



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2019-6868  
**Type:** Ordinance  
**File created:** 9/18/2019  
**Status:** Passed  
**In control:** City Council  
**Final action:** 10/16/2019  
**Title:** Zoning Reclassification Map No. 9-J at 3654-3656 W Belmont Ave - App No. 20157T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-J  
**Attachments:** 1. O2019-6868.pdf, 2. SO2019-6868.pdf

| Date       | Ver. | Action By    | Action               | Result |
|------------|------|--------------|----------------------|--------|
| 10/16/2019 | 1    | City Council | Passed as Substitute | Pass   |
| 9/18/2019  | 1    | City Council | Referred             |        |

### 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 B1-1, Neighborhood Shopping District symbols as shown on Map No. 9-J in the area bounded by:**

**The public alley next north of and parallel to West Belmont Avenue; a line 50 feet east of and parallel to North Lawndale Avenue; West Belmont Avenue; and North Lawndale Avenue.**

**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: 3654-56 West Belmont Avenue, Chicago

#20157T1

## SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 3654-56 WEST BELMONT AVENUE, CHICAGO

The subject property is currently improved with a commercial 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 9 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 B1 -1, Neighborhood Shopping District to a B3-3, Community Shopping District      |
| Use:                 | Mixed-use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors |
| Floor Area Ratio:    | 2.84   |
| Lot Area:            | 6,600.5 Square Feet  |
| Building Floor Area: | 18,700 Square Feet   |
| Density:             | 733 Square Feet per Dwelling Unit  |
| Off- Street parking: | Parking spaces: 9  |
| Set Backs:           | Front: 0 Feet West Side: 0 Feet / East Side: 12 Inches Rear: 12 Feet *                                 |
| Building height:     | 47 Feet 2 Inches   |

\* will apply for a variation if required

**hlHANNA.**

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