

Common Address of Property: 3459 West Belmont Ave., Chicago, Illinois

Application #19268T1
SUBSTITUTE NARRATIVE AND PLANS FOR
THE PROPOSED REZONING AT
3459 WEST BELMONT AVENUE

The Application to change zoning for 3459 West Belmont from CI-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to use the subject property to construct a four story building, consisting of seven residential dwelling units and one commercial space. There will also be four garage parking spaces under the Transit Oriented Development Ordinance. The Property is approximately 663.92 feet from the Belmont CTA Blue Line station. The footprint of the building shall be approximately 29 feet 8 inches by 90 feet 8 inches in size. The building height shall be 45 feet 4 inches high.

LOT AREA; 4,325 SQUARE FEET FLOOR AREA

RATIO; 2.27 BUILDING AREA; 9,800 SQUARE FEET

DENSITY, LOT AREA PER DWELLING UNIT: 617 SQUARE FEET

OFF-STREET PARKING: THE PROPERTY WILL HAVE A FOUR OFF-STREET PARKING SPACES (GARAGE) UNDER THE TRANSIT ORIENTED DEVELOPMENT ORDINANCE.

FRONT SETBACK: 3 FEET

REAR SETBACK: 31 FEET 4 INCHES

SUE SETBACK: 3 FEET (EAST); 0 FEET (WEST)

REAR YARD OPEN SPACE: 330 SQUARE FEET

BUILDING HEIGHT: 45 FEET 4 INCHES

m FOR PUBLICATSOii
WEST BELMONT AVE.

■Wii-Vwl »Ss PU6LIC ALLEY
U»J~s M'IS.-

