



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2021-2060
Type: Ordinance
File created: 5/26/2021
Status: Passed
In control: City Council
Final action: 6/25/2021
Title: Zoning Reclassification Map No. 9-G at 1138 W Belmont Ave - App No. 20720T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-G
Attachments: 1. O2021-2060 (V1).pdf, 2. O2021-2060.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Passed	Pass
6/22/2021	1	Committee on Zoning, Landmarks and Building Standards		
5/26/2021	1	City Council	Referred	

ordinance H/M FOR PlfBIJCAT/GN

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 B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in an area bound by *

A line 100.0 feet north of and parallel to West Belmont Avenue; North Clifton Avenue; West Belmont Avenue; And the public alley next west of and parallel to North Clifton 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: 1138 West

Belmont Avenue

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Tvpc-l ZONING MAP AMENDMENT: NARRATIVE & PLANS

1138 West Belmont Avenue - B3-2 to B3-3

The applicant wishes to rezone the property to establish a qualifying Transit-Served Location to allow sufficient density for a new 5-story mixed-use building with 33 dwelling units, 16 on-site parking stalls and 1 ground floor commercial unit.

FAR	2.7
Building Area	33,391 Square Feet '
Density (MLA)	374.5 Square Feet*
Lot Area	12,360 Square Feet
Building Height	58 Feet 10 Inches
Front Setback	7 Feet 6 Inches
Rear Setback	0 Feet 0 Inches
North Side Setback	7 Feet 0 Inches
South Side Setback	0 Feet 0 Inches
Parking	16 Parking Stalls**/28 Bicycle Parking Stalls

The applicant will seek relief necessary to establish the subject property as a transit-served location in order to allow the reduction in MLA reduction per the exemption codified in 17-3-0402-B and comply with Sections 17-13-0905-F, Parking Reduction for Transit-Served Locations.

**28 bicycle parking stalls will be provided on-site. The applicant will seek the necessary relief to establish the subject property as a transit-served location in order to waive, as necessary, an additional required on-site parking.

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