Proposed Redevelopment at 2819 W Belmont Ave

After detailed discussion with the developers and extensive engagement with the community, we are happy to present an updated plan for the 2819 Belmont project. This updated proposal incorporates input from community members as well as Alderman Mell. These changes help ensure that this project will be an asset to our community and a great addition to the California / Belmont / Elston intersection.

The proposed redevelopment would include commercial / retail space on the ground level with an additional 3 stories of new apartment units above. The commercial space would total over 5,500 sq ft spread across multiple storefronts. The 48 apartment units would be mostly 2 bedroom units with a small number of single bedroom units. To contribute to the broad effort to retain affordable housing, 4 of these units will rented at affordable rates.

We have also worked to minimize the impact on parking and congestion new residential units and commercial space can create. The project will include 52 on-site parking spots for both residents and the businesses. The design also includes an entrance and exit onto Belmont to alleviate the demand on the alley. We are working with businesses in the area to better manage the traffic in the area. Finally, we’re in the early stages of working with other aldermen to restore an Elston bus route.

![Image of the proposed building design](image.png)

The new design of the building makes an interesting addition to the Belmont streetscape while respecting Avondale’s historic Chicago architecture. The red brick facade with stone accents fits well with the existing buildings in the area, the 4-story height is an appropriate size for this intersection.

We would like to hear your thoughts on the proposed development. Please let us know what you think by contacting us by email, phone or visiting our office. If you’d like more information on the project, please contact our office at 773-478-8040, by email at ward33@cityofchicago.org, or by visiting our office.