CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   4100-08 West Belmont Avenue/ 3200-10 North Karlov Avenue

2. Ward Number that property is located in: 30

3. APPLICANT BELMONT KARLOV LLC

   ADDRESS 4100 West Belmont Avenue CITY Chicago

   STATE Illinois ZIP CODE 60641 PHONE 815-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

4. Is the applicant the owner of the property? YES ☐ NO ☒
   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   OWNER ALL CHICAGO INC.

   ADDRESS 4100 West Belmont Avenue CITY Chicago

   STATE Illinois ZIP CODE 60641 PHONE 815-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Ximena Castro- Acosta Ezgur, LLC

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   CITY Chicago STATE Illinois ZIP CODE 60642

   PHONE 815-215-2076 FAX _____ EMAIL ximena@acostaezgur.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Awais A Khan

7. On what date did the owner acquire legal title to the subject property? 06/04/2007

8. Has the present owner previously rezoned this property? If yes, when? No.

9. Present Zoning District: M1-1 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 12,408.08 square feet

11. Current Use of the Property: one-story building with commercial use

12. Reason for rezoning the property: To allow a new five-story mixed use building with ground floor commercial use and residential units above the ground floor and to seek optional variation relief under section 17-13-0300(D).

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): The property is improved with a one story commercial building. The Applicant seeks to rezone the property to construct a new five-story building (57'-2" height) with approximately 2,000 square feet of commercial space, 32 residential units, 22 parking spaces, and 32 bicycle spaces. The residential units will be accessed from West Karlov Avenue.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☒ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** Applicant seeks all relief as needed, as allowed by the Chicago Zoning Code, for the attached plans, including: 1) per 17-13-1101-B to reduce the rear yard setback from 30.0 feet to 6.0 feet; 2) per section 17-13-1101-D to reduce one loading berth under section 17-10-1101; and 3) per section 17-13-1003-X to reduce the ground-floor commercial floor area requirement of section 17-3-0305 by up to 20%.

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES [X] NO [ ]

COUNTY OF COOK
STATE OF ILLINOIS

BELMONT KARLOV LLC , being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Awais Khan

Signature of Applicant

By: Awais A Khan, Manager of Applicant

Subscribed and Sworn to before me this

29th day of May , 20 25

OFFICIAL SEAL
BASHARAT AHMAD HARGEY
Notary Public, State of Illinois
Commission No. 897967
My Commission Expires
October 03, 2028

Notary Public

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

June 18, 2025

Chairman Burnett
Committee on Zoning, Landmarks & Building Standards
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the Applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The subject property is bounded by:

> the public alley north of and parallel to West Belmont Avenue; North Karlov Avenue; West Belmont Avenue; and a line 99.36 feet west of and parallel to North Karlov Avenue.

and has the address of 4100-08 West Belmont Avenue/ 3200-10 North Karlov Avenue, Chicago, Illinois 60641.

The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the Applicant; the name and address of the owner; and a statement that the Applicant intends to file the application for a change in zoning on approximately June 18, 2025.

The undersigned certifies that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject property is a complete list containing the names and addresses of the people required to be served.

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant

Subscribed and sworn to before me this 18th day of June 2025.

Estela Richards
Notary Public

Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

June 18, 2025

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about June 18, 2025, the undersigned will file an application for a change in zoning from a current M1-1, Limited Manufacturing/Business Park District to a B2-3, Neighborhood Mixed-Use District on behalf of BELMONT KARLOV LLC (the "Applicant") for the property located at 4100-08 West Belmont Avenue/ 3200-10 North Karlov Avenue, Chicago, Illinois 60641. The property is bounded by:

> the public alley north of and parallel to West Belmont Avenue; North Karlov Avenue; West Belmont Avenue; and a line 99.36 feet west of and parallel to North Karlov Avenue.

The property is improved with a one story commercial building. The Applicant seeks to rezone the property to construct a new five-story building (57'-2" height) with approximately 2,000 square feet of commercial space, 32 residential units, 22 parking spaces, and 32 bicycle spaces. The residential units will be accessed from West Karlov Avenue.

As part of the rezoning, the Applicant seeks all relief as needed, as allowed by the Chicago Zoning Code for the attached plans, as part of the Type-1 rezoning application for the following relief under section 17-13-0300(D): 1) per 17-13-1101-B to reduce the rear yard setback from 30.0 feet to 6.0 feet; 2) per section 17-13-1101-D to reduce one loading berth under section 17-10-1101; and 3) per section 17-13-1003-X to reduce the ground-floor commercial floor area requirement of section 17-3-0305 by up to 20%;.

The Applicant has a business address at 4100 West Belmont Avenue, Chicago, Illinois 60641. The Owner of the property is ALL CHICAGO INC. and has a business address of 4100 West Belmont Avenue, Chicago, Illinois 60641. The Owner has authorized the Applicant to file the subject application. The contact person for this application is Ximena Castro, with a business address at 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 or at ximena@acostaezgur.com.

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@profassociated.com
www.profassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY*ALTA*TOPOGRAPHIC*CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM No. 184-003923

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: Info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

ALTA/NSPS LAND TITLE SURVEY

OF

LOTS 6, 7, 8 AND 9 IN BLOCK 3 IN A.T. SNOW'S SUBDIVISION OF THE SOUTH 5 ACRES OF LOT 2 IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS.

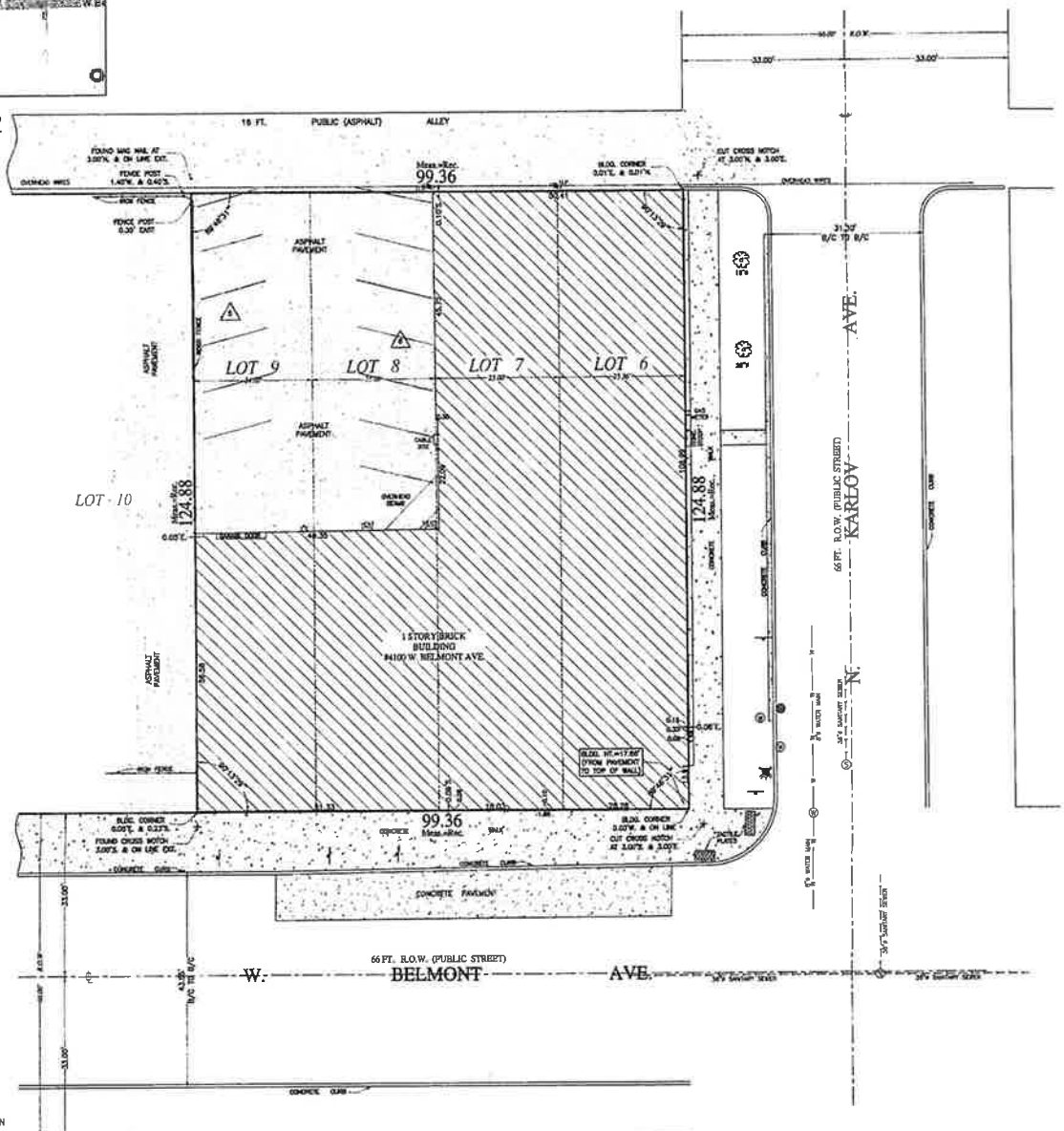
TOTAL LAND AREA = 12,408 sq. ft. = 0.285 acre, more or less
BUILDING FOOTPRINT = 9,063 sq. ft.
P.I.N. 13-22-436-036-0000
COMMONLY KNOWN AS: 4100 W. BELMONT AVE., CHICAGO, IL. 60641

NORTH

GRAPHIC SCALE
20 15 10 5 0 10 20
(IN FEET)
1 inch = 16 ft.



VICINITY MAP



LEGEND:

- SANITARY LINE
- STORM LINE
- WATER LINE
- GAS LINE
- BRICK PAVEMENT
- CONCRETE PAVEMENT
- B/C – BACK OF CURB
- R.O.W. – RIGHT OF WAY
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- UTILITY POLE W/WIRES
- WALL LIGHT
- ELECTRIC PAINT MARK (RED)
- WATER PAINT MARK (BLUE)
- GAS PAINT MARK (YELLOW)
- COMM. PAINT MARK (ORANGE)
- SEWER PAINT MARK (GREEN)
- CONCRETE PARKING BUMPER
- STREET SIGN
- D.C. – DE-PRESSED CURB
- UNIDENTIFIED MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- COMM. MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- TREE w/DIAMETER
- PARKING STALL COUNT
- INLET
- COMM. – COMMUNICATION (TELEPHONE, INTERNET, ETC.)
- A/C – AIR CONDITIONING UNIT
- EVERGREEN TREE w/DIAMETER
- STREET LIGHT
- HANDICAPPED SPACE
- TRAFFIC LIGHT

FLOOD CERTIFICATION: (PER FEMA WEBSITE/NON-PRINTED PANEL)

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: NO.
FLOODWAY ON PROPERTY: NO.
MAP USED: RATE MAP.
COMMUNITY NAME: CHICAGO, CITY OF
COMMUNITY NO.: 170074.
COMMUNITY PANEL: 0403.
MAP NUMBER: 17031C0403J.
EFFECTIVE DATE: AUGUST 19, 2008.
FLOOD ZONE: X.
BASE FLOOD ELEVATION FROM FIRM (±0.5FT): N/A NAVD 1988.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 109936
Scale: 1 inch = 16 feet.
Date of Field Work: 17 JANUARY 2025
Ordered by: ALFA CHICAGO, INC.
RE: #54162

ITEMS FROM TABLE "A"

*ITEM #9: THERE WERE 11 LINED PARKING SPACES FOUND WITHIN THE SURVEYED PROPERTY.
*ITEM #10: THE BUILDING LOCATED WITHIN THE SUBJECT PROPERTY IS A FREE STANDING STRUCTURE AND DOES NOT SHARE A COMMON WALL WITH ANY BUILDING LOCATED IN THE ADJACENT PROPERTIES.
*ITEM #11: THE CLIENT AND THE SURVEYOR AGREED ON THE TERMS OF SHOWING ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY.
*ITEM #14: THE PROPERTY IS LOCATED AT THE INTERSECTION OF W. BELMONT AVE. AND N. KARLOV AVE. IN THE CITY OF CHICAGO, STATE OF ILLINOIS.
*ITEM #15: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
*ITEM #17: NO INFORMATION REGARDING CHANGES IN STREET RIGHT OF WAY WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
*ITEM #18: THERE IS NO PLOTTABLE OFFSITE EASEMENT DISCLOSED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
*ITEM #19: A COPY OF PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF $2,000,000.00 SHALL BE PROVIDED UPON REQUEST.

PROFESSIONAL LAND SURVEYOR
PAUL T. JAROS
035-003937
CHICAGO, ILLINOIS
STATE OF ILLINOIS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JANUARY 17, 2025
DATE OF PLAT JANUARY 20, 2025
Paul Jaros
IL PROF. LAND SURVEYOR NUMBER 035-003937
MY LICENSE EXPIRES NOVEMBER 30, 2026.
DRAWN BY: E.D.M.