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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.

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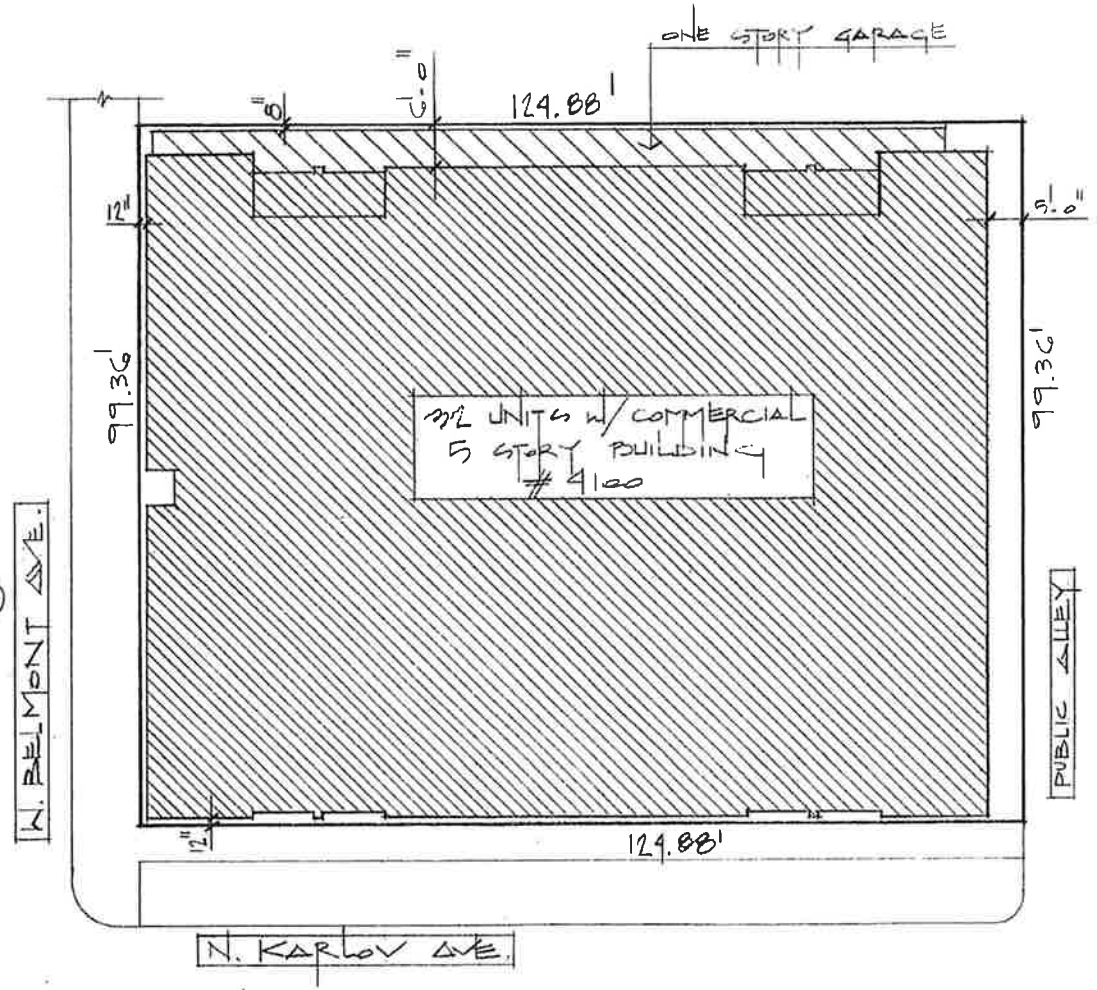
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ZONING INFORMATION	
LOT AREA. 99.36' x 124.88' = 12,408 S.F.	
F.A.R. (B2-3)	4.0
MAX. BUILDABLE	49,632 S.F.
1ST FLOOR	3,900 S.F.
2ND FLOOR	10,650 S.F.
3RD FLOOR	10,650 S.F.
4TH FLOOR	10,650 S.F.
5TH FLOOR	10,650 S.F.
TOTAL	46,500 S.F.

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

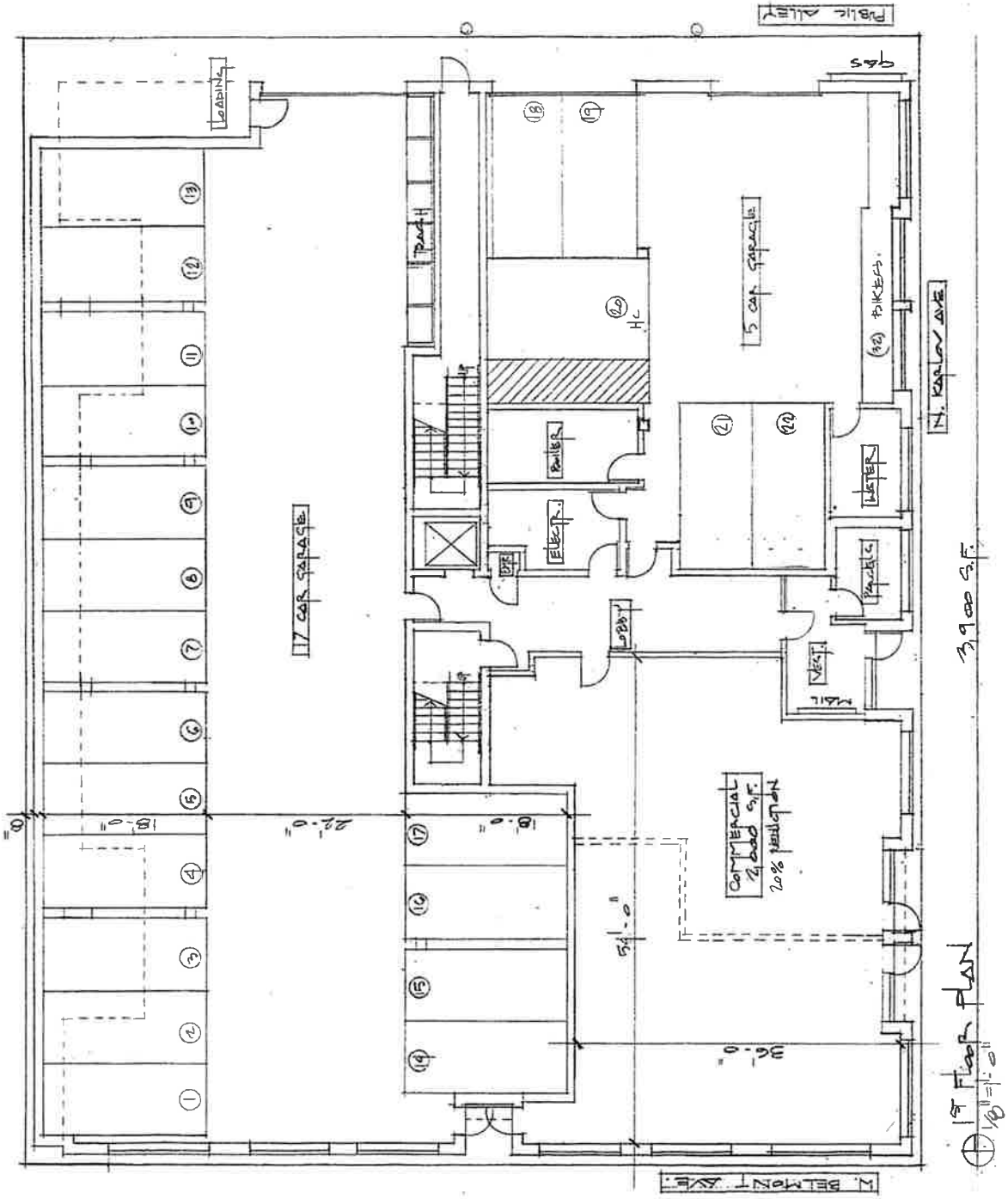


SITE PLAN
1/16" = 1'-0"

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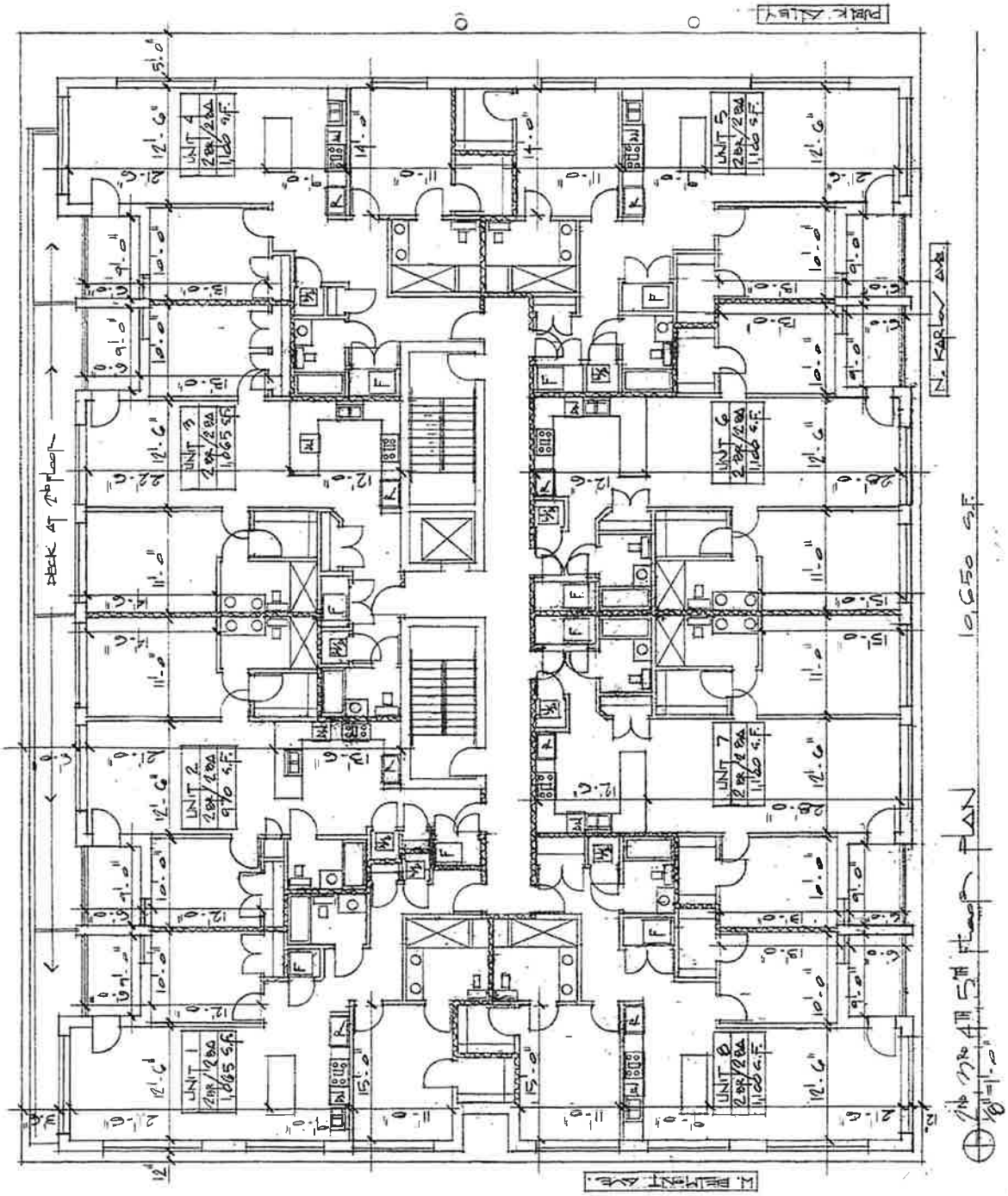
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1st Floor Plan
1/8" = 1'-0"

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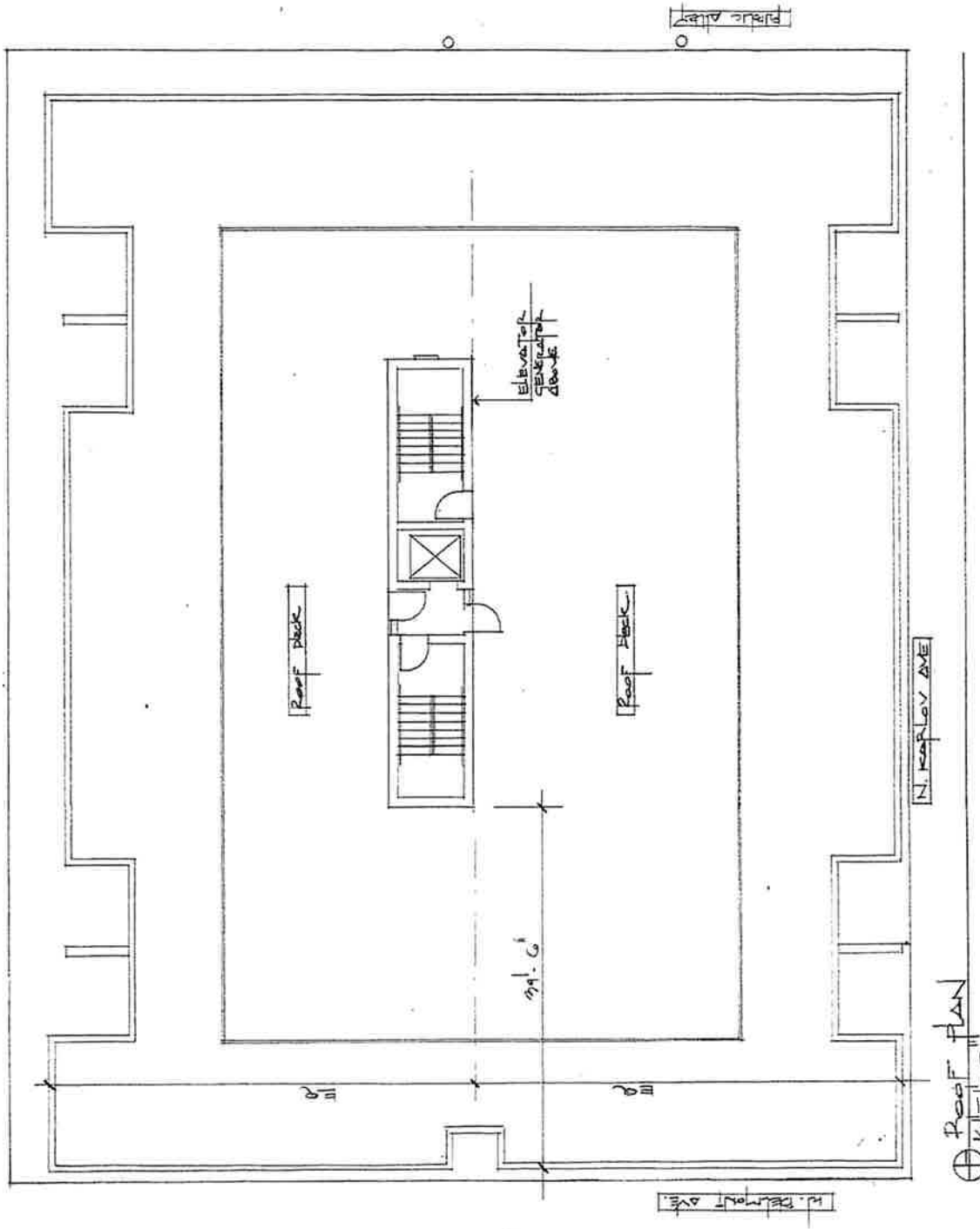


3rd & 4th & 5th Floor PLAN
1/8"=1'-0"
10,650 S.F.

Proposed Final

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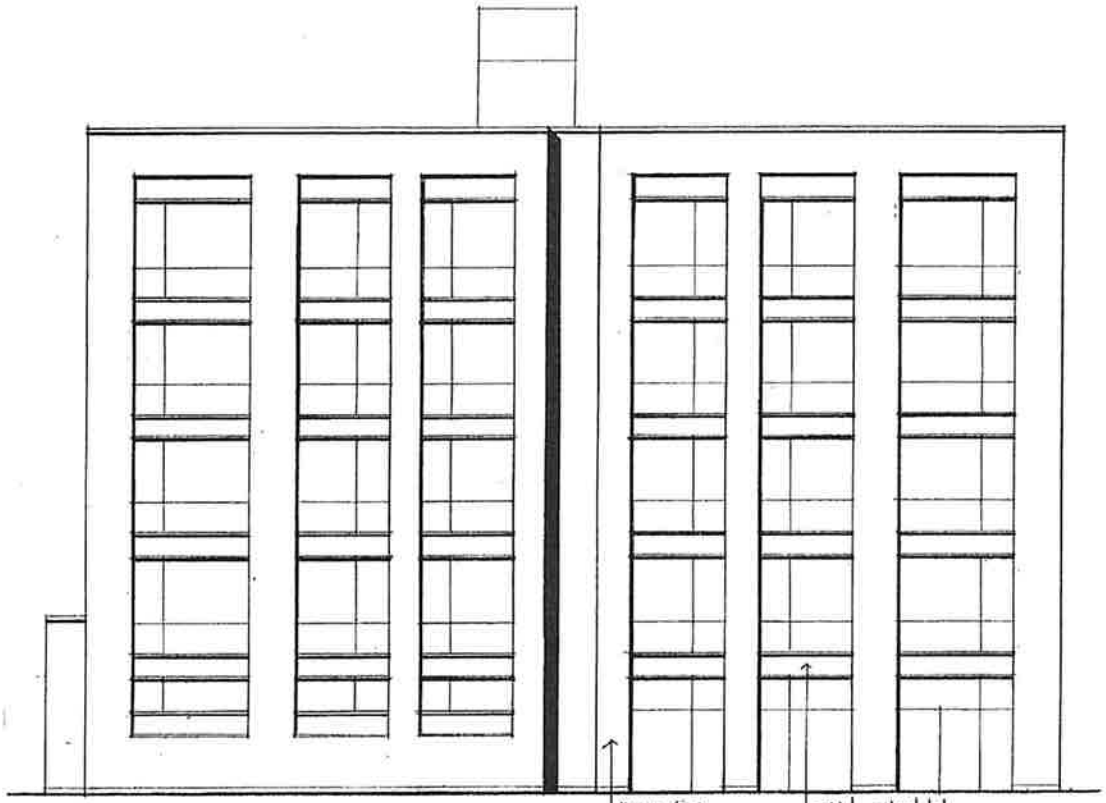
Roof Plan
1/8"=1'-0"

Not for Publication

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

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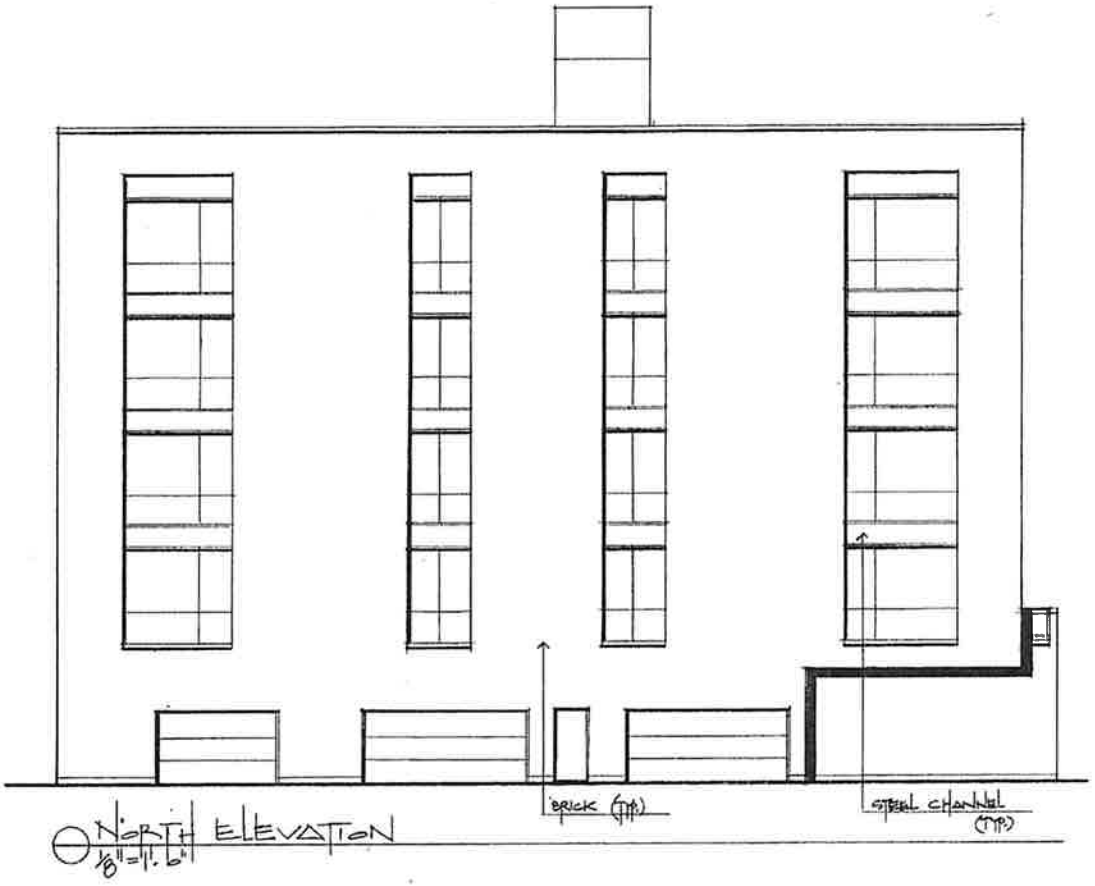


KARLOV AVE. ELEVATION
1/8" = 1'-0"

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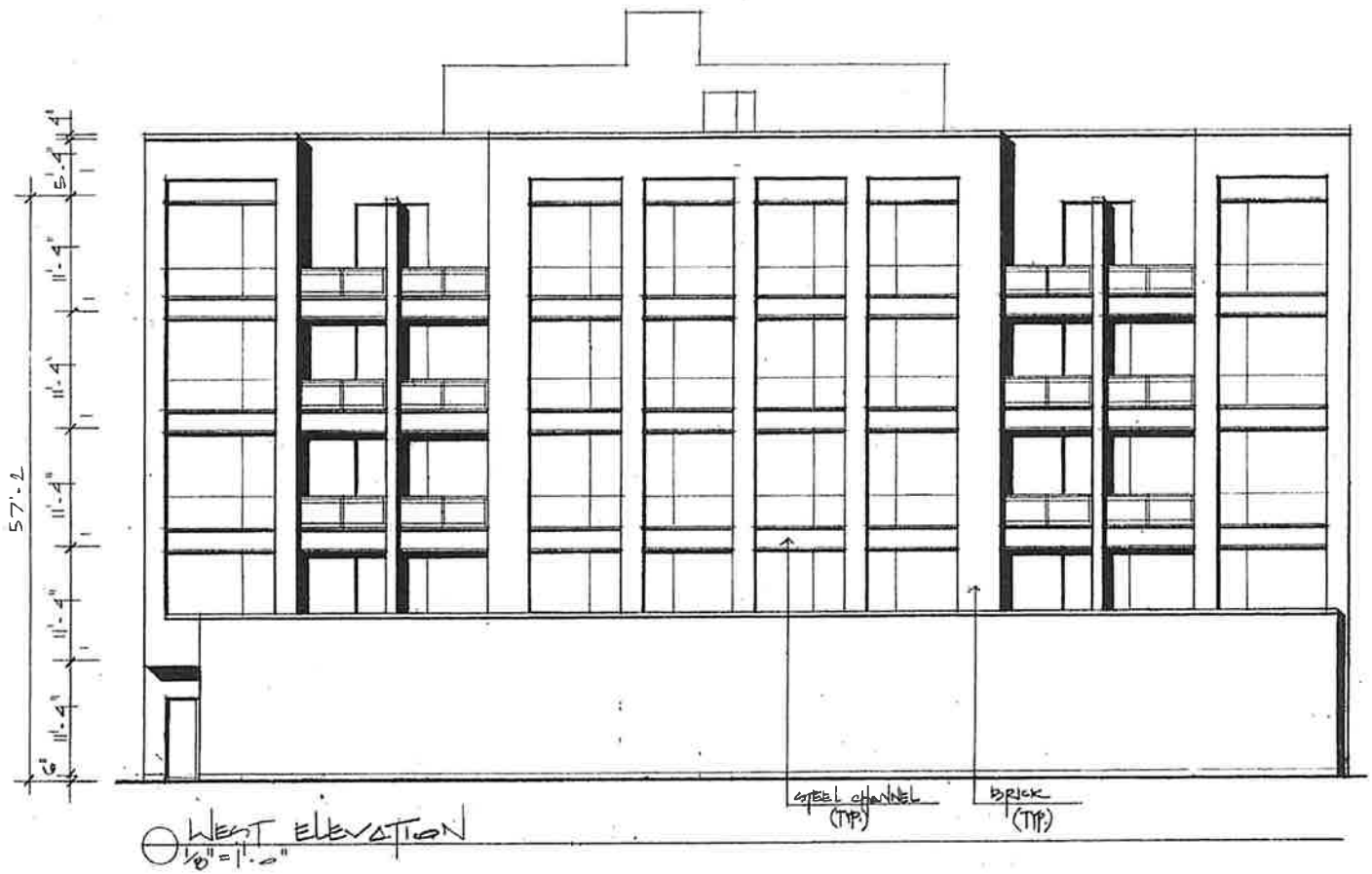


NORTH ELEVATION
1/8" = 1'-0"

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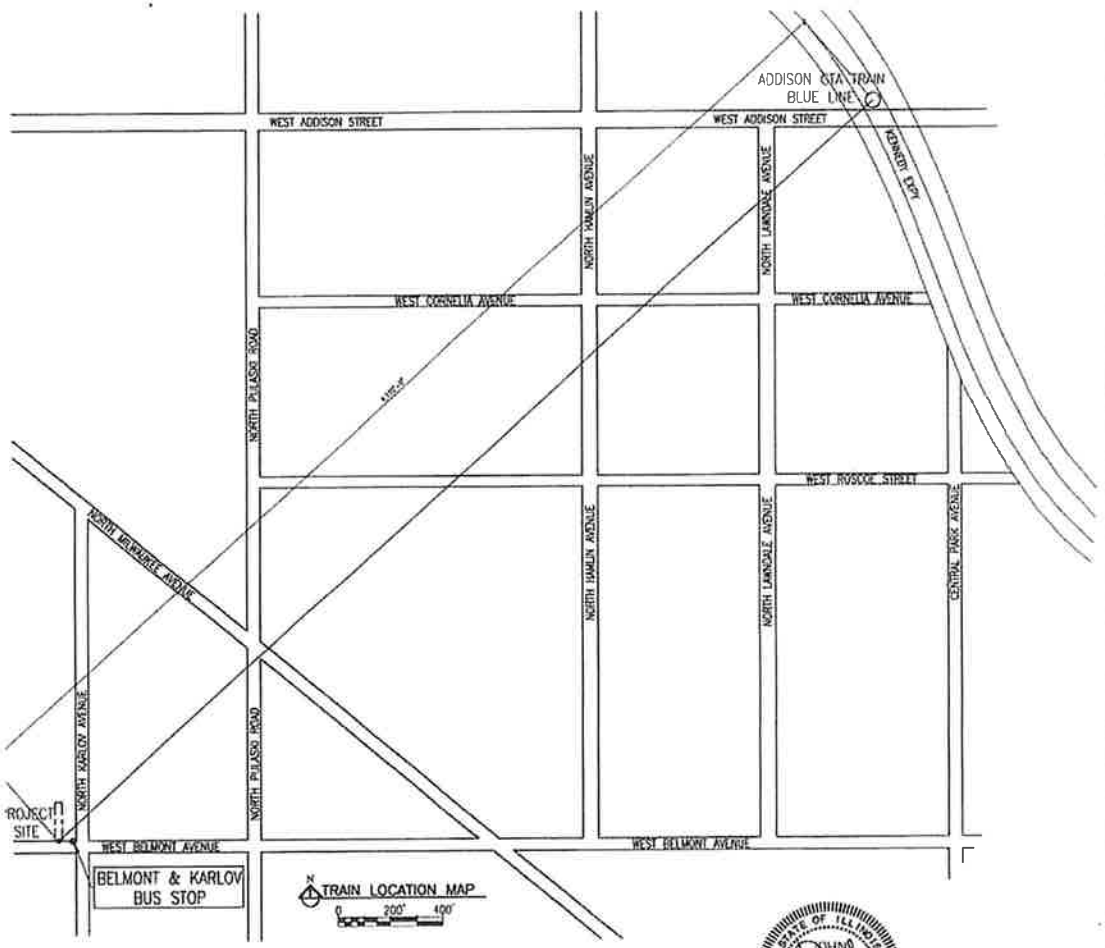


WEST ELEVATION
1/8" = 1'-0"

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ADDISON CTA
BLUE LINE

STATE OF ILLINOIS
JOHN 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 3930 S. HOYNE 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