



to those of a B3-3, Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1039-41 West Belmont Avenue

# Final for Publication

## **AMNDED TO BE A TYPE-1 APPLICATION: NARRATIVE & PLANS** **1039-41 West Belmont Avenue**

### **B3-2 to B3-3**

The applicant seeks to construct a 4-story mixed-use building with basement, roof deck, balconies and 3 exterior parking spaces at the rear of the property abutting the public alley. The 1<sup>st</sup> and 2<sup>nd</sup> floors will be a single commercial restaurant space. The 3<sup>r</sup> floor will have 2 residential dwelling units, the 4<sup>th</sup> floor will have 1 residential dwelling unit.

FAR	2.6
Lot Area	5,750 Sq. Ft.
Lot Area Per Unit	1,916.6 Sq. Ft.
Building Area	14,859 Sq. Ft.
Building Height	50 Feet 0 Inches
Front Setback	0 Feet 8 Inches

Rear Setback	10 Feet Oinches
West side Setback	0 Feet 0 Inches
East side Setback	0 Feet 0 Inches
Parking	3 Parking Spaces

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**ARCHITECTS ID**

1039-41 W. BELMONT AVE. CHICAGO, IL

PROPOSED FLOOR PLAN