



# Office of the City Clerk

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## Legislation Text

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**File #:** SO2017-8998, **Version:** 1

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19478-T1

### SUBSTITUTE 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 be amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by:

West Belmont Avenue; a line 275.22 feet east of and parallel to North Sheffield Avenue; a line 147.33 feet south of West Belmont Avenue; and a line 223.14 feet east of and parallel to North Sheffield Avenue,

to those of a B3-5 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: 937-945 West Belmont Avenue

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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 be amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by

West Belmont Avenue; a line 275.22 feet east of and parallel to North Sheffield Avenue; the alley (private) next south of and parallel to West Belmont Avenue; and the westerly right-of-way line of the Chicago Transit Authority (CTA) elevated ("L") railroad structure (which is a line 223.22 feet east of and parallel to North Sheffield Avenue,

to those of a B3-5 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: 937-945 West Belmont Avenue

## FINAL FOR PUBLICATION

17-13-0303-C" (1) Narrative Zoning Analysis

937-945 West Belmont Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District Lot Area. 7,667

square feet

Proposed Land Use" In and around November 2016, the Applicant effectuated a Type 1 Zoning Map Amendment (App. No. 18938-TY1), in order to permit the construction of a new six-story (with rooftop elevator penthouse) mixed- use building, which would contain a total of thirty-three (33) dwelling units, at the subject property. The Applicant is seeking to amend the previously approved Type 1 Zoning Map Amendment, in order to locate and establish four (4) additional dwelling units

within the proposed new building, for a total of thirty-seven (37) dwelling units. The previously approved footprint and envelope of the proposed new building will remain - unchanged. Due to its immediate proximity (less than one linear foot) to the CTA Belmont Train Station, there will be no off-street parking for the new building, pursuant to the Transit Oriented Development (TOD) Ordinance. The new building will be masonry, steel and glass in construction and measure 77 feet-0 inches (approx.) in height.

- (A) The Project's Floor Area Ratio: 37,793 square feet (4.9 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 207 square feet per unit
- (C) The amount of off-street parking: 0 vehicle parking spaces; 38 bicycle parking spaces  
\*The subject property is located less than twenty linear feet from the CTA Belmont Train Station, therefore (he Applicant is seeking a 100% reduction in the amount of required off-street parking, from 37 spaces to 0 spaces, pursuant to the TOD Ordinance.
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches  
  
\*The Applicants will seek a Variation for a reduction to the required rear setback, at residential floors.
  - c. Side Setbacks:  
West: 3 feet-8 inches East: 0 feet-0 inches
- (E) Building Height:

77 feet-0 inches

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