NARRATIVE AND PLANS
TYPE I Rezoning Attachment
4100-08 West Belmont Avenue/ 3200-10 North Karlov Avenue
From M1-1 to B2-3

The Property

The property is located on the northwest corner of West Belmont Avenue and North Karlov Avenue in an M1-1 zoning district. The property is located in a Transit Served Location and is approximately 20.0 feet from the Belmont Bus (Route 77) corridor. The site is improved with a one story commercial building.

The Project

BELMONT KARLOV LLC (the "Applicant") proposes 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.

To allow the proposed project, the Applicant seeks to rezone the property from an M1-1, Limited Manufacturing/Business Park District to a B2-3, Neighborhood Mixed-Use District.

As part of the rezoning, the Applicant seeks a Type-1 rezoning application for optional variation relief under section 17-13-0300(D) and all relief as needed and as allowed by the Chicago Zoning Code, for the attached plans. The optional variation sought is as follows: 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 following are the relevant zoning parameters for the proposed project:

Lot Area:	12,408.08 square feet	
Floor Area:	46,500 square feet	
Maximum FAR:	4.00	
Residential Dwelling Units:	32	
MLA Density:	387.8	
Height:	57'-2"	
Bicycle Parking:	32	
Automobile Parking:	22*	
Setbacks:	East (Karlov Avenue):	12"
	North (Alley):	5.0'
	South (Belmont Avenue):	12"
	West (rear yard setback):	6.0'*

A set of plans is attached.
*As indicated above, the Applicant seeks optional variation relief under section 17-13-0303-D.

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

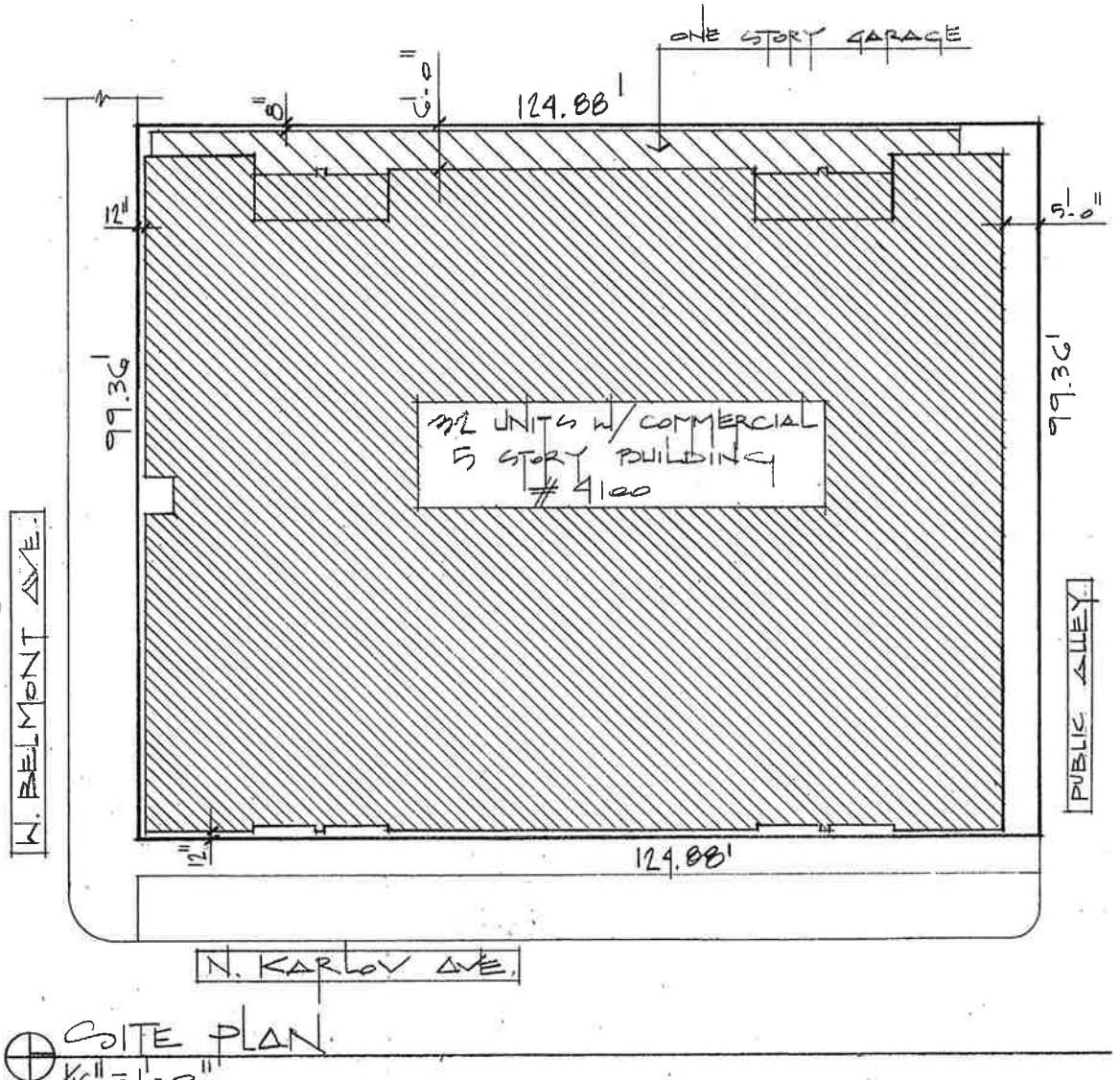
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

ZONING INFORMATION	
LOT AREA	99.36' x 124.88' = 12,408 S.F.
F.A.R. (B2-3)	4.0
MAX. BUILDABLE	49,632 S.F.
1ST FLOOR	3,900 S.F.
2ND FLOOR	10,650 S.F.
3RD FLOOR	10,650 S.F.
4TH FLOOR	10,650 S.F.
5TH FLOOR	10,650 S.F.
TOTAL	46,500 S.F.

ZONING RELIEF:

- REAR YARD SETBACK 6'-0" (30'-0" REQ'D)
- FRONT OF UNITS FACING REAR PROPERTY LINE - 6'-0" (12'-0" REQ'D)
- ELIMINATE LOADING BERTH
- REDUCE MIN. COMMERCIAL S.F. BY 20%
- TSL BUS ROUTE & 22 CARS

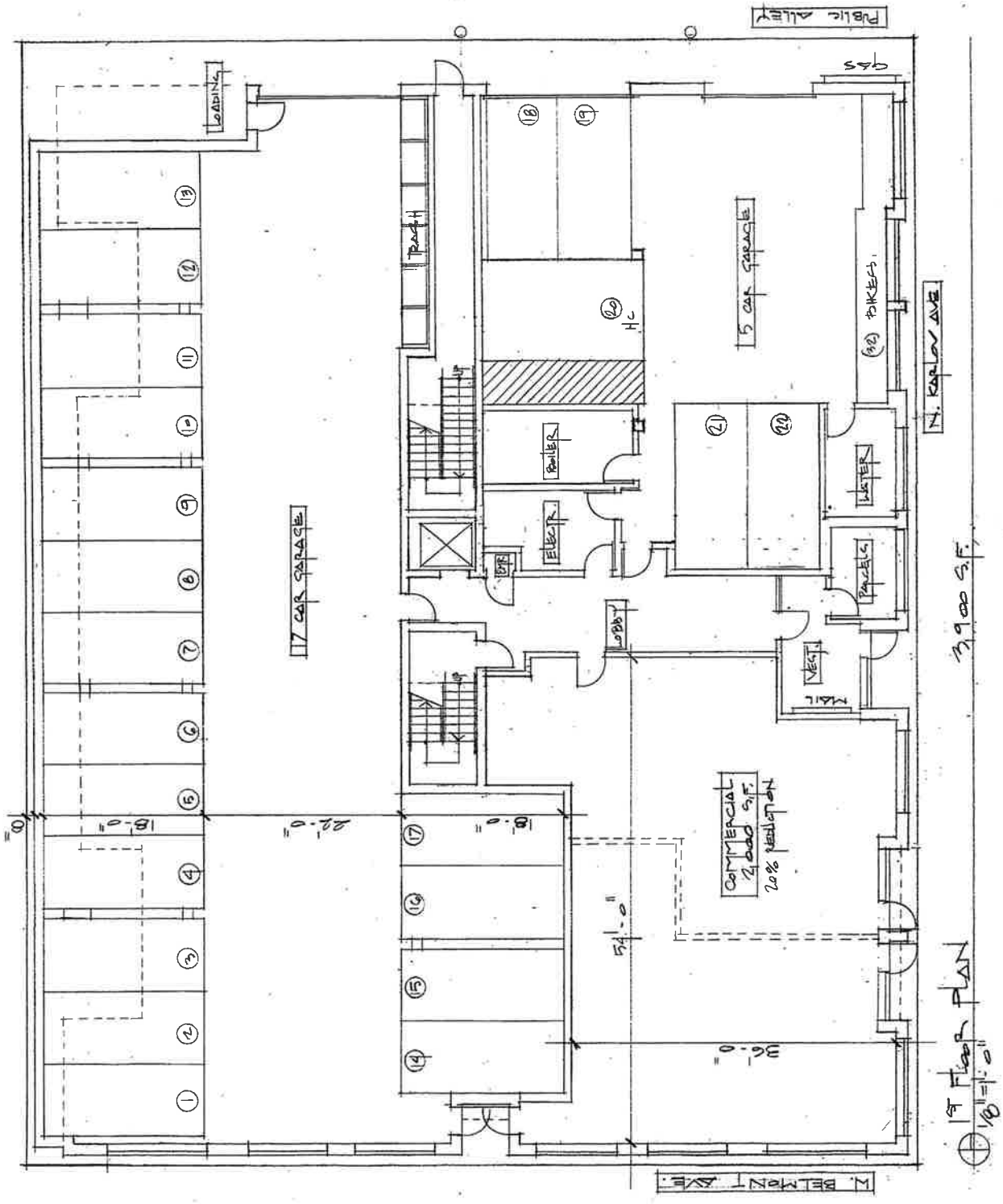
NOT A TSL RAIL AREA
NO PEDESTRIAN STREET RULES APPLY



SITE PLAN
1/16" = 1'-0"

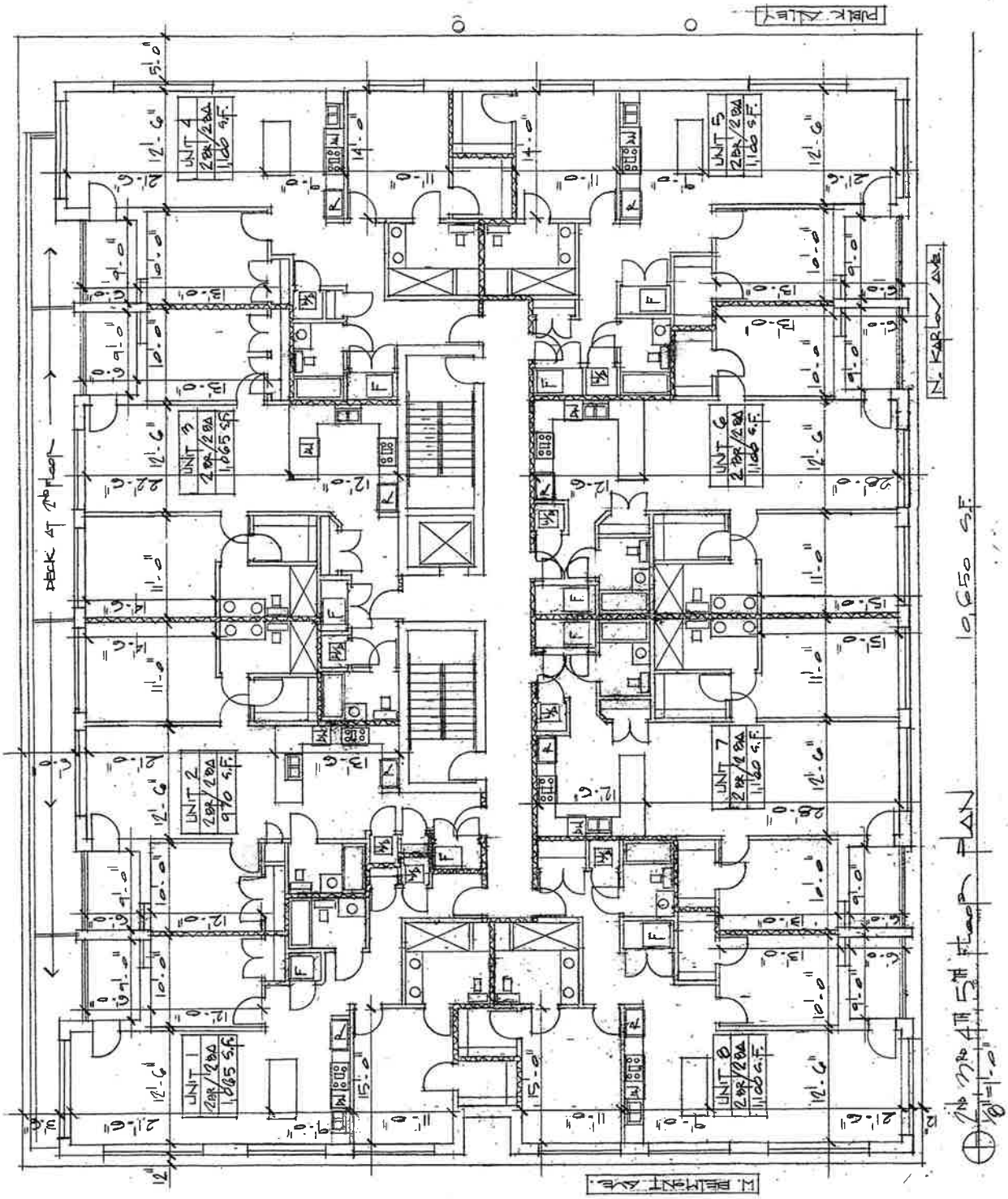
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



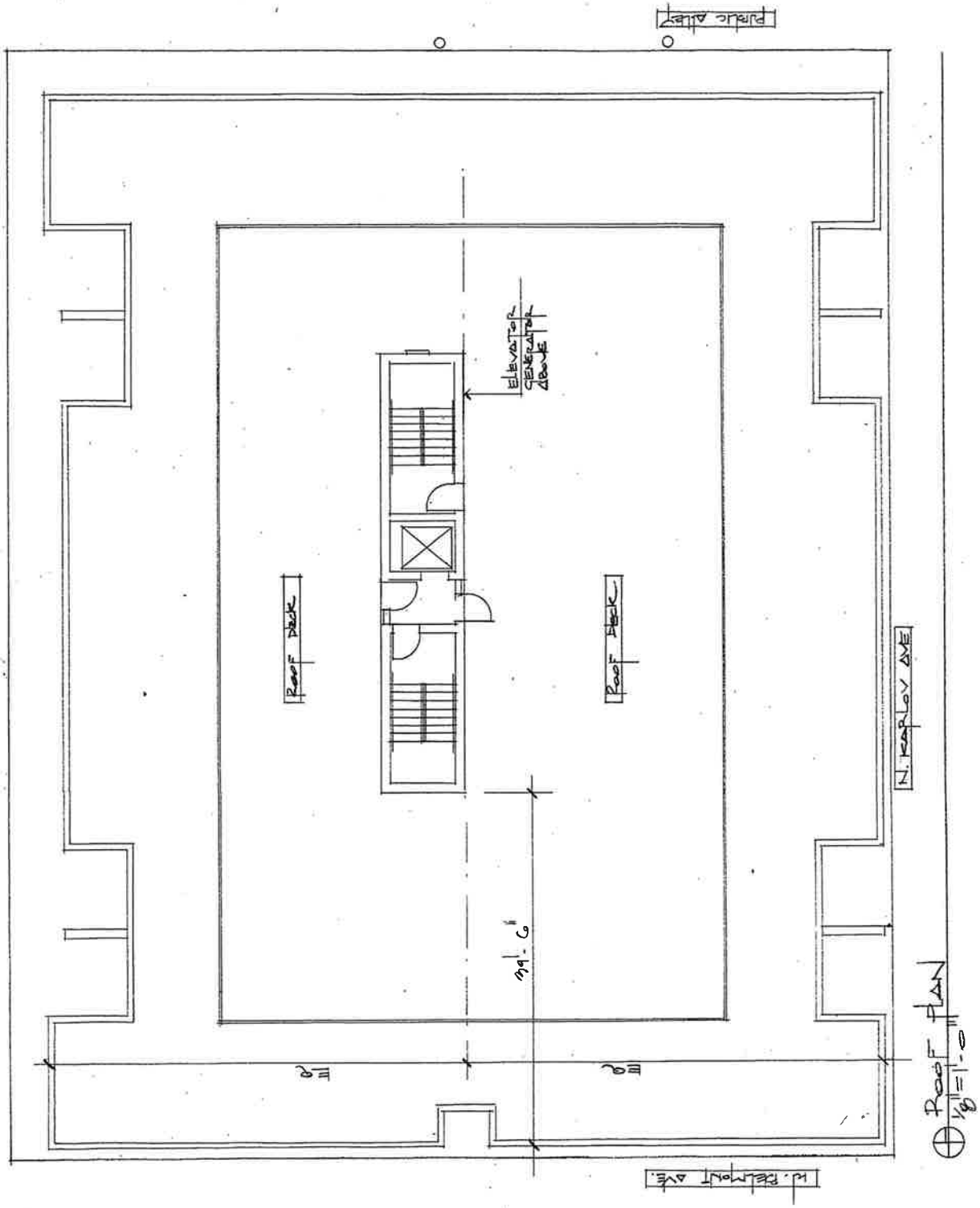
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

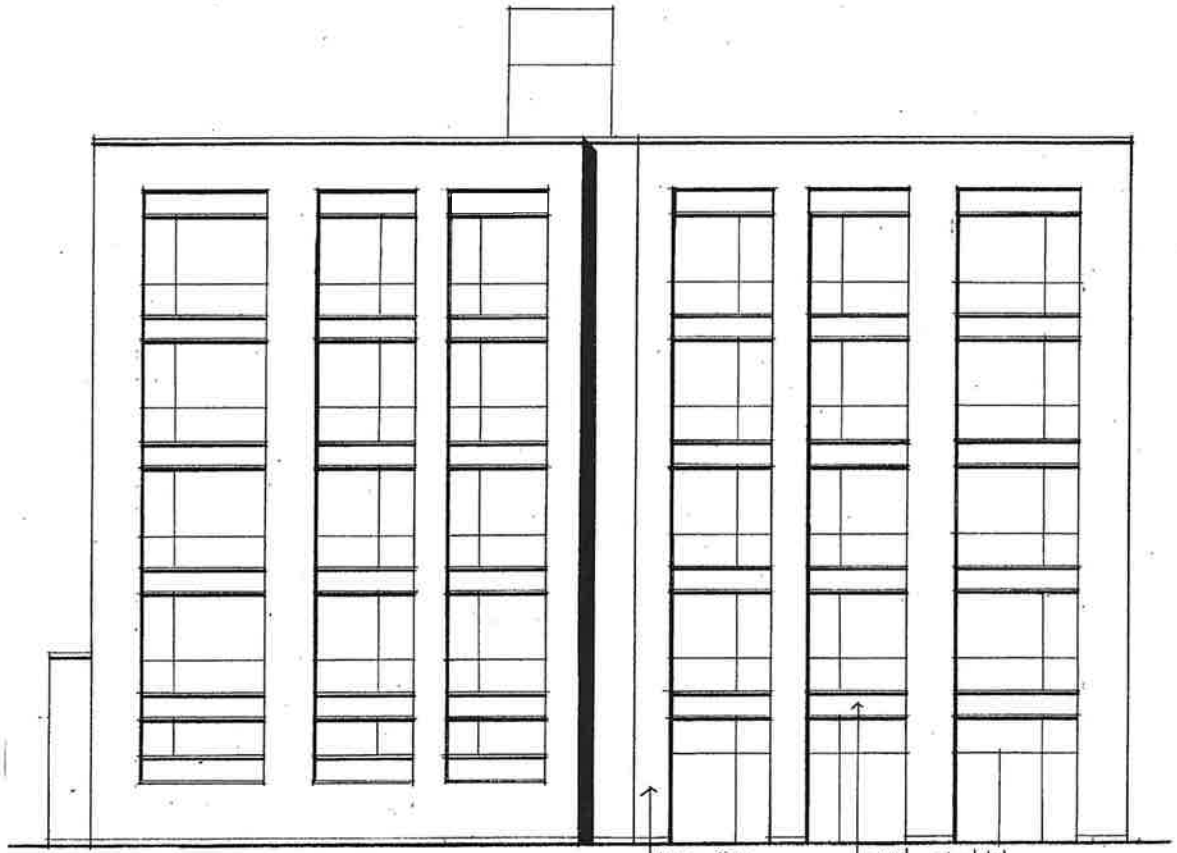
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



Roof Plan
1/8"=1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

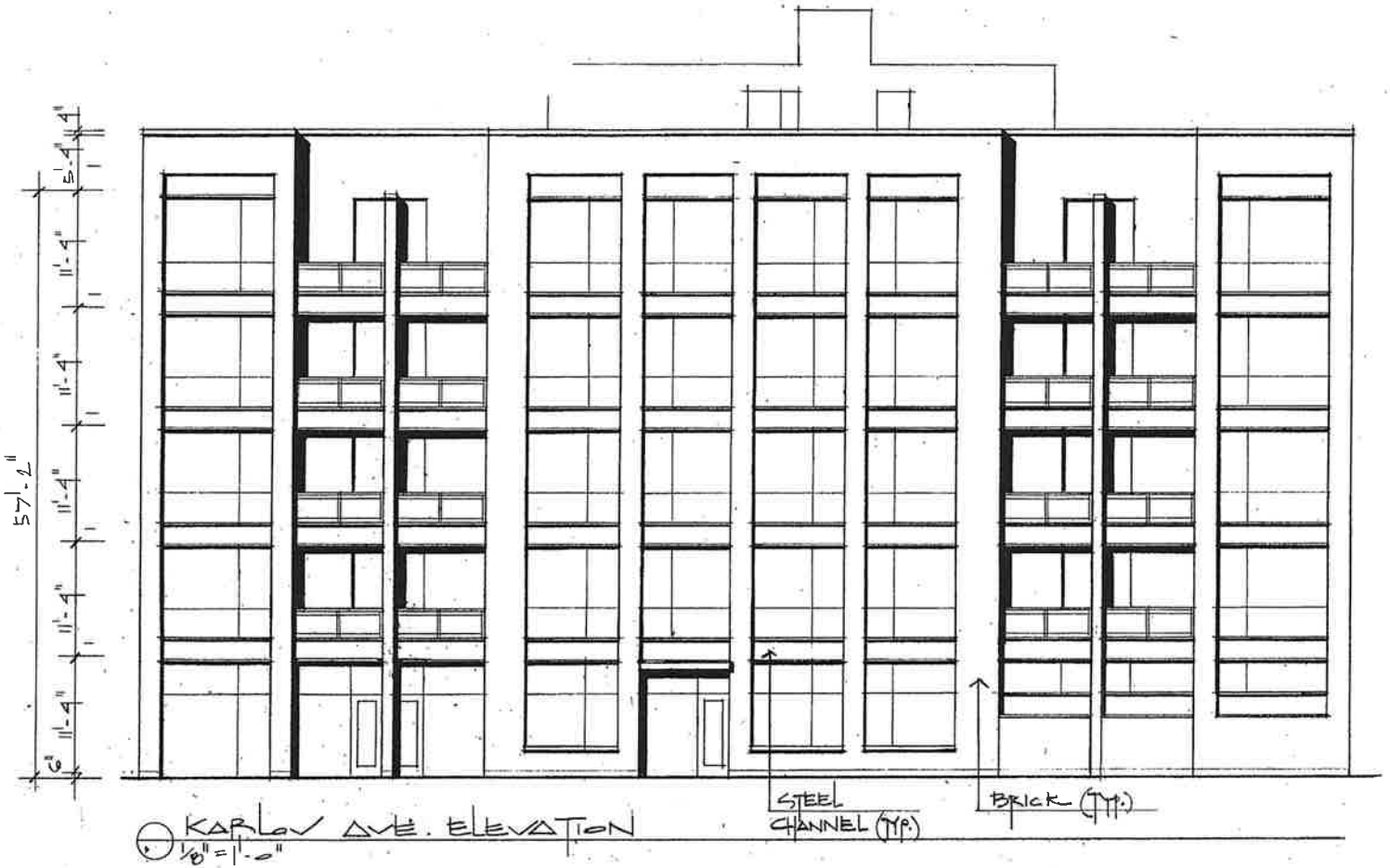
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



BELMONT AVE. ELEVATION
1/8" = 1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

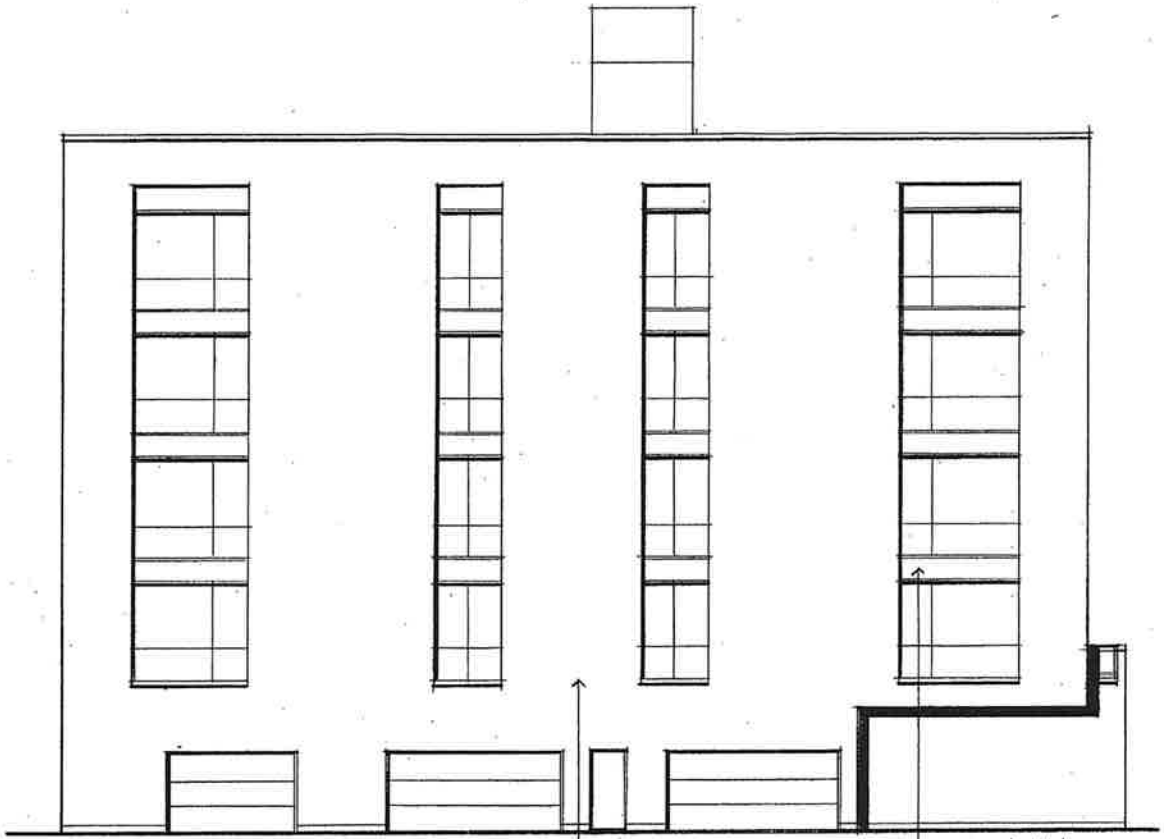
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



KARLOV AVE. ELEVATION
1/8" = 1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

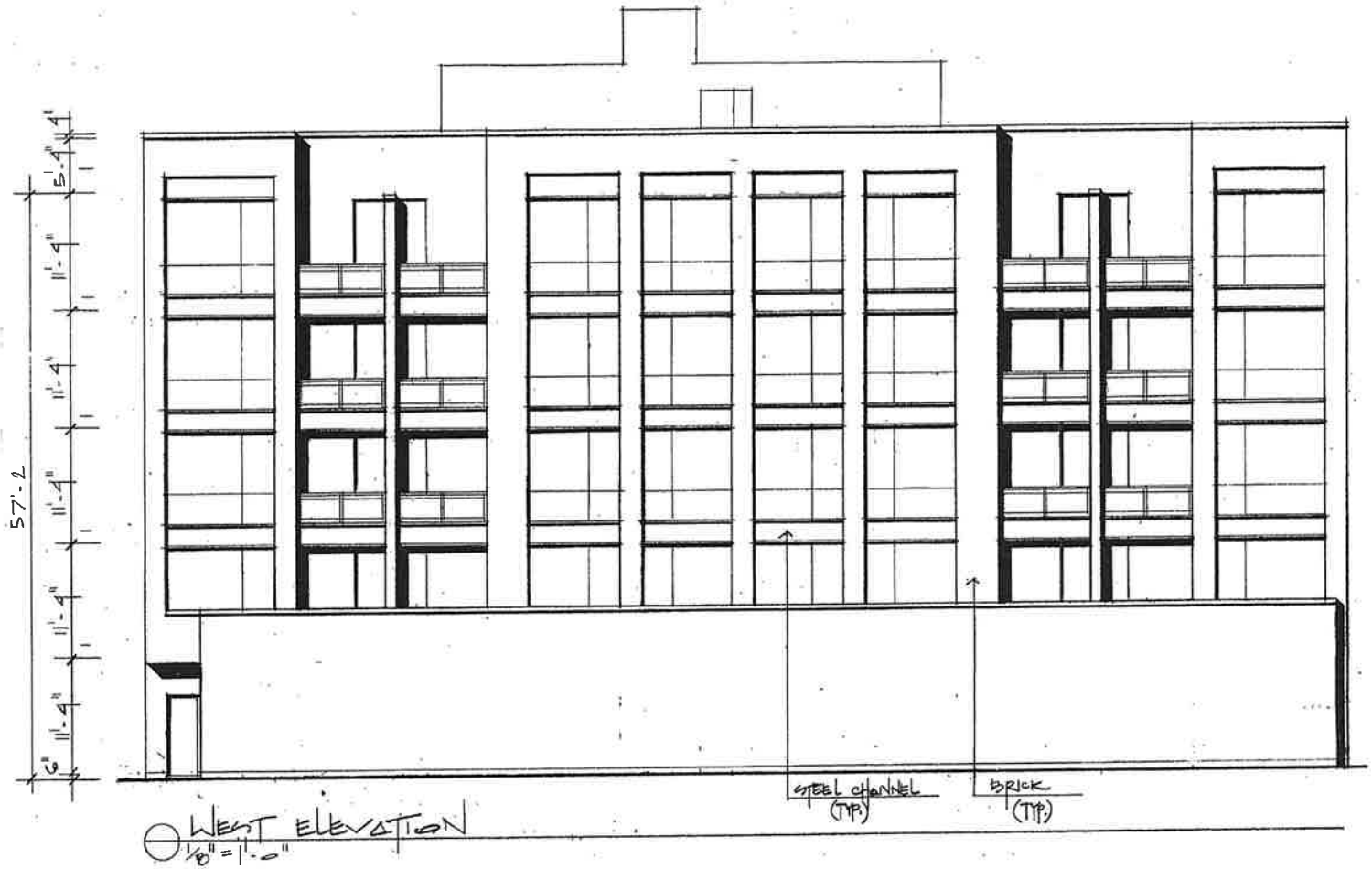
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



NORTH ELEVATION
1/8" = 1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

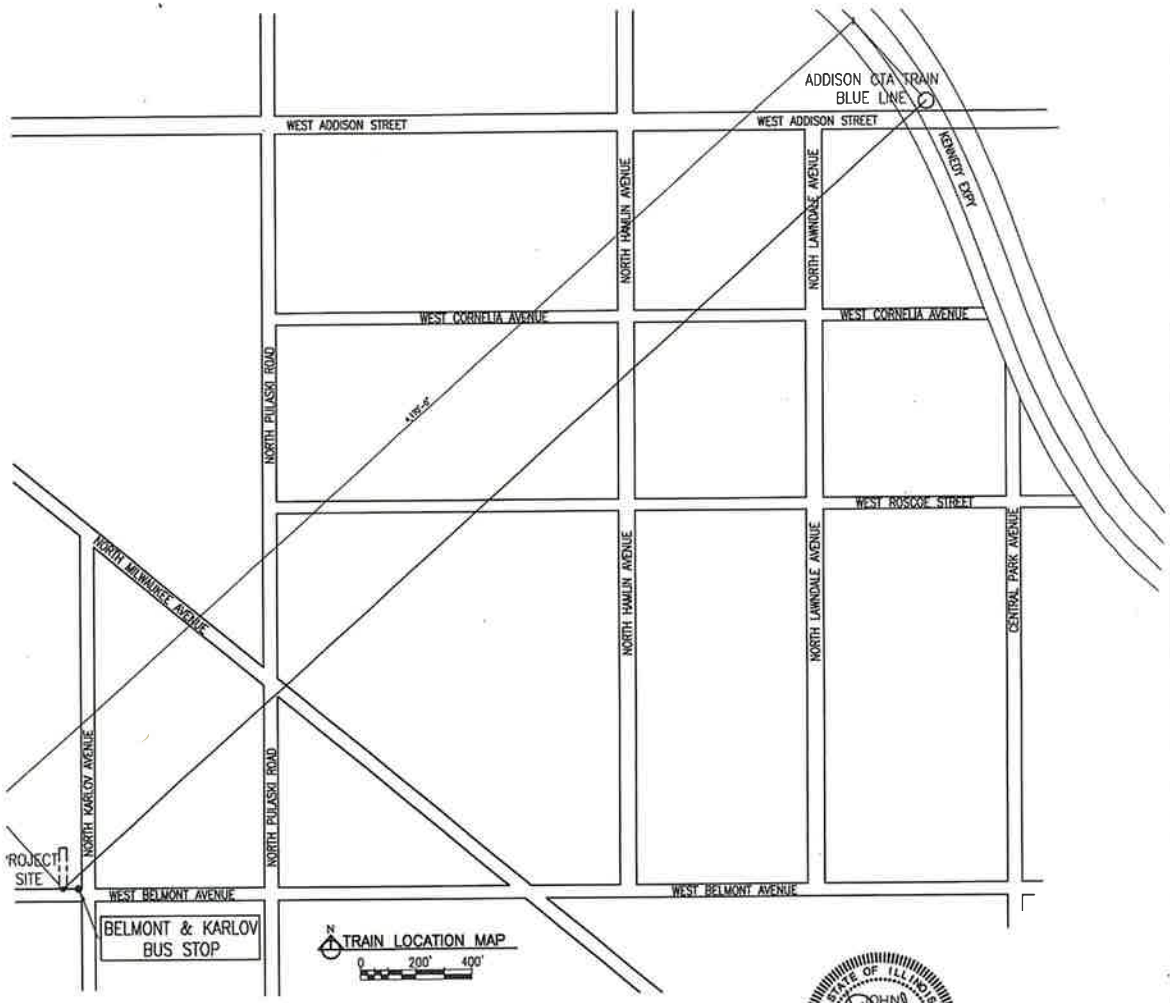
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



WEST ELEVATION
1/8" = 1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025





ADDISON CTA
BLUE LINE

STATE OF ILLINOIS
JOHN J. HANNA
001-010137
LICENSED ARCHITECT

ARCHITECT SWORN STATEMENT TO ADDISON CTA TRAIN BLUE LINE

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE ADDISON CTA TRAIN BLUE LINE TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 3950 S.INDIANA AVE. BY A STRAIGHT LINE IS 4,170.00' WHICH IS MORE THAN THE REQUIRED 2,640.00'

SIGNED: _____ DATE: JUNE 3, 2025

(ARCH.) ILLINOIS LICENSE NUMBER: 001-010137