

**17-13-0303-C(1) Type 1 Narrative & Plans – 2210-2214 West Belmont Avenue, Chicago, IL**

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 6,250 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new four-story residential building containing six (6) dwelling units and a detached garage. The proposed building will measure 46 ft.-7 in. in height. The subject property is a Transit Served Location and will be supported by six (6) off-street parking spaces within the detached garage at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1003-L of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 100% (six (6) parking spaces for six (6) residential units), increase the building height from 45 feet to 46 ft.-7 in., and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

(A) The Project's Floor Area Ratio: 13,687.83 square feet (2.19 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,041.67 square feet per D.U.  
(6 residential units)

(C) The amount of off-street parking: 6 parking spaces

\*The subject property is a designated Transit Served Location (Belmont Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from three (3) parking spaces (50%) to six (6) parking spaces (100%).

(D) Setbacks:

- a. Front Setback: 6 feet
- b. Side Setbacks:
  - East Side: 3 feet-8 inches
  - West Side: 1 feet
- c. Rear Setback: 31 feet-10 inches

(E) Building Height: 46 feet-7 inches

\*Pursuant to Sec. 17-13-1003-L, the Applicant is seeking to increase the building height from the required 45 ft. to 46 ft.-7 in.

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 62 linear feet of the Belmont Avenue CTA Bus Line Corridor roadway segment. The proposed residential building containing six (6) residential units will be supported by six (6) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the number of required off-street parking spaces, from three (3) parking spaces to six (6) parking spaces.
2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of 6 feet from the subject lot's front property line along West Belmont Avenue to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along West Belmont Avenue.
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location along the Belmont CTA bus route. The Applicant believes the redevelopment of an underutilized lot will improve conditions in the subject area for residents and other commuters traveling in the subject area.
4. The proposed residential building will contain a total of six (6) residential units. The proposed building will be supported by six (6) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase pursuant to the eTOD Ordinance.
5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will replace two (2) older one-story commercial buildings with a new multi-unit residential building, which will provide new residential housing to meet multi-unit market demand. Based on the subject property's proximity to a designated CTA bus line corridor (Belmont CTA Bus Route), the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.





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 SUITE 110  
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CONTRACT NO. 2012-0012  
 PROJECT NAME  
 6 UNIT MASONRY FULLY SPRINKLED APARTMENT BUILDING  
 2101 S. WEST BELMONT AVE  
 CHICAGO, IL

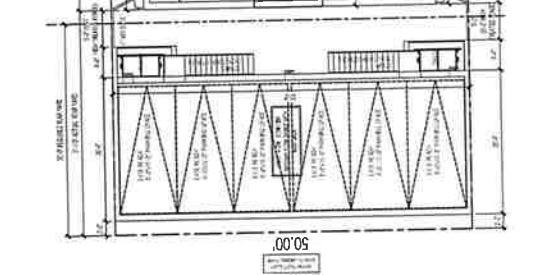
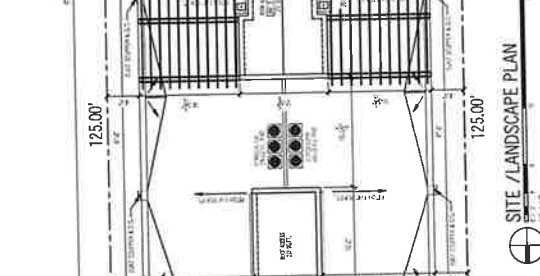
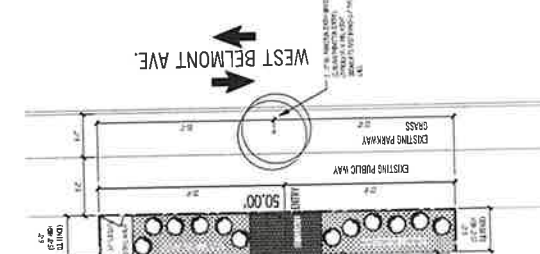
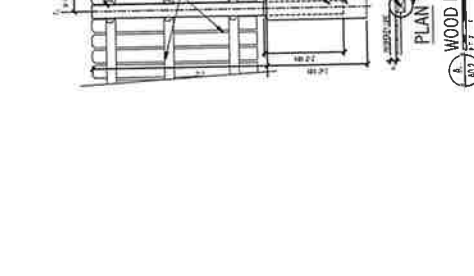
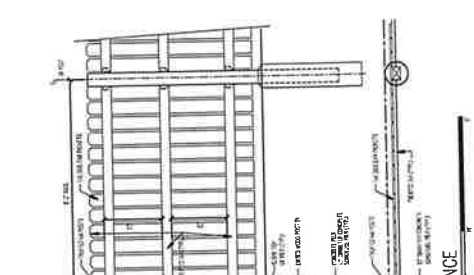
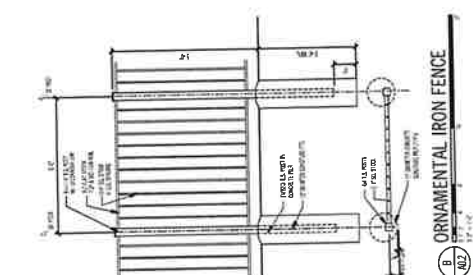
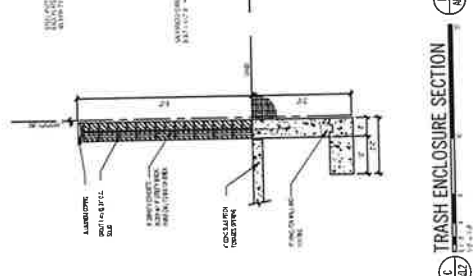
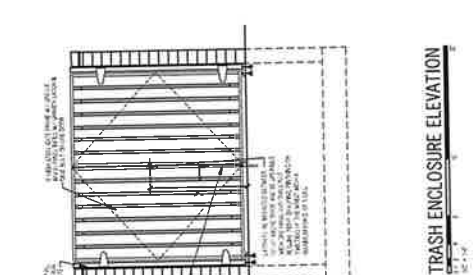
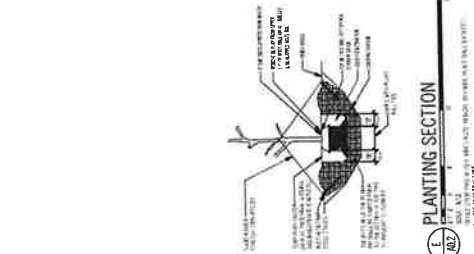
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 PROJECT NAME

DATE: 01.28.15  
 DRAWING NO.: 04-025  
 PROJECT NAME



SHEET  
**A0.2**  
 NUMBER

SITE PLAN  
 SHEET NO.



DESIGNED BY: [Signature]  
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 PROJECT NO. 2012-0012

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 PROJECT NO. 2012-0012

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 PROJECT NO. 2012-0012

CITY OF CHICAGO ZONING DATA	
REQUIRED	ACTUAL
RE-2 (PROPOSED)	RE-2
LOT AREA	6,200
FRONT YARD	10'
REAR SETBACK	35'-0"
OPEN SPACE	N/A





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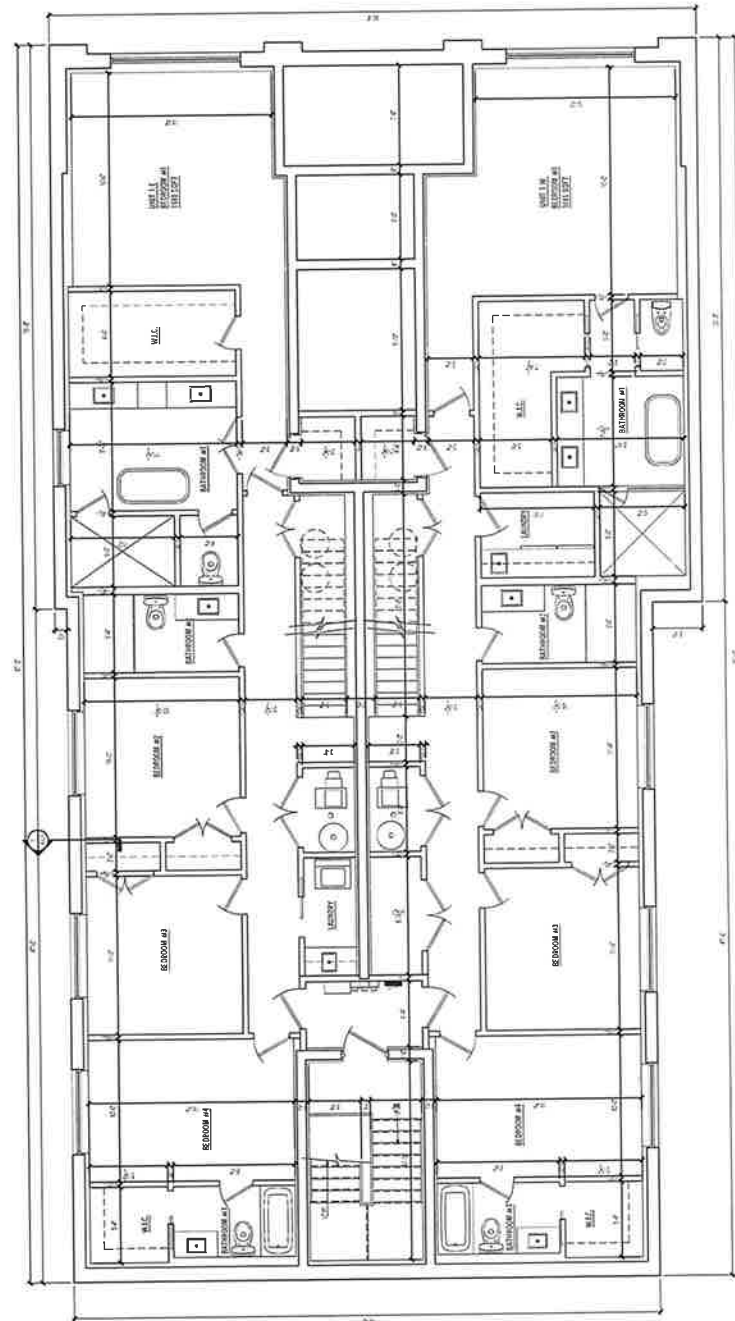
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 07/28/2015  
 08/28/2015

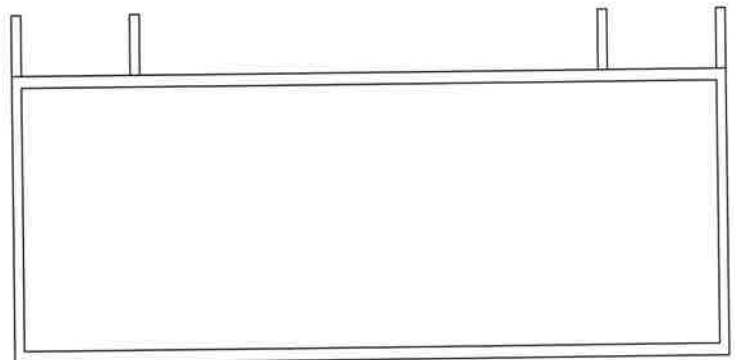
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 6 UNIT MASONRY  
 BULLY SHIMMLED  
 APARTMENT BUILDING  
 W/ 6 CAR GARAGE  
 2010-12 WEST BELMONT AVE  
 CHICAGO, IL



**SHEET**  
**FLOOR PLANS**  
**A1.1**  
**NUMBER**



**BASEMENT FLOOR PLAN**





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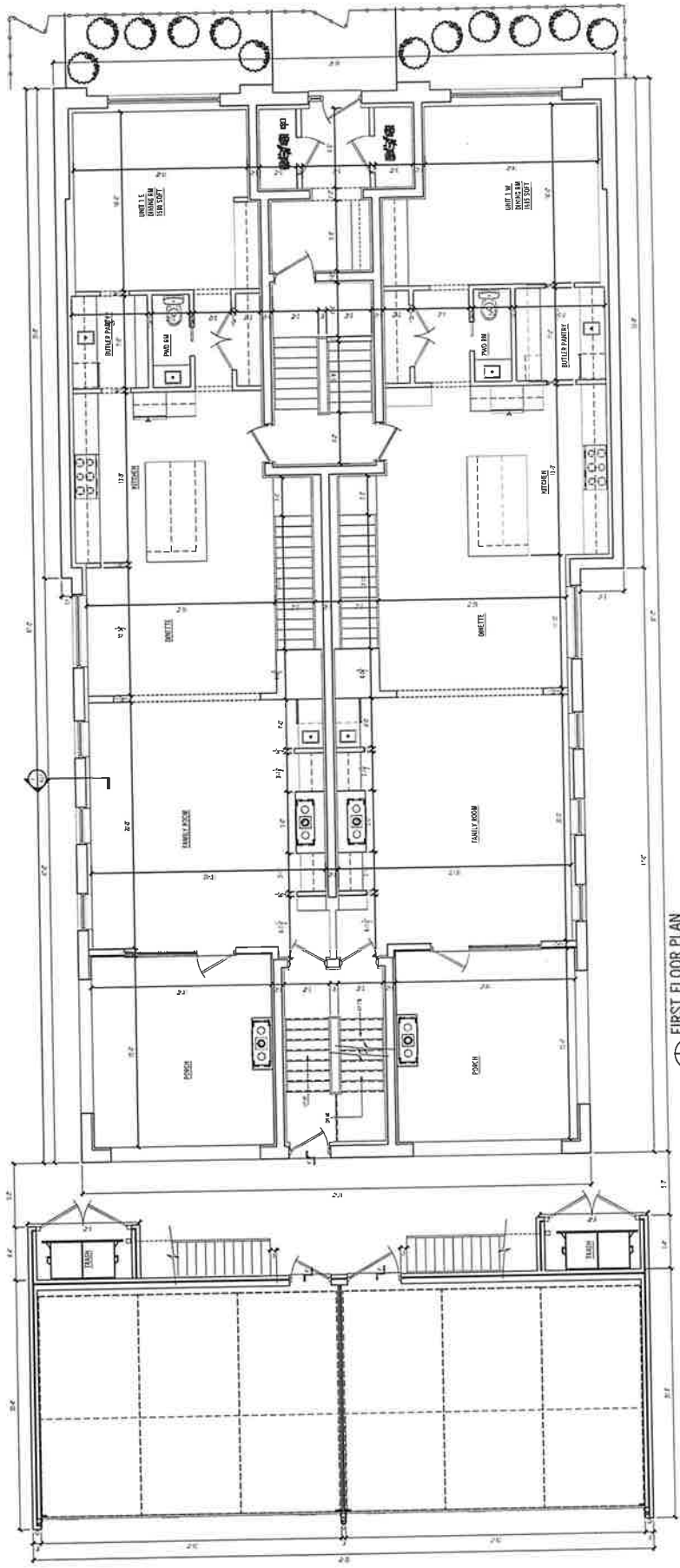
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 02/22/15  
 02/22/15  
 02/22/15

**PROJECT NAME**  
 6 UNIT MASONRY  
 FULLY SPRINKLED  
 APARTMENT BUILDING  
 W/ 6 CAR GARAGE  
 220' x 11' WEST WINDY  
 CHICAGO, IL



**SHEET NAME**  
 FLOOR PLANS

**A1.2**  
 SHEET NUMBER



**FIRST FLOOR PLAN**  
 1/8" = 1'-0" ARCHITECT





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SUBMITTAL DATES

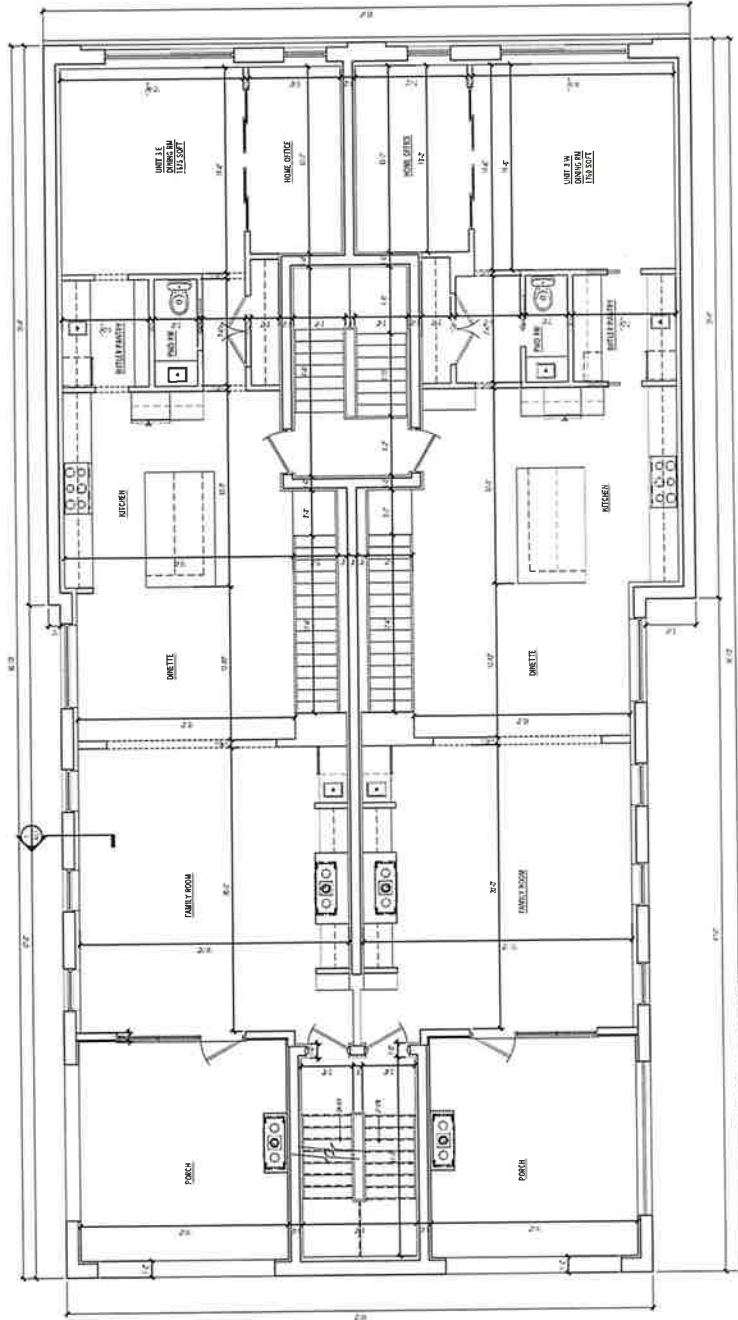
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 FULLY SERRATED  
 APARTMENT BUILDING  
 W/ 6 CAR GARAGE  
 2910-12 WEST BELMONT AVE  
 CHICAGO, IL



SHEET NAME  
 FLOOR PLANS

SHEET  
**A1.4**  
 NUMBER



THIRD FLOOR PLAN

1/8" = 1'-0"







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CONTRACT NO. 2010-0001  
 CONTRACT VALUE \$1,200,000  
 CONTRACT DATE 01/15/10  
 CONTRACTOR 300 DESIGN STUDIO  
 ARCHITECT 300 DESIGN STUDIO  
 PROJECT NO. 2010-0001

SUBMITTALS

DATE 01/15/10  
 DRAWN BY 300 DESIGN STUDIO  
 CHECKED BY 300 DESIGN STUDIO

PROJECT NAME  
 6 UNIT MASSHUTCH  
 APARTMENT BUILDING  
 2215-12 WEST BILLYMAY AVE  
 CHICAGO, IL



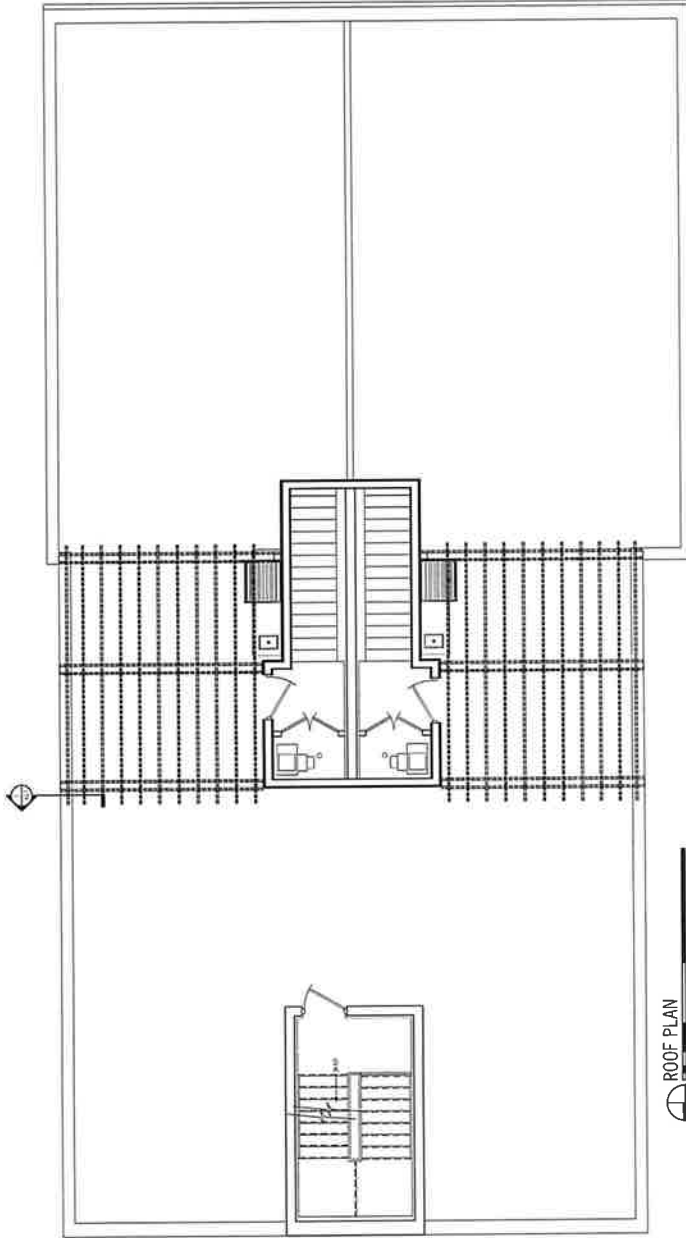
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FLOOR PLANS

31117

A1.6

NUMBER



ROOF PLAN  
 1/15/10









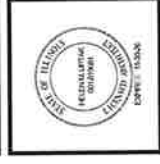
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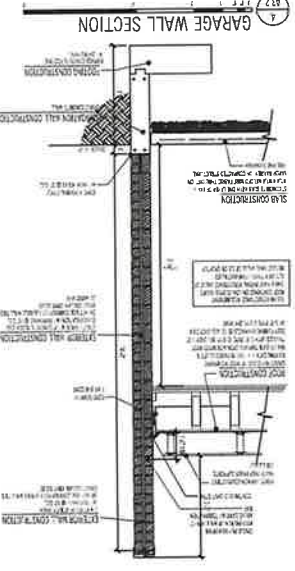
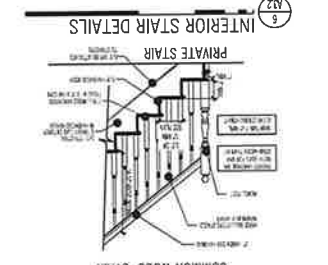
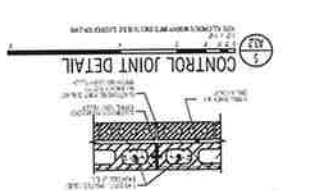
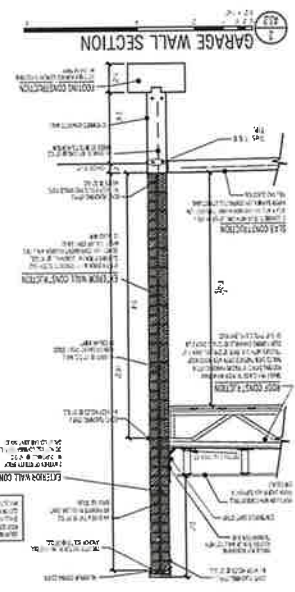
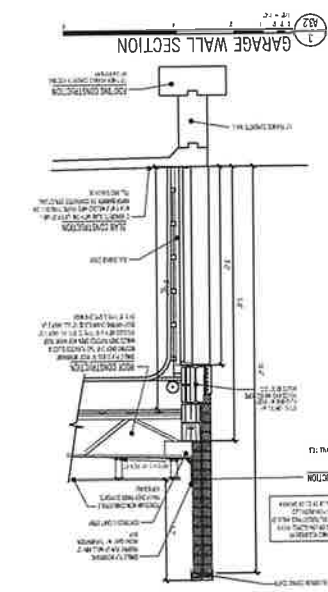
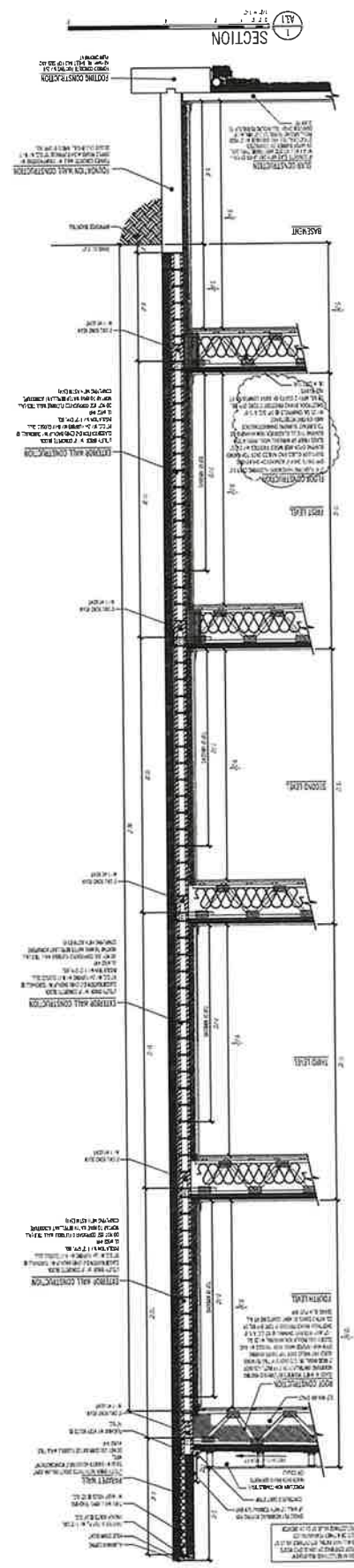
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300 WEST BELMONT AVE  
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CHICAGO, IL



SECTION  
SECTION

SHEET  
**A3.1**  
RUBBER



NOTES:  
1. SEE SECTION 1 FOR WINDOW DETAIL.  
2. SEE SECTION 3 FOR GARAGE WALL DETAIL.  
3. SEE SECTION 4 FOR GARAGE WALL DETAIL.  
4. SEE SECTION 5 FOR STAIR DETAILS.  
5. SEE SECTION 7 FOR GARAGE WALL DETAIL.