



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2018-6005
Type: Ordinance **Status:** Passed
File created: 7/25/2018 **In control:** City Council
Final action: 6/12/2019
Title: Zoning Reclassification Map No. 7-I at 2951 W Belmont Ave - App No. 19753
Sponsors: Misc. Transmittal
Indexes: Map No. 7-I
Attachments: ,

Date	Ver.	Action By	Action	Result
6/12/2019	1	City Council	Passed as Substitute	Pass
7/25/2018	1	City Council	Referred	

F,
in
ct
Publicatio
n
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., Cliicago

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

NOTICE THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. IT SHALL NOT BE USED OR REPRODUCED OR ITS CONTENTS DISCLOSED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT OF RECORD.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE CITY OF CHICAGO BUILDING CODES AND ORDINANCES.



Mascardo & Ceja
2951 W. Belmont Ave.
Proposed Site Plan

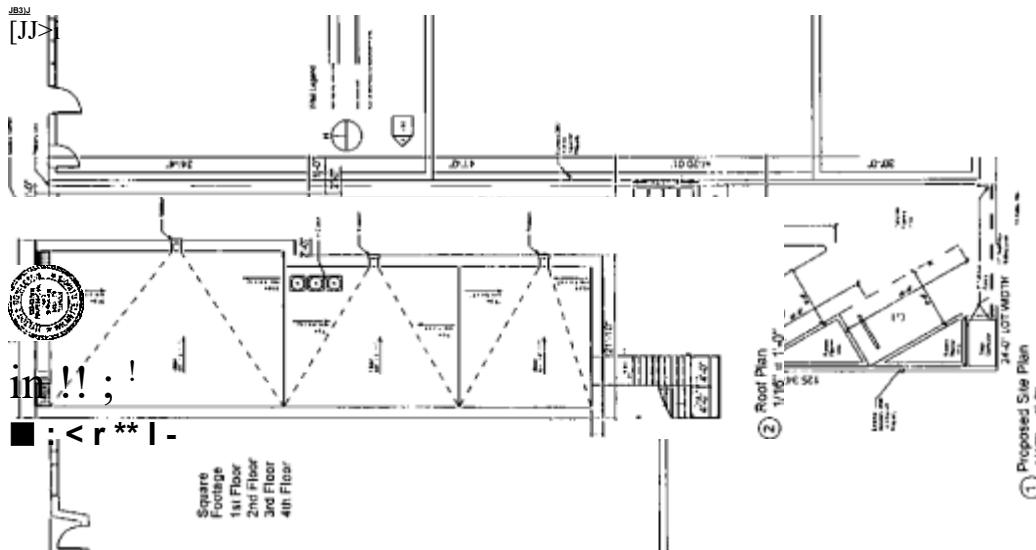
A2-0

>.< |

DC OS

UJLOOOJ
13

CJ)h(0N.



Hi i

8li)



Si", grid

I*
3
-!'-ii
i'L-

ill;

Hi

Hi

> *
4> .
f cn o
o jz X O
>><
TJ
f «> oc o

x

TJ O TT
o to cj 9
5o - nto
5 d ci fl
o
5 o
z f -
= a;
O CL
O a. a o m %
P i -
CL O UJ i c/5 i - tn z
!<
1-z
0 0 z a

o o q2
LU O C J UJ
3 t
D Z O L U
o - S
UJ o
a. o

H O L - < J
C L ^ 2 U J
< z L U O L
CC 1-0 H

OL ° o

uj s o 25
LU LU
CC 10
LU LU
Lug
uj a U
> l P V o q

UJ H o z UJ
O O z O X UJ
Z Z E o O Q ■
=>< ^ . , LL O x
9? t-n lu b z <
? o " m < j q z
ii ||| th Q Uj = t a
E L U Z i D K
CL O (Q a i - c b o

o E Oj
m cu . >
\$<
(T)
cn
CM

cn
c
LL JO
TJ a. a > . cn o 9 o

O i
OO
^

* <>X *

J
T.Y. CO ec LI @ UJ
Z 9

lu :
o o
□ 2
Q U Q Op
Q Z O LU
o o 3
U n U i u i -
m i u j u j J n c e l f
L U O
L U O

B f n O * 8
r 3 O r t o *
^ J (a i j i c
^ 2 < ^ i . - 5 A
tr o 5 t 3

NOT TO SCALE
FOR CONSTRUCTION
SEPARATE DRAWING
NOT TO SCALE

I cc o
K Z LU
< u i a
o . D - to ^
- l o "
^ h + U
O t Z u e
lu 3 i t b of Eg

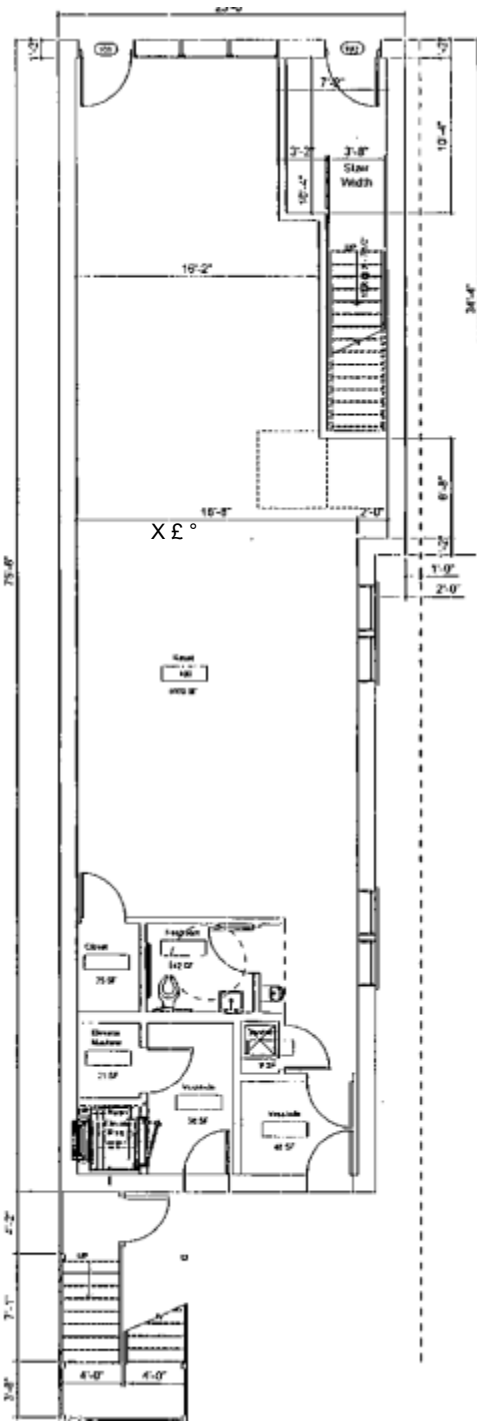
g g q <
o 1 =
> d o y ■
Z o r i
5 o C J i

B E S O
A N O
L X
t

o
J =
O J .

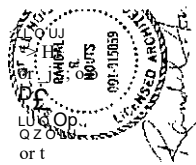
m cd cr >
C N
c o
C J
CD C
CO ra
T J Q cd , _

1 §
8-lt:
cl

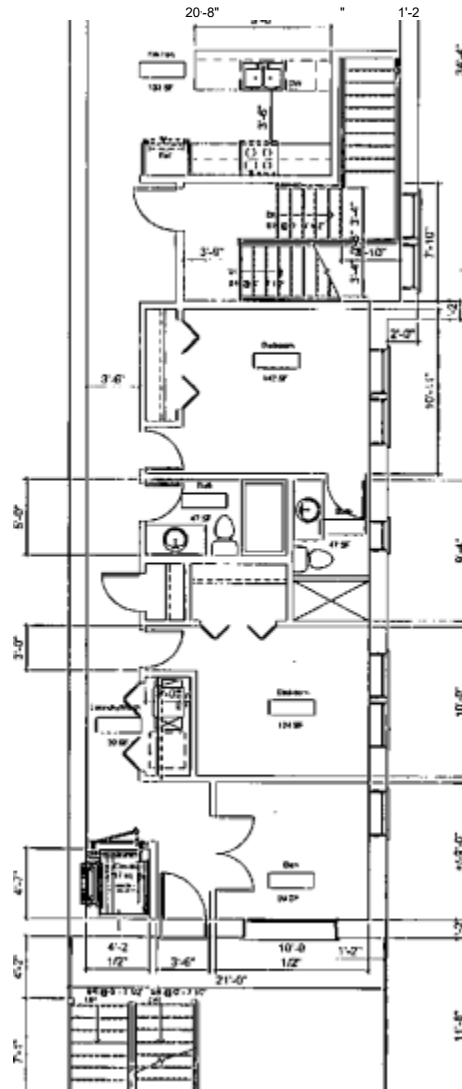


First Floor - Retail
1/8" = 1'-0"

T S O W O



Mascardo & Ceja
2951 W. Belmont
Ave.
Proposed Third
Floor Plan

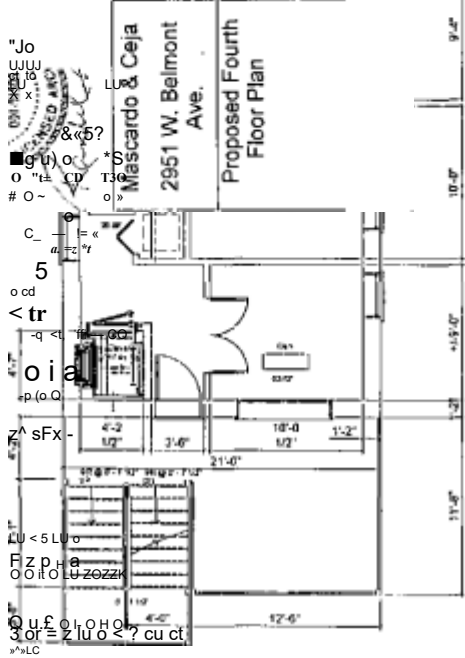
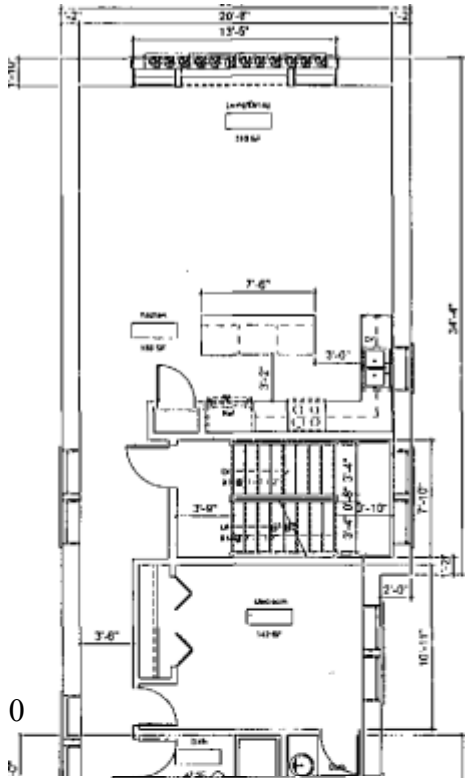


1 Second Floor Plan
1/8" = 1'-0"

or t
: cc aj
■ p l-
in
O ID Pot...sow
co o,3 St O Z
EnS a=ti-
S y ,nSo o
< DC O IS E j to O
it
ll or o o
< ? uj or
£ a. w
z uj z o
Ot z uj
l g g g <

l-z
85 i
ujSS cc O g uT <<
W j 0z _CG QZ 01 IUZZE 000 ■
DZ3uj00
Slo::>.oz
5F = p uj b z
^ o = m o 5 ^ 2 ^ ^
lu UJ to a u j d Q
cc E cu z l 3 cc uj d
CL Q CD < H CD O

CNJ i
00
<



cn a: J- o r; tot-zuj Sujgub
u > i H
: s i - y
o ct P 5

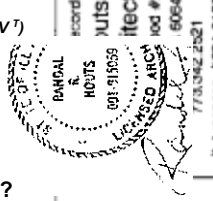
: O o

) x i u
) O o . - L L o
2 t - o
- o o |
3 E
ff O q:

h a. Q id < I - m O

PUBLIC RECORDS DIVISION
 CHICAGO, ILLINOIS
 415 N. DEARBORN ST., 11TH FLOOR
 CHICAGO, IL 60610
 TEL: (773) 348-3100
 WWW.CITYOFCHICAGO.IL.GOV

CD mcd . >
 \$<
 LO CD CN
 to i 5
 > tn lu
 CN i
 CN <



IL License #001-015059

NOTICE THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION IT SHALL NOT BE USED OR REPRODUCED OR ITS CONTENTS DISCLOSED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT OF RECORD.

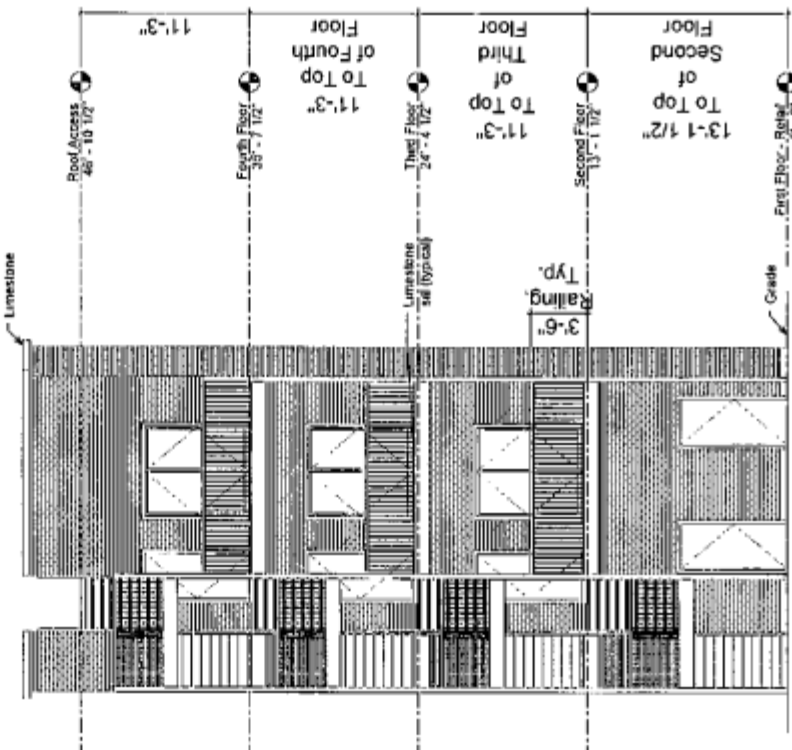
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE CITY OF CHICAGO BUILDING CODES AND ORDINANCES.



Mascardo & Ceja
 2951 W. Belmont Ave.

South Building Elevation

A2-4



④ South Elevation
 1/8" = 1'-0"

