



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2018-6005, Version: 1

for

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION 1.

Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the B3-1, Community Shopping District symbols as shown on Map No. 7-1 in the area bounded by:

West Belmont Avenue; a line 97 feet east of and parallel to North Sacramento Avenue; the public alley next south of and parallel to West Belmont Avenue; a line 73 feet east of and parallel to North Sacramento Avenue;

To those of a B3-2, Community Shopping District.

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 2951 West Belmont Ave., Chicago

Final for Publication

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 2951 WEST BELMONT AVE., CHICAGO, IL

The subject property is currently improved with a mixed-use building. The Applicant intends to demolish the existing building and build a new 4-story mixed-use building with a commercial unit on the ground floor and 3 dwelling units on the upper floors. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from a B3-1, Community Shopping District to a B3-2, Community Shopping District
Use:	Mixed-use building with a commercial unit on the ground floor and 3 dwelling units on the upper floors
Floor Area Ratio:	2.2
Lot Area:	3,008.16 Square Feet
Building Floor Area:	6,577 Square Feet
Density:	1,002 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 0 Feet East Side: 1 Foot / West Side: 0 Feet Rear: 30 Feet
Building height:	46 Feet 10.5 Inches

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