



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-4815
Type: Ordinance **Status:** Passed
File created: 6/28/2017 **In control:** City Council
Final action: 11/21/2017
Title: Zoning Reclassification Map No. 9-J at 3459 W Belmont Ave - App No. 19268T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-J
Attachments: 1. O2017-4815.pdf, 2. SO2017-4815.pdf

Date	Ver.	Action By	Action	Result
11/21/2017	1	City Council	Passed as Substitute	Pass
11/20/2017	1	Committee on Zoning, Landmarks and Building Standards		
11/20/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
6/28/2017	1	City Council	Referred	

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 C1-1 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 C1-1 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.

■Wii-Vwl »Ss PU6LIC ALLEY
U»J~s MI'S.-

