

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.

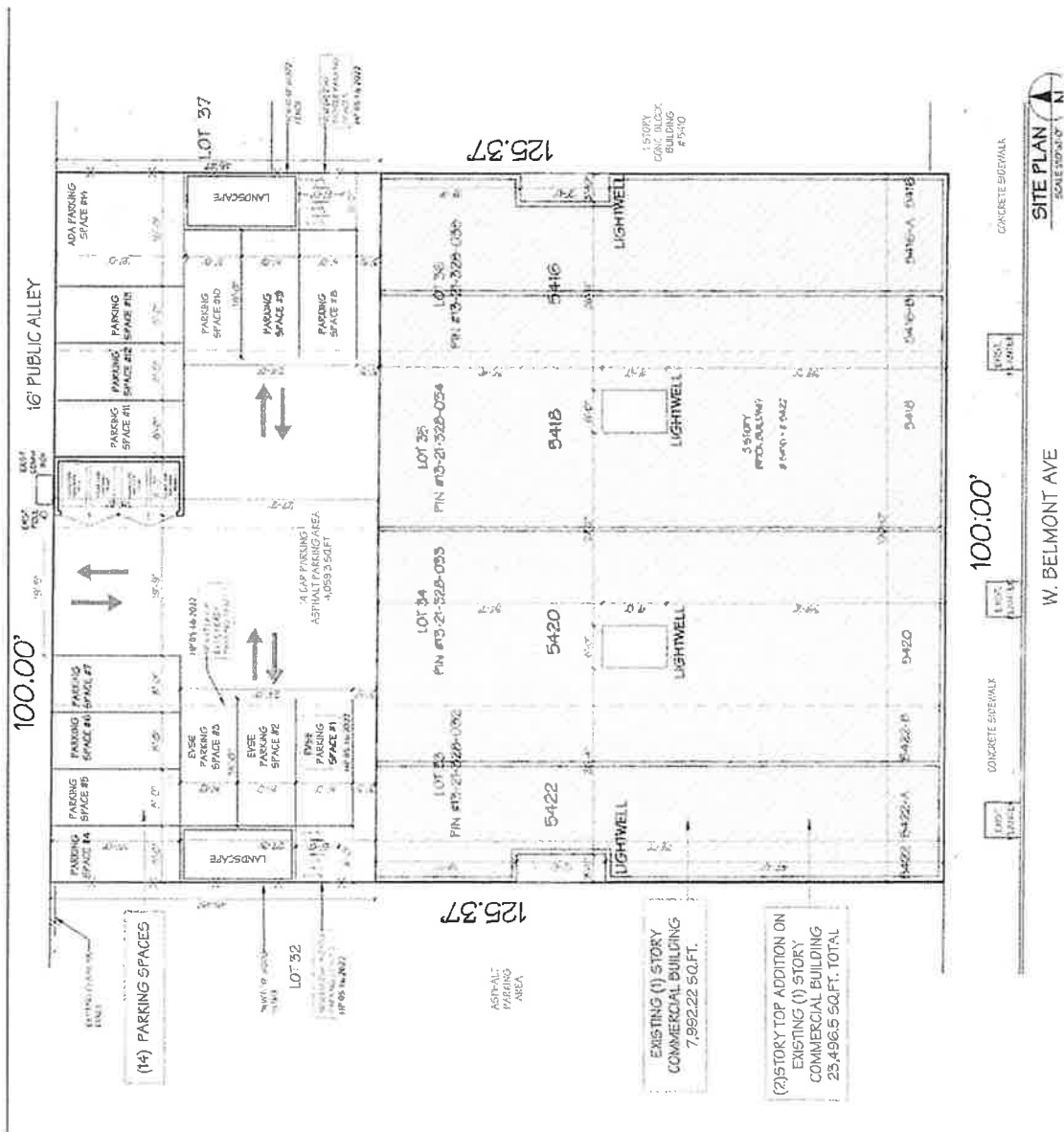
The subject property is located in area along Belmont Avenue that contains commercial and mixed-use buildings ranging in height from one to three stories. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current B2-3 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)

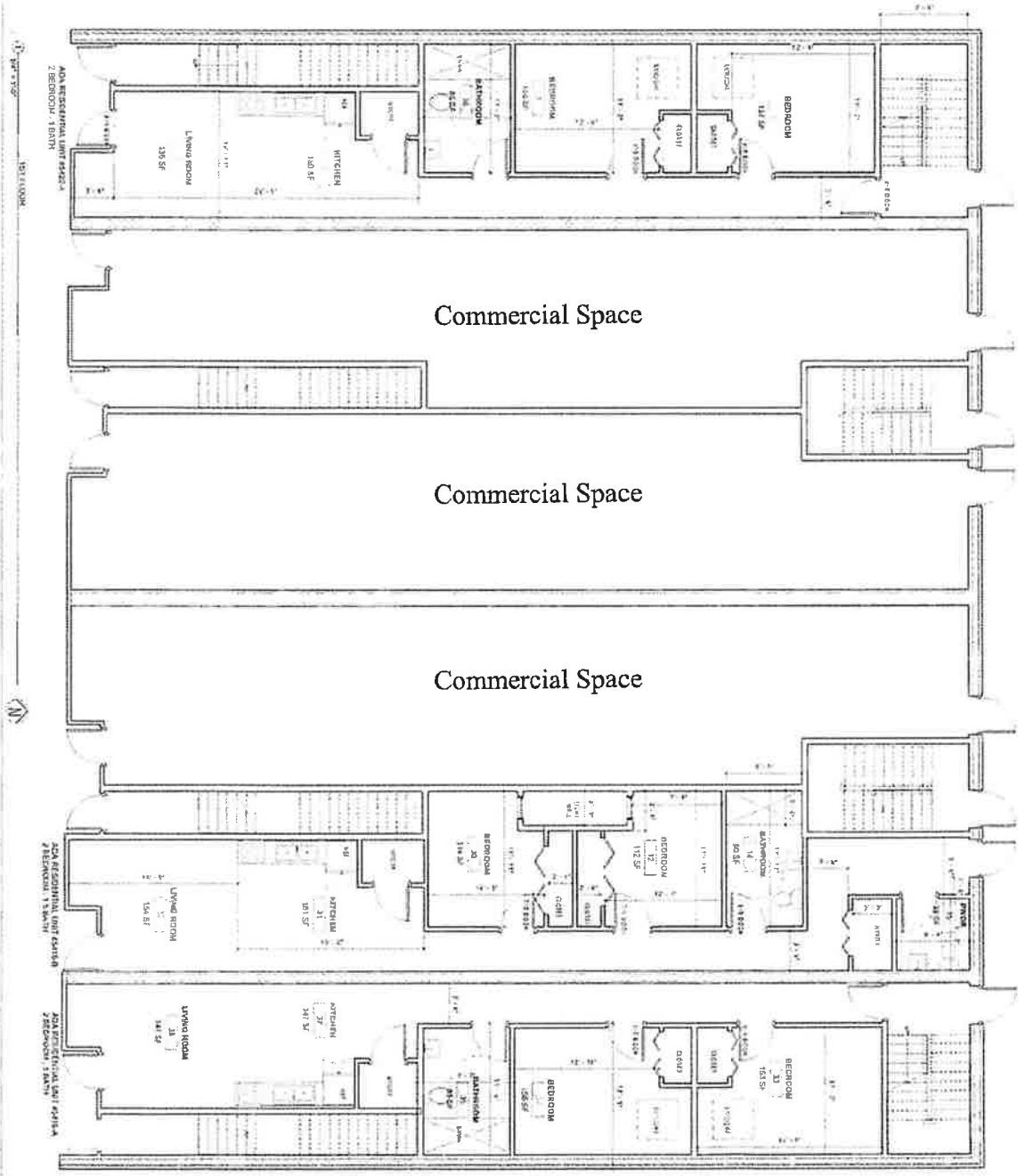
A set of plans is attached.

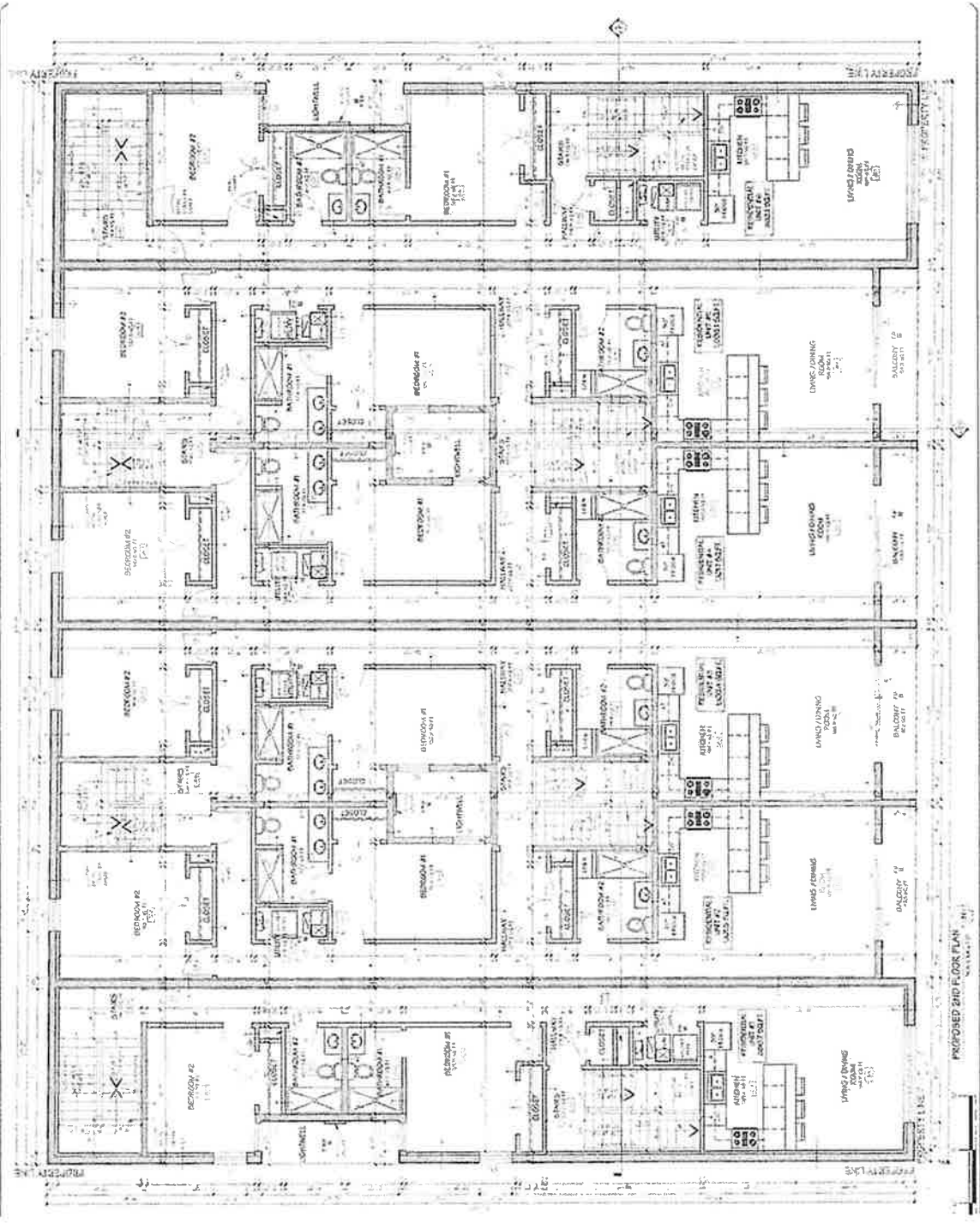
*The property is a Transit Served Location because it fronts on the West Belmont Avenue that is served by the CTA Route 77 bus. The thirteen parking spaces are existing and no additional parking will be under this proposal.



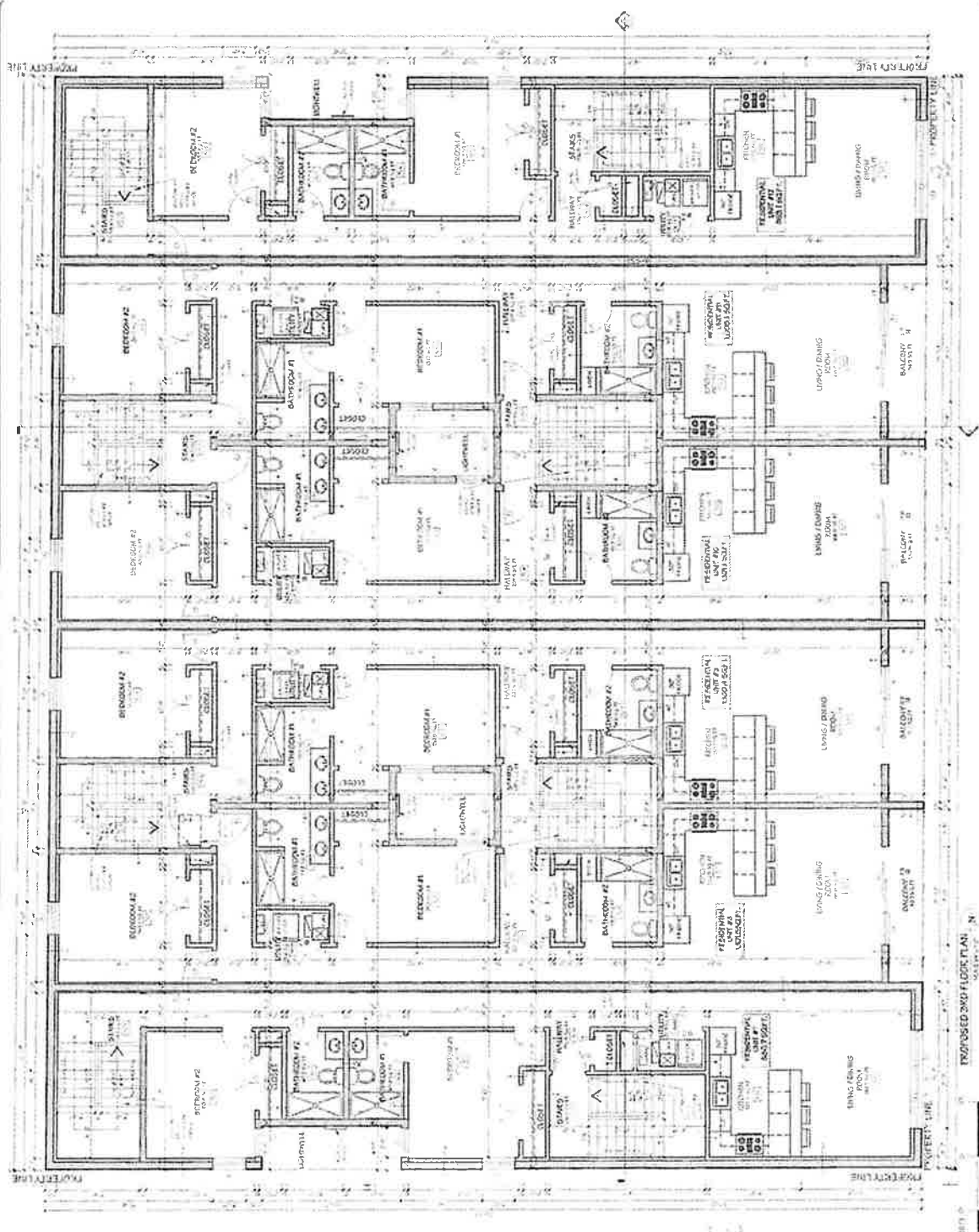
EXISTING (1) STORY
COMMERCIAL BUILDING
7,992.22 SQ. FT.

(2) STORY TOP ADDITION ON
EXISTING (1) STORY
COMMERCIAL BUILDING
23,496.5 SQ. FT. TOTAL

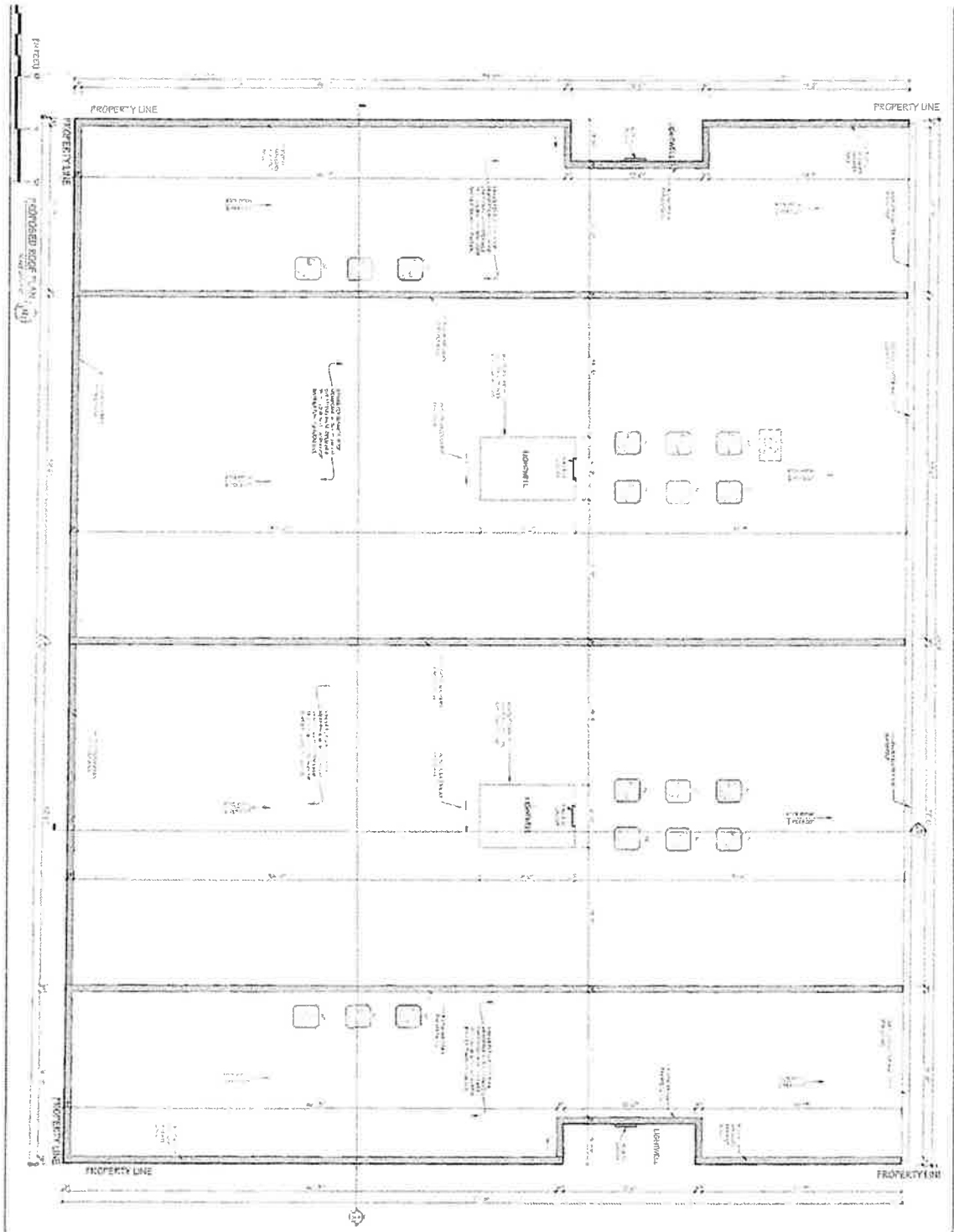


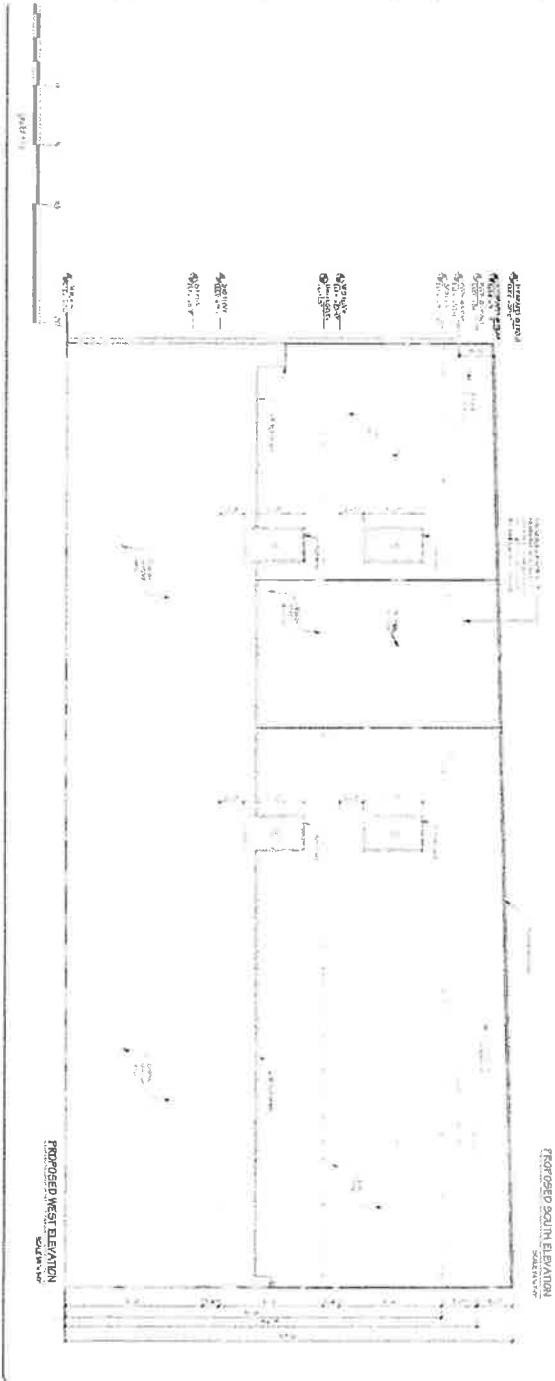
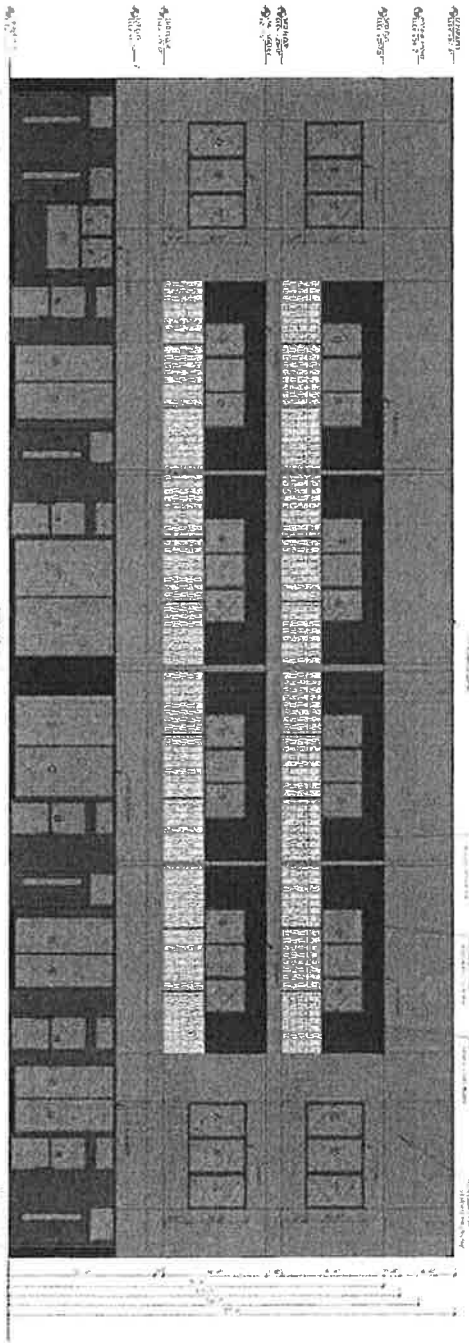


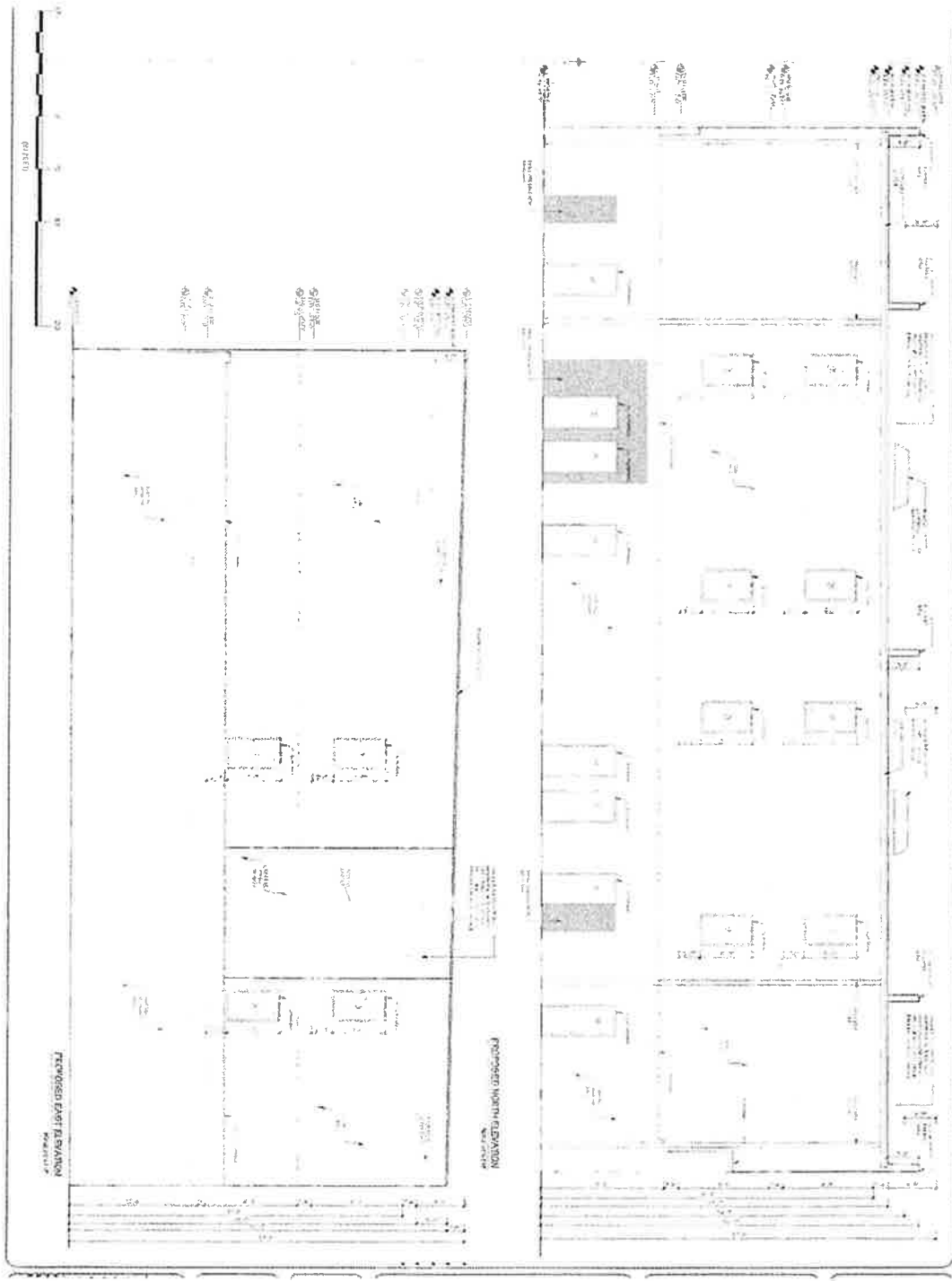
PROPOSED 2ND FLOOR PLAN



PROPOSED 300 FLOOR PLAN
 300 UNIT







UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
 TEL.: (847) 299 - 1010 FAX: (847) 299 - 6987
 E-MAIL: USURVEY@USANDCS.COM

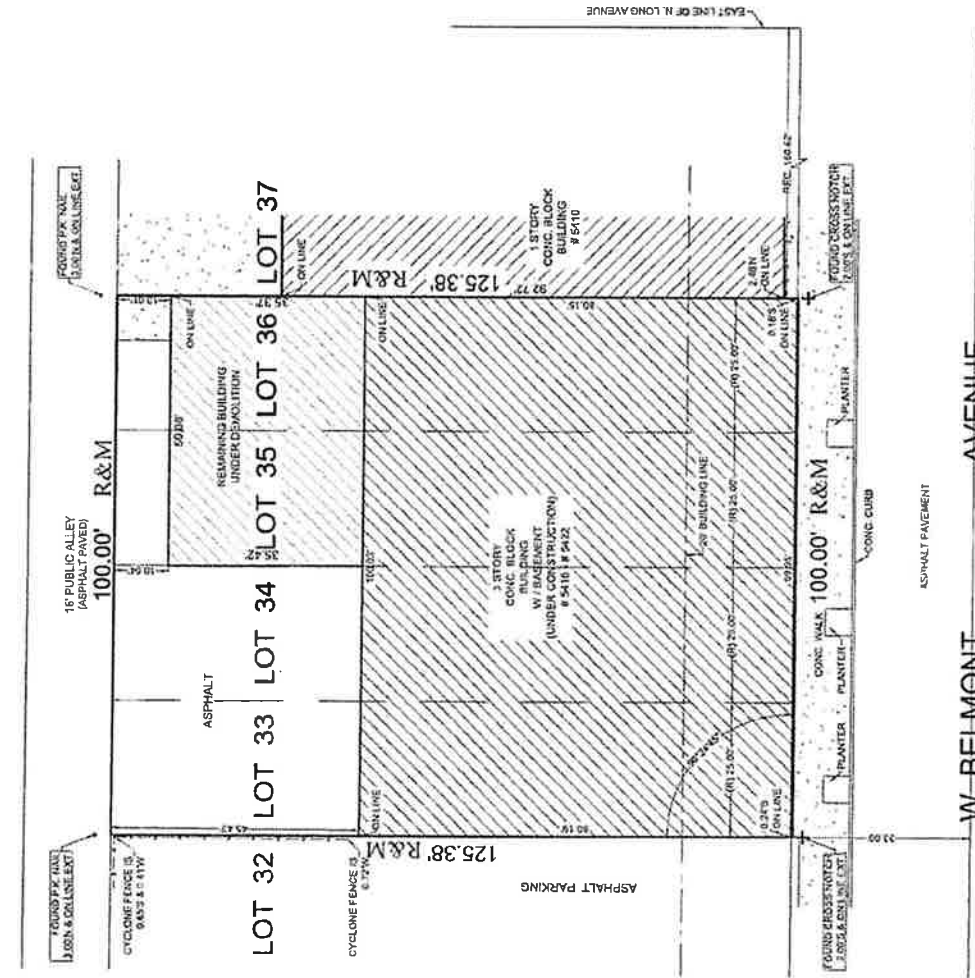
PLAT OF SURVEY

OF
 LOTS 32, 33, 34, 35, 36 IN BLOCK TEN (10) IN FRED BUCKS PORTAGE PARK
 SUBDIVISION IN THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4)
 OF SECTION 16, TOWNSHIP 35N, RANGE 13E EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS: 5416 - W. BELMONT AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:

- 13 - 21 - 328 - 032 - 0000
- 13 - 21 - 328 - 033 - 0000
- 13 - 21 - 328 - 034 - 0000
- 13 - 21 - 328 - 035 - 0000



STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY INSTRUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, OCTOBER 27, A.D. 2023.

BY: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2230
 LICENSE EXPIRES: NOVEMBER 30, 2024
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-204576
 LICENSE EXPIRES: APRIL 30, 2025



88' R.O.W. HERETOFORE DEDICATED
 AS FOR PUBLIC STREET PURPOSES

W. BELMONT AVENUE



ORDERED BY:	KANTER, LLC
SCALE:	1" = 15'
DATE:	MAY 27, 2020
FILE NO.:	2020 - 27563
DATE	10/27/23
REVISION	06/21/24
DATE	
REVISION	