



# Office of the City Clerk

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## Legislation Text

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File #: O2019-6869, Version: 1

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# Final for Publication

## 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 of the C1-1, Neighborhood Commercial District symbols as shown on Map No. 9-1 in the area bounded by:

The public alley next north of and parallel to West Belmont Avenue; a line 74 feet west of and parallel to North Sacramento Avenue; West Belmont Avenue; and a line 98 feet west of and parallel to North Sacramento Avenue.

To those of a C1-3, Neighborhood Commercial District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 3008 West Belmont Avenue, Chicago

## NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 3008 WEST BELMONT AVENUE, CHICAGO, IL

The subject property is currently improved with a vacant one story mixed-use building (one commercial unit and one dwelling unit). The Applicant intends to demolish the existing building and build a new 4 story, mixed-use building with a commercial unit on the ground floor and 3 dwelling units above. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance

Project Description:	Zoning Change from a C1-1, Neighborhood Commercial District to a C1-3, Neighborhood Commercial District
Use:	Mixed-use building with commercial on the ground floor and 3 dwelling units on the upper floors
Floor Area Ratio:	2.761
Lot Area:	3,000 Square Feet
Building Floor Area:	8,283 Square Feet
Density:	1,000 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 0 Feet Sides: 0 Feet Rear: 37 Feet
Building height:	47 Feet

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