

**AMENDED TO BE A TYPE-1
ZONING MAP AMENDMENT
AT 2412 W. BELDEN AVENUE
CHICAGO, IL 60647
FROM RS-3 TO RM-4.5**

NARRATIVE

The Project

The subject property is improved with a two and half story residential building on the front of the property containing four residential dwelling units and a rear one-story residential building containing one residential dwelling units for a total of five residential dwelling units. There is no on-site parking on the property. 2412 Belden LLC (the "Applicant") proposes rezone the property from a RS-3 Residential Single-Unit (Detached House) District to an RM-4.5 Residential Multi-Unit District to allow construction of dormer additions to the existing front residential building to expand the size of the existing residential dwelling units. The rezoning will allow for sufficient FAR to accommodate the added Floor Area from the construction of the dormer additions. The number of residential units on the property, however, will not increase and will remain at a total of five residential dwelling units. No parking will be added. The height of the front building will be 36 feet 6 and 19/32 inches. The height of the rear building is and will remain at 28.00 feet.

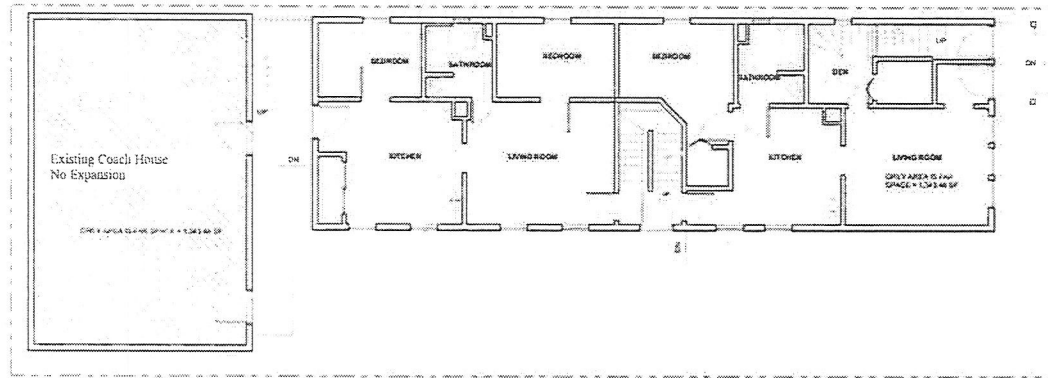
The subject property is located in a block that is improved with residential buildings west of the alley next west of North Western Avenue. East of that alley, the block has commercial buildings. The area immediately east of the subject building is zoned B3-2 and the area west of the alley next west of North Western Avenue is generally zoned RS-3 with some properties zoned RT-3.5 and RT-4.0. There are a number of residential buildings in the area that exceed the RS-3 maximum permitted FAR and have multiple dwelling units. There also are a number of buildings in the immediate area with dormer additions.

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

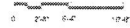
Lot Area:	3,610.80 square feet
Maximum FAR:	1.70
Residential Dwelling Units:	Five
MLA:	722.16
Height:	Front Building: 36 feet 6 and 19/32 inches Rear Building: 28 feet
Bicycle Parking:	None
Automobile Parking:	None
Setbacks (existing):	Front (West Belden Ave): 5.25' East Side: 0.70' West Side: 0.00' Rear (Alley): 1.90'

A set of plans is attached.

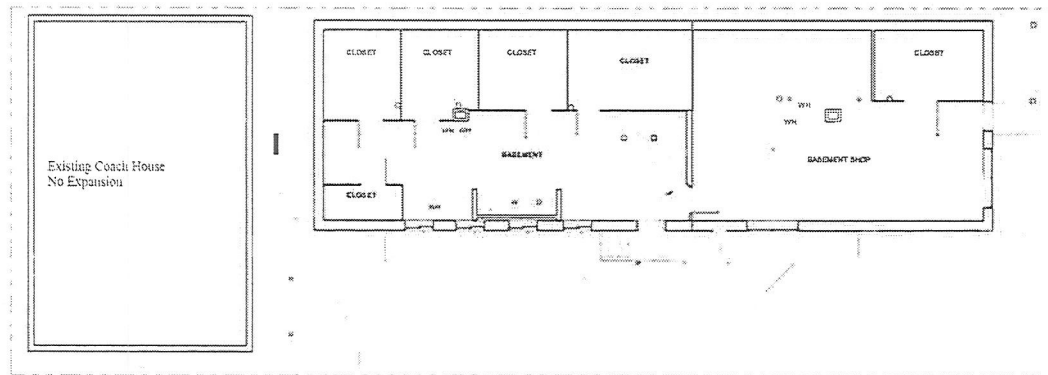
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1 1ST FLOOR EXISTING PLAN
3/16" = 1'-0"



SHADED AREAS ARE EXISTING FLOOR PLAN. COACH HOUSE: 124' x 46' SPAN. FRONT BUILDING: 134' x 46' SPAN. TOTAL FIRST FLOOR FLOOR AREA: 2,648 SF



2 BASEMENT EXISTING PLAN
3/16" = 1'-0"



06/14/20 ZONING CORRECTIONS
DATE: 06/14/20
DESCRIPTION: PERMIT

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BELDEN REMODELING
2412 W BELDEN AVE

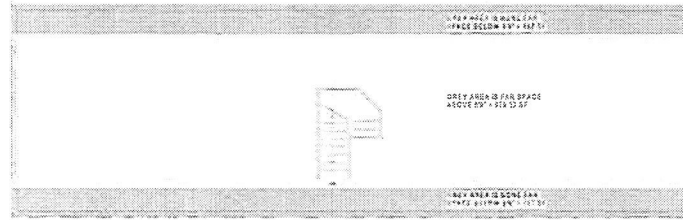
BASEMENT & 1ST
FLOOR EXISTING
PLANS

21516

SHEET
NO. **A101**

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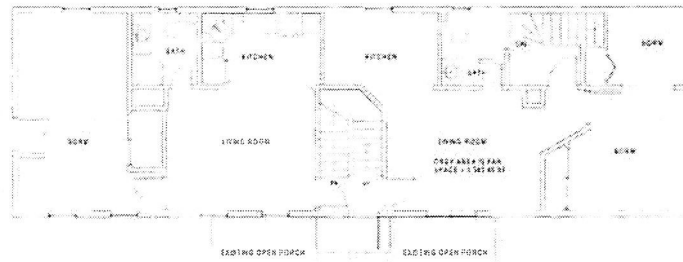
Existing Coach House
No Expansion



2 EXISTING ATTIC PLAN
3/16" = 1'-0"

SHADED AREA IS EXISTING FAR AREA FRONT BUILDING 157313131

Existing Coach House
No Expansion



1 2ND FLOOR EXISTING PLAN
3/16" = 1'-0"

SHADED AREA IS EXISTING FAR AREA COACH HOUSE 157313131 FRONT BUILDING 157313131 TOTAL 2ND FLOOR FAR AREA 157313131

WALL LEGEND

	WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW WALL



157313131 ISSUED 04/20/10
DATE DESCRIPTION

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BELDEN REMODELING

2412 W BELDEN AVE

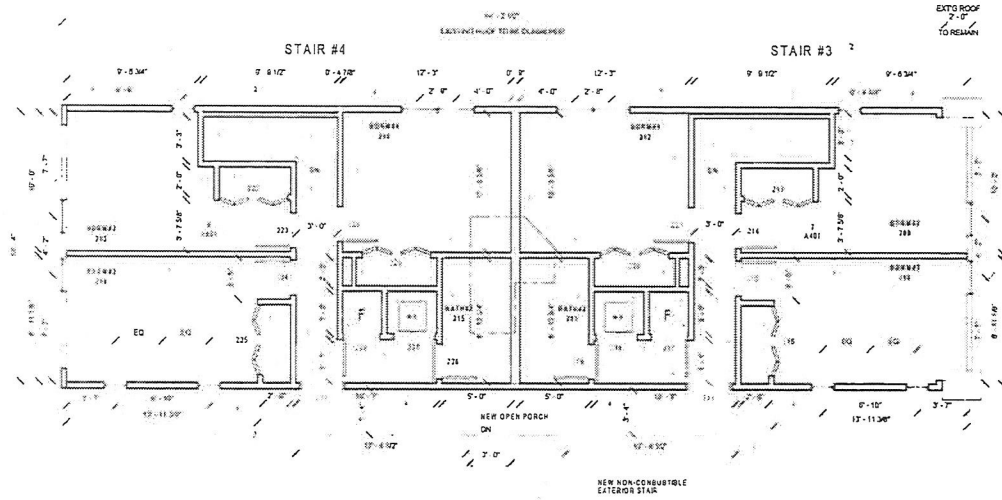
2ND FLOOR & ATTIC
EXISTING PLANS

25310 4/20/10

SHT NO A102

Final for Publication

Existing Coach House
No Expansion

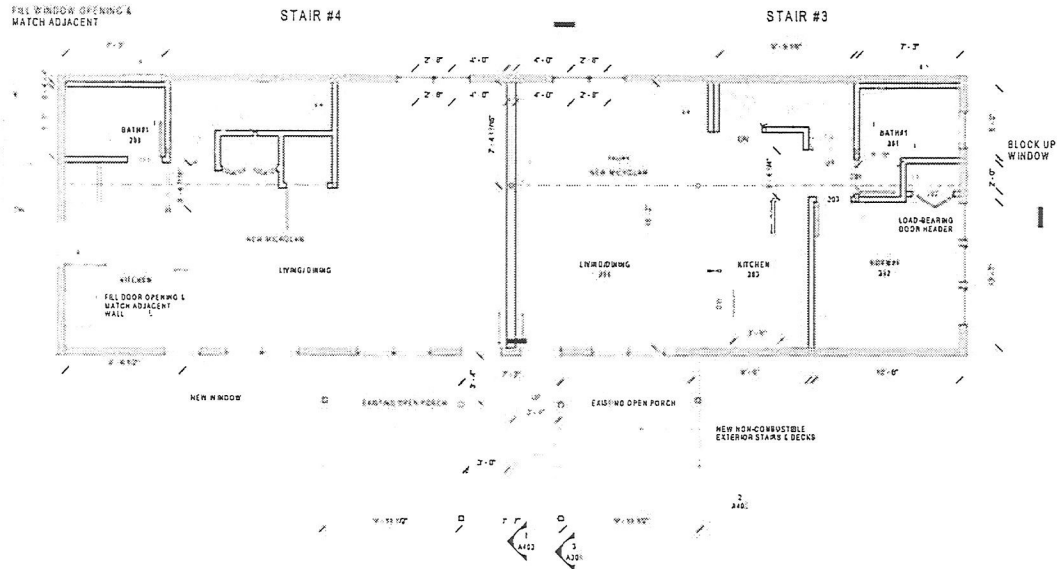


WALL LEGEND

	WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW WALL

2 REMODELED ATTIC PLAN
1/4" = 1'-0"

EXISTING PORCH
AND STAIRS - NO
WORK
ELEC
METERS



Existing Coach House
No Expansion

3 2ND FLOOR REMODELED PLAN
1/4" = 1'-0"



2024-25 BUSINESS SERVICES
DISTRICT NUMBER FOR PERMITS
DATE DESCRIPTION No

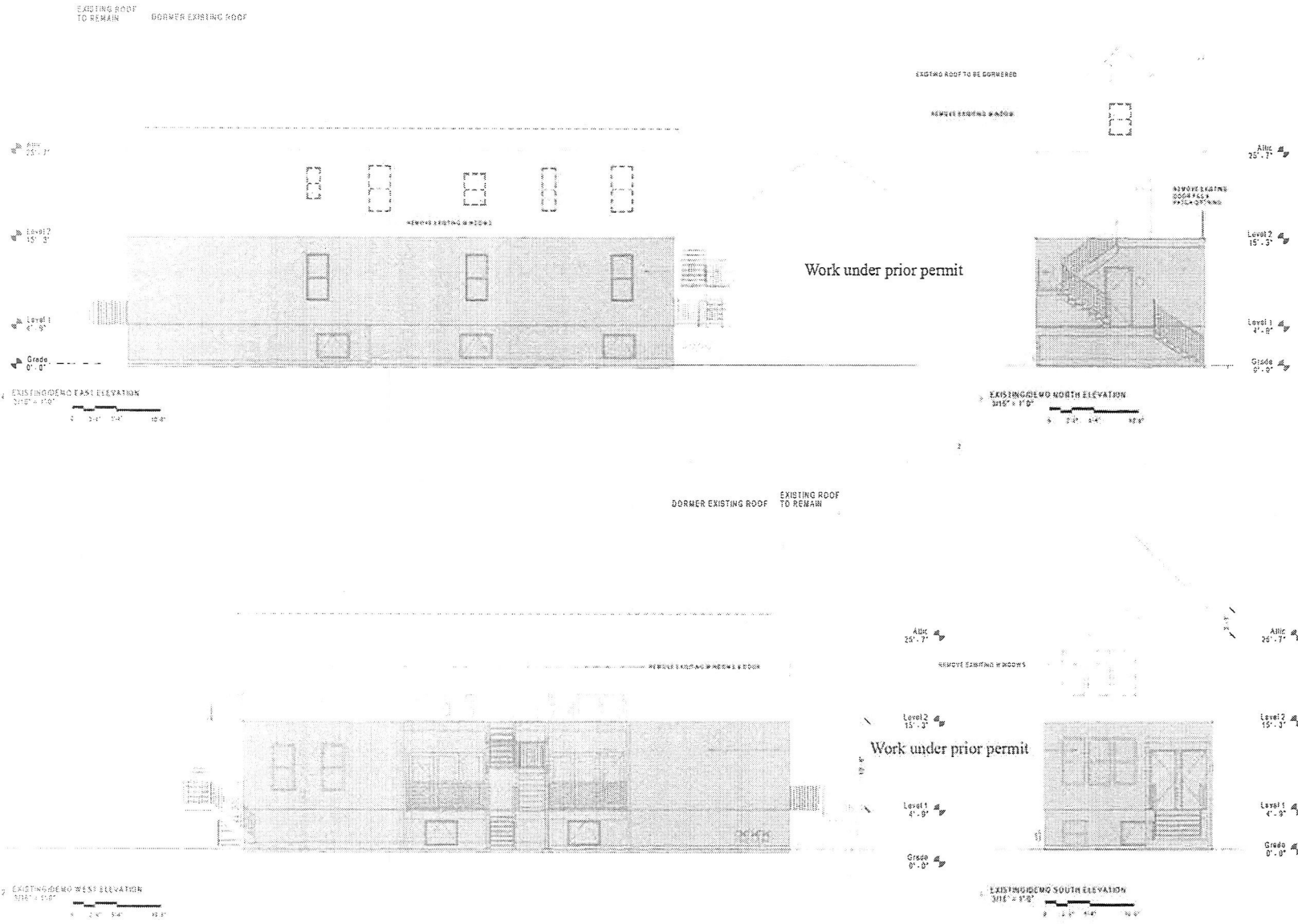
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BELDEN REMODELING
2412 W BELDEN AVE

2ND FLOOR & ATTIC
REMODELED PLAN

SHT NO **A104**

Final for Publication



DATE	ISSUED FOR PERMIT	DESCRIPTION	BY
07/20/23	REVISIONS CORRECTIONS		
04/21/21	ISSUED FOR PERMIT		

MAIN ARCHITECTURE

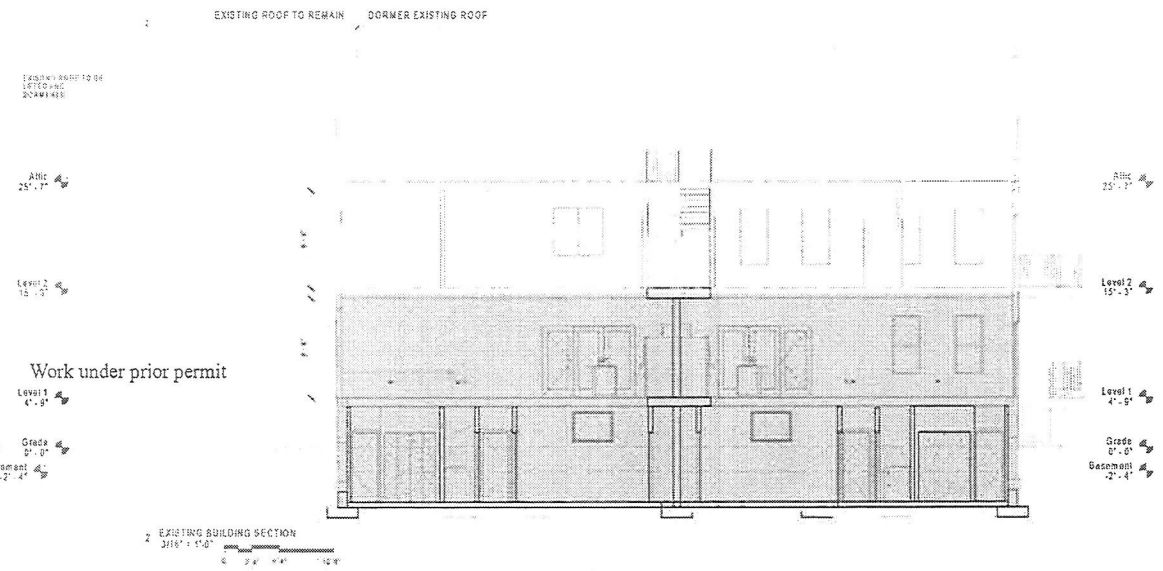
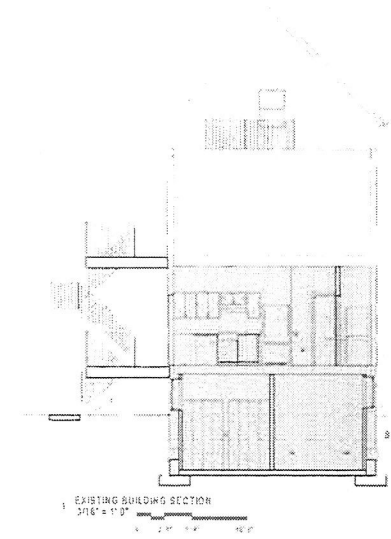
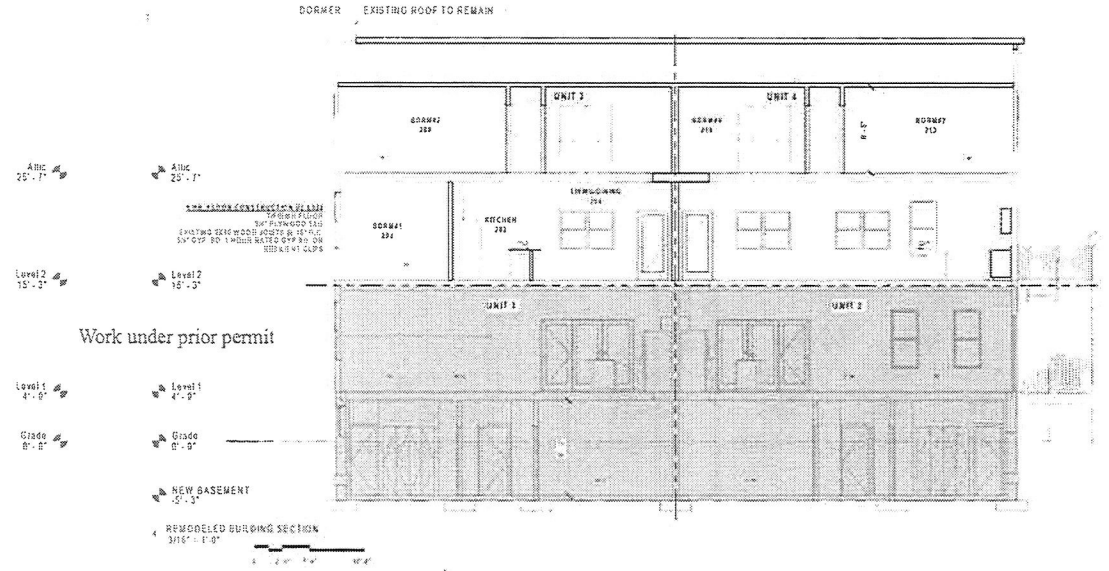
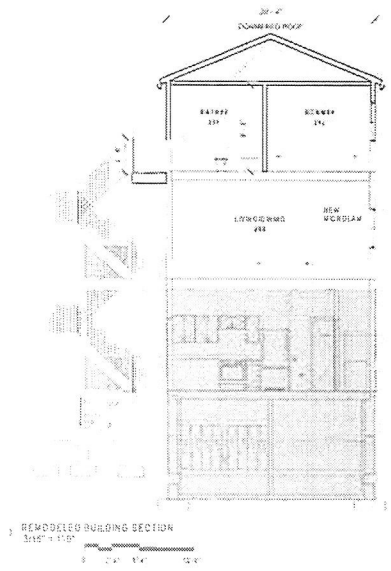
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BELDEN REMODELING
 2412 W BELDEN AVE

EXISTING & DEMO BUILDINGS ELEVATIONS

21/24 1/24/21

SHEET NO **A201**



REVISION BUILDING CONNECTION
DATE DESCRIPTION

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BELDEN REMODELING
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EXISTING & REMODELED BUILDING SECTIONS

SHT NO **A301**