

Greater Goethe Neighborhood Association

Zoning and Planning Committee

May 23, 2023

Committee Members

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Alderman Daniel La Spata
First Ward
1958 North Milwaukee Ave.
Chicago, IL 60647

Re: 2412 W Belden Ave

Dear Alderman Daniel LaSpata,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting for the 2412 W Belden Ave project on April 10, 2023. The property has two buildings, a two and half story front building with a basement and tall attic and a two-story rear building. The property has no garage or any parking on the lot. The property is currently zoned RS-3. The combined number of dwelling units for the property is five (5) dwelling units which are existing non-conforming. The project team is requesting to up the zone to RM 4.5.

The owner would like to rehabilitate the exterior and renovate the interior of both buildings. The rear building will not be expanded and will continue to contain a single three-bedroom unit. In the front building, the total number of units will remain at four (4), and proposed that the units be expanded to create larger family-sized units. The rehabilitation plan calls for the two units to be duplexed between the first floor and basement to contain two three-bedroom units. The attic is to be expanded by adding dormers and combined with the existing second floor to create two duplexed units, one (3) three-bedroom and (1) four-bedroom. The total number of units will remain at five, and the dormers will have 523 sq ft of floor area to the property, resulting in a total floor of 5457 sq ft. The required parking remains at the existing non-conforming level of zero.

The ZAPC recommends that this project and the zoning change to RM 4.5 be approved with the following:

- Maintain the building height per RS-3 height requirements.
- The project will be built to the attached plans and as a Type 1 Zoning.
If there are any changes to the plans, the project will return to another ZAPC meeting to review the changes.
- The property be downzoned back to RS-3 after the owner completes the rehab.
- Provide a final copy of the Zoning Ordinance passed by the City of Chicago Council.

Please feel free to contact me with questions.

Cordially,

Jose Espejo
GGNA ZAPC Chairperson

cc: Nicholas Zettel

