



City of Chicago



O2021-3963

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-I at 2913-2915 W Belmont Ave - App No. 20830T1
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, the Chicago Zoning Ordinance, be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No.7-I in the area bounded by

West Belmont Avenue; a line 120 feet west of and parallel to North Francisco Avenue; the Public Alley next south of and parallel to Belmont Avenue; and a line 168 feet west of and parallel to North Francisco Avenue;

to those of a B2-3 Neighborhood Mixed-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: 2913-15 W. Belmont Avenue

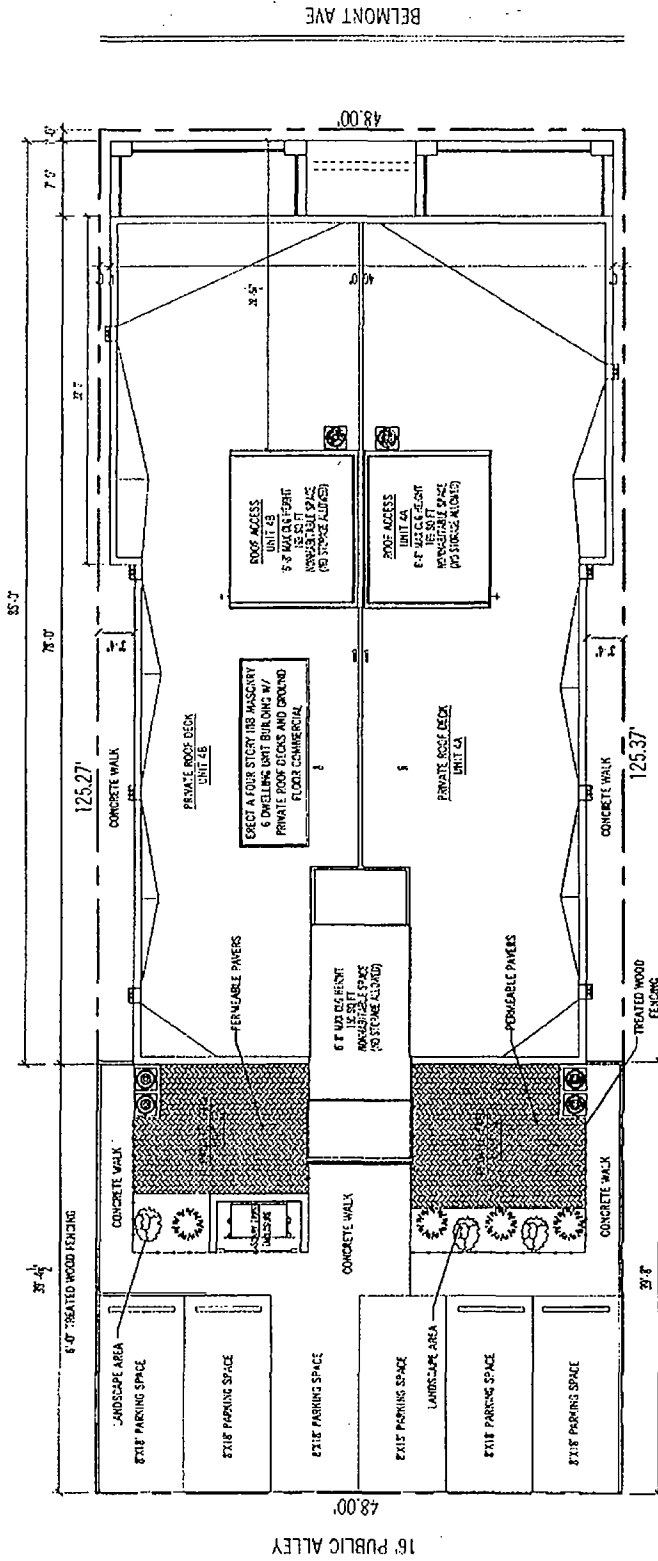
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ZONING NARRATIVE FOR 2913-15 WEST BELMONT AVENUE, CHICAGO, IL 60618 TYPE 1 NARRATIVE AND PLANS

Use:	Proposed four-story mixed-use building with a rooftop deck containing two (2) commercial spaces, six (6) dwelling units and on-site parking for six (6) cars.
Project's Floor Area:	2.32
Project's Density:	6 Dwelling Units, 1002 SF.
Parking:	6 Exterior Parking Spaces.
Setbacks:	Front: 1'-0" Rear: 39'-4 1/2" Side Setbacks: <ul style="list-style-type: none">▪ East Side Setback: 1'-0"▪ West Side Setback: 1'-0"
Building Height:	46'-3"

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CITY OF CHICAGO ZONING DATA		
CATEGORIES	REQUIRED BY CODE	PROPOSED CONSTRUCTION
ZONING CLASS:	B2-3	B2-3 TYPE 1
LOT AREA:	6017.7 SQ.FT.	
PAR/ FLOOR AREA	30.7 / 1853.1 SF	2.32 / 13,991.15 SQ.FT.
MINIMUM LOT AREA PER UNIT	400 SF/UNIT = 15 UNITS	(3) UNITS = 1000 SF/UNIT
SETBACK REQUIREMENTS		
FRONT YARD	0'-0"	1'-0"
SIDE YARD	WEST 0'-0"	1'-0"
	EAST 0'-0"	1'-0"
REAR YARD	39'-0"	39'-4 1/2"
HEIGHT	59'-0"	46'-7"
VEHICLE PARKING	6 PER UNIT	6 SPACES



PROPOSED SITE PLAN



16th PUBLIC ALLEY

300 DESIGN STUDIO
 2913-15 W BELMONT
 CHICAGO, IL
 PROJECT NAME
 APARTMENT BUILDING
 SHEET NUMBER
 A0.1

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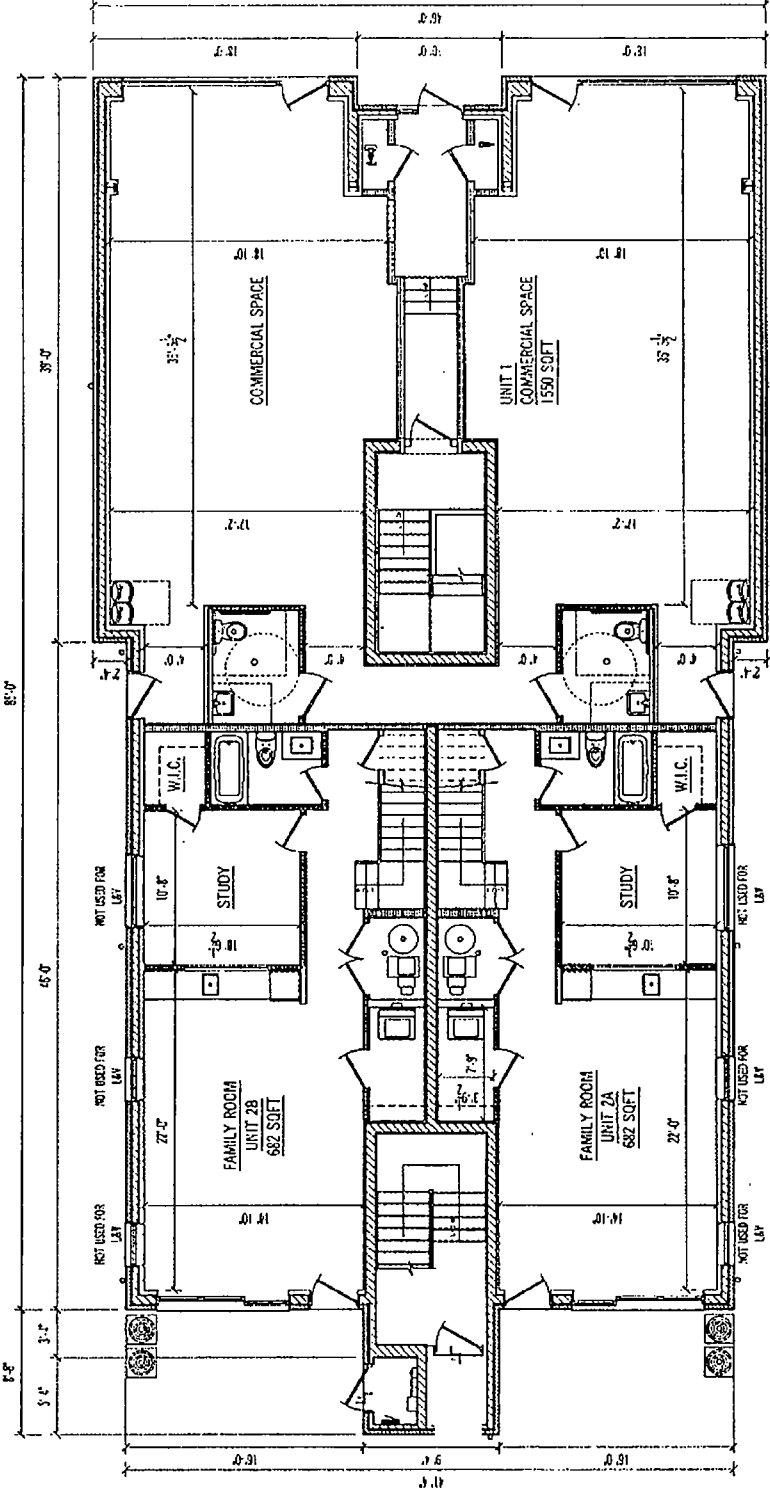
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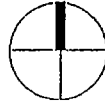
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PROJECT NAME
 PROPOSED SIX UNIT MASONRY
 APARTMENT BUILDING
 2013-15 W. BELMONT
 CHICAGO, IL

SHEET NAME
 A1.1
 SHEET
 NUMBER



FIRST FLOOR PLAN



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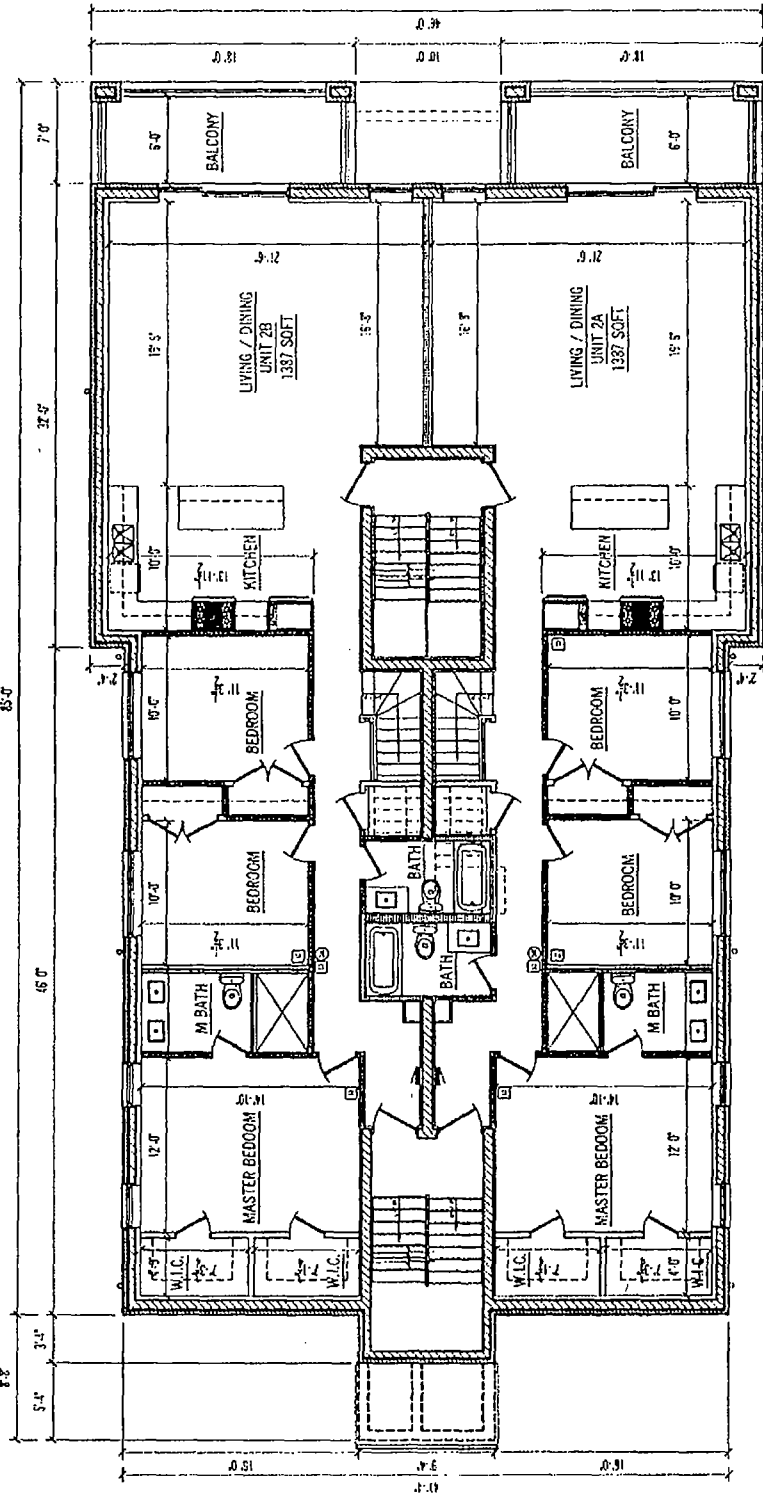
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PROJECT NAME
 PROPOSED SIX UNIT MASONRY
 APARTMENT BUILDING
 2913 15 W BELMONT
 CHICAGO, IL

SHEET NAME

A1.2

SHEET NUMBER



SECOND FLOOR PLAN



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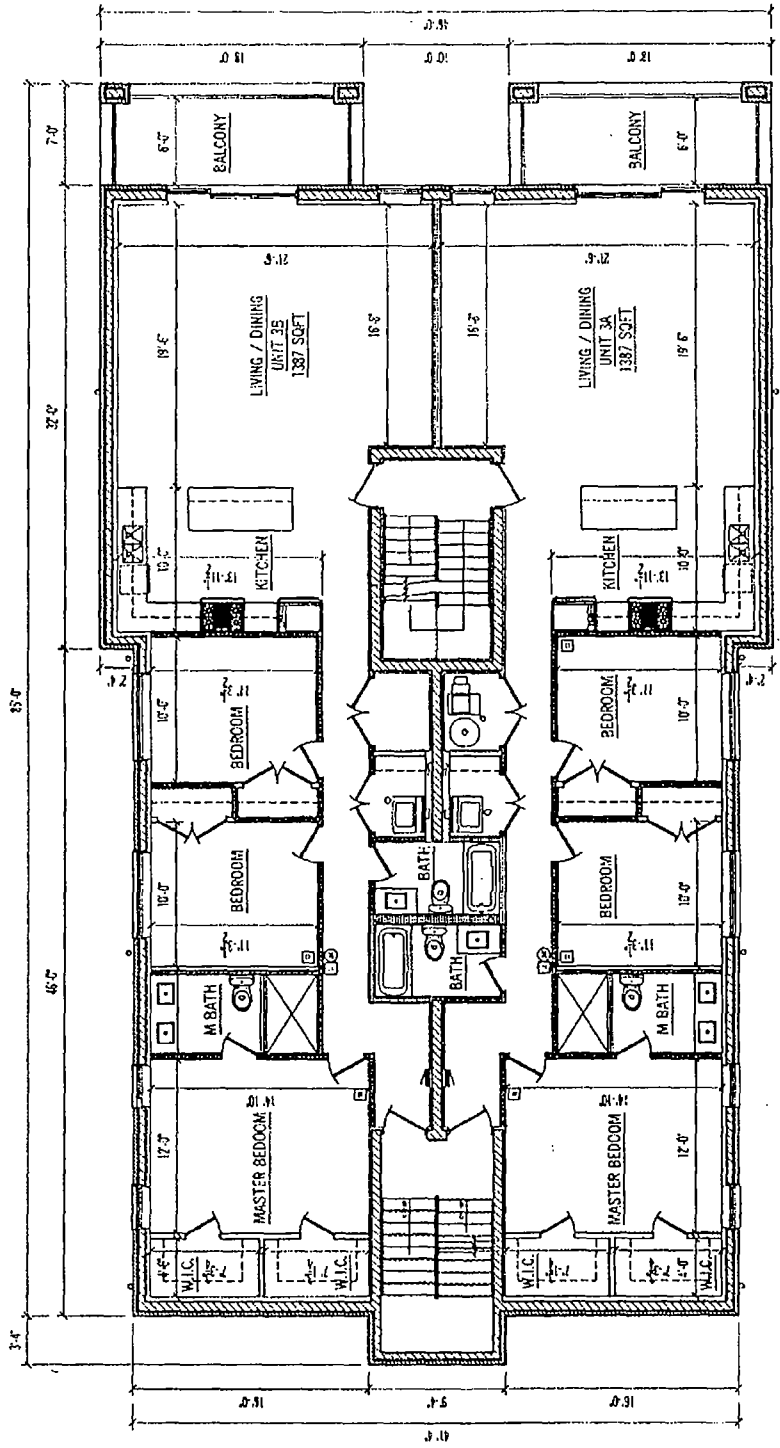
PROJECT NAME
 PROPOSED SIX UNIT MASSOVY
 APARTMENT BUILDING
 2913 15TH BELMONT
 CHICAGO, IL

SHEET NAME
 SHEET
A1.3
 NUMBER

RUSSELL ARCHITECTURE
 200 E. WASHINGTON
 CHICAGO, IL 60601
 P. 312.467.7335
 F. 312.467.7333

SUBMITTER: RUSSELL ARCHITECTURE
 DESIGN: RUSSELL ARCHITECTURE

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THIRD FLOOR PLAN





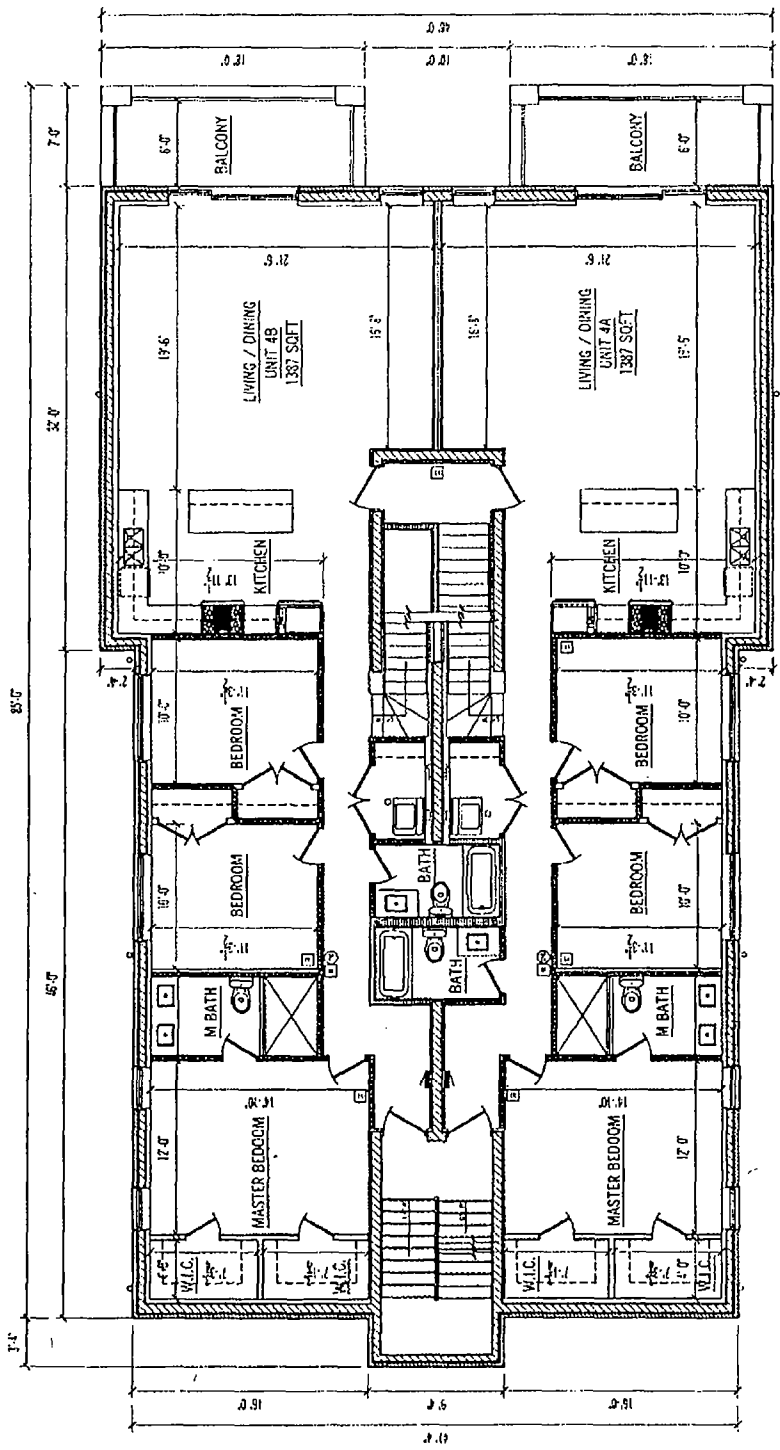
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ARCHITECT
 2011
 2012

PROJECT NAME
 APARTMENT BUILDING
 2913 15 W BELMONT
 CHICAGO, IL

SHEET NAME
 A1.4
 SHEET NUMBER

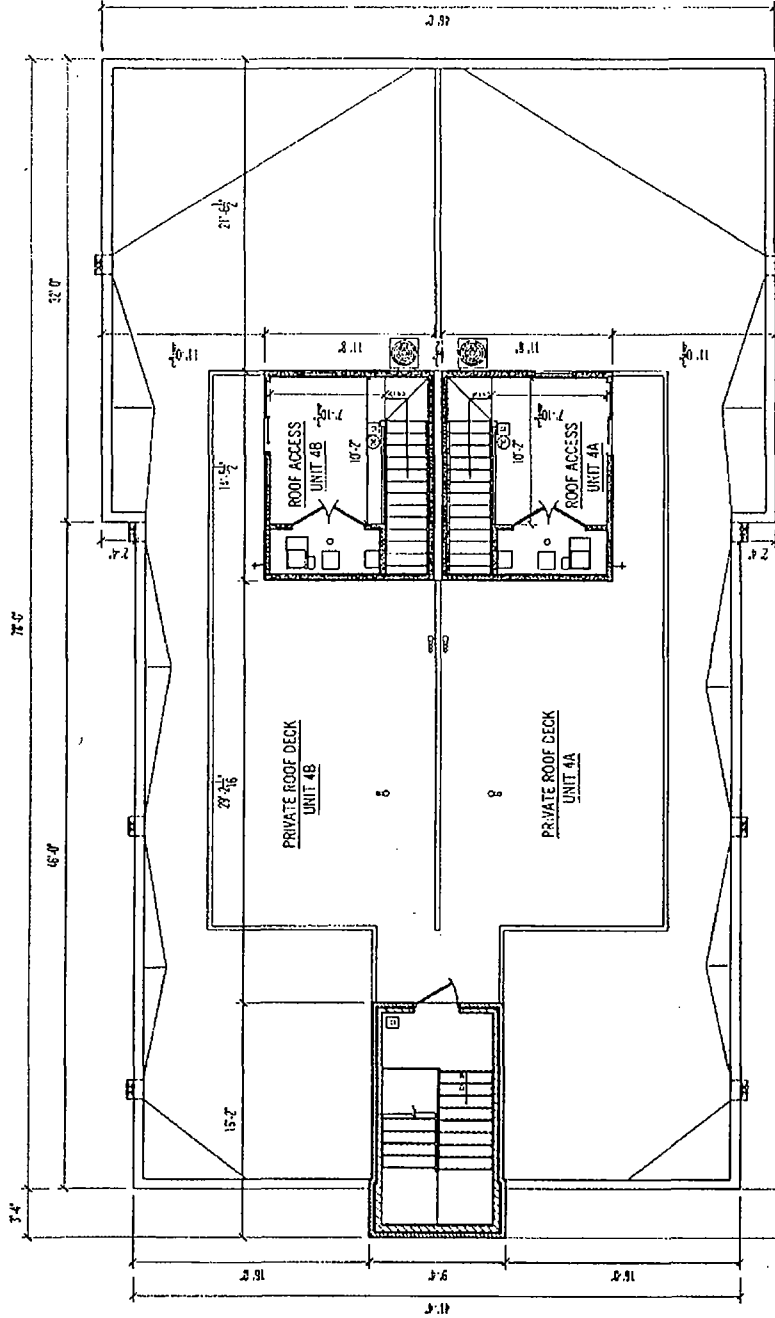
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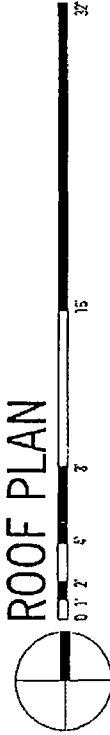
FOURTH FLOOR PLAN

A north arrow is located to the left of the scale bar. The scale bar is marked in feet, with increments of 4, 8, 16, and 32 feet.

Final for Publication



ROOF PLAN



A1.5
 SHEET NUMBER

PROJECT NAME
 PROPOSED SIX UNIT APARTMENT BUILDING
 2913 15 W BELMONT
 CHICAGO, IL

SHEET NAME
 ARCHITECT
 2913 15 W BELMONT
 CHICAGO, IL



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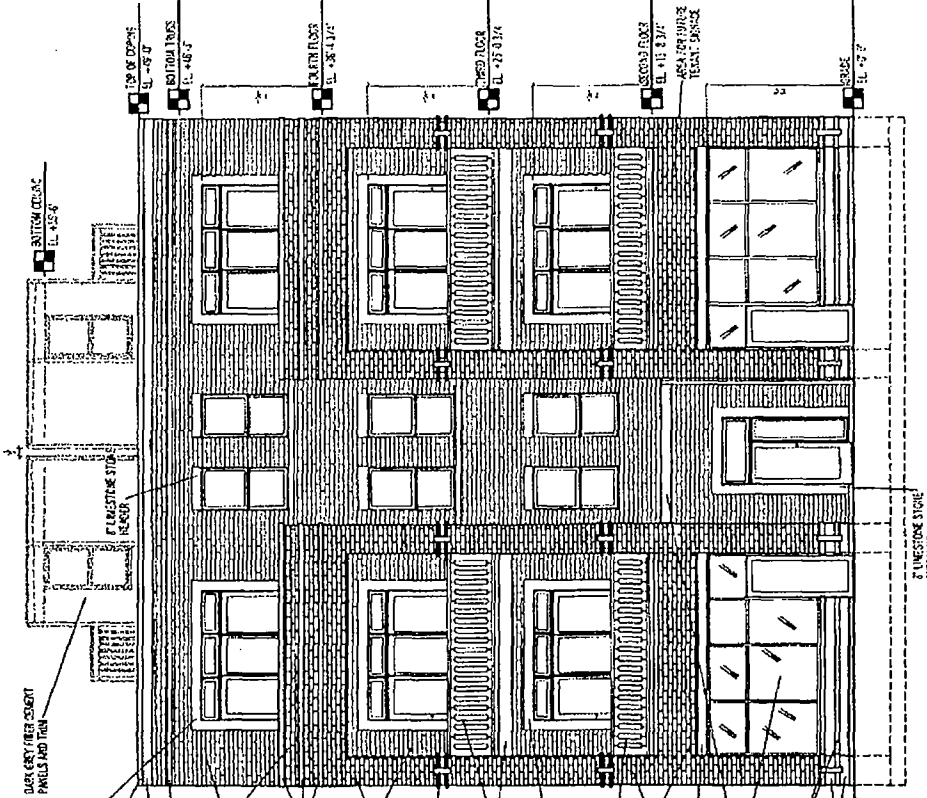
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PROJECT NAME
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 APARTMENT BUILDING
 CHICAGO, IL
 2013-15 W. BELMONT

SHEET NAME



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Midnight Ironspot - Cloud Ceramics Face Brick

GALLERY

Midnight Ironspot
 Cloud Ceramics Face Brick
 3 5/8\"/>

CLOUD MIDNIGHT IRONSPOT (YELLOW)

UTILITY BRICK SIZE: 3 5/8\"/>

UTILITY BRICK SIZE: 3 5/8\"/>

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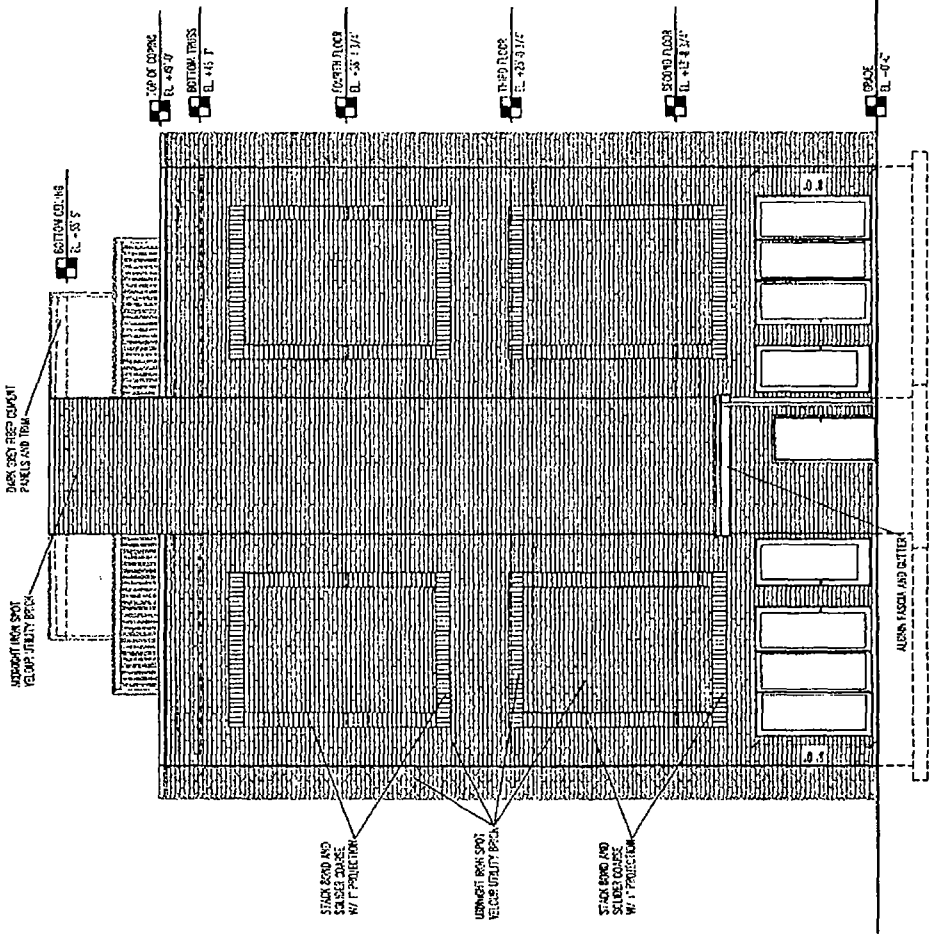


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PROJECT NAME
 PROPOSED SIX UNIT MASONRY
 APARTMENT BUILDING
 CHICAGO, IL

SHEET NAME

SHEET
A2.2
 NUMBER



2
 SOUTH ELEVATION
 0' 6" 1' 2' 16'
 1/8" = 1'-0"



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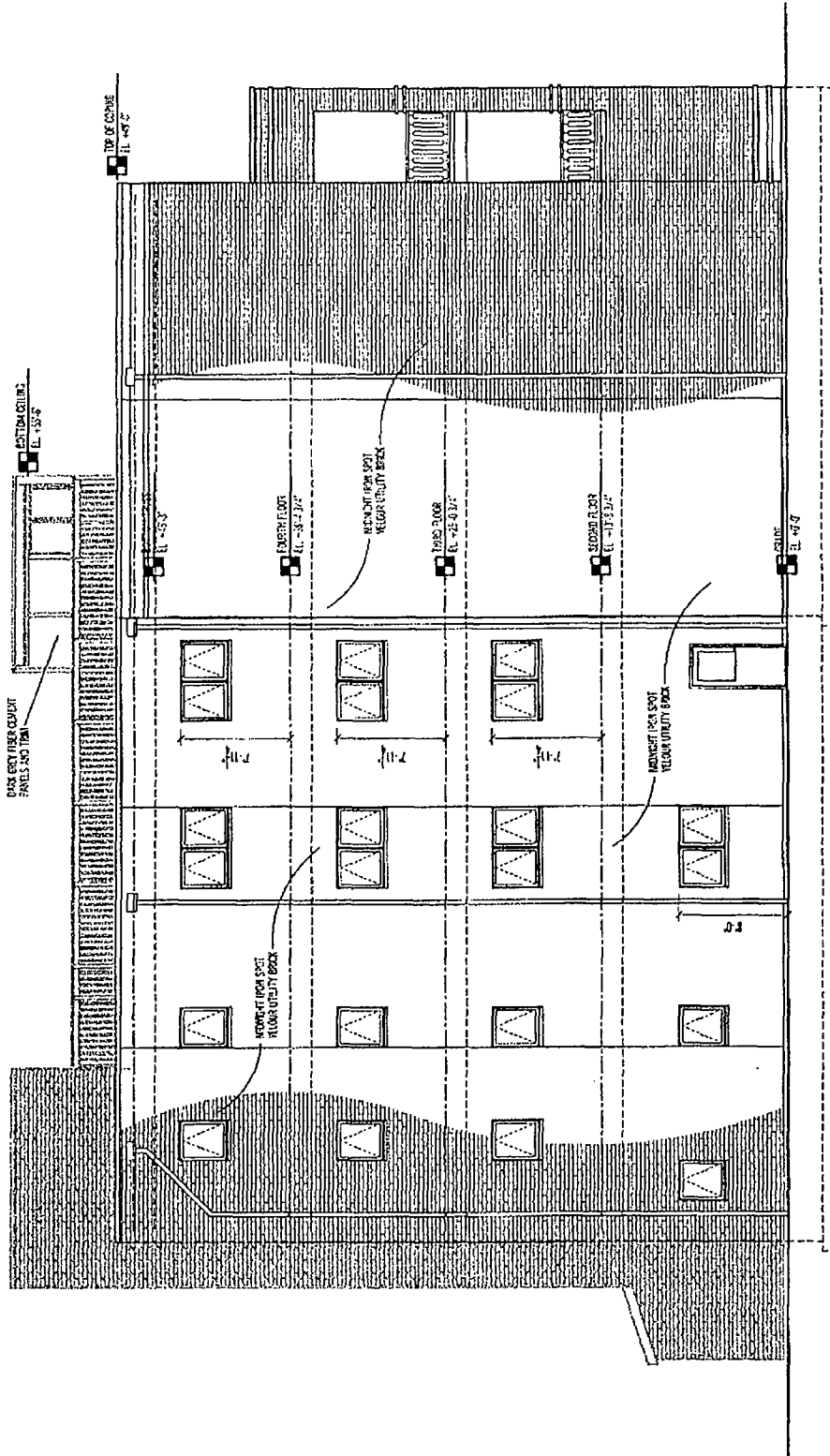
CLIENT: UNIVERSITY OF CHICAGO
 PROJECT: PROPOSED SIX UNIT MASONRY APARTMENT BUILDING
 SHEET NAME: EAST ELEVATION

PROJECT NAME:
 APARTMENT BUILDING
 2912-15 W BELMONT
 CHICAGO, IL

SHEET NAME:
 EAST ELEVATION



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EAST ELEVATION
 3
 1/8" = 1'-0"

Final for Publication

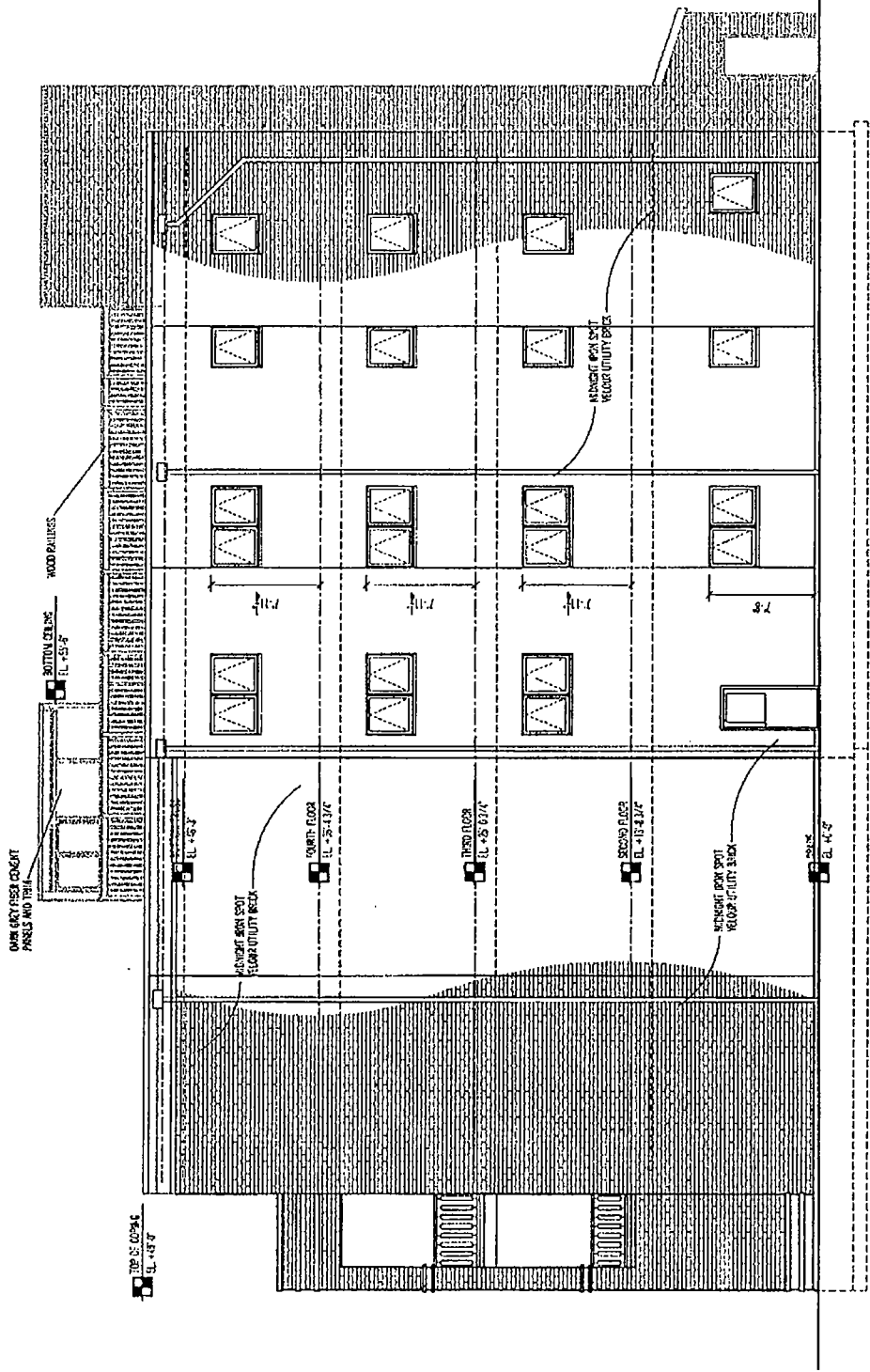


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 INTERIOR DESIGNER
 LANDSCAPE ARCHITECT

PROJECT NAME
 PROPOSED SIX UNIT MASONRY
 APARTMENT BUILDING
 2913-15 BELMONT
 CHICAGO, IL

SHEET
A2.3
 NUMBER



WEST ELEVATION
 0 5 10 15
 1/8" = 1'-0"

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