



# Office of the City Clerk

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## Legislation Text

File #: O2021-4060, Version: 1

### ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current B3-1 Community Shopping District symbols and indications as shown on Map No. 9-L in the area bounded by:

the public alley next north of a parallel to West Belmont Avenue; a line 150.62 feet west of and parallel to North Long Avenue; West Belmont Avenue; and a line 250.62 feet west of and parallel to North Long Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Address: 5416-24 West Belmont Avenue

### NARRATIVE AND PLANS

5416-24 West Belmont Avenue TYPE  
[ REGULATIONS

Narrative: The subject property is improved with a one-story commercial building that contains 9,579.97 square feet and no parking. The existing height of the building is 10.2 feet. The Applicant proposes to rezone the property B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to renovate the existing building, including demolition of a rear portion and add two floors resulting in a three-story building. The building as expanded will contain 7,990 square feet of ground floor commercial space, one ADA residential unit on the ground-floor and twelve units on the upper floors for a total thirteen total residential dwelling units. Thirteen surface parking spaces are proposed. The proposed height of the building will be 32.0 feet.

Lot Area: 12,537 square feet

FAR: 2.01

Floor Area: 25,299.75 square feet

Residential Dwelling Units: 13

MLA: 964.4 square feet

Height: 32.0 feet

Automobile Parking: 13

Setbacks:

Front (West Belmont Avenue): East Side: West Side: Rear (alley):

0.0 feet (existing) 0.0 feet (existing) 0.0 feet (existing) 45,45 feet (proposed)

A set of plans is attached.

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