



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-329
Type: Ordinance **Status:** Passed
File created: 1/27/2021 **In control:** City Council
Final action: 2/26/2021
Title: Zoning Reclassification Map No. 7-K at 4417-4431 W Belmont Ave/3151 N Kenneth Ave - App No. 20601T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-K
Attachments: 1. SO2021-329.pdf, 2. O2021-329.pdf

Date	Ver.	Action By	Action	Result
2/26/2021	1	City Council	Passed as Substitute	Pass
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/27/2021	1	City Council	Referred	

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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 the BI-1 Neighborhood Shopping District symbols and indications as shown on Map No.7-K in the area bounded by

West Belmont Avenue; a line 109.56 feet east of and parallel to North Kenneth Avenue; the alley next south of and parallel to West Belmont Avenue; and North Kenneth Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

4417-4423 West Belmont Avenue

SUBSTITUTE NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1 REZONING

AT

4417-31 W. Belmont Ave./3151 N. Kenneth Ave. 31st Ward

The Applicant intends to change the zoning from the existing B1-1 to a proposed C2-1 Zoning District in order to utilize the current vacant site as an outdoor contractor's construction storage yard. This establishment is described as follows:

ZONING: C2-1

LOT AREA: 109.56 x 103.20 x 109.56 x 103.20 = 11,306 square feet

MINIMUM LOT AREA PER DWELLING UNIT: N/A - There is an existing contractor's yard for the storage of construction supplies and equipment (There will be no construction of any building structure on the lot) FLOOR

AREA RATIO: N/A

BUILDING AREA: N/A - There is an existing contractor's yard for the storage of construction supplies and equipment (There will be no construction of any building structure on the lot) OFF-STREET PARKING: Yes - 5

parking stalls FRONT SETBACK: N/A REAR SETBACK: N/A SIDE SETBACK: N/A

BUILDING HEIGHT: N/A - There is an existing contractor's yard for the storage of construction supplies and equipment (There will be no construction of any building structure on the lot)