



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2021-5078  
**Type:** Ordinance      **Status:** Passed  
**File created:** 11/17/2021      **In control:** City Council  
**Final action:** 12/15/2021  
**Title:** Zoning Reclassification Map No. 9-I at 2900 W Belmont Ave and 3200-3210 N Francisco Ave - App No. 20870T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-I  
**Attachments:** 1. O2021-5078 (V1).pdf, 2. O2021-5078.pdf

Date	Ver.	Action By	Action	Result
12/15/2021	1	City Council	Passed	Pass
12/14/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/17/2021	1	City Council	Referred	

### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all CI-1 Neighborhood Commercial

District symbols and indications as shown on Map No. 9-1 in the area bounded by

the alley next north of and parallel to West Belmont Avenue; North Francisco Avenue; West Belmont Avenue; a line 25.00 feet west of and parallel to North Francisco Avenue;

to those of the B3-3 Community Shopping District and a corresponding 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:

2900 W. Belmont Avenue & 3200-3210 N. Francisco Avenue

601380-17,1

### TYPE-1 ZONING AMENDMENT APPLICATION

NARRATIVE AND PLANS Zoning and Development Analysis From the CI-1 to the B3-3 Zoning District at 2900 W. Belmont Ave., and 3200-3210 N. Francisco Ave.

Zoning Analysis: To add an addition onto the rear of the existing building with an outdoor rooftop patio above the one story addition to expand the restaurant use with no work to the second floor space or to the 3<sup>rd</sup> floor dwelling unit. The rooftop outdoor patio will require a Special Use from the Zoning Board of Appeals.

- a) FAR: Permitted: 3.00  
Proposed: 1.76 (Maximum FAR Building Square Footage 5,500 sf)
- b) MLA: Permitted 400 sf per Dwelling Unit and 300 sf per Efficiency Unit,  
Proposed: 3125 sq. ft.
- c) Off-Street Parking: Required: 2 Parking Spaces  
Proposed: 2 Parking Spaces  
(3<sup>rd</sup> space used for dumpster storage area)
- d) Setbacks: Front Setback: None Required.  
Proposed: Existing zero setback  
Side Setback: None Required.  
Proposed: Existing East and West zero setback  
Rear Setback: None Required.  
Proposed: Existing 23'- 2 1/2" setback
- e) Building Height: Permitted: 50 feet  
Proposed: Existing height of 47' - 6"

60187300:1

8,909 "H'OOVOIHO •3AViNOWBa'M008Z

3nN3AVJLNOW13a 'AA

S133J.IH3UV

**nxa**

1  
CM i  
CM

<|

*i*

£90-00-12 'ON A3AanS Z10Z 'OS H38H3AON SIVO TVM3N3M 3SN30n CBIC °°N 'STdl TBHOHli d OHVHOia

U0J/C5/8 :03iVa

vu/luns AiivcNnoa y hoj sohvonvis sionitii jMuano

3HI Oi SHHOJNOO 33WHS TyNOISSJ.OHd S<H1 IZOJ/ta/6 :Q3i31dW00 >IWO« 0T3IJ

■S3DNWI0HO 0N1N0Z ONV SNKTIinB TY001 ONy SOVHW03 'sugmgoq 'SINSHUHHOO MO S3H0HV3S 'SSOnOd TUII 'SIOVHiSBy 'SO330 01 H3J3U NMOHS ION SII0U3MS3N H3H10 0Hy,SJN3fi3S« 'S3NI1 SNI0lina HOJ

•HoiicnaisNoa jo iNsraorannoo 01 aorad (UHsnuvisi 3a oinoiis siNiod Tyoiuao jo NouyuuiNon (ran sunns wlu asnnsv 3a ainoHS smai.w no SW3N31 'snoisnshio on am snoyi iww SIHI JO SISVO 3H1 NO OJOWISNOO 38 OIIIOHS SIN3W3AOUcMI ON 'CBCIVN '3N02 JSyj 0'd S "II NO 03SY8 3Sy (AW Ji) N03H3M NMOHS S0NIHV3B

i£C-«»5 (SOI) ""U  
«wi-s»r09 siofirm 'snw sotyj

133U15 (WCOI 'M BOB/  
Littn-m ori NClmia) iHJ mnn  
OH DHIU33N1DN3

H3NH03 S.VIWM 'dOJ 03avd3Ud

*SfINSAV JLN0W73Q 'M*

(M0] jo ojouj) u OS SZIC

V3iiy AiiOdoad losrans

A311V onand .gi

ni 'NViaia3H ivdiONiAd aaiHi 3w jo isv3 ri 30Nva 'maoN m cJihsnmoi >z noiioss jo asiavno

SIONITII 'AINdOO xooo

iS3MHtri0S 3H1 NI O0VOIH0 01 NOlllaQV N3GNI1 N3Q a31Nfl .SSOaO 3 S NI II 510018 NI ZZ 101

ASAHfIS AO XVId