



# Office of the City Clerk

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

## Legislation Text

---

File #: SO2017-4815, Version: 1

---

### SUBSTITUTE ORDINANCE

Application #19268T1

#### **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 Cl-1 Neighborhood Commercial District, as shown on Map 9-J in the area bounded by:

**West Belmont Avenue, a line 34.60 feet east of North St. Louis Avenue, and the alley south and parallel to West Belmont Avenue, and North St. Louis Avenue,**

**To those of a B2-3 Neighborhood Mixed Use District.**

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

**Common Address of Property: 3459 West Belmont Ave., Chicago, Illinois**

Application #19268T1  
SUBSTITUTE NARRATIVE AND PLANS FOR  
THE PROPOSED REZONING AT  
3459 WEST BELMONT AVENUE

The Application to change zoning for 3459 West Belmont from Cl-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to use the subject property to construct a four story building, consisting of seven residential dwelling units and one commercial space. There will also be four garage parking spaces under the Transit Oriented Development Ordinance. The Property is approximately 663.92 feet from the Belmont CTA

Blue Line station. The footprint of the building shall be approximately 29 feet 8 inches by 90 feet 8 inches in size. The building height shall be 45 feet 4 inches high.

LOT AREA; 4,325 SQUARE FEET FLOOR AREA

RATIO; 2.27 BUILDING AREA; 9,800 SQUARE FEET

DENSITY, LOT AREA PER DWELLING UNIT: 617 SQUARE FEET

OFF-STREET PARKING: THE PROPERTY WILL HAVE A FOUR OFF-STREET PARKING SPACES (GARAGE) UNDER THE TRANSIT ORIENTED DEVELOPMENT ORDINANCE.

FRONT SETBACK: 3 FEET

REAR SETBACK: 31 FEET 4 INCHES

SUE SETBACK: 3 FEET (EAST); 0 FEET (WEST)

REAR YARD OPEN SPACE: 330 SQUARE FEET

BUILDING HEIGHT: 45 FEET 4 INCHES

## m FOR PUBLICATSOii

WEST BELMONT AVE.

PU6LIC ALLEY

■Wii-Vwl »Ss U»J~s M'S.-