



the area above described.

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

2813-2833 West Belmont Avenue and 3196 North Elston Avenue

**NARRATIVE AND PLANS**  
FOR THE PROPOSED REZONING AT  
2813-17 W. BELMONT AVENUE AND 2819-33 W. BELMONT AVENUE

.The Applicant intends to change the zoning from the existing B3-1 to B3-3 to construct a four-story building with 48 dwelling units and commercial space of 6,659 square feet on the first floor.

ZONING: B3-3

LOT AREA: 27,950 square feet FLOOR AREA

RATIO: 3.0 BUILDING AREA: 74,376 square

feet OFF-STREET PARKING: 50 spaces

FRONT SETBACK: 0 feet 0 inches REAR

SETBACK: 40 feet 10 inches

SIDE SETBACK: 0 foot 5 inches on East and 0 foot 6 inches on west = TOTAL 0 foot 11 inches

BUILDING HEIGHT: 53 feet 8 inches ; 65 feet 0 inch to peak

Exterior materials: The 1<sup>st</sup> floor will be stone and glass. The 2<sup>nd</sup> and 3<sup>rd</sup> floor will be different shades of brick. The 4<sup>th</sup> floor will have brick and Hardie board panels. Elevations are attached.

PROPOSED

U. DEVELOPMENT  
**2819 W. BELMONT**  
CHICAGO , ILLINOIS

PROPOSED<sup>4</sup> D.U. DEVELOPMENT  
**2819 W. BELMONT**  
CHICAGO ILLINOIS

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ARCHITECTS - ENGINEERS - PLANNERS 710 HIGGINS RD. PARK RIDGE, IL. COOCO

proposed<sup>4</sup> Bd.u development  
**2819 W. BELMONT**  
CHICAGO , ILLINOIS

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