



City of Chicago



O2021-4060

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-L at 5416-5424 W Belmont Ave - App No. 20823T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current B3-1 Community Shopping District symbols and indications as shown on Map No. 9-L in the area bounded by:

the public alley next north of a parallel to West Belmont Avenue; a line 150.62 feet west of and parallel to North Long Avenue; West Belmont Avenue; and a line 250.62 feet west of and parallel to North Long Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 5416-24 West Belmont Avenue

NARRATIVE AND PLANS
5416-24 West Belmont Avenue
TYPE I REGULATIONS

Narrative: The subject property is improved with a one-story commercial building that contains 9,579.97 square feet and no parking. The existing height of the building is 10.2 feet. The Applicant proposes to rezone the property B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to renovate the existing building, including demolition of a rear portion and add two floors resulting in a three-story building. The building as expanded will contain 7,990 square feet of ground floor commercial space, one ADA residential unit on the ground-floor and twelve units on the upper floors for a total thirteen total residential dwelling units. Thirteen surface parking spaces are proposed. The proposed height of the building will be 32.0 feet.

Lot Area: 12,537 square feet

FAR: 2.01

Floor Area: 25,299.75 square feet

Residential Dwelling Units: 13

MLA: 964.4 square feet

Height: 32.0 feet

Automobile Parking: 13

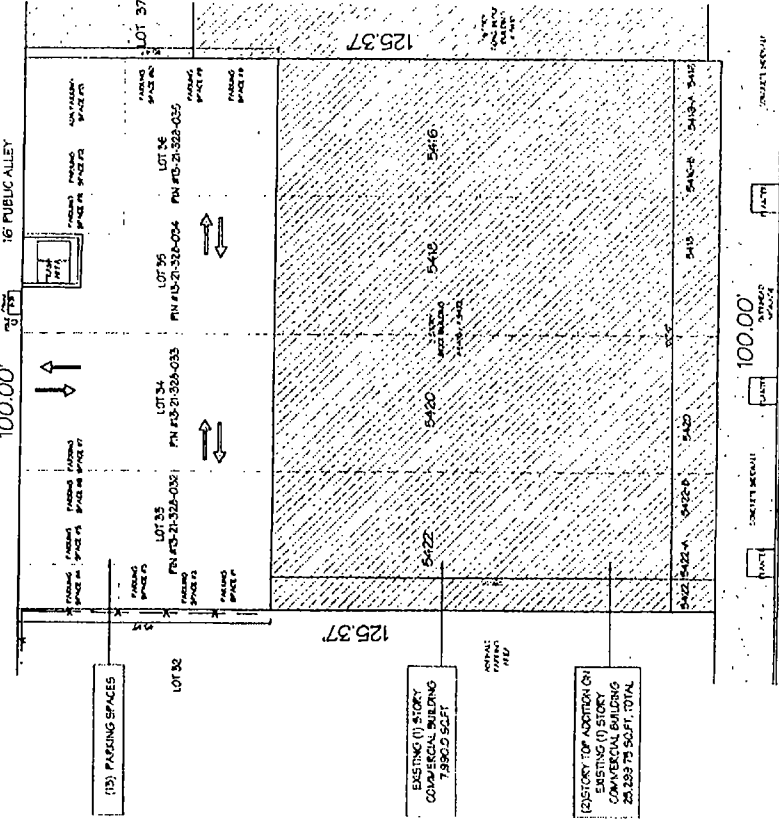
Setbacks:

Front (West Belmont Avenue):	0.0 feet (existing)
East Side:	0.0 feet (existing)
West Side:	0.0 feet (existing)
Rear (alley):	45.45 feet (proposed)

A set of plans is attached.

Final for Publication

**2-STORY (13) DU RESIDENTIAL ADDITION TO EXISTING 1-STORY COMMERCIAL MASONRY BUILDING
 5416-22 N. BELMONT AVE CHICAGO (16064)**



PROFESSIONAL DESIGN FIRM
 LIC# 184-007984

IR DESIGN FIRM
 201 W. WASHINGTON ST.
 CHICAGO, IL 60601
 TEL: 773-786-9755
 FAX: 773-786-9755
 WWW.IRDESIGNFIRM.COM

ARCHITECTS PLANNERS ENGINEERS DESIGNERS

NOTES

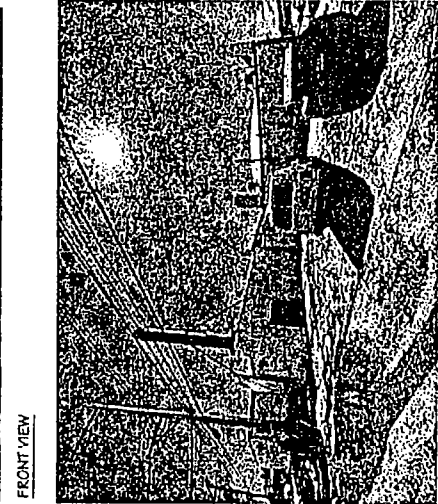
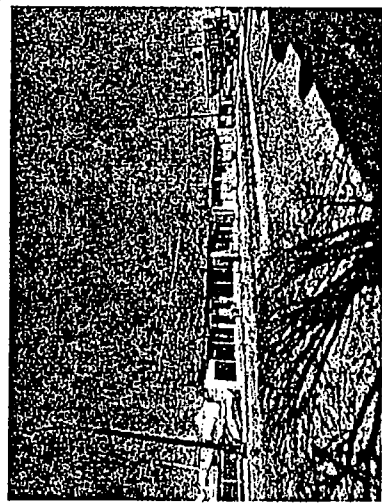
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2-STORY (13) DU RESIDENTIAL ADDITION TO EXISTING 1-STORY COMMERCIAL MASONRY BUILDING

5416-22 N. BELMONT AVE.
 CHICAGO, IL 60641

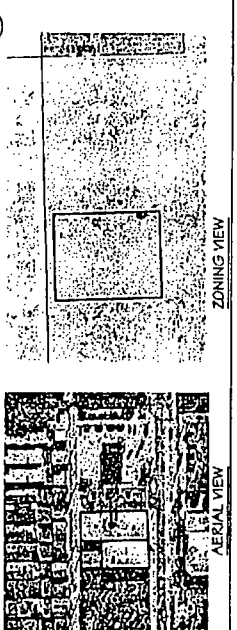
PROJECT NO. 100913099

PROJECT NO.	
100913099	
5416-22 N. BELMONT AVE	
Project No.	100913099
Project Name	5416-22 N. BELMONT AVE
Project Address	5416-22 N. BELMONT AVE
Project City	CHICAGO, IL
Project State	IL
Project Zip	60641
Project Date	11/11/11
Project Status	Final
Project Sheet No.	A-0.0
Project Title	SITE PLAN DECK WITH 6 ACRES

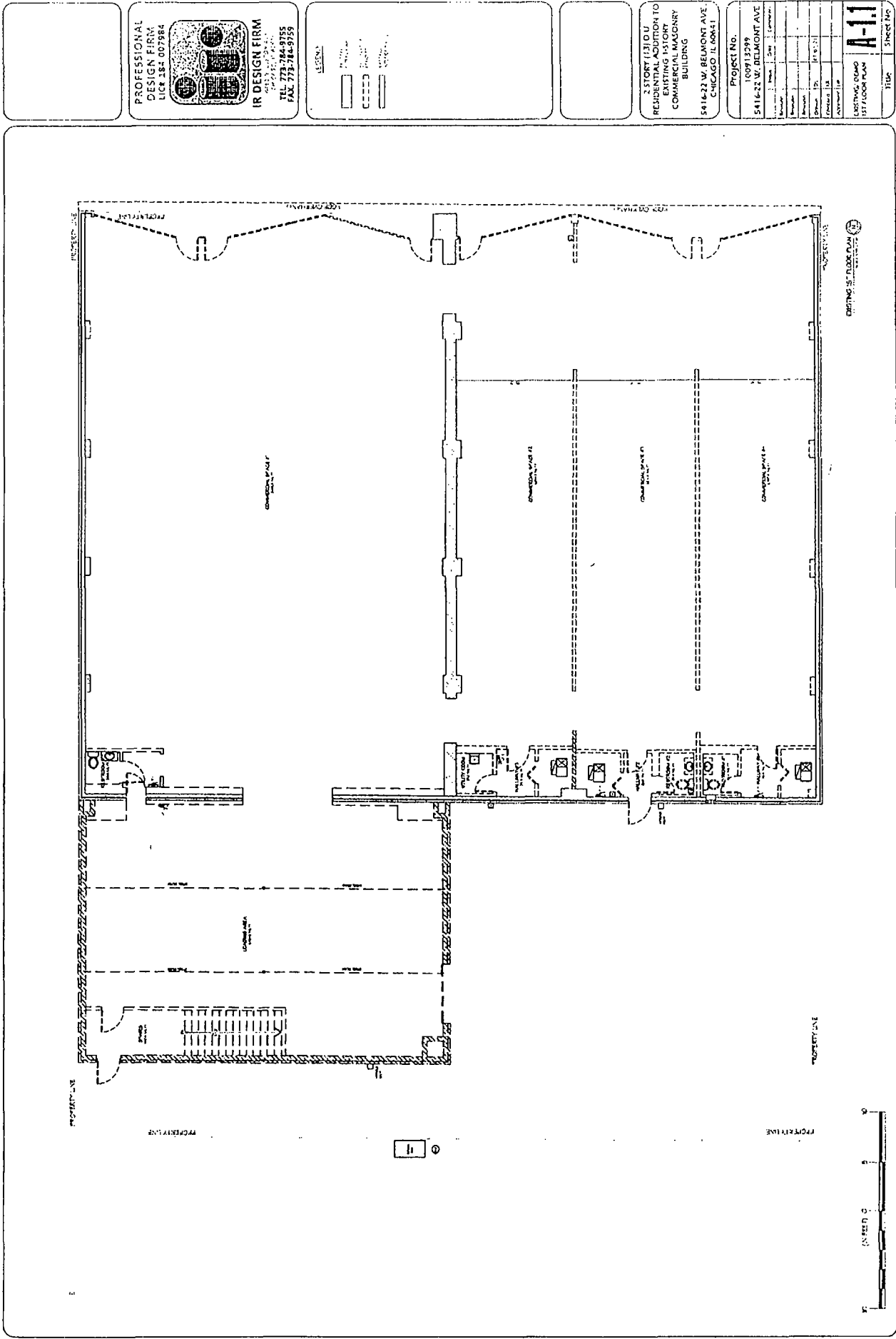


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PROFESSIONAL DESIGN FIRM
 LIC# 184 007984
 IR DESIGN FIRM
 2427 N. LAUREL ST.
 CHICAGO, IL 60647
 TEL 773 784-9755
 FAX 773 784-9753

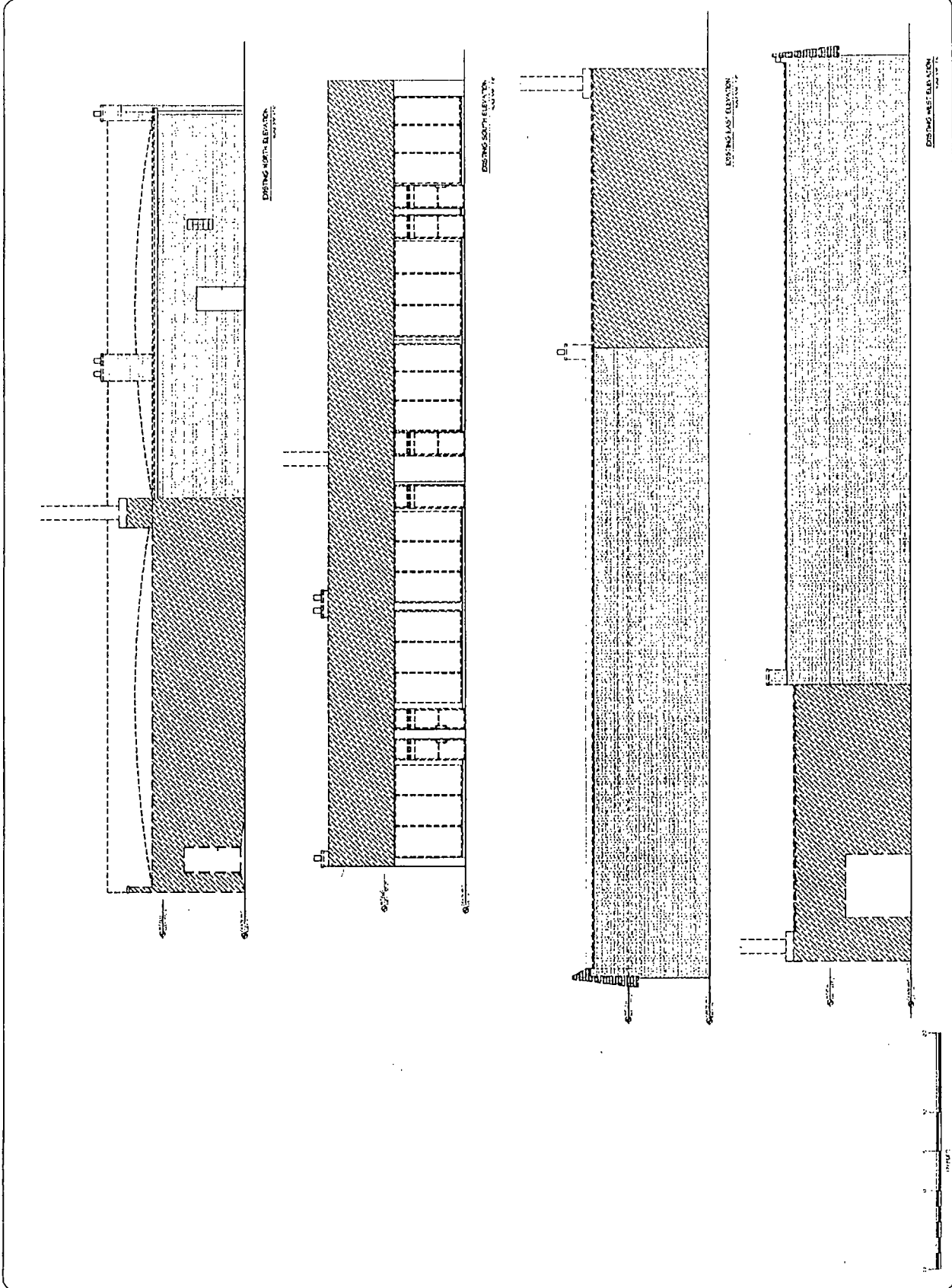
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3 STORY (1) 310 U
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 COMMERCIAL MASONRY
 BUILDING
 5416-22 W. BELMONT AVE
 CHICAGO, IL 60641

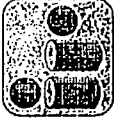
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Author	Drawn	Check	Comments

DATE: 11/16/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: EXISTING, DEMO 1ST FLOOR PLAN
 SHEET NO: A-1.1



PROFESSIONAL
DESIGN FIRM
LIC# 154.007864



IR DESIGN FIRM
740 N. LAUREL
CHICAGO, ILLINOIS 60610
TEL: 773.784.2155
FAX: 773.784.2155

LEGEND

EXISTING

PROPOSED

PROJECT 1310 U
RESIDENTIAL HISTORY TO
EXISTING 15 STORY
COMMERCIAL MASONRY
BUILDING

5416-22 W. BELMONT AVE.
CHICAGO, IL 60631

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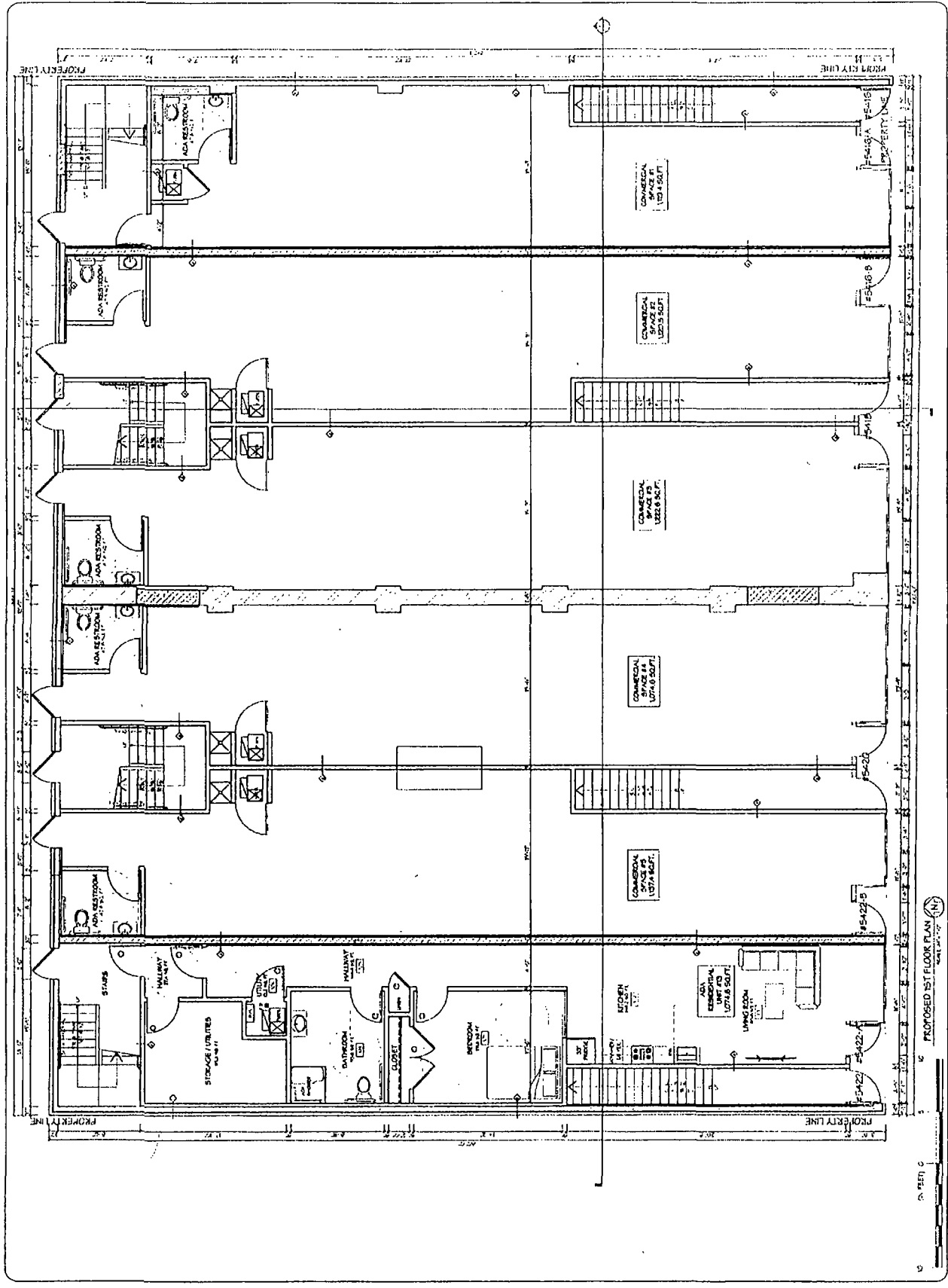
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EXISTING SOUTH ELEVATION
EXISTING WEST ELEVATION

A-2.0

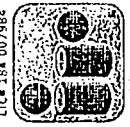
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EXISTING SOUTH ELEVATION
EXISTING WEST ELEVATION

Title Sheet No.

Final for Publication



PROFESSIONAL DESIGN FIRM
LIC# 184 007984



IR DESIGN FIRM
10091 3099
TEL 773-784-9755
FAX 773-784-3753

LEGEND

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2-STORY (13) D U
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COMMERCIAL MASONRY
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5416-22 W BELMONT AVE.
CHICAGO, IL 60641

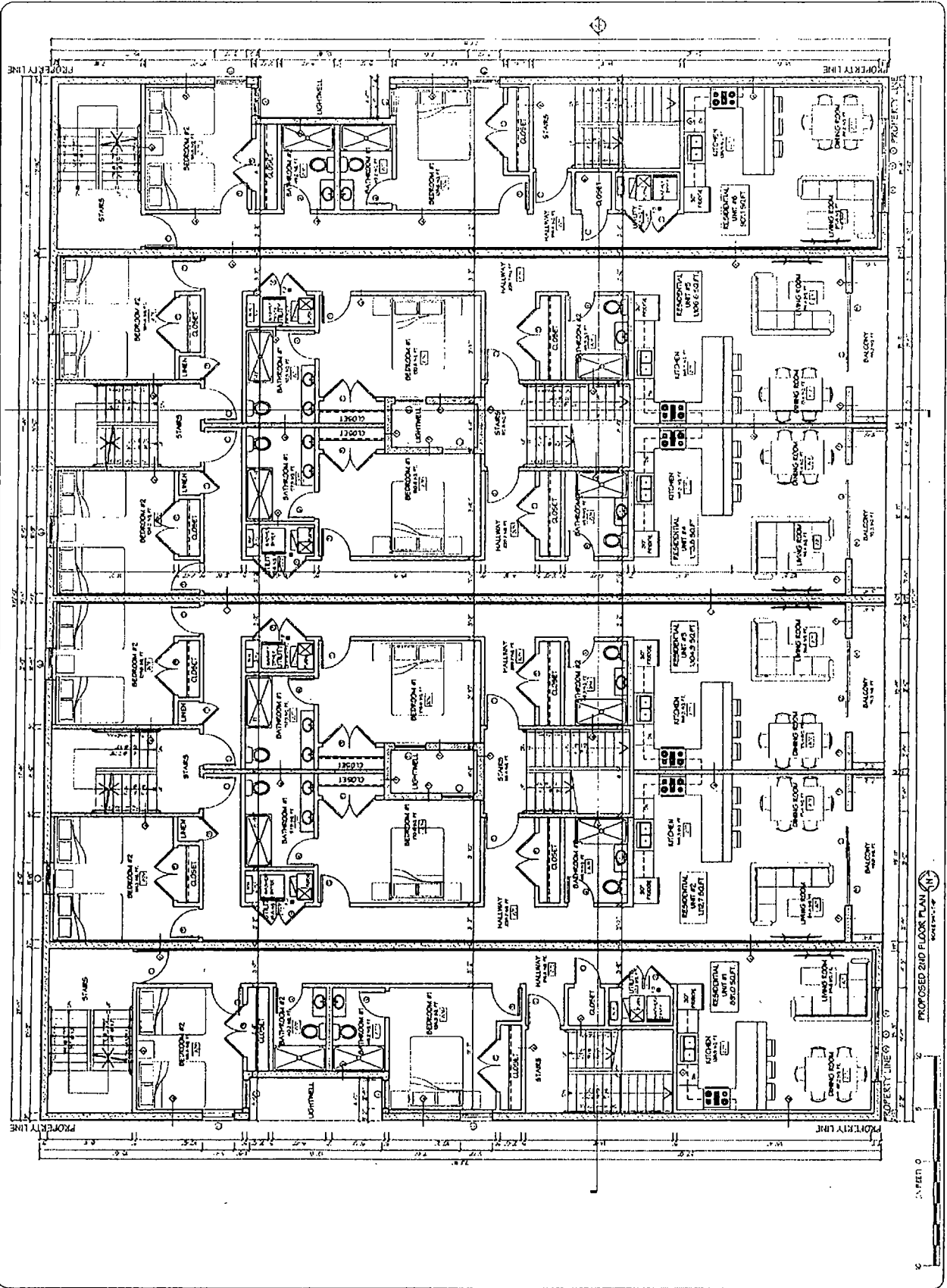
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5416-22 W BELMONT AVE

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PROPOSED 1ST FLOOR PLAN
DATE: 05/11/17

Sheet No. **A-31**
Title

Final for Publication



PROPOSED 2ND FLOOR PLAN

PROFESSIONAL DESIGN FIRM
 LIC# 184,007984

IR DESIGN FIRM
 225 N. LAKE STREET
 CHICAGO, IL 60601
 TEL: 773-784-9155
 FAX: 773-784-9155

LEGEND

1	STAIRS
2	HALLWAY
3	CLINET
4	DOOR
5	WINDOW
6	STAIRS
7	HALLWAY
8	CLINET
9	DOOR
10	WINDOW
11	STAIRS
12	HALLWAY
13	CLINET
14	DOOR
15	WINDOW

2-STORY (13) DU IN 10
 RESIDENTIAL BUILDING TO
 EXISTING HISTORY
 COMMERCIAL MASONRY
 BUILDING
 5416-22 W. BELMONT AVE.
 CHICAGO, IL 60651

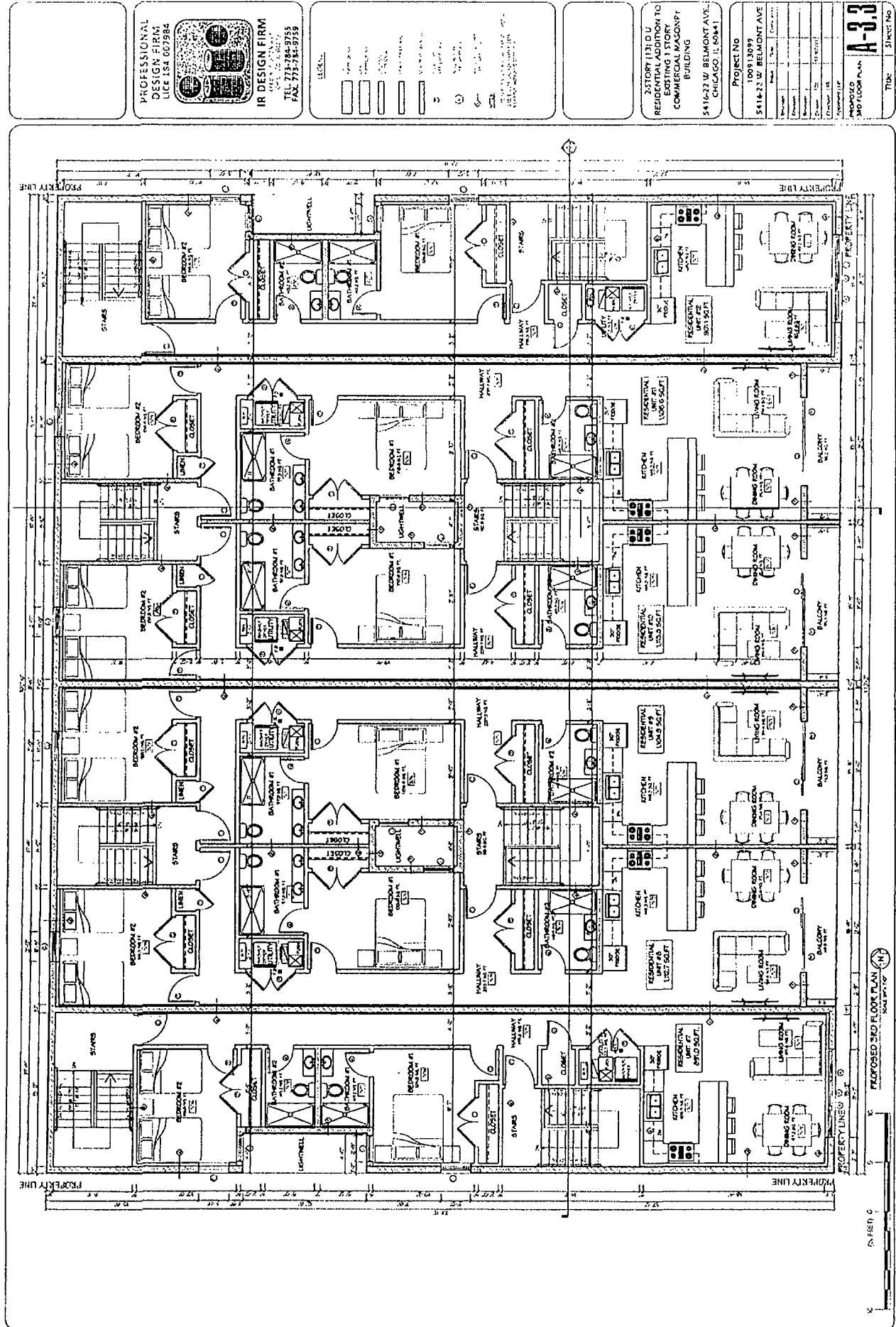
Project No.
 10091 8999

5416-22 W. BELMONT AVE

Prep	Draw	Comp

PROPOSED FLOOR PLAN
A-32
 TITLE Street No.

Final for Publication



PROFESSIONAL DESIGN FIRM
 LIC# 158 007984

IR DESIGN FIRM
 1000 N. LAKE ST.
 TEL: 773-784-9355
 FAX: 773-784-9359

LEGEND

1	WALL
2	DOOR
3	WINDOW
4	STAIR
5	HALLWAY
6	CLOSET
7	BATHROOM
8	KITCHEN
9	LIVING ROOM
10	BEDROOM
11	BALCONY
12	STAIR
13	HALLWAY
14	CLOSET
15	BATHROOM
16	KITCHEN
17	LIVING ROOM
18	BEDROOM
19	BALCONY

2-STORY (13' D.U.)
 RESIDENTIAL ADDITION TO
 EXISTING 1-STORY
 COMMERCIAL MASONRY
 BUILDING
 5416-23 W. BELMONT AVE.
 CHICAGO, IL 60641

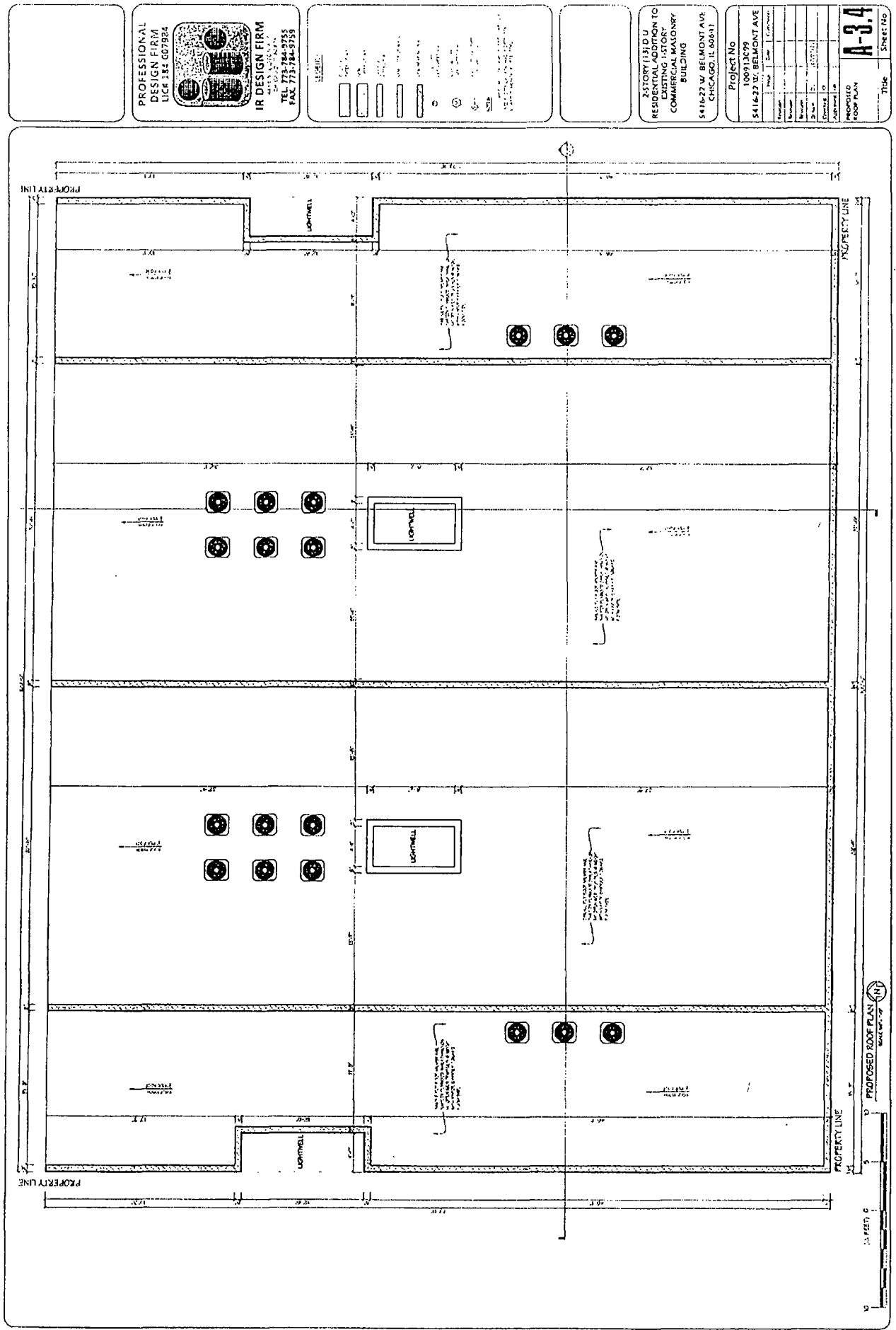
Project No
 100913099
 5416-23 W. BELMONT AVE

Architect	IR Design Firm
Engineer	IR Design Firm
Contractor	IR Design Firm
City	Chicago, IL
County	Cook, IL
Zip	60641

PROPOSED
 3RD FLOOR PLAN
A-33
 TUBE SHEET NO.

PROPOSED 3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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PROFESSIONAL DESIGN FIRM
LIC# 182 007984

IR DESIGN FIRM
440 N. WABASH ST., 12TH FLOOR
CHICAGO, ILL. 60610
TEL: 773-784-9755
FAX: 773-784-9759

LEGEND

- 1. 1/2" DIA. SKYLIGHT
- 2. 1/4" DIA. SKYLIGHT
- 3. 1/2" DIA. SKYLIGHT
- 4. 1/4" DIA. SKYLIGHT
- 5. 1/2" DIA. SKYLIGHT
- 6. 1/4" DIA. SKYLIGHT
- 7. 1/2" DIA. SKYLIGHT
- 8. 1/4" DIA. SKYLIGHT
- 9. 1/2" DIA. SKYLIGHT
- 10. 1/4" DIA. SKYLIGHT
- 11. 1/2" DIA. SKYLIGHT
- 12. 1/4" DIA. SKYLIGHT

3-STORY/13TD U
RESIDENTIAL ADDITION TO
EXISTING 1-STORY
COMMERCIAL MASONRY
BUILDING
5416-23 W. BELMONT AVE.
CHICAGO, IL 60611

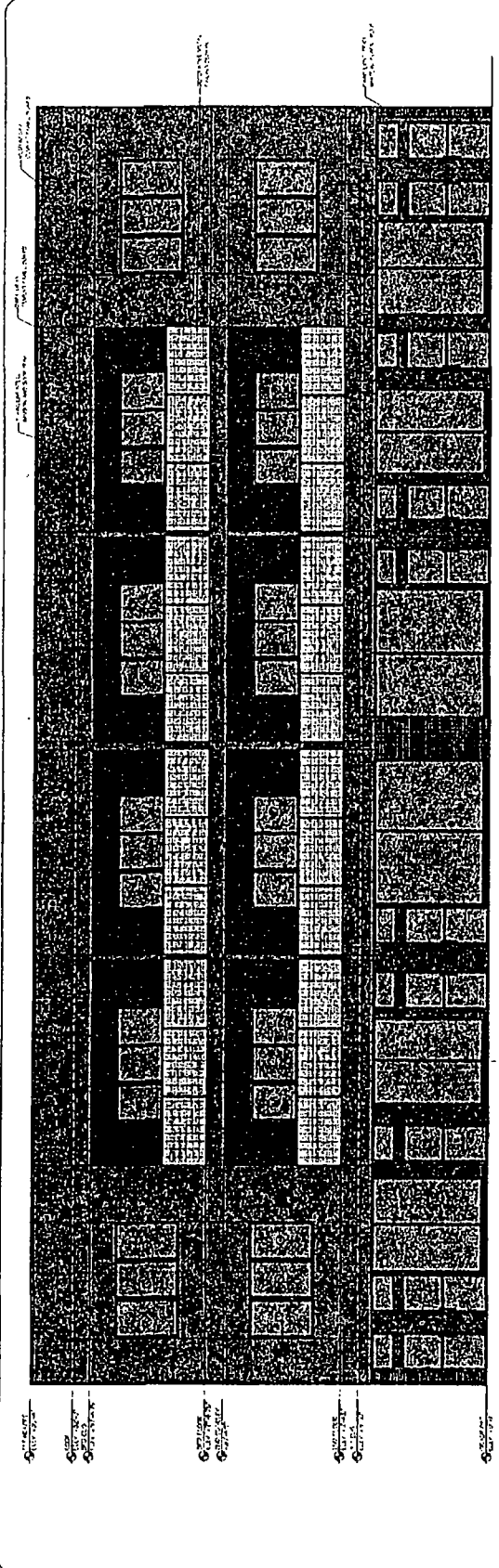
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5416-23 W. BELMONT AVE

Field	Value	Date	Location
Revision			
Author			
Checker			
Approver			

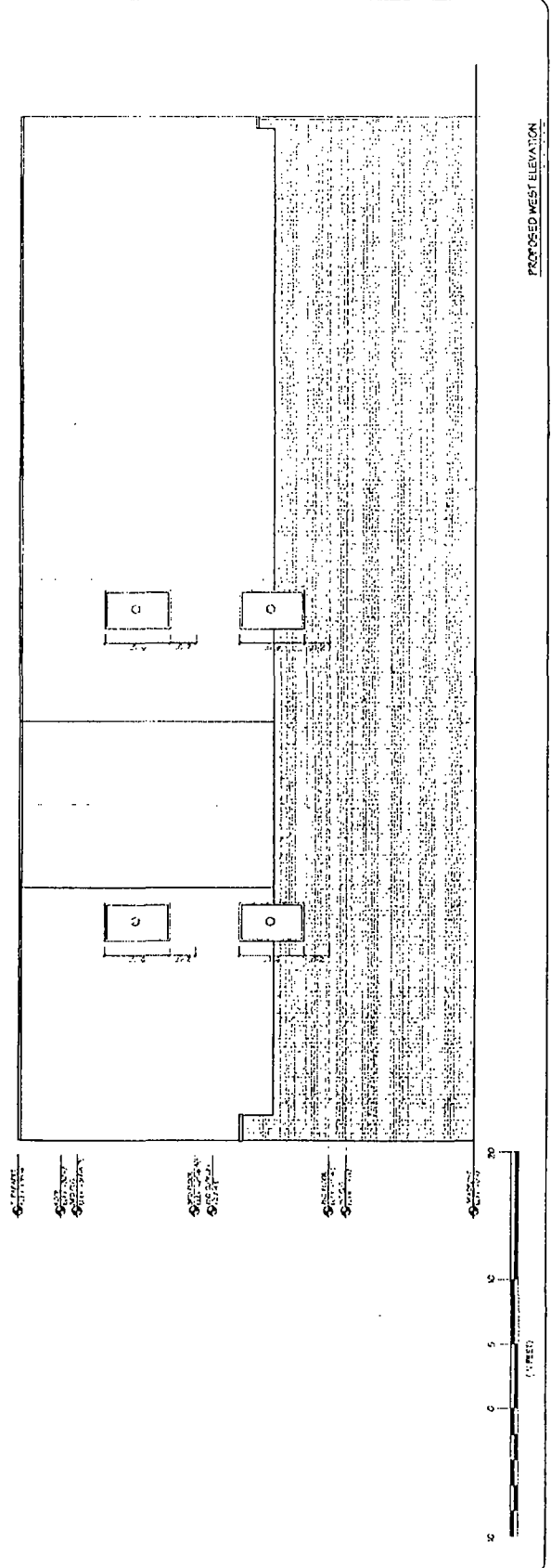
PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

A-3.4
SHEET NO.

 <p>PROFESSIONAL DESIGN FIRM LIC # 184 007984</p>	<p>IR DESIGN FIRM 1700 N. LAUREL ST. # 100 CHICAGO, IL 60642 TEL: 773-784-9755 FAX: 773-784-9755</p>	<p>2-STORY (3) D.U. REPAIRING AND RESTORATION TO ORIGINAL CONDITION COMMERCIAL MASONRY BUILDING 3416-22 W. BEAUMONT AVE. CHICAGO, IL 60641</p>	<p>Project No: 00913049 3416-22 W. BEAUMONT AVE</p> <table border="1"><thead><tr><th>Item</th><th>Unit</th><th>Quantity</th></tr></thead><tbody><tr><td>Excavation</td><td></td><td></td></tr><tr><td>Foundation</td><td></td><td></td></tr><tr><td>Structure</td><td></td><td></td></tr><tr><td>Interior</td><td></td><td></td></tr><tr><td>Exterior</td><td></td><td></td></tr><tr><td>Roofing</td><td></td><td></td></tr><tr><td>Other</td><td></td><td></td></tr></tbody></table> <p>PROPOSED WEST AND EAST ELEVATIONS</p> <p>A-4.0</p> <p>Title Sheet No.</p>	Item	Unit	Quantity	Excavation			Foundation			Structure			Interior			Exterior			Roofing			Other		
Item	Unit	Quantity																									
Excavation																											
Foundation																											
Structure																											
Interior																											
Exterior																											
Roofing																											
Other																											




PROPOSED SOUTH ELEVATION

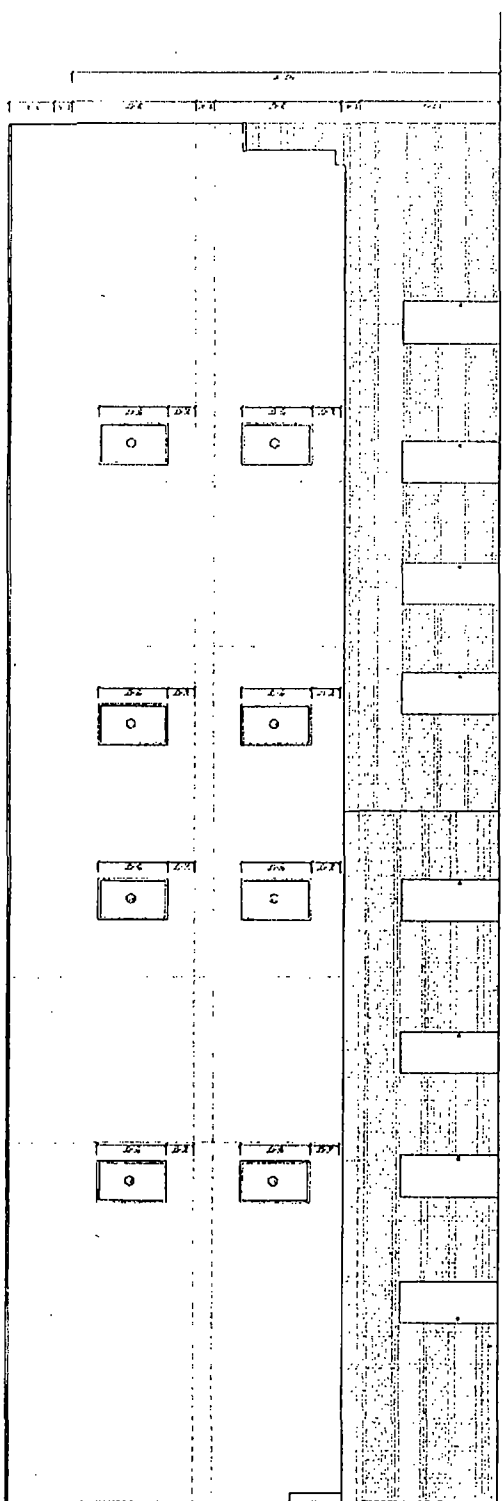


PROPOSED WEST ELEVATION

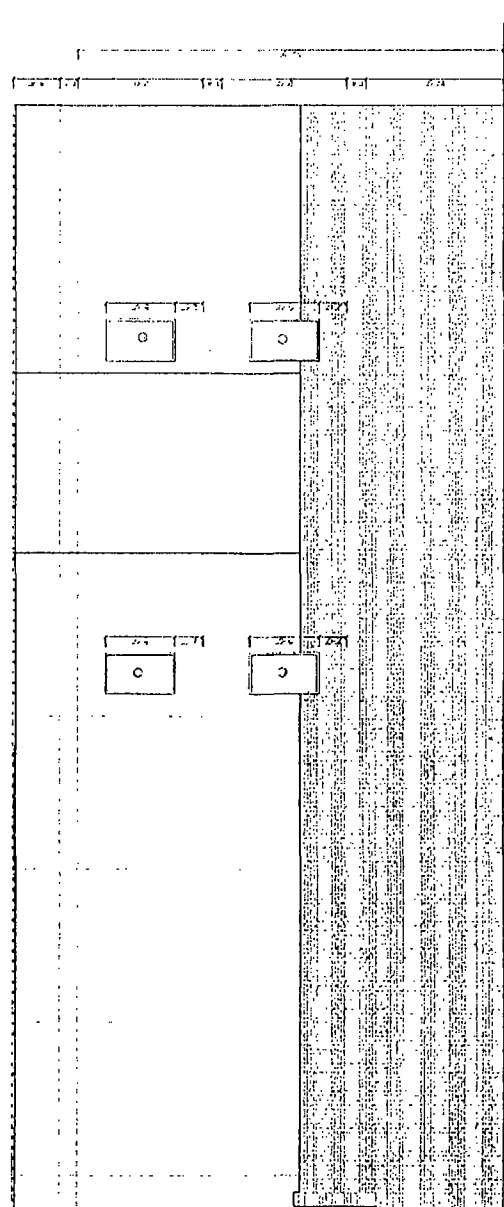


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	PROFESSIONAL DESIGN FIRM LIC# 184-007984 		IR DESIGN FIRM 1211 N. LAUREL ST. CHICAGO, IL 60642 TEL 773-784-9755 FAX 773-784-9755		2 STORY (13) DU RESIDENTIAL BUILDING FOR RESIDENTIAL STUDY COMMERCIAL MASONRY BUILDING 5416-22 W. BELMONT AVE. CHICAGO, IL 60641	PROJECT NO. 00913099 5416-22 W. BELMONT AVE
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PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



A-4.1 ARCHITECTURAL ELEVATIONS		Sheet No.
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