



City of Chicago



SO2021-329

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/27/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 7-K at 4417-4431 W
Belmont Ave/3151 N Kenneth Ave - App No. 20601T1

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 the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No.7-K in the area bounded by

West Belmont Avenue; a line 109.56 feet east of and parallel to North Kenneth Avenue; the alley next south of and parallel to West Belmont Avenue; and North Kenneth Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 4417-4423 West Belmont Avenue

**SUBSTITUTE NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING**

AT

4417-31 W. Belmont Ave./3151 N. Kenneth Ave.
31st Ward

The Applicant intends to change the zoning from the existing B1-1 to a proposed C2-1 Zoning District in order to utilize the current vacant site as an outdoor contractor's construction storage yard. This establishment is described as follows:

ZONING: C2-1

LOT AREA: 109.56 x 103.20 x 109.56 x 103.20 = 11,306 square feet

MINIMUM LOT AREA PER DWELLING UNIT: N/A – There is an existing contractor's yard for the storage of construction supplies and equipment (There will be no construction of any building structure on the lot)

FLOOR AREA RATIO: N/A

BUILDING AREA: N/A – There is an existing contractor's yard for the storage of construction supplies and equipment (There will be no construction of any building structure on the lot)

OFF-STREET PARKING: Yes – 5 parking stalls

FRONT SETBACK: N/A

REAR SETBACK: N/A

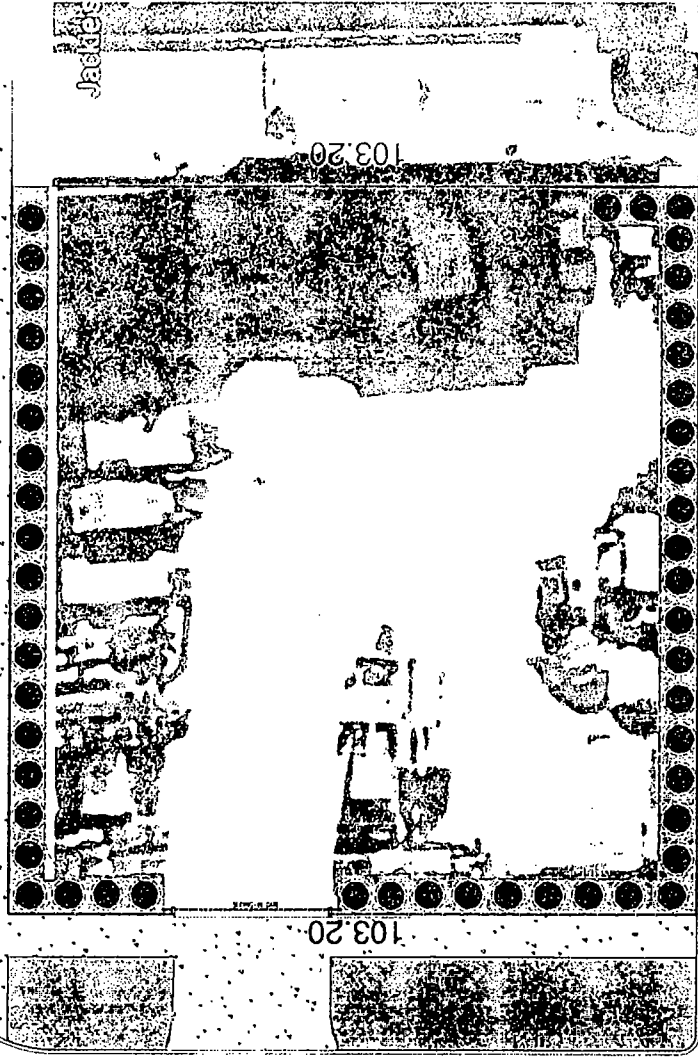
SIDE SETBACK: N/A

BUILDING HEIGHT: N/A – There is an existing contractor's yard for the storage of construction supplies and equipment (There will be no construction of any building structure on the lot)

100' 0" 100' 0" 100' 0" 100' 0"

W. BELMONT AVE.

109.56



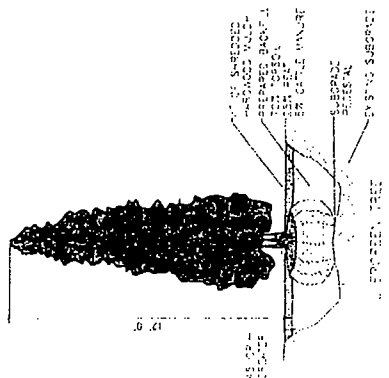
109.56

ALLEY

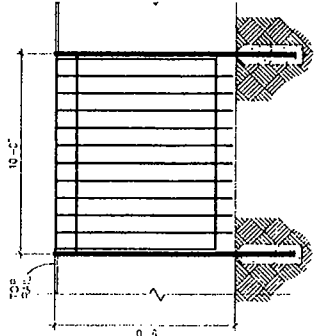
1 PROPOSED SITE PLAN
3/23/11 11-0

| SYMBOL | ABBREVIATION | DIAMETER | HEIGHT | DESCRIPTION |
|--------|--------------|----------|--------|-------------------------------------|
| | 2-6\"/> | 2-6\"/> | 12' | GROUND UP QUANTITY AS SHOWN ON PLAN |
| | 3\"/> | 3\"/> | 12' | GROUND UP QUANTITY AS SHOWN ON PLAN |
| | 12\"/> | 12\"/> | 12' | GROUND UP QUANTITY AS SHOWN ON PLAN |

KENNETH AVE.



2 PLANTING DETAIL
3/23/11 11-0



3 IRON FENCE DETAIL
3/23/11 11-0

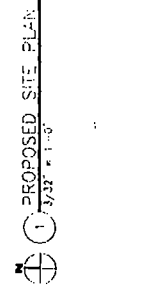
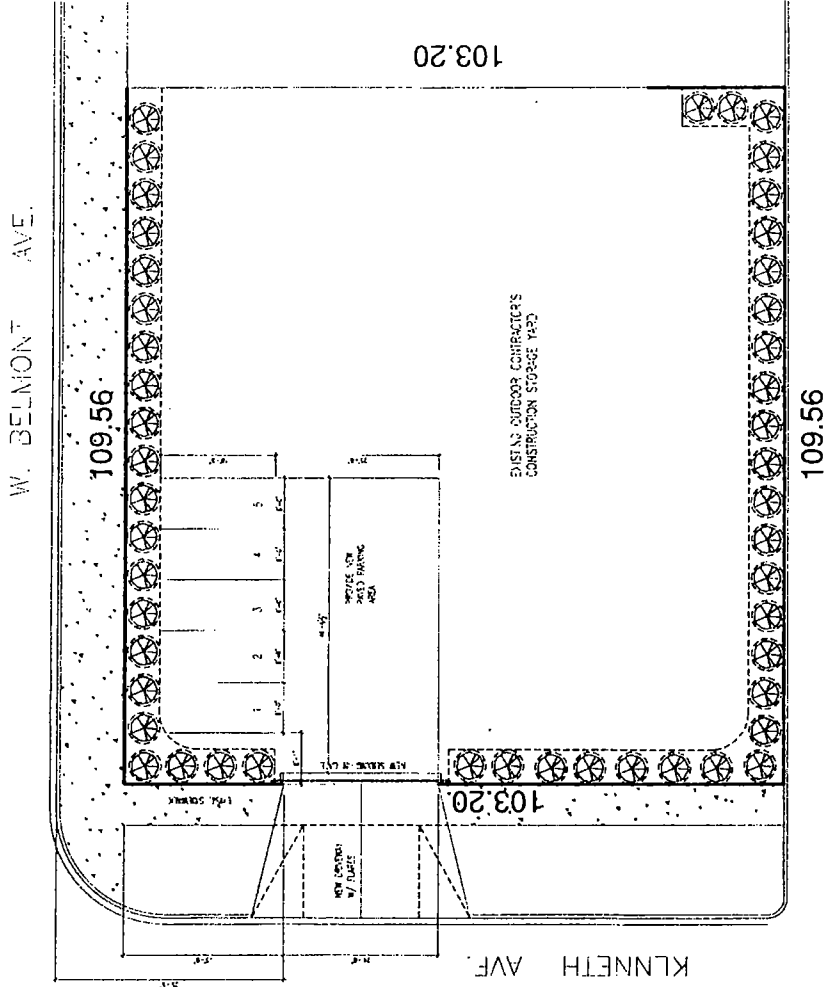
POLOZ & MAKHIS

LANSK ARCHITECTS
417-21W BELMONT AVE
CHICAGO, ILLINOIS

POLYZ & MARKIS
 LANDSCAPE ARCHITECTS
 412 W. BELMONT AVE.
 CHICAGO, ILLINOIS

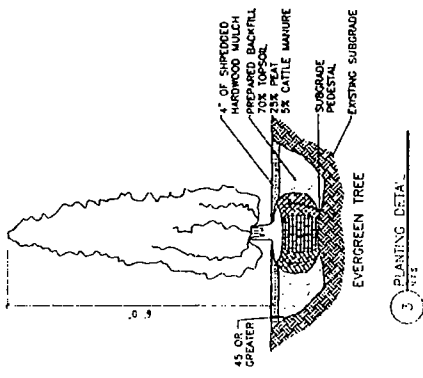
PREPARED AND DESIGNING PLAN
 FOR OUTDOOR CONTRACTOR'S
 CONSTRUCTION STORAGE YARD

SHEET NO. 1
 DATE: 11/11/10

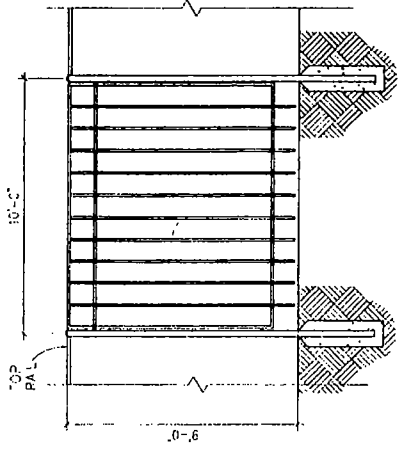


LANDSCAPE LEGEND

| SYMBOL | ABBREVIATION | QUANTITY | DESCRIPTION |
|--------|-----------------|----------|---------------------------|
| | THUO GREEN | 5 TO 6 | QUANTITY AS SHOWN ON PLAN |
| | SPRING GREEN | 1 TO 2 | QUANTITY AS SHOWN ON PLAN |
| | EVERFORD GREEN | 6 TO 8 | QUANTITY AS SHOWN ON PLAN |
| | ARBERGIAE, THUA | 1 TO 2 | QUANTITY AS SHOWN ON PLAN |



3 PLANTING DETAIL



2 IRON FENCE DETAIL