Final for Publication

TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
2739-45 W. Belmont Ave.

The Applicant seeks to rezone 2739-45 West Belmont Avenue from a M1-1 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District. The property is improved with an auto-body shop and a three-unit residential building at 2739-41 W. Belmont and a two-unit residential building at 2745 W. Belmont. The Applicant seeks to rezone the property to divide the zoning lot. The Applicant seeks to preserve the existing three-flat at 2741 W. Belmont, to preserve the existing two-flat at 2745 W. Belmont, and to demolish the auto-body shop to construct a residential building at 2739 W. Belmont with six (6) dwelling units and three (3) parking spaces. The height of the proposed building will be 46 feet. No commercial space will be provided.

Pursuant to Section 17-13-0303-D, the Applicant seeks variation relief for the new building at 2739 W. Belmont to reduce the rear setback to 25 feet pursuant to Section 17-13-1101-B. Moreover, the Applicant seeks an administrative adjustment to increase the parking by 100% for 2741 W. Belmont pursuant to Section 17-13-1003-EE. Lastly, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

Project Bulk and Density

I. 2739 West Belmont

Lot Area	3,875 SF
Minimum Lot Area per Dwelling Unit	750 square feet per dwelling unit
Off Street Parking	3 spaces
Front Setback	5 feet
Rear Setback	25 feet*
Side Setback (West)	0 feet
Side Setback (East)	3 feet
Floor Area Ratio	2.1
Building Height	46 feet

*Pursuant to Section 17-13-0303-D, the Applicant seeks variation relief to reduce the rear setback to 25 feet pursuant to Section 17-13-1101-B.

II. 2741 West Belmont

Lot Area	3,875 SF
Minimum Lot Area per Dwelling Unit	1,291 square feet per dwelling unit
Off Street Parking	3 spaces*
Front Setback	5 feet (existing)
Rear Setback	48 feet, 7 inches (existing)
Side Setback (West)	3 feet, 4 inches (existing)
Side Setback (East)	3 feet, 11 inches (existing)
Floor Area Ratio	0.80 (existing)
Building Height	25 feet (existing)

*Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to increase the parking ratio to 100% pursuant to Section 17-13-1003-EE.

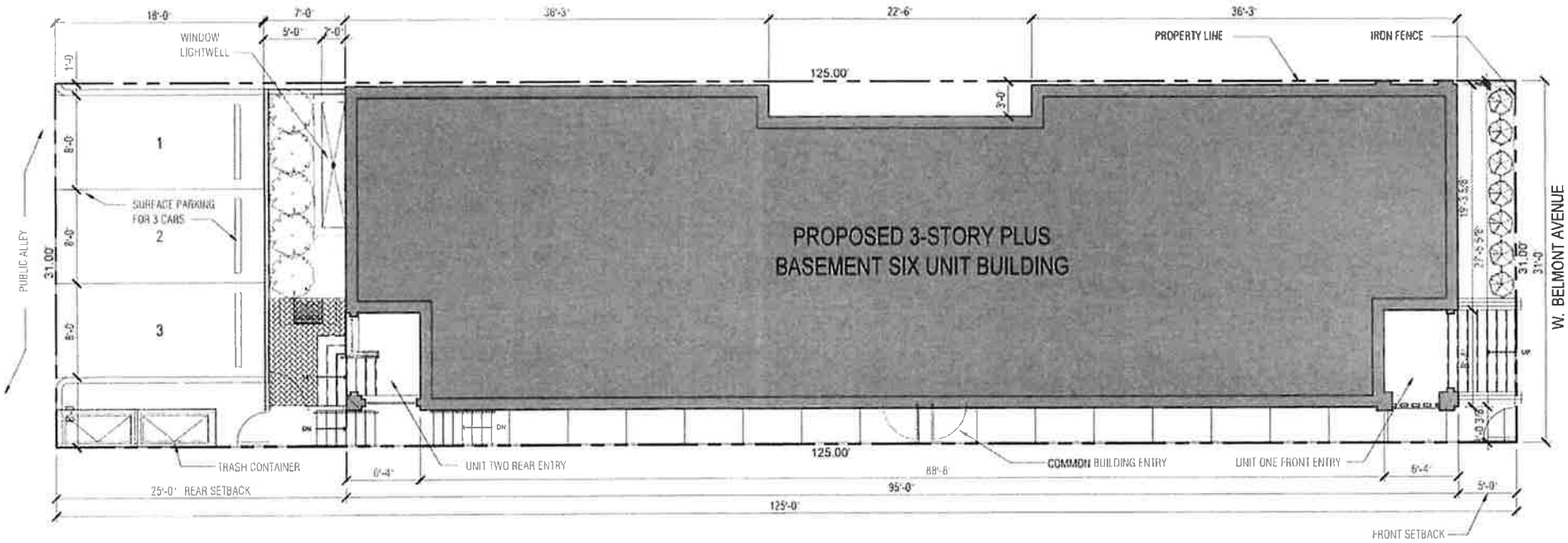
III. 2745 West Belmont

Lot Area	3,875 SF
Minimum Lot Area per Dwelling Unit	1,937 square feet per dwelling unit
Off Street Parking	2 spaces*
Front Setback	9 feet (existing)
Rear Setback	66 feet, 11 inches (existing)
Side Setback (West)	2 feet, 11 inches (existing)
Side Setback (East)	6 feet, 10 inches (existing)
Floor Area Ratio	0.40 (existing)
Building Height	25 feet (existing)

*Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to increase the parking ratio to 100% pursuant to Section 17-13-1003-EE.

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ZONING ANALYSIS

B2-3 ZONING CLASSIFICATION
MINIMUM LOT AREA PER UNIT = 400 S.F.
FAR = 3.0 (31'x125' = 3,875' S.F. x 3.0 = 11,11,625 S.F.)
FRONT SETBACK = 0 FEET (5'-0" PROVIDED)
SIDE SETBACK = 0 FEET (3'-0" PROVIDED)
REAR SETBACK = 30 FEET (25'-0" PROVIDED)
BUILDING HEIGHT = 50 FEET (45'-4 1/2" PROVIDED)

Site Plan

scale: 1/8" = 1'-0"

N

FLOOR AREA CALCULATION

THIRD FLOOR	=	2,565 S.F.
SECOND FLOOR	=	2,565 S.F.
FIRST FLOOR	=	2,460 S.F.
TOTAL FLOOR AREA	=	7,590 S.F. PER FAR
BASEMENT FLOOR AREA	=	2513 S.F.
GRAND TOTAL FLOOR AREA	=	10,103 S.F.

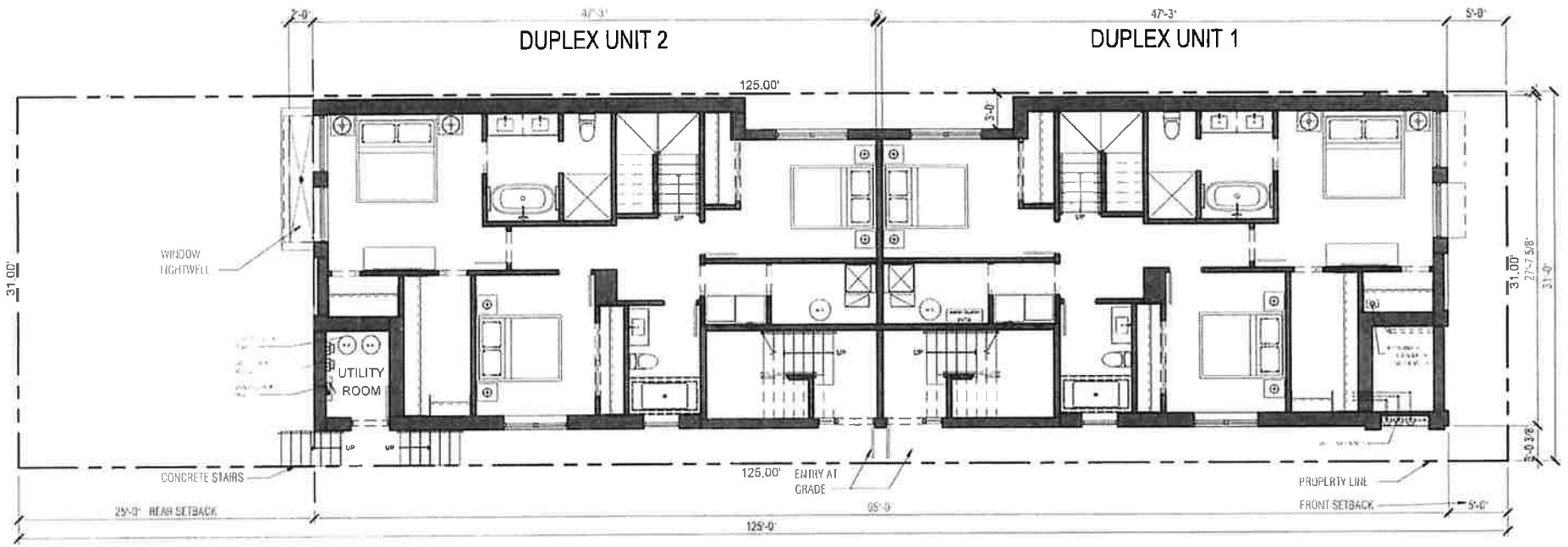
Belmont Avenue Condominiums
New Construction
2738 W. Belmont Avenue, Chicago Illinois 60618

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Basement Floor Plan

scale 1/8 = 1'-0"

N

PARTITIONS PLAN SYMBOLS

EXISTING PARTITION

NEW PARTITION

Belmont Avenue Condominiums

New Construction

2739 W Belmont Avenue, Chicago Illinois 60618

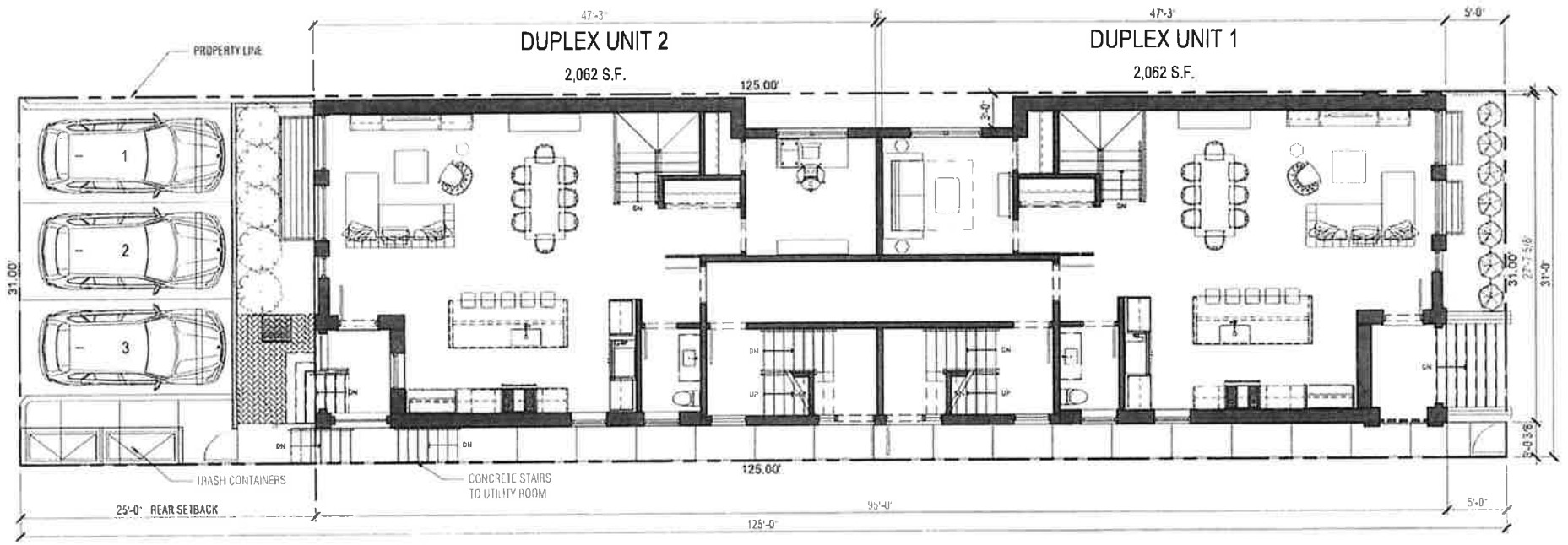
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First Floor Plan

scale: 1/8" = 1'-0"

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PARTITIONS PLAN SYMBOLS

EXISTING PARTITION

NEW PARTITION

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New Construction

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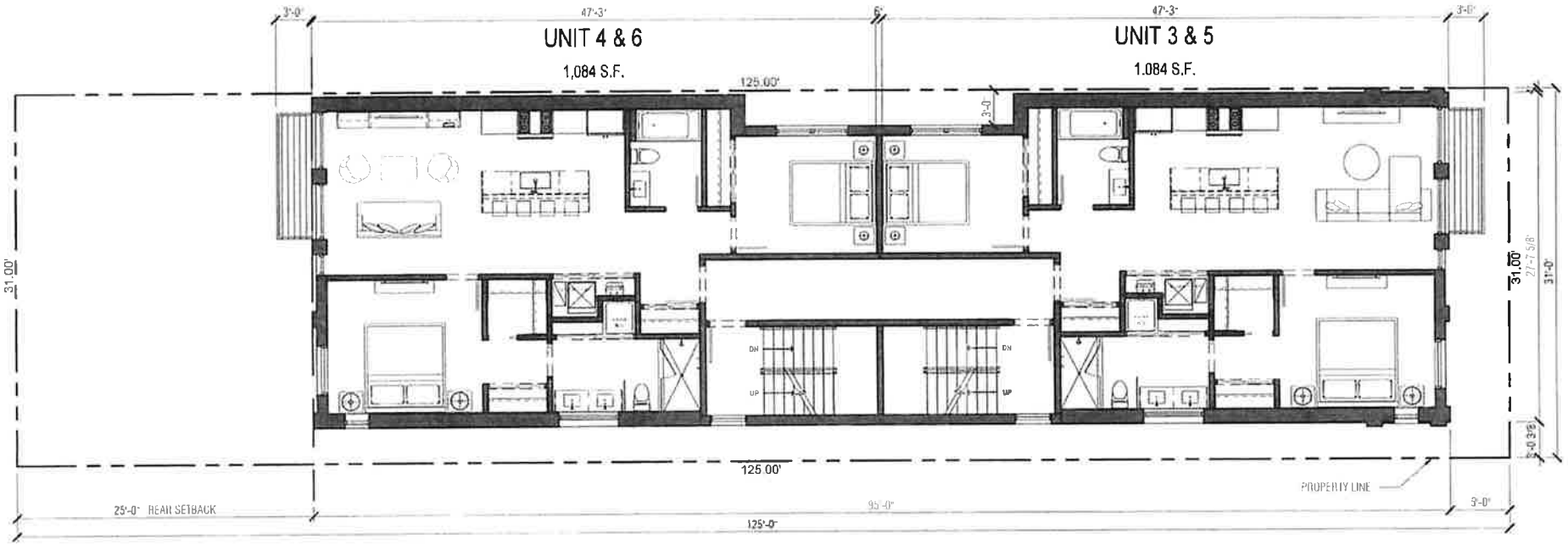
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Second & Third Floor Plan

scale 1/8 = 1'-0"

N

PARTITIONS PLAN SYMBOLS

EXISTING PARTITION

NEW PARTITION

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New Construction

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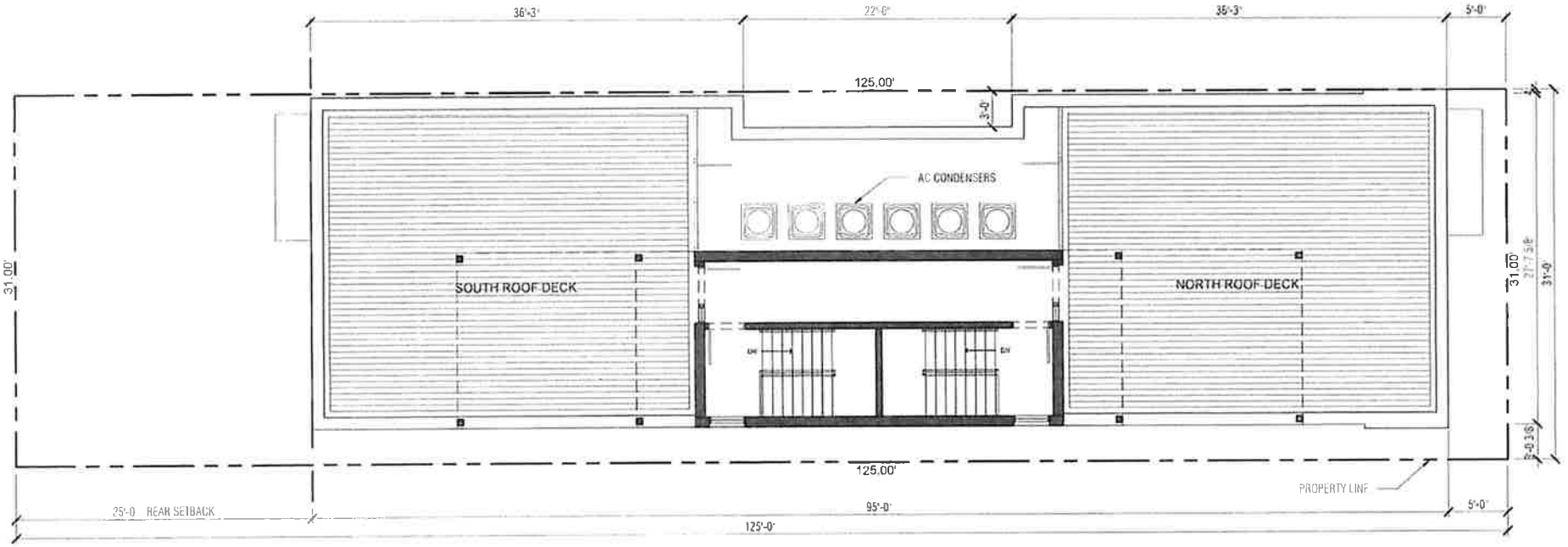
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Roof Plan

scale: 1/8" = 1'-0"

N

PARTITIONS PLAN SYMBOLS

EXISTING PARTITION

NEW PARTITION

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New Construction

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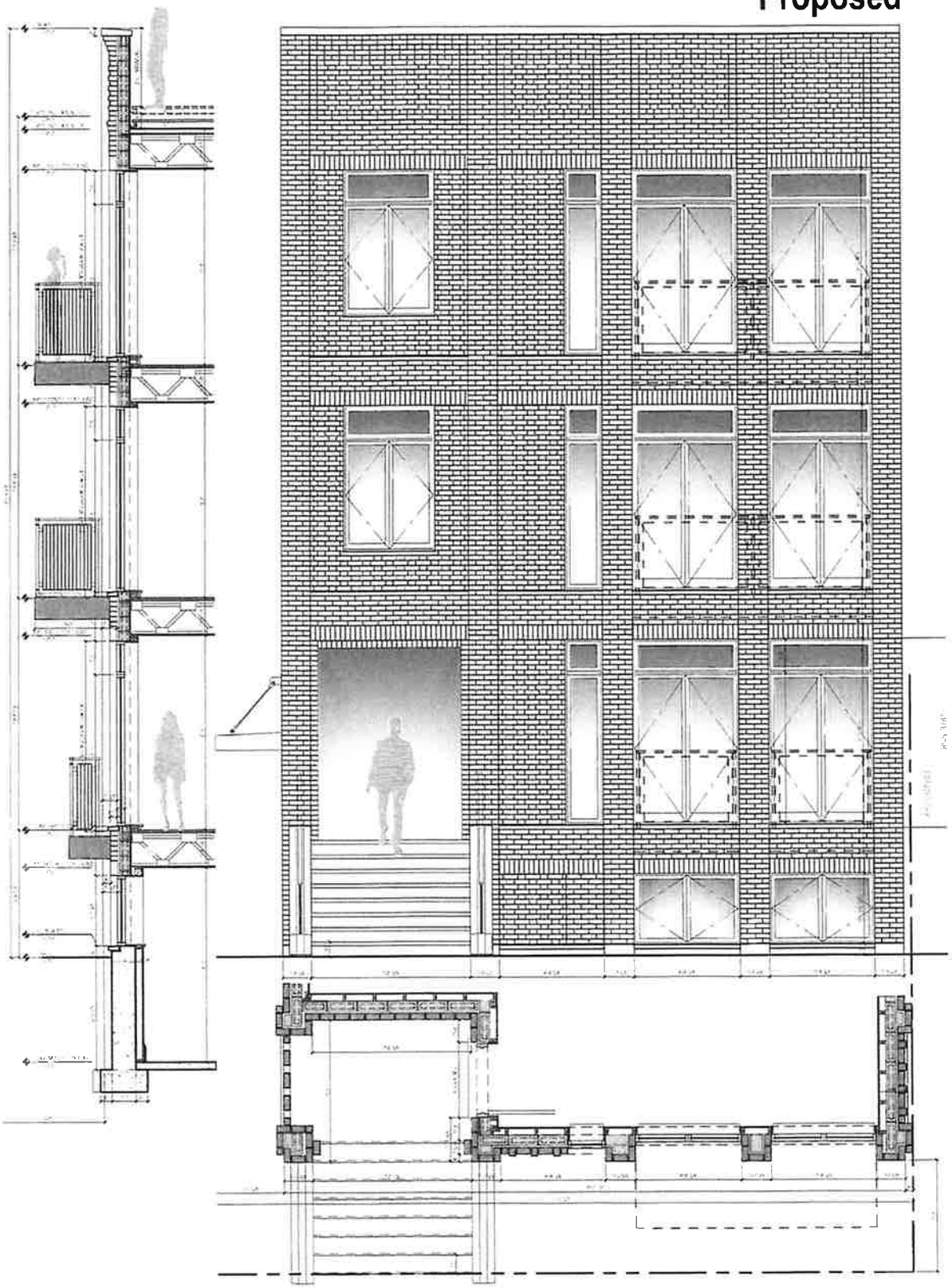
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Exterior North Elevation & Wall Section

scale: 1/4" = 1'-0"

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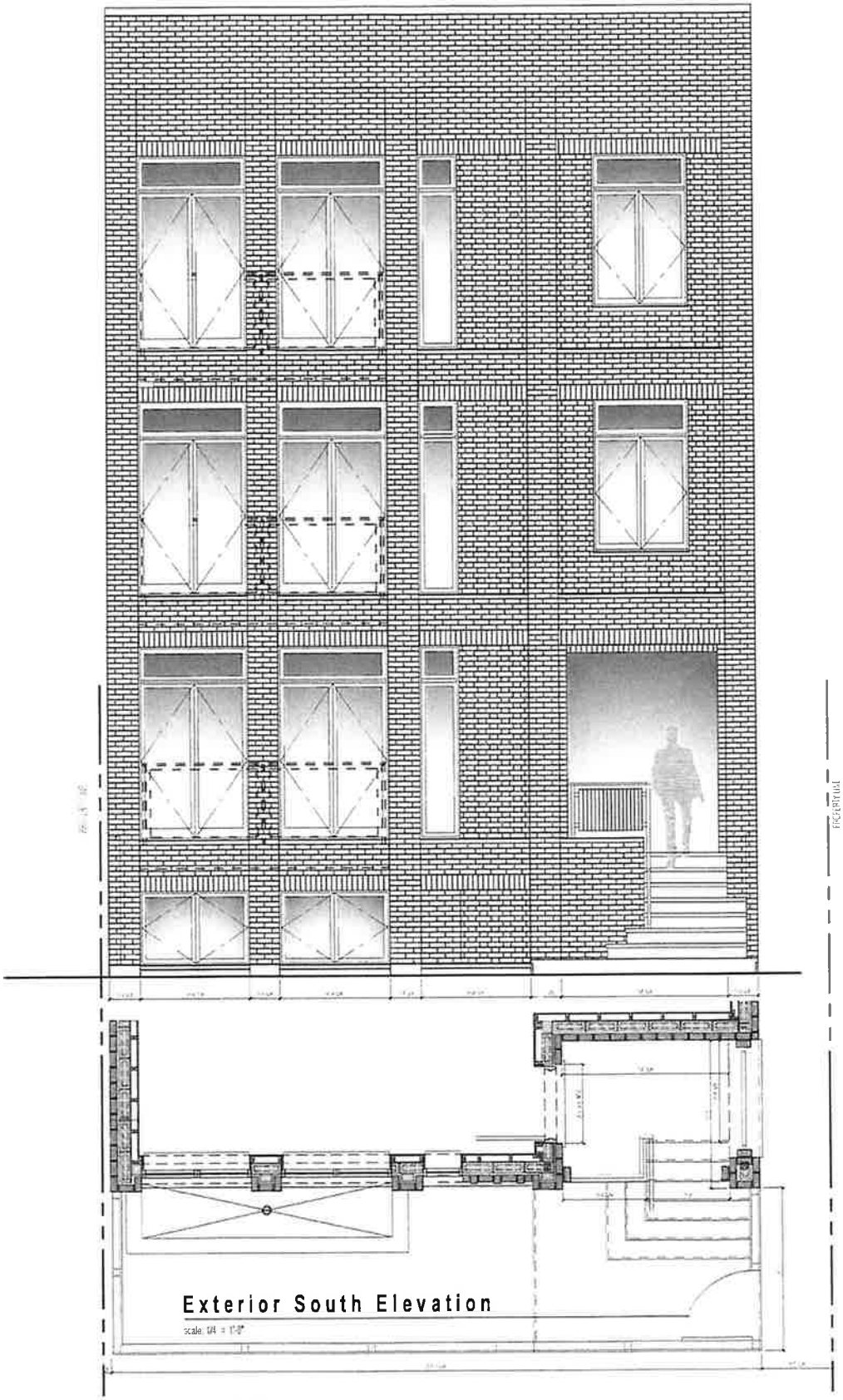
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Exterior South Elevation

scale: 1/4" = 1'-0"

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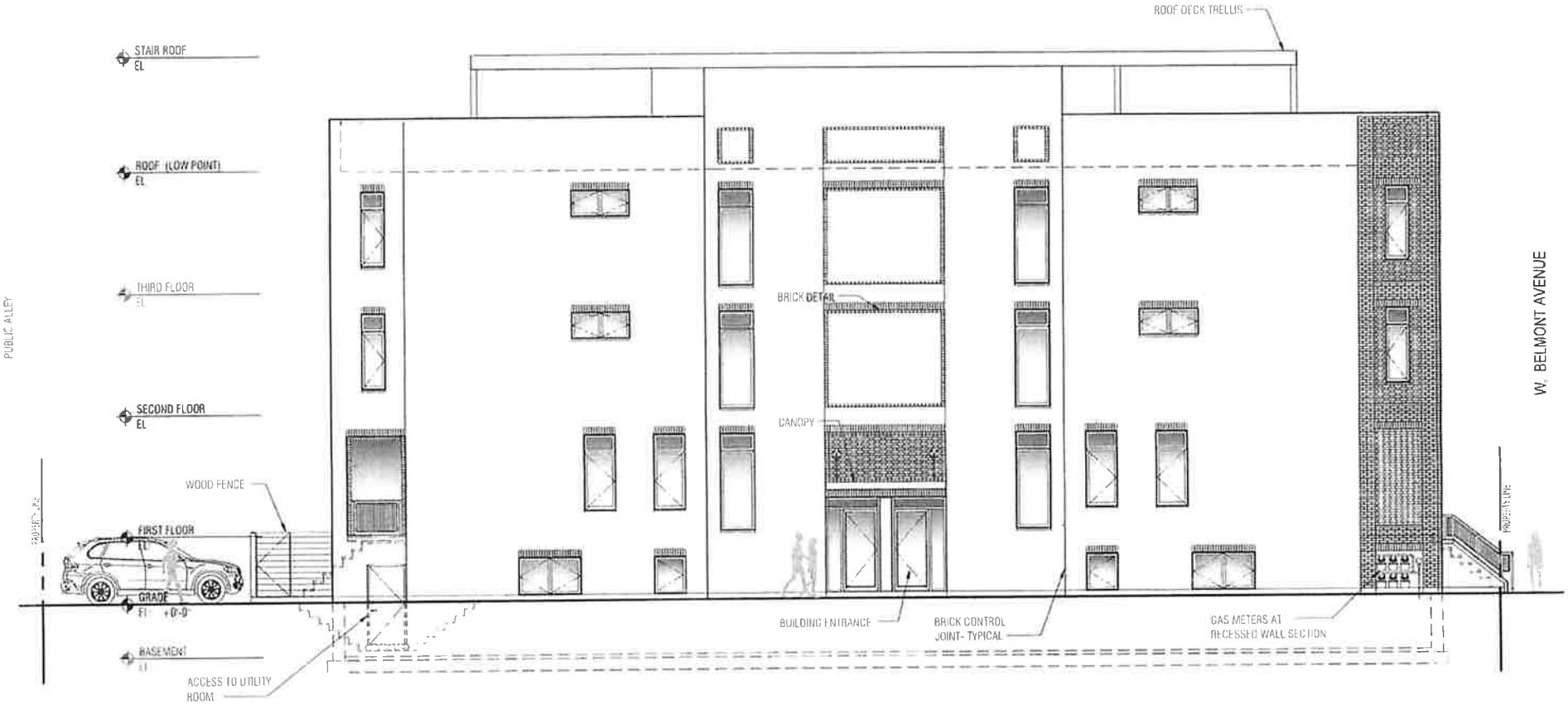
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East Building Elevation

scale 1/8" = 1'-0"

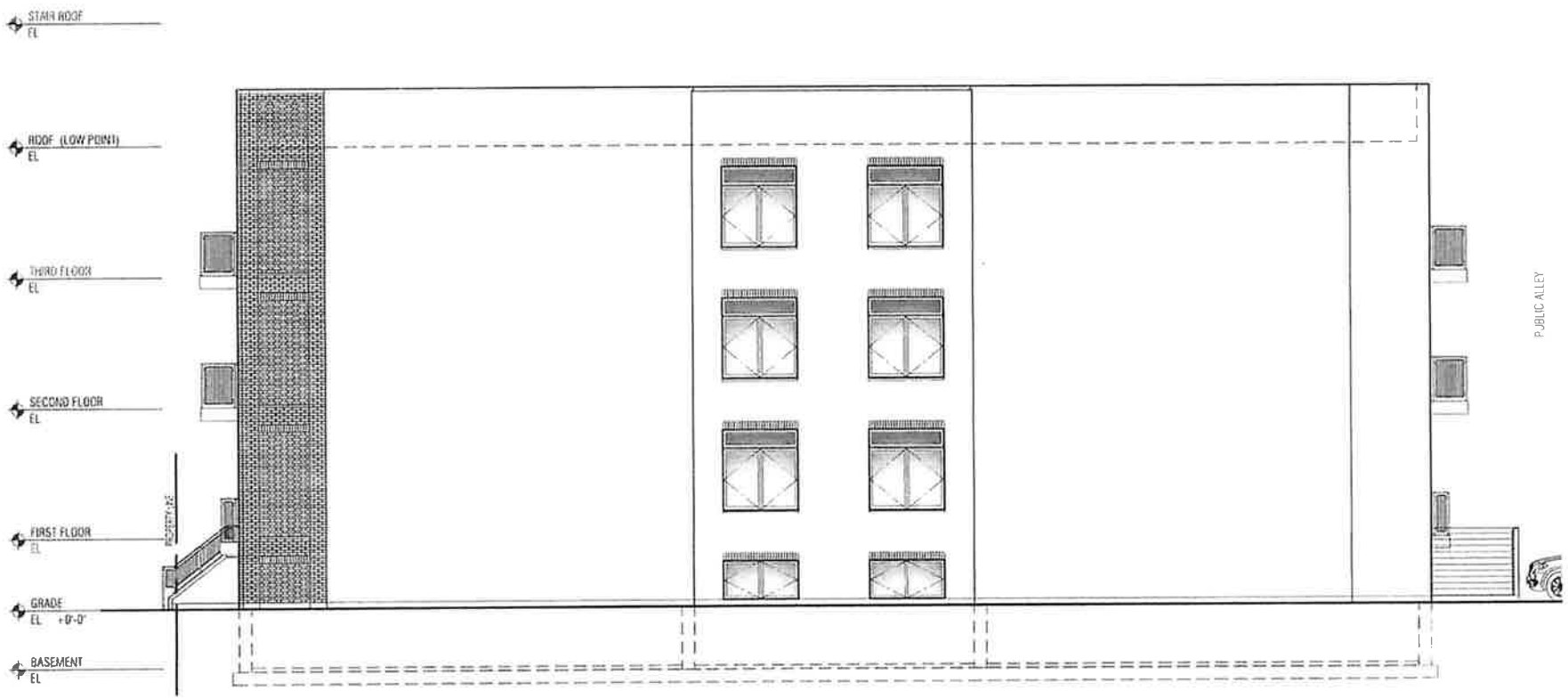
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West Building Elevation

scale: 1/8 = 1'-0"

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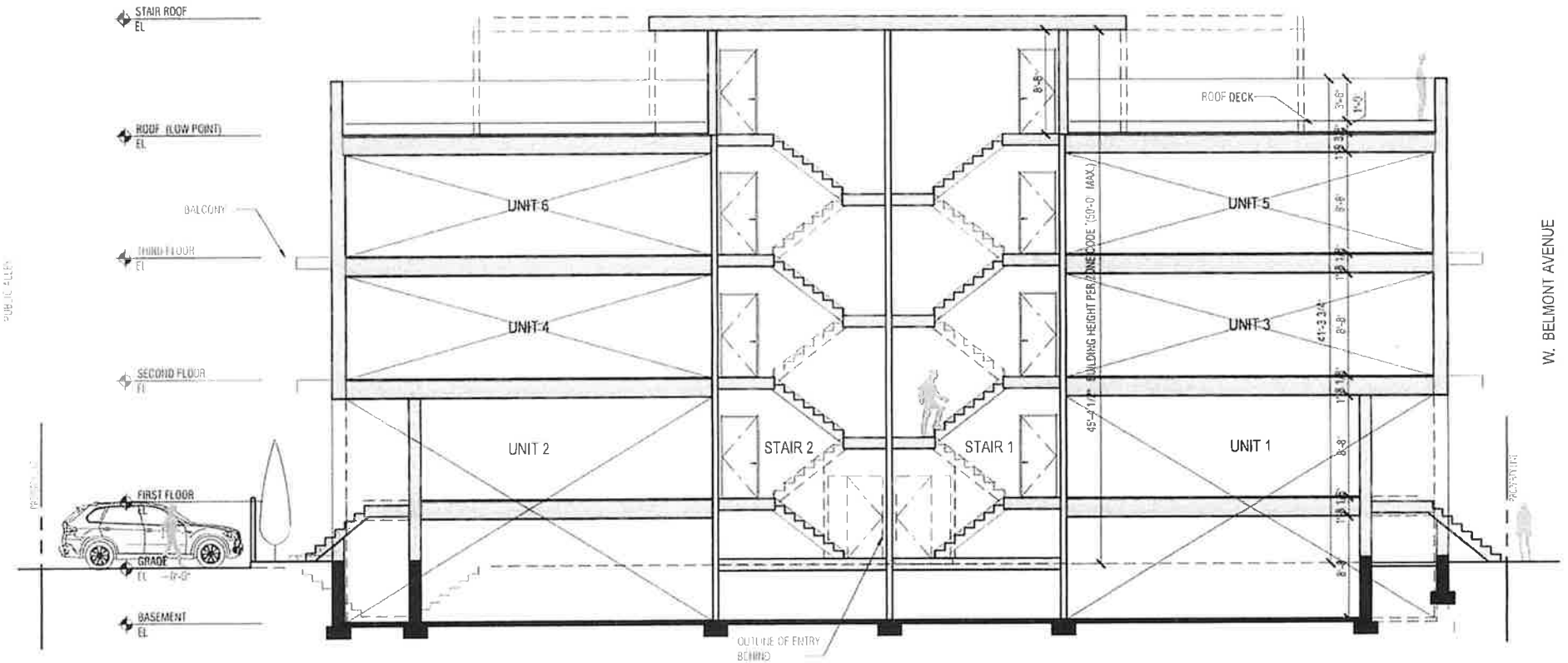
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North-South Building Section

scale: 1/8" = 1'-0"

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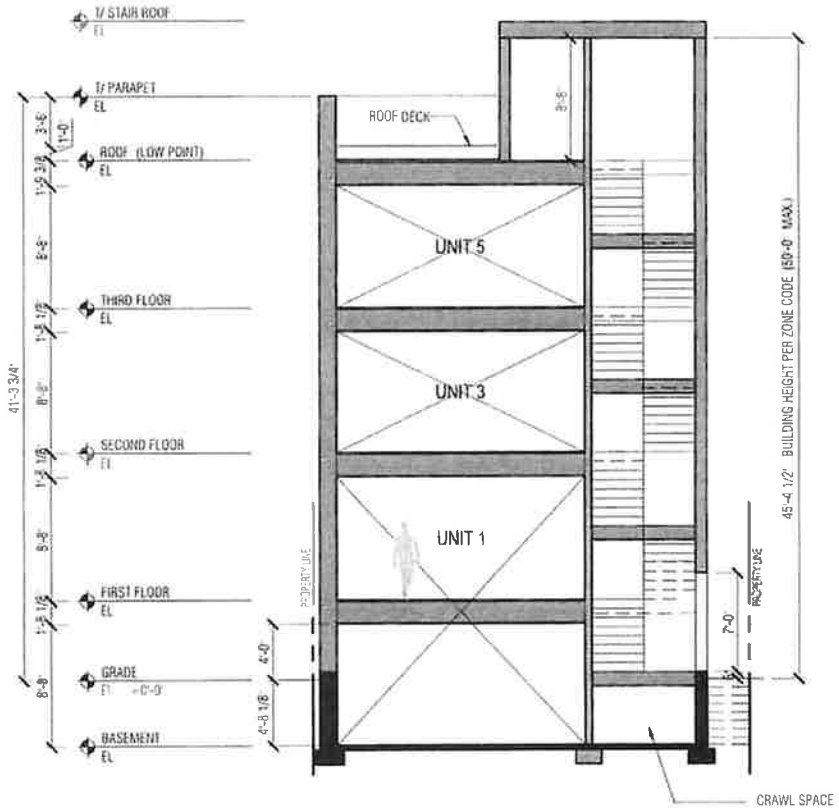
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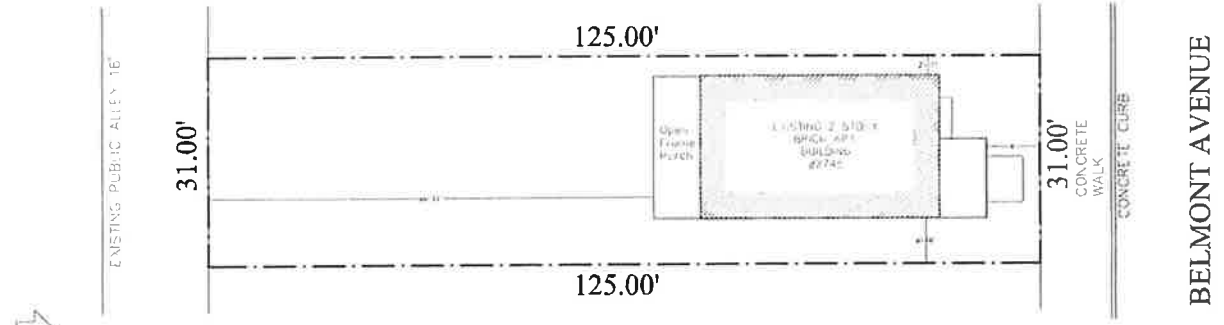


East-West Building Section

scale: 1/8 = 1'-0"

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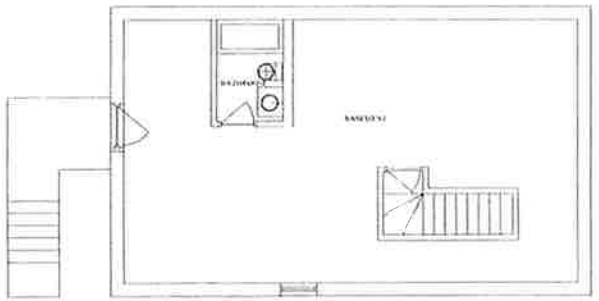
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Chicago, IL. 60618
Owner
2739 W. Belmont LLC

AS-BUILTS 2741 & 2745 W. BELMONT AVE.

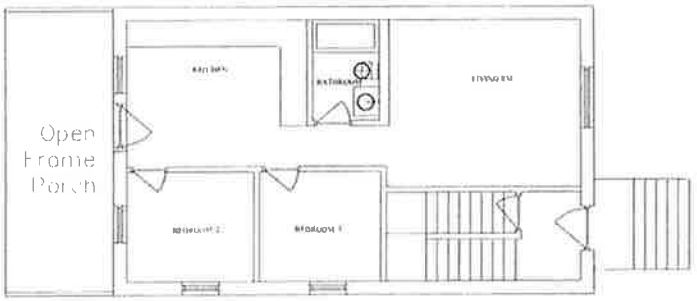
2745 W. BELMONT SITE PLAN

A-0

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BASEMENT UNIT



1 FLOOR UNIT

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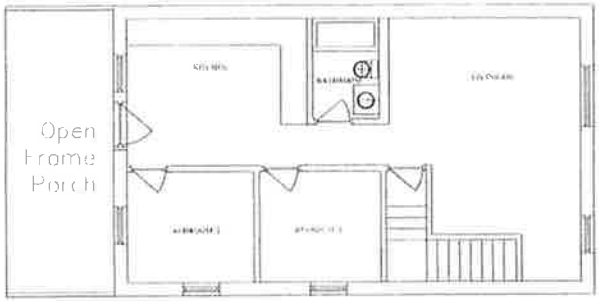
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Owner
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AS-BUILTS
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W. BELMONT
AVE.

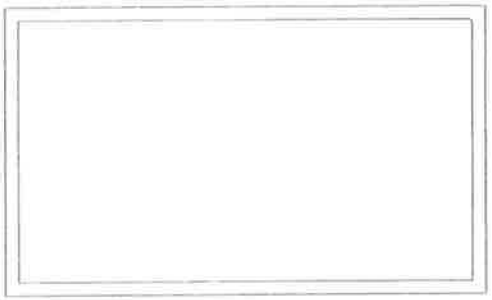
2745 W. BELMONT
BASEMENT, IST
FLR. PLAN

A-1

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2ND FLOOR UNIT



ROOF PLAN

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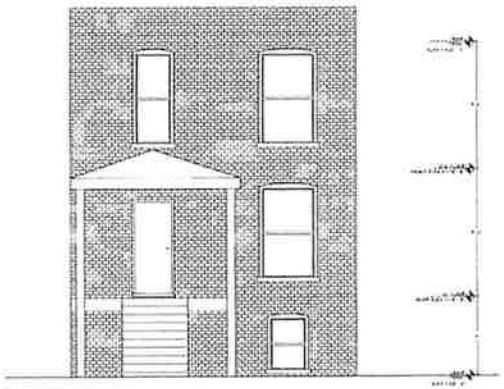
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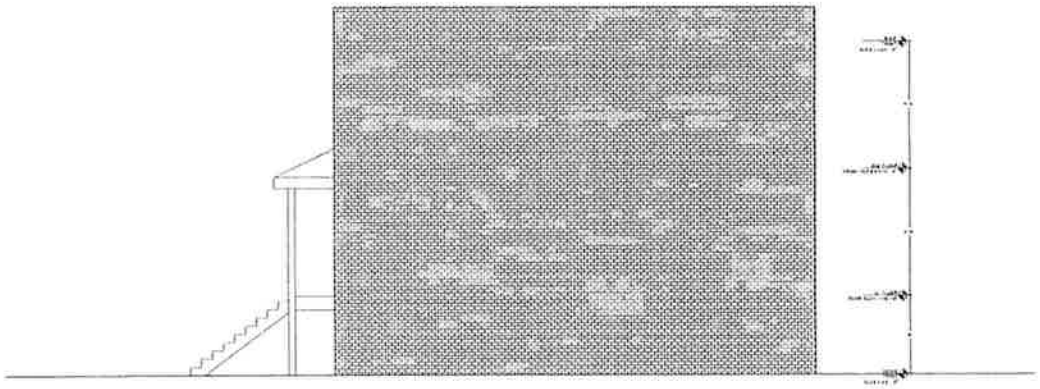
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2741 & 2745
W. BELMONT
AVE.

2745 W. BELMONT
2ND FLR. & ROOF
PLANS

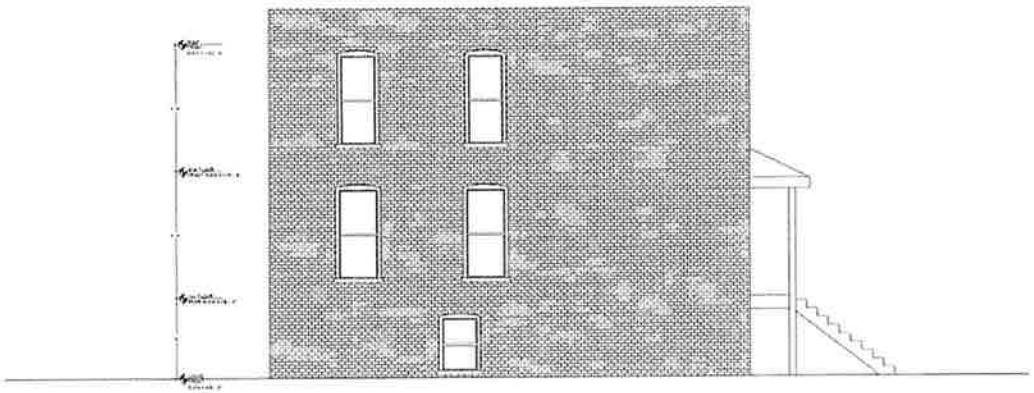
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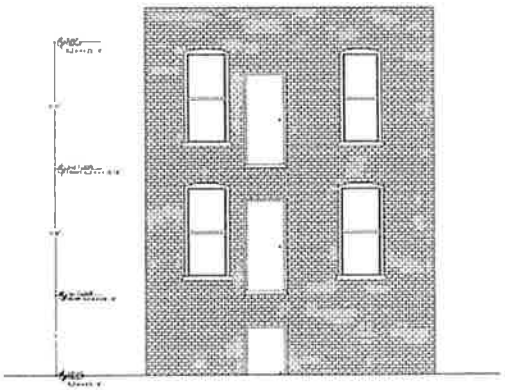




2 EAST ELEVATION



3 WEST ELEVATION



4 SOUTH ELEVATION

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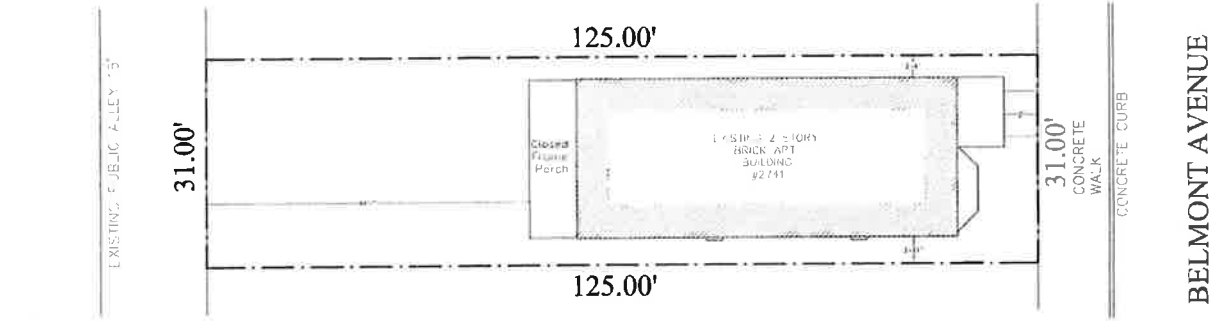
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2745 W. BELMONT ELEVATIONS

A-3

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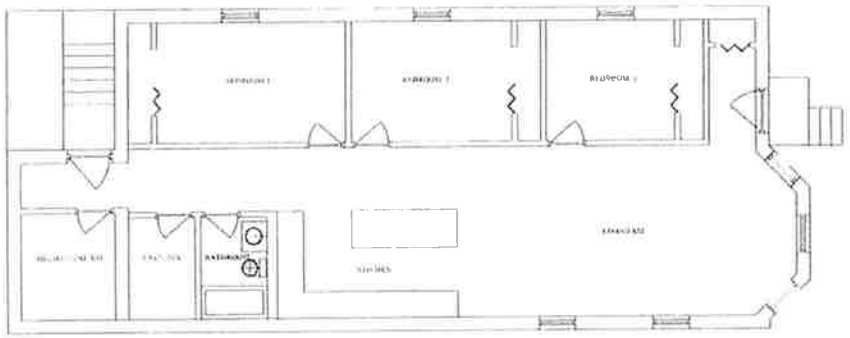
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Owner
2730 W. Belmont LLC

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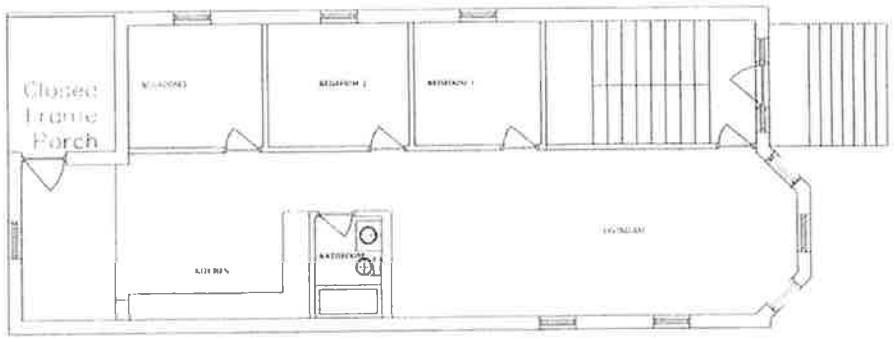
2741 W BELMONT
SITE PLAN

A-0

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1 BASEMENT UNIT



2 1ST FLOOR UNIT

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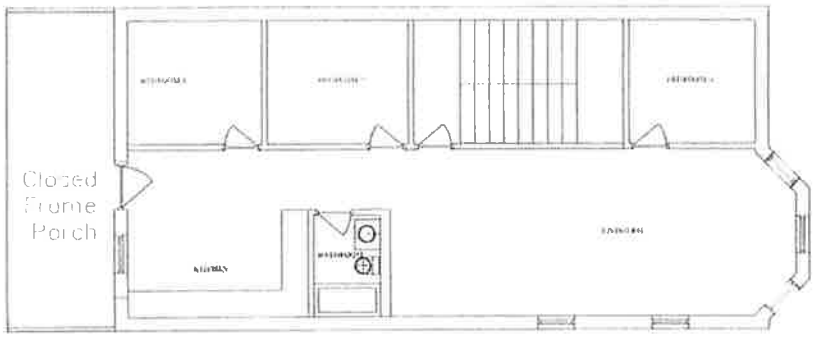
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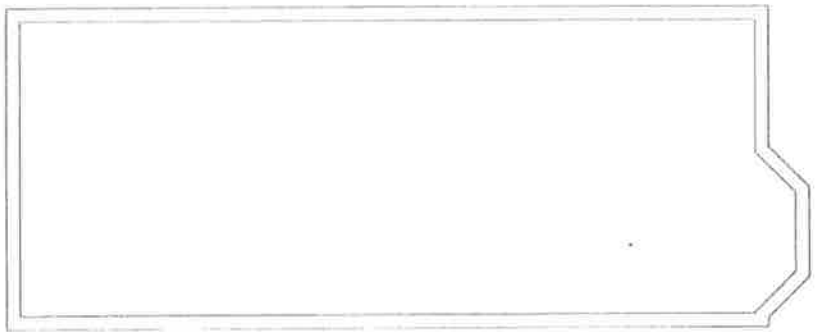
2741 W. BELMONT
BASEMENT, 1ST
FLR. PLAN

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2ND FLOOR UNIT



ROOF PLAN

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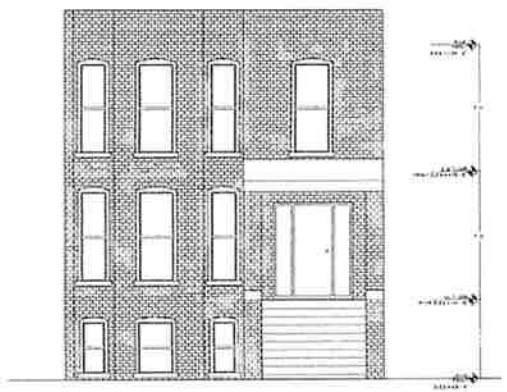
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Chicago, IL. 60618
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2739 W. Belmont LLC

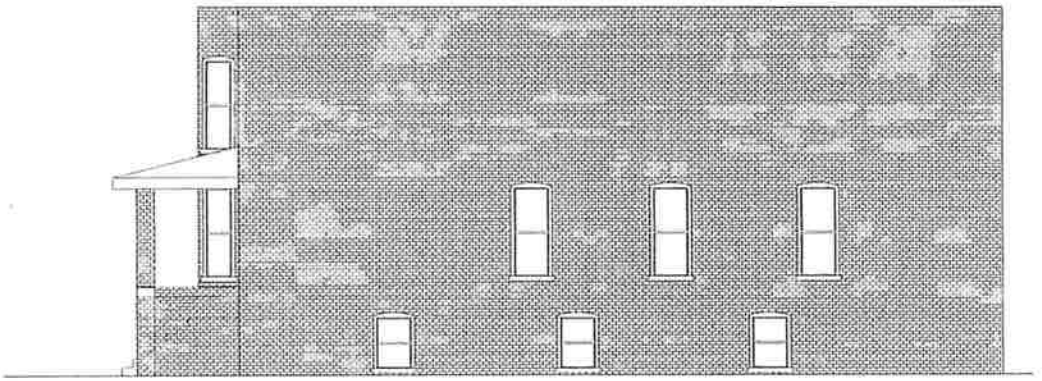
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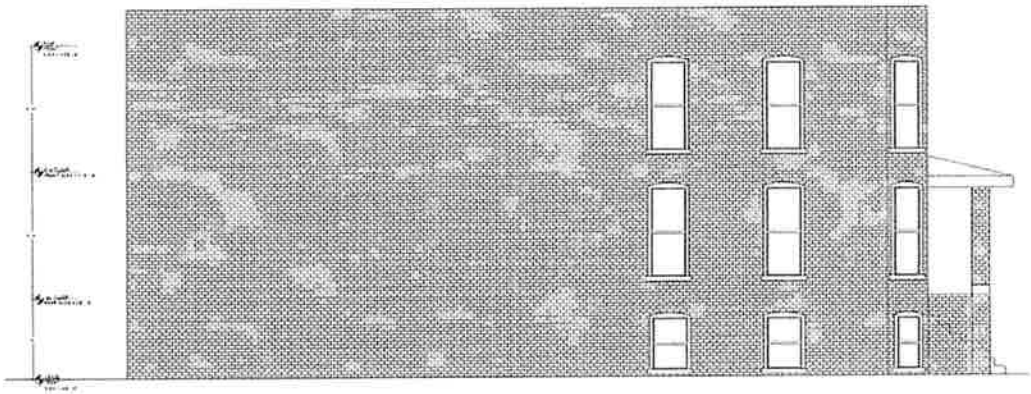
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2ND FLOOR AND
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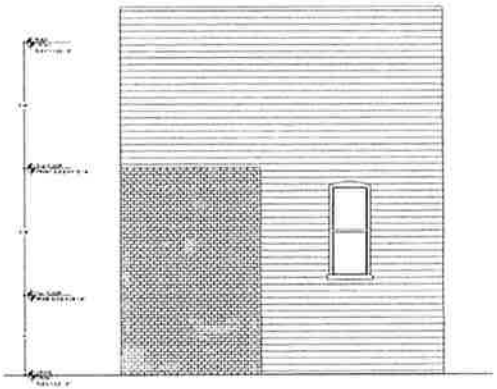
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2741 W. BELMONT ELEVATIONS

A-3