



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-5078
Type: Ordinance
Status: Passed
File created: 11/17/2021
In control: City Council
Final action: 12/15/2021
Title: Zoning Reclassification Map No. 9-I at 2900 W Belmont Ave and 3200-3210 N Francisco Ave - App No. 20870T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-I
Attachments: 1. O2021-5078 (V1).pdf, 2. O2021-5078.pdf

Date	Ver.	Action By	Action	Result
12/15/2021	1	City Council	Passed	Pass
12/14/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/17/2021	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all CI-1 Neighborhood Commercial District symbols and indications as shown on Map No. 9-1 in the area bounded by

the alley next north of and parallel to West Belmont Avenue; North Francisco Avenue; West Belmont Avenue; a line 25.00 feet west of and parallel to North Francisco Avenue;

to those of the B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property:

2900 W. Belmont Avenue & 3200-3210 N. Francisco Avenue

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TYPE-1 ZONING AMENDMENT APPLICATION

NARRATIVE AND PLANS Zoning and Development Analysis From the CI-1 to the B3-3 Zoning District at 2900 W. Belmont Ave., and 3200-3210 N. Francisco Ave.

Zoning Analysis: To add an addition onto the rear of the existing building with an outdoor rooftop patio above the one story addition to expand the restaurant use with no work to the second floor space or to the 3rd floor dwelling unit. The rooftop outdoor patio will require a Special Use from the Zoning Board of Appeals.

- a) FAR: Permitted: 3.00
Proposed: 1.76 (Maximum FAR Building Square Footage 5,500 sf)
- b) MLA: Permitted 400 sf per Dwelling Unit and 300 sf per Efficiency Unit,
Proposed: 3125 sq. ft.
- c) Off-Street Parking: Required: 2 Parking Spaces
Proposed: 2 Parking Spaces
(3rd space used for dumpster storage area)
- d) Setbacks: Front Setback: None Required.
Proposed: Existing zero setback
Side Setback: None Required.
Proposed: Existing East and West zero setback
Rear Setback: None Required.
Proposed: Existing 23'- 2 1/2" setback
- e) Building Height: Permitted: 50 feet
Proposed: Existing height of 47' - 6"

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