



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2016-8653
Type: Ordinance **Status:** Passed
File created: 12/14/2016 **In control:** City Council
Final action: 3/29/2017
Title: Zoning Reclassification Map No. 7-I at 2813-2833 W Belmont Ave and 3196 N Elston Ave - App No. 19075T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-I
Attachments: 1. SO2016-8653.pdf, 2. O2016-8653.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed as Substitute	Pass
3/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/14/2016	1	City Council	Referred	

ORDINANCE

/r ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION I. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-! Community Shopping District symbols and indications as shown on Map No.7-1 in the area bounded by

West Belmont Avenue; North Elston Avenue; a line 27.04 feet southeast of the intersection of West Belmont Avenue and North Elston Avenue as measured at the southwesterly right-of-way line of North Elston Avenue and perpendicular thereto; a line 447.85 feet east of and parallel to North Francisco Avenue; the alley next south of and parallel to West Belmont Avenue; and a line 244 feet east of and parallel to North Francisco Avenue.

to those of a 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.

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 1st floor will be stone and glass. The 2nd and 3rd floor will be different shades of brick. The 4th floor will have brick and Hardie board panels. Elevations are attached.

PROPOSED

U. DEVELOPMENT
2819 W. BELMONT
CHICAGO , ILLINOIS

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2819 W. BELMONT
CHICAGO ILLINOIS

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

proposed4Bd.u development
2819 W. BELMONT
CHICAGO , ILLINOIS

PROPOSED^ D U. DEVELOPMENT
2819 W. BELMONT
CHICAGO . ILLINOIS

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proposed49d u. development **2819 W. BELMONT**
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