



ZONING RESEARCH GROUP

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**Bel Mont Office Park  
12 Main Street  
Chicago, IL**

**PREPARED FOR**

**Joe Capital  
Wealth Properties LLC  
700 2nd St  
Tacoma, WA 98402**

**EXPRESS ZONING REPORT**

Prepared: January 29, 2015

Report Number: 2015-0000x



## EXPRESS ZONING REPORT SUMMARY

*The property is developed with an office, which is categorized as a “professional office” use per the City of Chicago’s zoning ordinance. These uses are permitted in the DX-5 Downtown Mixed-Use Zoning District. The property is developed with a legally conforming use. The site was not reviewed for compliance with development standards and parking regulations. To review compliance to these standards, please contact ZRG about upgrading to a Standard Zoning Report.*

### 1. SITE INFORMATION

<b>Address:</b> 12 Main Street	<b>Tax ID:</b> 12345
<b>Jurisdiction/City:</b> Chicago, IL	<b>County:</b> Cook County
<b>Site Area:</b> 4,000 square feet	<b>Parking Stalls:</b> Not Known
<b>Building Area:</b> 4,800 square feet	<b>Year Built:</b> 1901
<b>Current Use(s):</b> Office	<b>Units:</b> N/A

### 2. SITE RECORDS

<b>Outstanding Code Violations:</b>	<b>Land Use Permit Records:</b>	<b>Certificate of Occupancy</b>
Unknown absent an official records request	Unknown absent an official records request	Unknown absent an official records request

*Investigation by ZRG confirms that there may be documents associated with the site available upon an official records request. ZRG can obtain such documents for an added fee or by upgrading to a Standard Report.*

### 3. ZONING INFORMATION

**Zoning Designation:** DX-5 Downtown Mixed-Use

**Zoning Description:** *The DX, Downtown Mixed-Use district is primarily intended to accommodate office, commercial, public, institutional and residential development.*

**Zoning Overlay:** Not Applicable

**Historic Designation:** Not Applicable

<b>Is the current use(s) allowed and permitted?</b>	Yes, the site is developed with an office, an allowed use in the DX-5 District.
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**Notes:**

*Allowed uses in the DX-5 zone are outlined in the attachment section under zoning district and allowed uses. Zoning District, including allowed uses, obtained from City of Chicago Zoning Ordinance, Chapter 17, provided by American Legal Publishing Corporation, available online.*



4. DEVELOPMENT STANDARDS

Standard	Value	Additional Information	Complies?
Minimum Lot Area	None		
Minimum Lot Width	None		
Maximum Density	N/A	Only applicable to residential only use	
Maximum Lot Coverage	None		
Height Limit	None		
Front Yard Setback	None		
Side Yard Setback	None		
Rear Yard Setback	None	Rear setbacks are only required for floors containing dwelling units	
Maximum Setback			
Floor Area	5.0		
Floor-to-Floor Height		In all DX districts any ground floor commercial space must have a minimum floor-to-floor height of 13 feet	

**Does the site comply with all of the above development standards?**

**Notes:**

*The site was not reviewed for compliance with the above development standards. Please contact ZRG and upgrade to a Standard Zoning Report to have the site reviewed against the development standards.*

*Development Standards obtained from City of Chicago Zoning Ordinance, Chapter 17, provided by American Legal Publishing Corporation, available online.*



**5. PARKING REQUIREMENTS**

Standard	Formula	Complies?
Vehicle Stalls	For non-residential uses, no parking for first 70,000 square feet or 2 x the lot area, whichever is greater, then 0.8 stalls per 1,000 square feet.	
Bicycle Stalls	None required	

**Does the site comply with the parking requirements?**

**Notes:**

*The site was not reviewed for compliance with the above parking requirements. Please contact ZRG and upgrade to a Standard Zoning Report to have the site reviewed against the parking requirements.*

*Parking Requirements obtained from City of Chicago Zoning Ordinance, Chapter 17-10, provided by American Legal Publishing Corporation, available online.*

**6. REBUILD CLAUSE/NON-CONFORMING CODE**

<b>Non-Conforming to Use</b>	Should the property become nonconforming to use, the use may be re-established provided that the discontinuance of the use does not exist for 18 months or more. If the nonconforming use is deemed to be discontinued all nonconforming use rights are lost and re-establishment of the nonconforming use is prohibited.
<b>Non-Conforming to Development Standard</b>	Should structures on the subject site become nonconforming to a development standard, and should such nonconforming structure be partially damaged or totally destroyed by fire or other causes beyond the control of the property owner, the nonconforming structure may be rebuilt, provided that such rebuilding does not result in a structure that is more out of compliance than the structure being replaced and provided that a building permit to replace the structure is obtained within 18 months of the date of damage or destruction.

*Nonconforming Code obtained from City of Chicago Zoning Ordinance, Chapter 17-15, provided by American Legal Publishing Corporation, available online.*

**7. CONFORMANCE STATUS & CONCLUSIONS**

Is the site conforming to use?	YES
Is the site conforming to development standards (setbacks, height, FAR, etc.)?	Contact ZRG to upgrade to a Standard Zoning Report
Is the site conforming to parking?	Contact ZRG to upgrade to a Standard Zoning Report

**8. ADDITIONAL COMMENTS**

All code sections obtained online at the following website:  
<http://www.amlegal.com/library/il/chicago.shtml>

**9. CONTACT & RESEARCH INFORMATION**

<p><b>Municipal Contact</b></p> <p>John Smith          City of Chicago          Planning &amp; Development          121 North LaSalle Street, 10<sup>th</sup> Floor          Chicago, IL 60602          Phone (312) 744-4190</p>	<p><b>Zoning Report</b></p> <p>Allan Hollinger          Zoning Research Group          1423 East 29<sup>th</sup> Street          Tacoma, WA 98404          Phone (253) 722-5880 / Fax (253) 722-5881          Email: info@zrgwest.com</p>
<p><b>Surveyor</b></p> <p>None Provided</p>	<p><b>Title Company</b></p> <p>None Provided</p>

*The above findings were obtained by ZRG from a variety of sources, including but not limited to municipal codes, professional land surveys, title commitments, county assessor records, building and planning department records, and municipal staff interviews.*

# ATTACHMENT LIST

ATTACHMENT NAME	ATTACHMENT DESCRIPTION
<b>Attachment A</b> Zoning Map	Zoning map of site showing surrounding zoning districts obtained from City of Chicago's website.
<b>Attachment B</b> Zoning District & Allowed Uses	Details the zoning classification and the allowed uses.
<b>Attachment C</b> Development Standards	Includes development standards, such as setbacks, height, etc.
<b>Attachment D</b> Parking Standards	Includes parking requirement information including number of stalls and stall size.
<b>Attachment E</b> Non-Conforming Code	Outlines rebuild provisions and restrictions on non-conforming uses and development standards.