



address of property: 3654-56 West Belmont Avenue, Chicago

#20157T1

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 3654-56 WEST BELMONT AVENUE, CHICAGO**

The subject property is currently improved with a commercial building. The Applicant intends to demolish the existing building and build a new 4-story mixed-use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description: Zoning Change from a B1 -1, Neighborhood Shopping District to a B3-3, Community Shopping District  
Use: Mixed-use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors  
Floor Area Ratio: 2.84  
Lot Area: 6,600.5 Square Feet  
Building Floor Area: 18,700 Square Feet  
Density: 733 Square Feet per Dwelling Unit  
Off- Street parking: Parking spaces: 9  
Set Backs: Front: 0 Feet West Side: 0 Feet / East Side: 12 Inches Rear: 12 Feet \*  
Building height: 47 Feet 2 Inches

\* will apply for a variation if required

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