#23106-T1
INTRO DATE
JUNE 17, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   2739-2745 West Belmont

2. Ward Number that property is located in: 35

3. APPLICANT 2739 Belmont LLC

   ADDRESS 3841 West Montrose CITY Chicago

   STATE IL ZIP CODE 60618 PHONE 773-683-3033

   EMAIL igor@areterenovators.com CONTACT PERSON Igor Jokanovic

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 Same as Applicant

   ADDRESS _____ CITY _____

   STATE _____ ZIP CODE _____ PHONE _____

   EMAIL _____ CONTACT PERSON _____

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

   ATTORNEY Tyler Manic

   ADDRESS 70 W. Madison St., Suite 5400

   CITY Chicago STATE IL ZIP CODE 60602

   PHONE 312-345-5700 FAX _____ EMAIL tmanic@schainbanks.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: Arete Real Estate, LLC, Derek Gilroy, Igor Jokanovic Davor Jokanovic

7. On what date did the owner acquire legal title to the subject property? November 4, 2024

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): 11,625

11. Current Use of the Property: 2379-2741 West Belmont is improved with an auto body shop and residential building containing three dwelling units. 2745 West Belmont is improved with a residential building containing two dwelling units

12. Reason for rezoning the property: To divide the zoning lot and construct a six dwelling unit residential building at 2739 W. Belmont, preserve the three-flat at 2741 W. Belmont, and preserve the two-flat at 2745 W. Belmont

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 existing three flat will remain at 2741 W. Belmont with 3 parking spaces. The existing two flat will remain at 2745 W. Belmont with two parking spaces. A six dwelling unit building with three parking spaces will be constructed at 2739 W. Belmont. The height of the building will be 46 feet. No commercial space will be provided.

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:** Seeking all relief as needed as allowed by the Chicago Zoning Ordinance for the attached plans. The Applicant seeks to reduce the rear setback to 25 feet for the building at. 2739 W. Belmont. The Applicant seeks to increase the parking to 100% for 2741 West Belmont.

☒ **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.** Seeking all relief as needed as allowed by the Chicago Zoning Ordinance for the attached plans.

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.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Igor Jokanovic, 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.

Signature of Applicant

Subscribed and Sworn to before me this 2nd day of June, 20 26.

Notary Public

Notary Public, State of Illinois
Official Seal
Sarek Moore Fonseca
Commission # 995413
My Commission Expires 8/16/2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W Madison Street
Suite 5400
Chicago IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

June 17, 2026

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about June 17, 2026, the undersigned, will file an application on behalf of the Applicant, 2739 Belmont LLC, for a change in zoning for the property located at 2739-45 West Belmont Avenue, Chicago, IL from M1-1 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District.

The Applicant seeks to rezone the property to bring these lots into a conforming zoning district. At 2741 West Belmont, the Applicant seeks to preserve the existing three-flat. At 2745 West Belmont, the Applicant seeks to preserve the existing two-flat at 2745 W. Belmont. At 2739 West Belmont, the Applicant seeks to demolish the auto-body shop and to construct a residential building at 2739 W. Belmont with six (6) dwelling units and three (3) parking spaces there. The height of the proposed building will be 46 feet. No commercial space will be provided. The Applicant will also seek a variation to reduce the required rear setback to 25 feet and an administrative adjustment to increase the parking ratio from 50% to 100%.

The Applicant of the Zoning Amendment and the owner of the subject property 2739 Belmont LLC, and whose contact information is as follows: Address: 3841 W. Montrose, Chicago, Illinois 60618 and phone number: 773-683-3033.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is 312-345-5706.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,



Tyler Manic
Attorney for Applicant
and Owner

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

June 01, 2026

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Tyler Manic, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he 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 of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or 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 undersigned certifies that the notice contained the address 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 17, 2026.

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 site is a complete list containing the names and addresses of the people required to be served.

Signature

Subscribed and Sworn to before me this
1 day of June, 2026

Notary Public

Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

ZLATKIN CANN



PROPERTY ADDRESS
2011 W BELMONT AVENUE AND 2016 W BELMONT AVENUE, CHICAGO, ILLINOIS 60618

SURVEY NUMBER: 2411.1679

CLIENT(S):

BUYER:

LENDER:

TITLE COMPANY:

LEGAL DESCRIPTION:
LOTS 13, 14 AND 15 IN MCCONNELL'S RESUBDIVISION OF LOTS 1 TO 21 BOTH INCLUSIVE, IN ANSEN'S SUBDIVISION OF PART OF LOT 1 IN HOYNE AND BALLANTYNE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARINGS STATEMENT:
THE ASSUMED BEARING REFERENCE OF NORTH 1 DEGREES 42 MINUTES 32 SECONDS WEST IS BASED ON THE WESTERLY RIGHT OF WAY LINE OF LOT 13, 14 AND 15, LOCATED WITHIN MCCONNELL'S RESUBDIVISION OF LOTS 1 TO 21 BOTH INCLUSIVE, IN ANSEN'S SUBDIVISION OF PART OF LOT 1 IN HOYNE AND BALLANTYNE'S SUBDIVISION RECORDING TO THE PLAT THEREOF, AS RECORDED DOCUMENT NO. 418639 OF THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS.

DATE SIGNED: 11/27/24 | FIELD WORK DATE: 11/27/2024

REVISION DATE(S):

PLAT TEMPLATE:

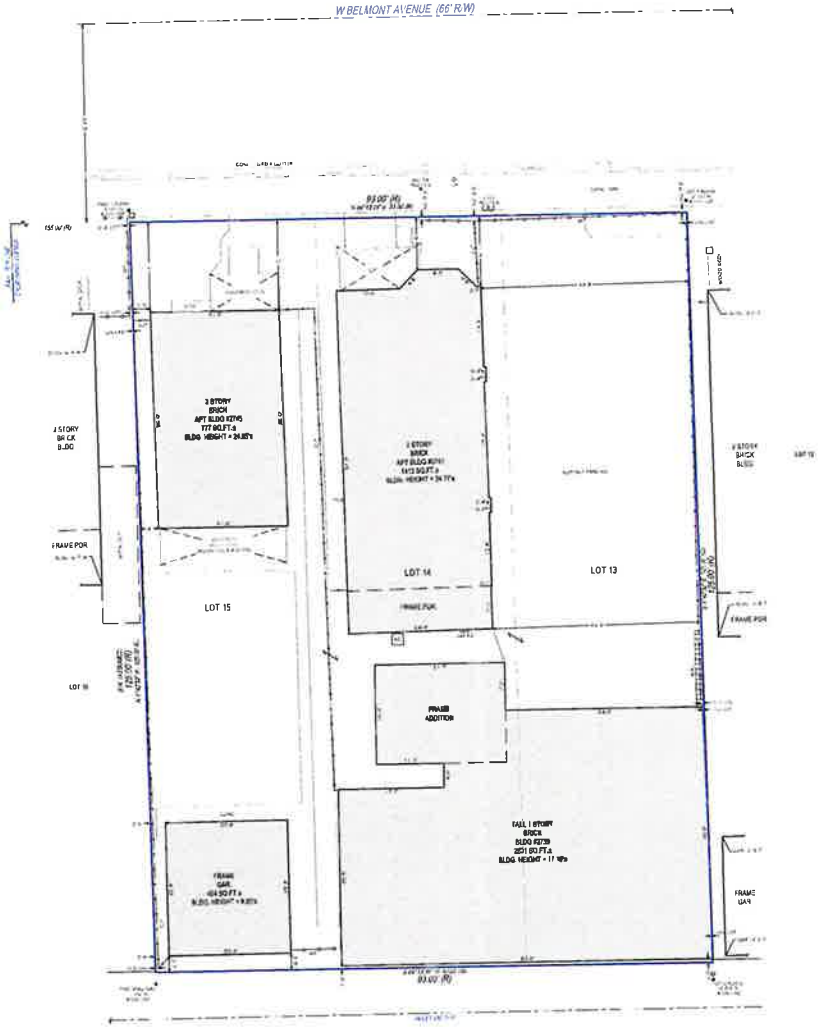
POINTS OF INTEREST:
NONE VISIBLE

EXACTA Land Surveyors, LLC

SurveySTARS

ALTA/NSPS LAND TITLE SURVEY

2411.1679
ALTA SURVEY
COOK COUNTY ILLINOIS



TOTAL AREA OF PROPERTY SURVEYED = 11625 SQ.FT.±

TO 2179 BELMONT, LLC, CHICAGO TITLE INSURANCE COMPANY
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, 4, 7(a), 7(b), 7(c), 8 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2024.
DATE OF PLAT OR MAP: 11/27/2024
(SURVEYOR'S SIGNATURE, PRINTED NAME AND SEAL WITH REGISTRATION/LICENSE NUMBER)

N

GRAPHIC SCALE (In Feet)
1 inch = 10 ft.

GENERAL SURVEYOR'S NOTES

1. The Legal Description used to perform this survey was supplied by a client. This survey does not attempt to verify ownership of the lands or any lines shown hereon. Unless it is clear from monuments and/or lines indicated on the survey, any encroachment of the subject lot lines not performed by the signing surveyor is determined when monuments or any affecting lines are found.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description and to depict the visible improvements thereon by ground boundary measurements. Underground footings, utilities or other service lines, including roof eave overhangs, are not depicted as part of this survey. Unless specifically noted otherwise on the face of this survey, this survey is not for any determination or opinion of title.
3. If there is a septic tank or drain field shown on this survey, the location was only as the location was either shown to the surveyor by a third party or it was encountered by a visible above ground inspection. No excavation was performed to determine its location.
4. This survey is not valid for a pending land transaction unless it is for use by the parties to whom it is certified.
5. Measurements on this survey are not to be used to determine the bearing or distance of adjoining lots.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for information and general purposes only. Research to obtain said data was performed via www.fema.gov and may not reflect the most recent FIRM dataset.
8. Unless otherwise noted, "ties" measured perpendicular to the property lines are measured to the siding.
9. The symbols reflected in the legend on this survey may have been enlarged or reduced for clarity. The symbols have been placed at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select observations and measurements, which may appear in conflict with boundary, building setback or easement lines, as defined by the governing parties of this survey. These POI's may not represent all items of interest to the reader. There may be additional POI's which are not shown or called out as POI's, or which are of no value unknown to the surveyor.
11. Any items shown on the subject property that are not within the extents of a utility or ingress/egress easement are considered encroachments.
12. The improvements contained on this survey have been ascertained exclusively by aerial and ground survey methods. No subsurface utilities have been located or shown hereon. Underground improvements, such as but not limited to, foundations, footings, utilities, etc., may exist which are not shown hereon.
13. The information contained on this survey has been ascertained exclusively by aerial and ground survey methods. No subsurface utilities have been located or shown hereon. Underground improvements, such as but not limited to, foundations, footings, utilities, etc., may exist which are not shown hereon.
14. Due to varying municipal ordinances, building dimensions are approximate and are not intended to be used for construction or planning.
15. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when monuments matching those on the subdivision plat are found during this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East if assumed and, upon acquisition of this plat, the resulting bearing between found points as shown on this survey is the basis of all surveyor bearings as defined and monumented or noted by Brian Ashmore, state Cadastral Director VII, Subchapter B, Part 1270, Section 1270.56, Paragraph B, Subparagraph B, Item b.
16. THIS SURVEY IS A PROFESSIONAL SERVICE IN CONFORMANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS AND NO OPINION IS TO BE MADE BASED ON THIS PLAT ALONE. PLEASE REFER TO THE DEED TO YOUR PROPERTY FOR ITEMS OF TITLE, POLICY AND LOCAL ORDINANCES. THIS SURVEY MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYOR'S LEGEND

LINETYPES
- Boundary Line
- Fence Line
- Chain Link or Wire Fence
- Easement
- Adjacent Parcel
- Iron Fence
- Overhead Lines
- Ingress/Egress
- Survey Tie Line
- Vinyl Fence
- Shelter Party Wall
- Wood Fence

SURFACE TYPES
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

SYMBOLS
- Benchmark
- Contour Line
- Control Angle or Delta
- Common Ownership
- Handicap Spot
- Catch Basin
- Elevation
- Fire Hydrant
- Found or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Underground Light Pole
- Well

ABBREVIATIONS
- (C) = Calculated
- (D) = Deed
- (M) = Measured
- (P) = Plat
- (R) = Record
- (S) = Survey
- A/C = Air Conditioning
- AE = Access Easement
- ANE = Anchor Easement
- ASBL = Accessory Setback Line
- B/W = Bay Box Window
- BC = Block Corner
- B.F.P. = Backflow Preventer
- BLDG = Building
- BLK = Block
- BM = Benchmark
- BR = Bearing Reference
- BSL = Building Setback Line
- BSMT = Basement
- C = Curve
- C/L = Center Line
- C/P = Covered Porch
- C/S = Concrete Slab
- CATV = Cable TV Riser
- CB = Concrete Block
- CH = Chord Bearing
- CHIM = Chimney
- CLF = Chain Link Fence
- CME = Canal Maintenance Easement
- CO = Clean Out
- CONC = Concrete
- COR = Corner
- CSW = Concrete Sidewalk
- CUE = Cable Utility Easement
- CVE = Concrete Valley Gutter
- DRW = Driveway
- DE = Drainage Easement
- DUE = Drainage & Utility Easement
- E.L.E.V = Elevation
- EM = Electric Meter
- ENCL = Enclosure
- END = End Point
- LOP = Edge of Pavement
- EOW = Edge of Water
- ESMT = Easement
- EUB = Electric Utility Box
- F/CI = Found Cut Hole
- FCM = Found Concrete Monument
- FF = Finished Floor
- FIP = Found Iron Pipe
- FIPC = Found Iron Pipe & Cap
- FIR = Found Iron Rod
- FIRC = Found Iron Rod & Cap
- FNW = Found Nail
- FNND = Found Nail & Disc
- FRRSPK = Found Railroad Road Spike
- GAR = Garage
- GM = Gas Meter
- ID = Identification
- IE/EE = Ingress/Egress Easement
- ILL = Illegible
- INST = Instrument
- INT = Intersection
- IRRE = Irrigation Easement
- L = Length
- LAE = Limited Access Easement
- LBE = License No. (Business)
- LBE = Limited Build Easement
- LE = Landscape Easement
- LME = Lake/Landscape Maintenance Easement
- LSP = License No. (Surveyor)
- MH = Manhole
- MR = Map Record
- MS = Monument Set Here
- MES = Mitered End Section
- MF = Mini Fence
- MH = Manhole
- MHWL = Mean High Water Line
- NR = Non-Radial
- NTS = Not to Scale
- NAVD88 = North American Vertical Datum 1988
- OG = On Ground
- ORB = Official Records Book
- ORV = Official Record Volume
- O/A = Overall
- OFF = Outside Subject Property
- OH = Overhang
- OHL = Overhead Utility Lines
- OHWL = Ordinary High Water Line
- ON = Inside Subject Property
- PE = Pool Equipment
- PB = Plat Book
- PC = Point of Curvature
- PCC = Point of Compound Curvature
- PCP = Permanent Control Point
- PI = Point of Intersection
- PLS = Professional Land Surveyor
- PLT = Planter
- POB = Point of Beginning
- POC = Point of Commencement
- PRC = Point of Reverse Curvature
- PSM = Professional Surveyor & Mapper
- PT = Point of Tangency
- PUE = Public Utility Easement
- R = Radius or Radial
- R/W = Right of Way
- RES = Reference
- RGE = Range
- ROE = Roof Overhang Easement
- RP = Radius Point
- SAN = Sanitary
- SEC = Section
- SCE = Sanitary Sewer Line
- SER = Service
- SFC = Erosion
- SEP = Septic Tank
- SHED = Shed
- SIRC = Set Iron Rod & Cap
- SMHRE = Storm Water Management Easement
- SNND = Set Nail and Disc
- SQ FT = Square Feet
- STY = Story
- SW = Storm Water
- SWE = Sidewalk Easement
- TBM = Temporary Bench Mark
- TEL = Telephone Facilities
- TRN = Transit Box
- TUE = Technological Utility Easement
- TWP = Township
- TX = Transformer
- TYP = Typical
- UE = Utility Easement
- UG = Underground
- UP = Utility Pole
- UR = Utility Riser
- VF = Vinyl Fence
- WIC = Witness Corner
- WP = Water Proof
- WF = Wood Fence
- WM = Water Meter Valve Box
- WV = Water valve

FLOOD ZONE INFORMATION