

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
5416 – 24 West Belmont Avenue

The Project

The property is improved with a three-story residential building with a ground floor containing 5,097.7 square feet of ground floor commercial space and one residential dwelling unit and with upper floors containing a total of twelve dwelling units. There are thirteen parking spaces on the property. The Applicant seeks to rezone the property to convert 1,962.2 square feet of commercial space with two ADA residential dwelling units for a total of 3,136.50 square feet of ground floor commercial space and fifteen residential dwelling units. Parking will remain at thirteen spaces. No additions are proposed to the building and the height is and will remain at 37.75 feet.

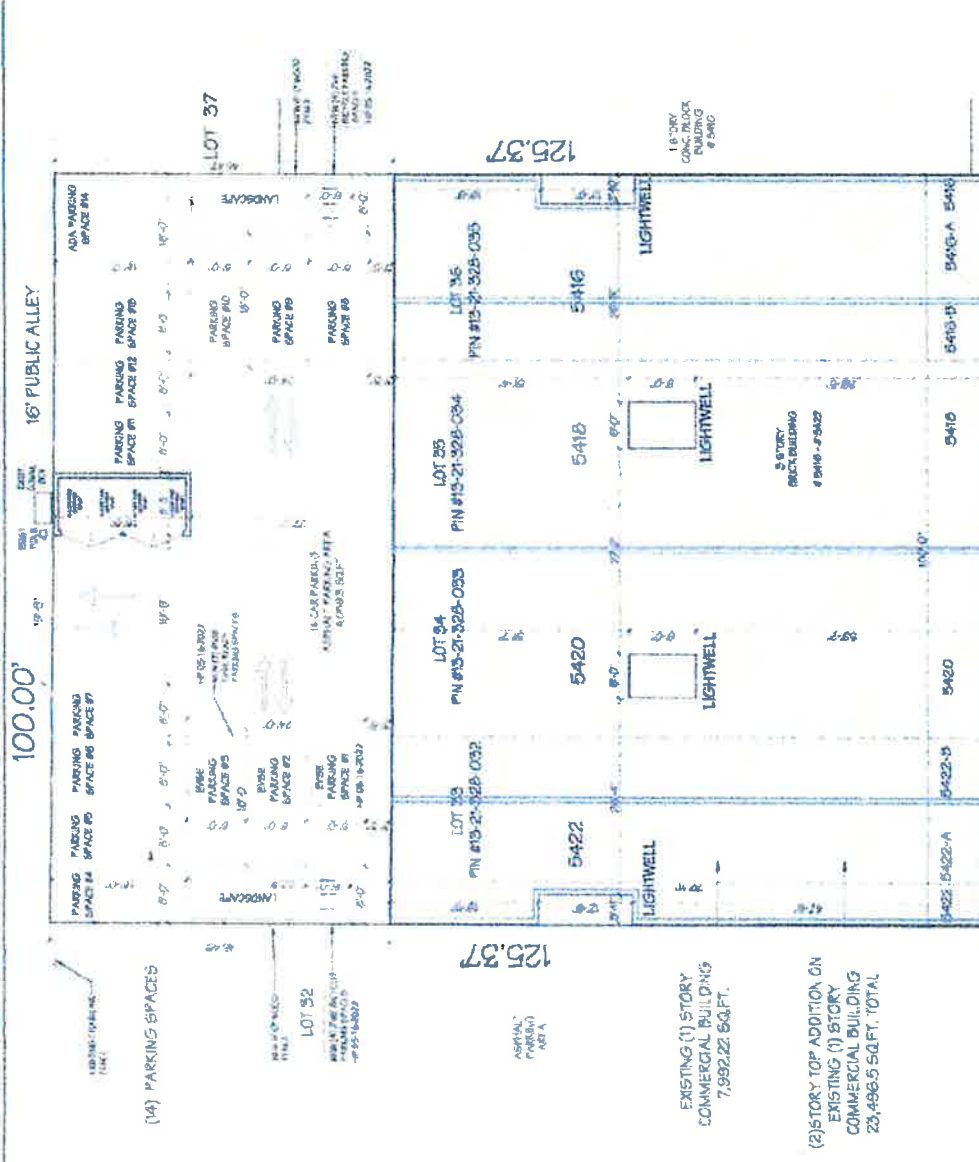
The subject property is located in area along Belmont Avenue that contains commercial and mixed-use buildings ranging in height from one to three stories. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current B2-3 Neighborhood Mixed-Use District under a Type I Map Amendment approved on October 14, 2021, to a new B2-3 Neighborhood Mixed-Use District under a new Type I Map Amendment that will allow the addition of two ADA residential dwelling units on the ground floor. No other changes are proposed to the project. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located on Belmont Avenue that is served by the CTA Route 77 bus.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	12,538 square feet
Maximum FAR:	2.01
Residential Dwelling Units:	15
MLA Density:	835.87 square feet
Height (existing):	37.75 feet
Bicycle Parking:	4 spaces
Automobile Parking:	13 spaces*
Setbacks:**	Front (Belmont Avenue): 0.00 feet (existing)
	East Side: 0.00 feet (existing)
	West Side: 0.00 feet (existing)
	Rear (Alley): 45.45 feet (existing)

A set of plans is attached.

*The property is a Transit Served Location because it fronts on the West Belmont Avenue that is served by the CTA Route 77 bus. The thirteen parking spaces are existing and no additional parking will be under this proposal.



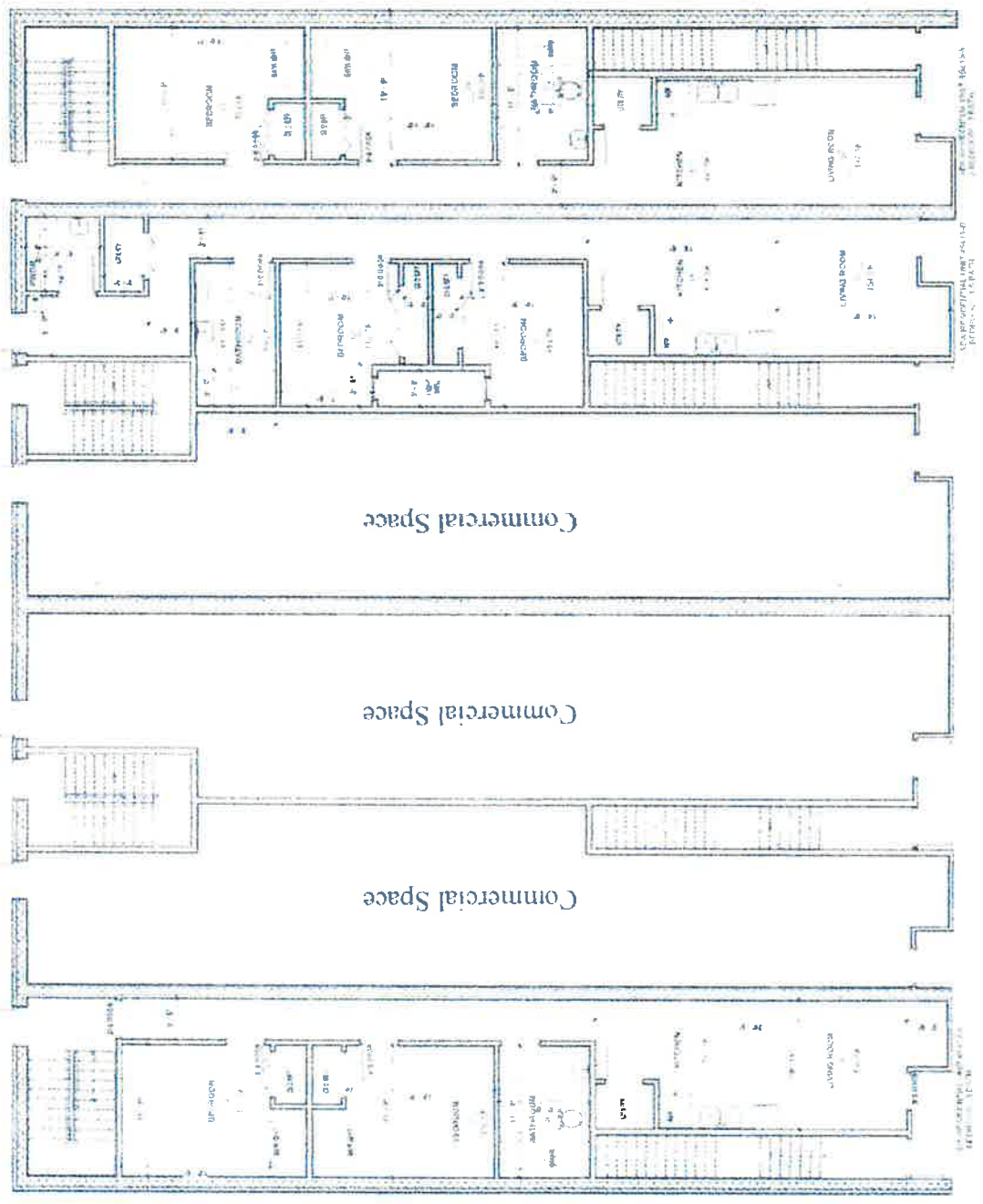
(14) PARKING SPACES

EXISTING (1) STORY
COMMERCIAL BUILDING
7,992.22 SQ.FT.

(2) STORY TOP ADDITION ON
EXISTING (1) STORY
COMMERCIAL BUILDING
23,498.5 SQ.FT. TOTAL



100.00'
W. BELMONT AVE



Commercial Space

Commercial Space

Commercial Space

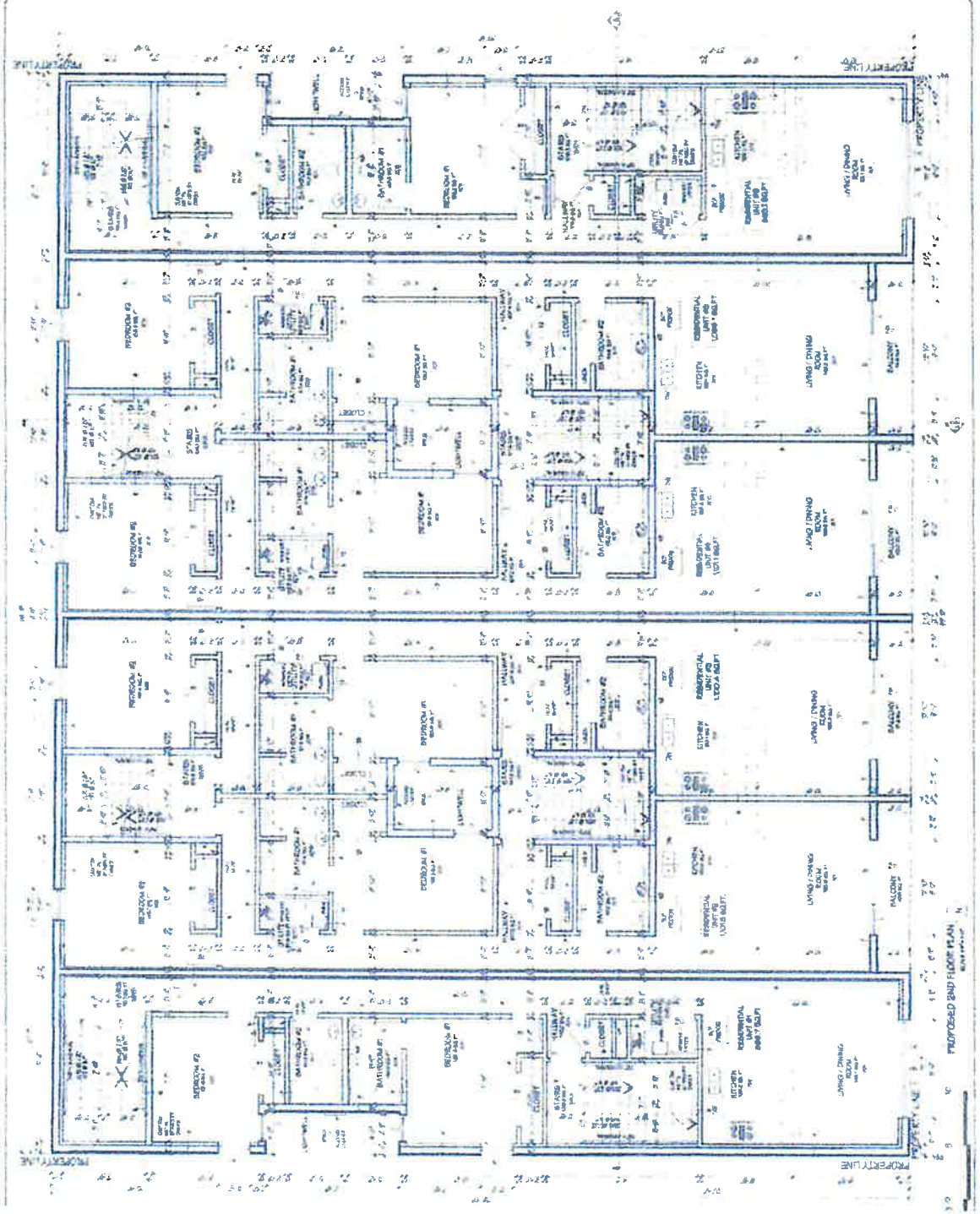


Living Room
11.7' x 11.7'

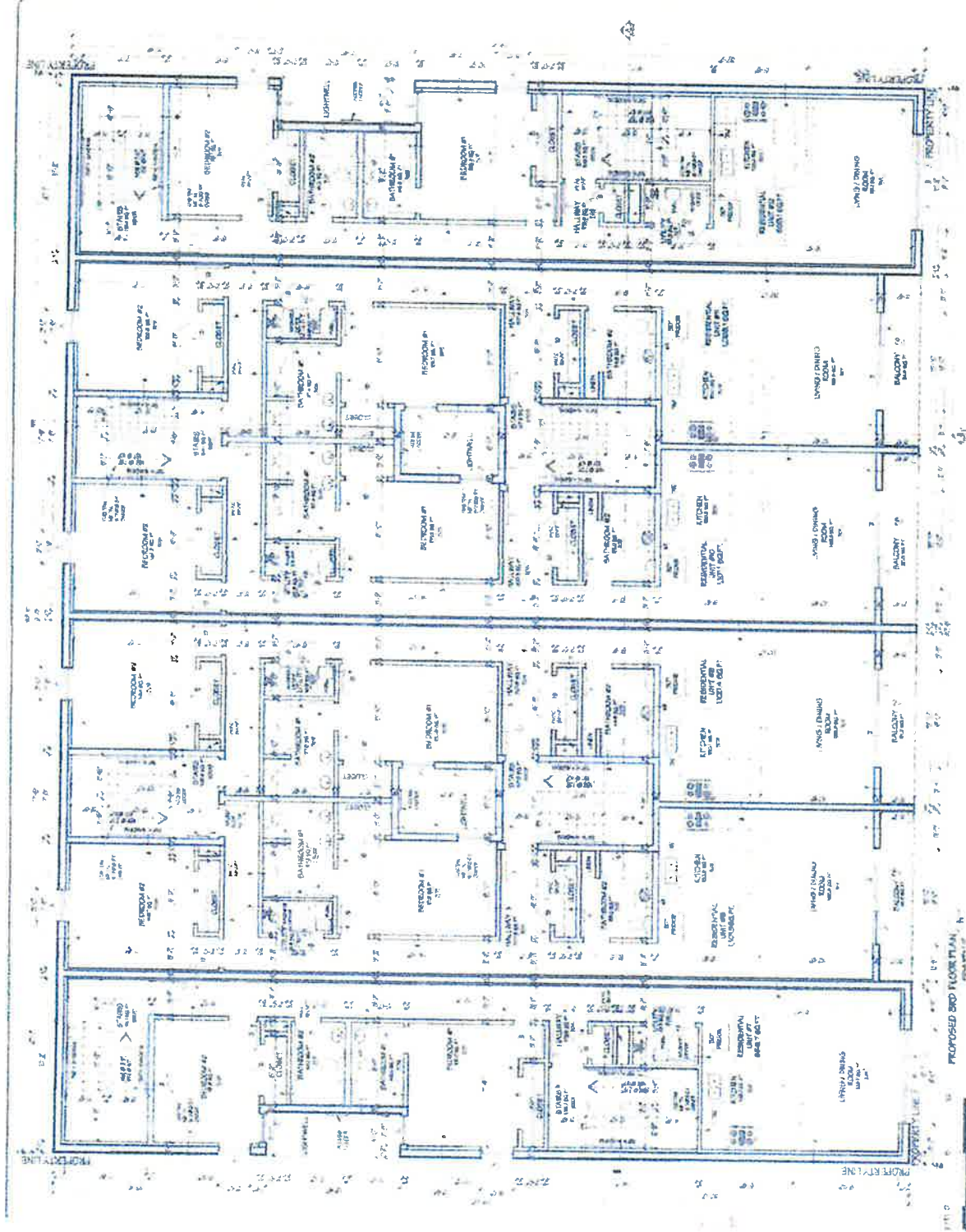
Living Room
11.7' x 11.7'

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Living Room
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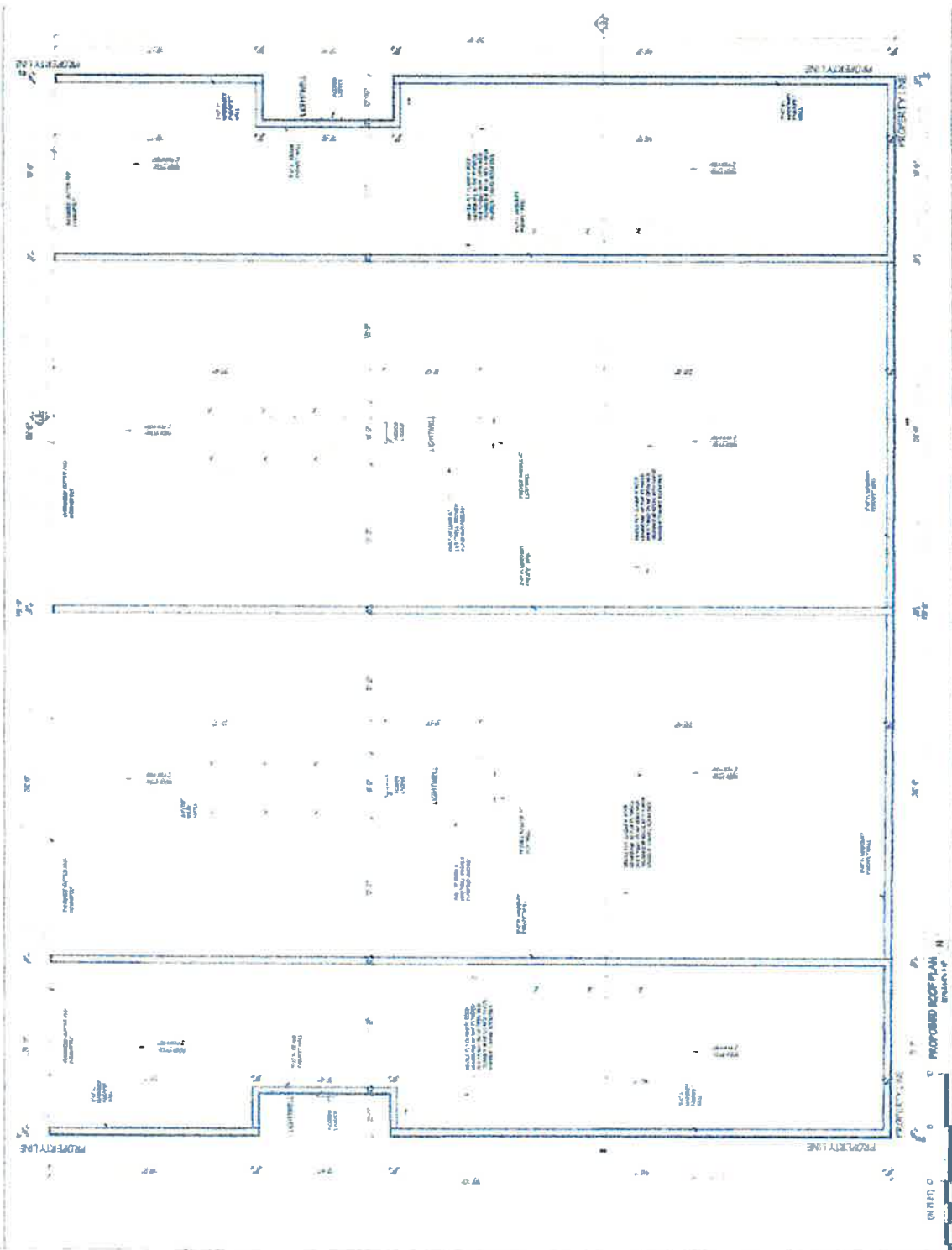


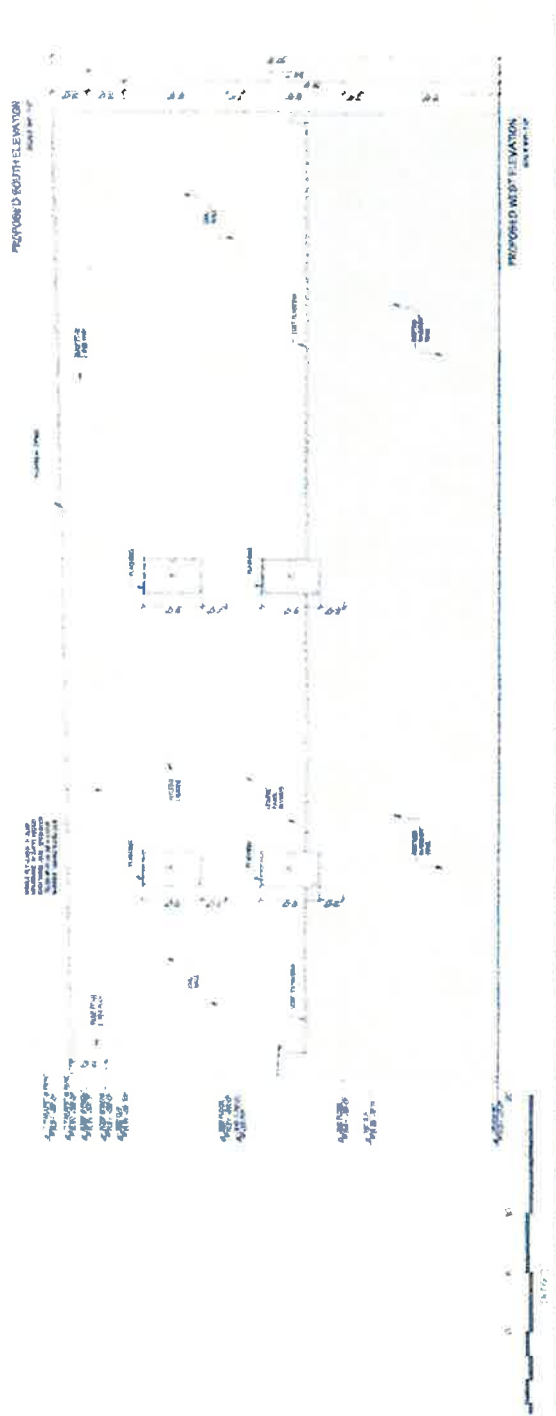
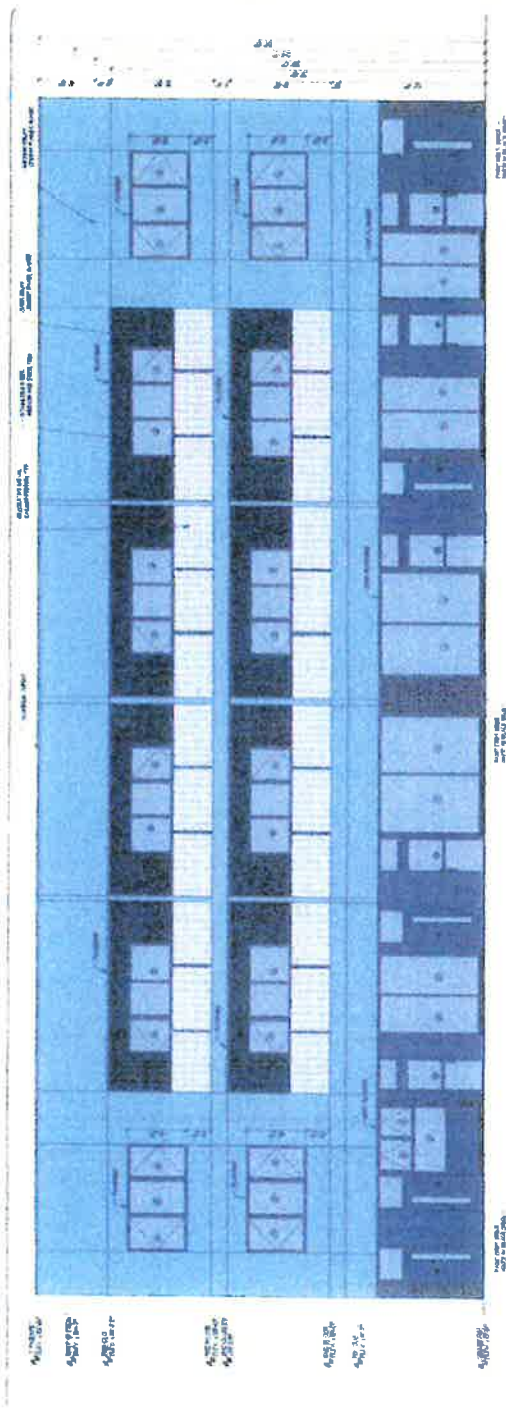
PROPOSED BUILDING FLOOR PLAN



PROPOSED 800 FLOOR PLAN

11/10







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PROPOSED INTERIOR ELEVATIONS

PROPOSED EXTERIOR ELEVATION

PROPOSED EXTERIOR ELEVATION

