

Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2019-6868

Type: Ordinance Status: Passed

File created: 9/18/2019 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 CIT Y 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 Bl-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

#20157TI

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

Mixed-use building with a commercial unit on Use:

the ground floor and 9 dwelling units on the

upper floors

Floor Area Ratio: 2.84

Lot Area: 6,600.5 Square Feet 18,700 Square Feet Building Floor Area:

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 *

47 Feet 2 Inches Building height:

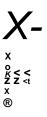
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^{*} will apply for a variation if required

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