Office of the City Clerk

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Legislation Text

File #: SO2017-143, **Version:** 1

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SUBSTITUTE ORDINANCE

#19093-TI

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, shall be amended by changing

all the Cl-1 Neighborhood Commercial District symbols and indications as shown on Map No. 7-J in the area bound by:

> West Belmont Avenue; North Avondale Avenue; the alley next east of and parallel to
> North Sawyer Avenue; a line 122 feet south of and parallel to West Belmont Avenue
> or the line thereof extended; and North Sawyer Avenue,

to those of a B2-2 Neighborhood Mixed-Use 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 Property Address: 3201 W. Belmont Ave.

17-13-0303-C (1) Substitute Narrative and Plans Zoning Analysis   **App. No. 19093-T1**

3201 W. Belmont Ave., Chicago, IL

Proposed Zoning: B2-2 Neighborhood Mixed-Use District Lot Area: 7,054

square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a three-story residential building that will contain seven (7) dwelling units. The building will be masonry in construction and measure 38 feet in height. Seven (7) off-street parking spaces will be provided to support the proposed dwelling units.

A)   The Proj eet's floor area ratio: 1.18 FAR

B)   The project's density (Lot Area Per Dwelling Unit):   1,007.71 square feet
                                                                   (7 proposed dwelling units)

C)   The amount of off-street parking: 7 parking spaces

D)   Setbacks: * Triangular Lot Shape
            Front Setback: zero North Side Setback: zero
            South Side Setback: 3 feet Rear Setback: 56
            feet 7 inches

E)   Building Height: 38 feet

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