

Office of the City Clerk

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Legislation Details (With Text)

File #: 02021-629

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 Ml-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.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 4173-79 West B elmont Avenue

17-13-0303-C (1) Narrative Zoning Analysis

File #: O2021-629, Version: 1

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 ofthe 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 inchesb. 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