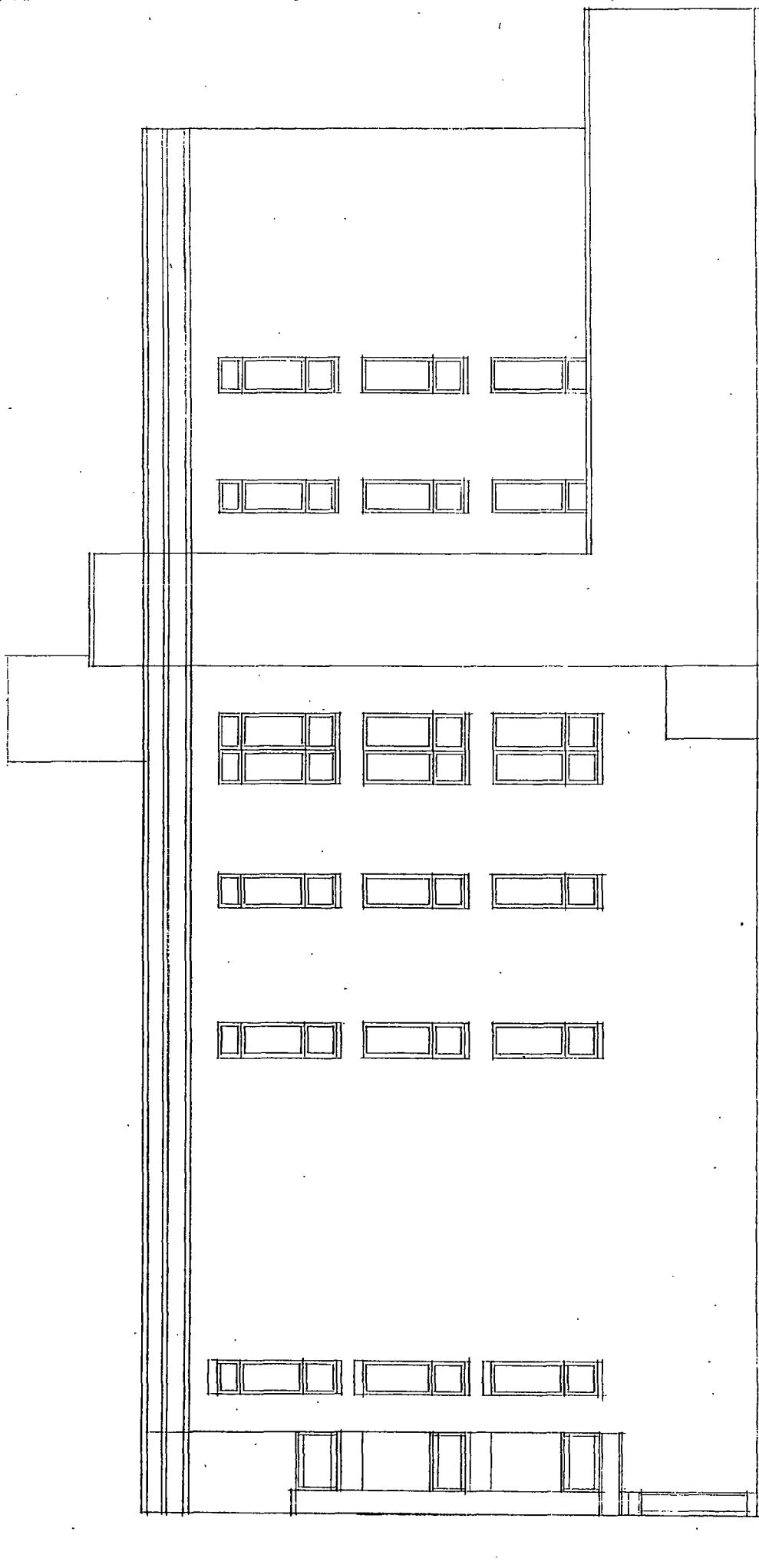


NOT ELEVATION
1/8" = 1'-0"

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East Elevation
1/8" = 1'-0"