



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2021-629  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 2/24/2021              **In control:** City Council  
**Final action:** 3/24/2021  
**Title:** Zoning Reclassification Map No. 7-K at 4173-4179 W Belmont Ave - App No. 20625T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-K  
**Attachments:** 1. O2021-629 (V1).pdf, 2. O2021-629.pdf

Date	Ver.	Action By	Action	Result
3/24/2021	1	City Council	Passed	Pass
3/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/24/2021	1	City Council	Referred	

### 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,  
is hereby amended by changing all the M1-1 Limited Manufacturing/Business Park  
District symbols and indications as shown on Map No. 7-K in the area bounded by

West Belmont Avenue; a line 108 feet east of and parallel to North Tripp Avenue; the  
alley next south of and parallel to West Belmont Avenue; and North Tripp Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district.

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

Common Address of Property: 4173-79 West Belmont Avenue  
17-13-0303-C (1) Narrative Zoning Analysis

4173-79 West Belmont Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 13,513.63 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new three-story, seventeen (17) dwelling unit residential building. The proposed building will be masonry in construction and will measure 38 feet-8 inches in height. Onsite surface and garage parking for seventeen (17) cars will be provided at the rear of the subject property.

- A) The Project's Floor Area Ratio: 22,301 square feet (1.65 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 794.92 sq. ft. / D.U.  
(17 total units proposed)
- C) The amount of off-street parking: 17 vehicular parking spaces
- D) Setbacks:
  - a. Front Setback: 1 foot-0 inches
  - b. Rear Setback: 30 feet-0 inches
  - c. Side Setbacks:  
West: 0 feet-0 inches East: 0 feet-0 inches

Building Height: 38 feet-7.875 inches