



# Office of the City Clerk

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

## Legislation Text

---

File #: O2021-629, Version: 1

---

### 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