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Application # 23005-T1

17-13-0303-C(1) Substitute Type 1 Narrative & Plans – 1040 West Belmont Avenue, Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 8,250 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing approximately 4,425 sq. ft. of retail space at grade and twenty-eight (28) dwelling units above. The proposed building will measure 68 ft.-10 in. in height. The subject property is a Transit Served Location and will be supported by six (6) off-street parking spaces and twenty-eight (28) onsite bicycle parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (14 parking spaces) to 21.4% (6 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 15 ft., waive the loading berth requirement, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 34,719 square feet (4.23 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 294.64 square feet per D.U. (28 dwelling units)

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

*The subject property is a designated Transit Served Location based on its proximity to the CTA Brown Line Belmont Station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the off-street parking ratio from 50% (14 parking spaces) to 21.4% (6 parking spaces).

(D) Setbacks:

a. Front Setback: zero
b. Side Setbacks:
West Side: zero
East Side: zero
c. Rear Setback: 15 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to 15 feet.

(E) Building Height: 68 feet-10 inches

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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 635 linear feet of the Belmont Avenue CTA Brown Line Rail Station. The proposed mixed-use building containing retail space at grade and twenty-eight (28) residential units above will be supported by six (6) off-street parking spaces and twenty-eight bicycle parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (14 parking spaces) to 21.6% (6 parking spaces).

2. The Applicant's building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504 because the retail portion and residential entrance of the proposed building front along West Belmont Avenue and the proposed front setback is zero. Furthermore, the entrance widths do not exceed 12 ft., the entrance depths do not exceed the entrance width, the entrances are not more than two-stories in height, and the proposed building elevations comply with the window transparency requirements.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Belmont Avenue CTA Brown Line Rail Station. The Applicant believes the development will improve the subject area for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain grade-level retail space and twenty-eight (28) residential units above. The proposed building will be supported by six (6) off-street parking spaces and twenty-eight (28) onsite bicycle parking spaces. The Applicant is seeking administrative approval to permit the off-street parking ratio reduction (6 parking spaces proposed) for the residential units pursuant to the TOD Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a one-story restaurant building with a new mixed-use building offering new retail spaces along West Belmont Avenue. The proposed residential units will provide additional residential housing inventory to meet market demand. Based on the subject property's proximity to mass transit, 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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1040 West Belmont

ZONING DATA

ADDRESS: 1040 West Belmont
LOT SIZE: PER SURVEY
LOT AREA: 8,250 SQ. FT.

	EXISTING ZONING	PROPOSED ZONING
ZONING DISTRICT	B3-2	B3-5
F.A.R.	2.2	5
MINIMUM LOT AREA	1000 SQ. FT.	200 SQ. FT. / 135 S.F.(EFFICIENCY UNITS)
MAXIMUM BUILDABLE AREA:	18,150 SQ. FT.	41,250 SQ. FT. MAX 34,791 SQ. FT. PROPOSED
MAXIMUM NUMBER OF UNITS:	8 UNITS	MAX: 41 UNITS PROPOSED: 28
MAXIMUM BUILDING HEIGHT	50'-0" ##	70'-0" MAXIMUM / 68'-10" PROPOSED
SETBACKS:		
FRONT YARD	NOT REQUIRED	0'-0"
REAR YARD	30'-0" @ DWELLING UNIT FLOORS	15'-0" PROPOSED (REQUIRES RELIEF)
SIDE YARDS	NOT REQUIRED	0'-0"
MINIMUM PARKING:	5 PARKING SPACE PER UNIT	6 PARKING SPACES PROVIDED (REQUIRES RELIEF)
REAR YARD OPEN SPACE	NOT REQUIRED	NOT REQUIRED
LOADING BERTH	NOT REQUIRED	0 PROVIDED(REQUIRES RELIEF)
COMMERCIAL SPACE	20% MIN.: 1,650 SQ. FT.	4,439 SQ. FT.
MAXIMUM EFFICIENCY UNITS	20%	20% MAXIMUM
BICYCLE PARKING	11 REQUIRED	28 PROVIDED

DISTANCE TO BELMONT CTA STATION: 635'

BUILDING DATA

TOTAL NUMBER OF UNITS: 28 PROPOSED
TOTAL NUMBER OF FLOORS: 5

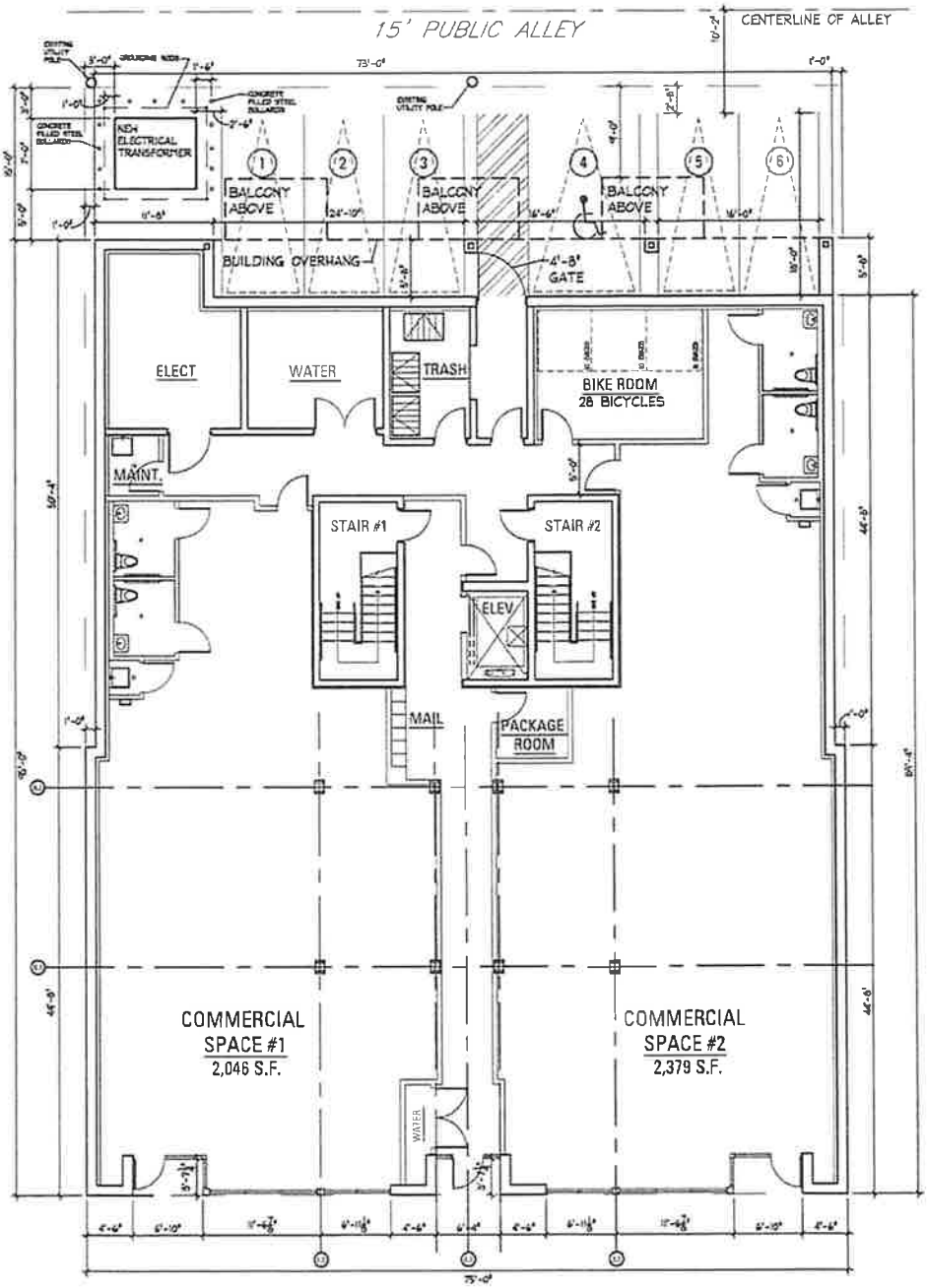
FIRST FLOOR TOTAL AREA:	6,613 SQ. FT. (FAR)
FLOORS 2-5	6,007 SQ. FT. (PER FLOOR)=27,594 S.F.
PENTHOUSE:	584 SQ. FT.
PROPOSED TOTAL BUILDING AREA (FAR)	34,791 SQ. FT.(FAR)
CODE ALLOWABLE MAX BUILDING AREA (FAR)	41,250 SQ. FT.

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proj.# 2439
proj. MIXED-USE DEVELOPMENT
NEW CONSTRUCTION
1040 W BELMONT AVE.
CHICAGO, IL 60657
description 03/30/2026 REVISED(09.30.26)

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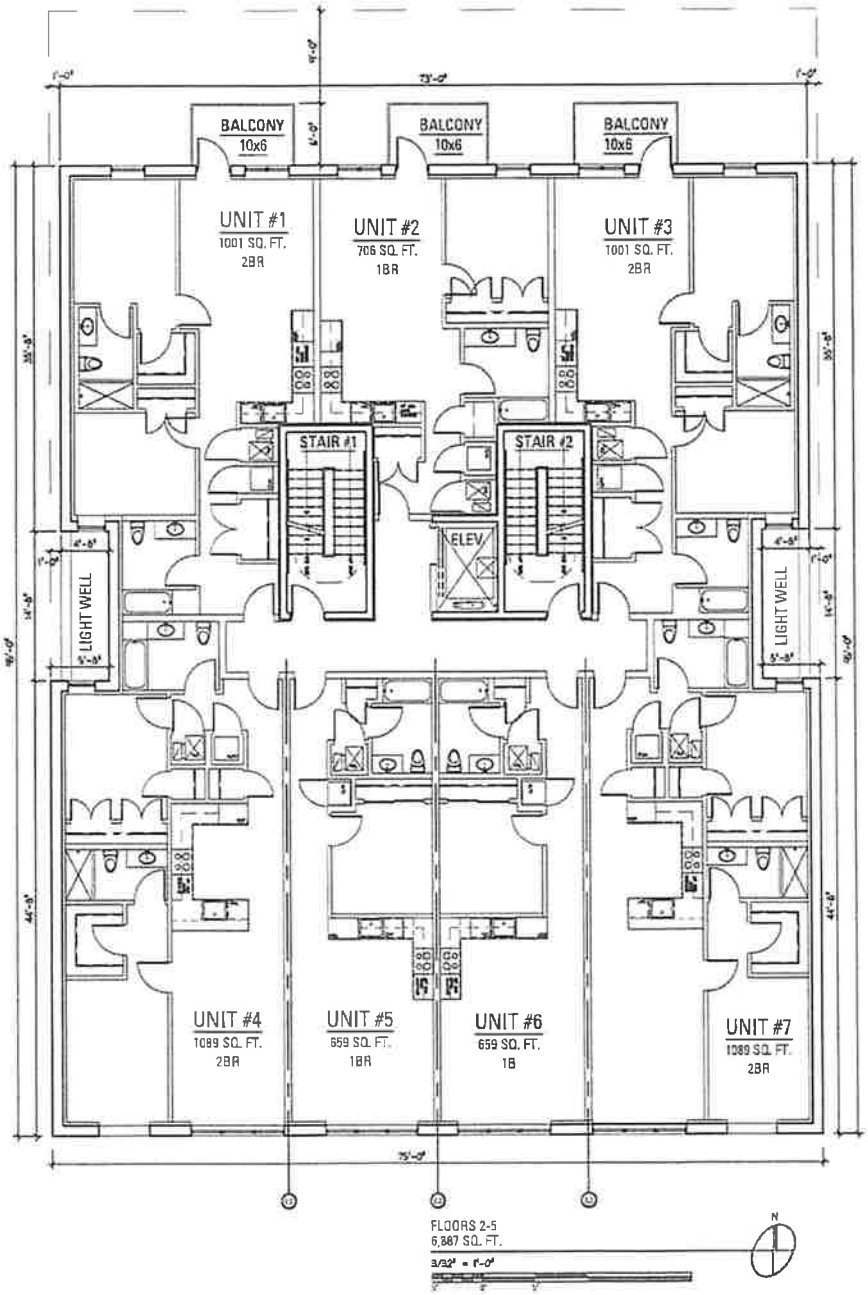
FIRST FLOOR PLAN
5,608 S.F.(F.A.R.)
3/32" = 1'-0"

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project 2439
project MIXED-USE DEVELOPMENT
NEW CONSTRUCTION
1040 NORTH BELMONT
CHICAGO, IL 60647
description 04/02/2015

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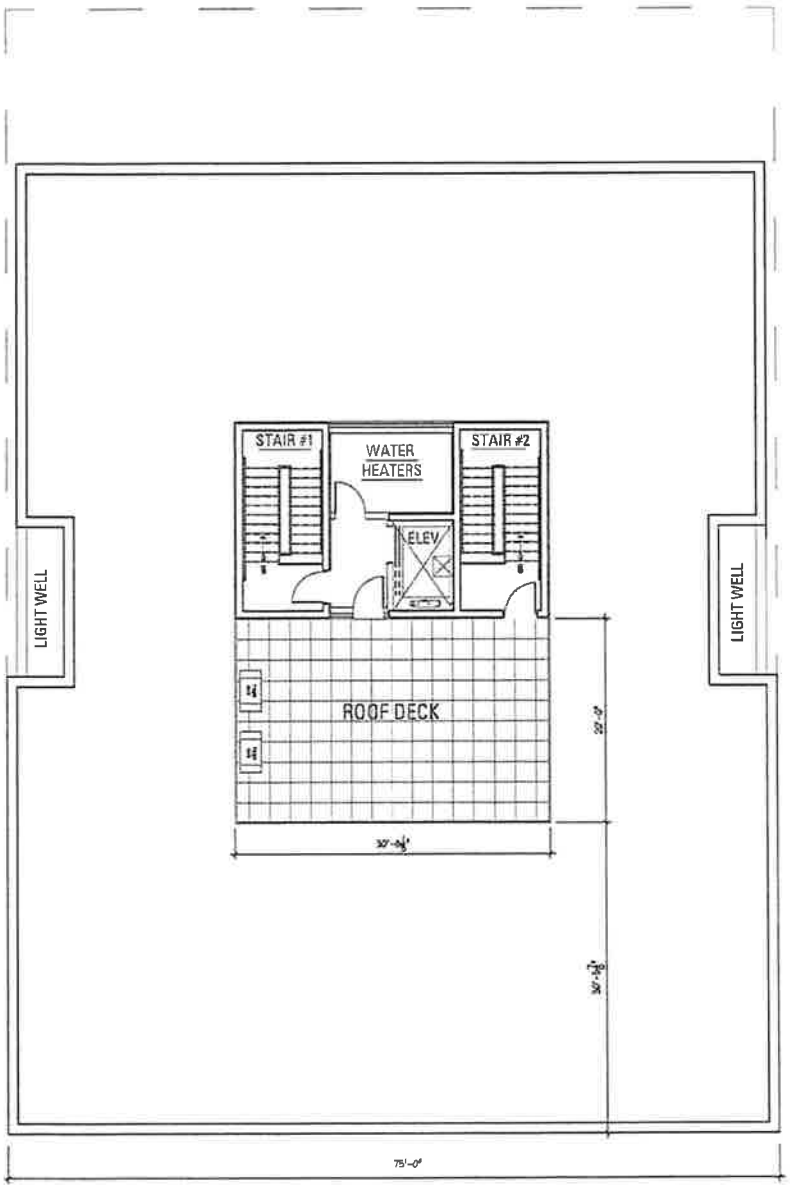
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proj. MIXED-USE DEVELOPMENT
NEW CONSTRUCTION
1040 NORTH BELMONT
CHICAGO, IL 60647

description 04/07/2026

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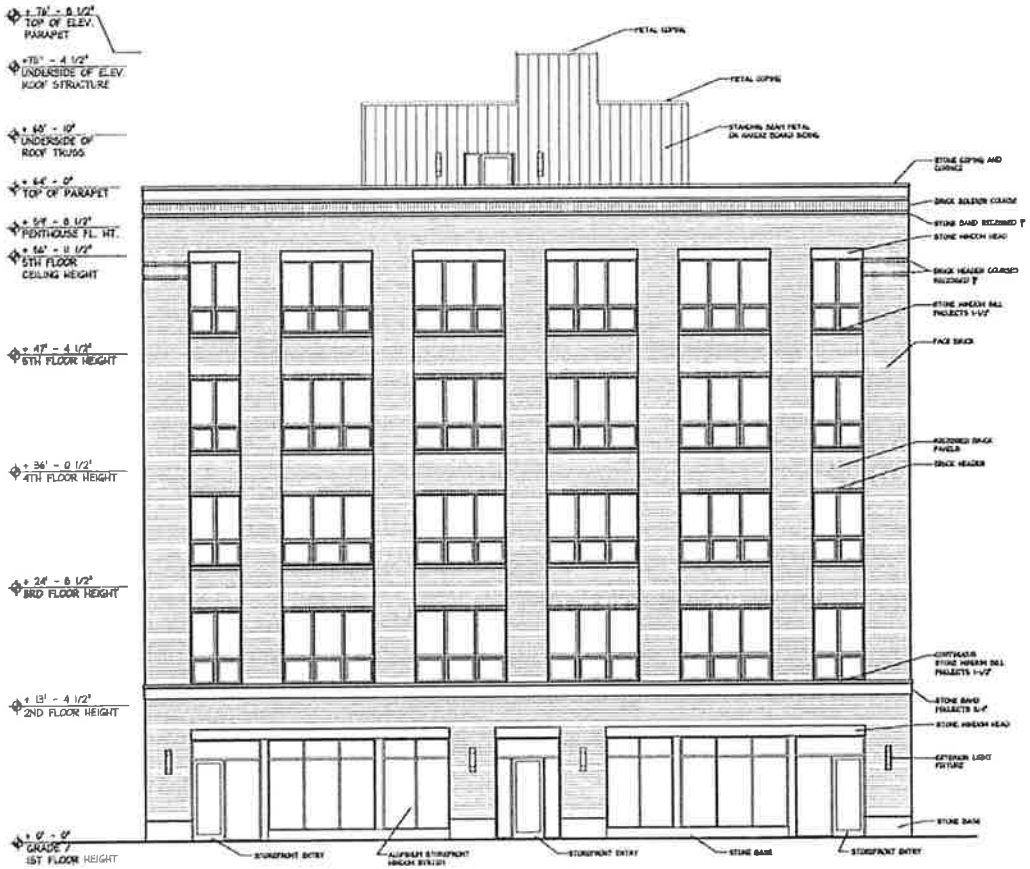
ROOF PLAN
594 SQ. FT.
3/32" = 1'-0"

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SOUTH ELEVATION
3/32" = 1'-0" — 1

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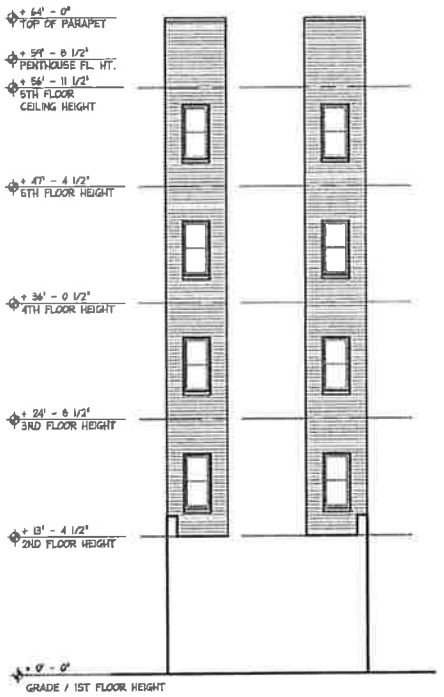
NORTH ELEVATION (1)
3/32" = 1'-0"

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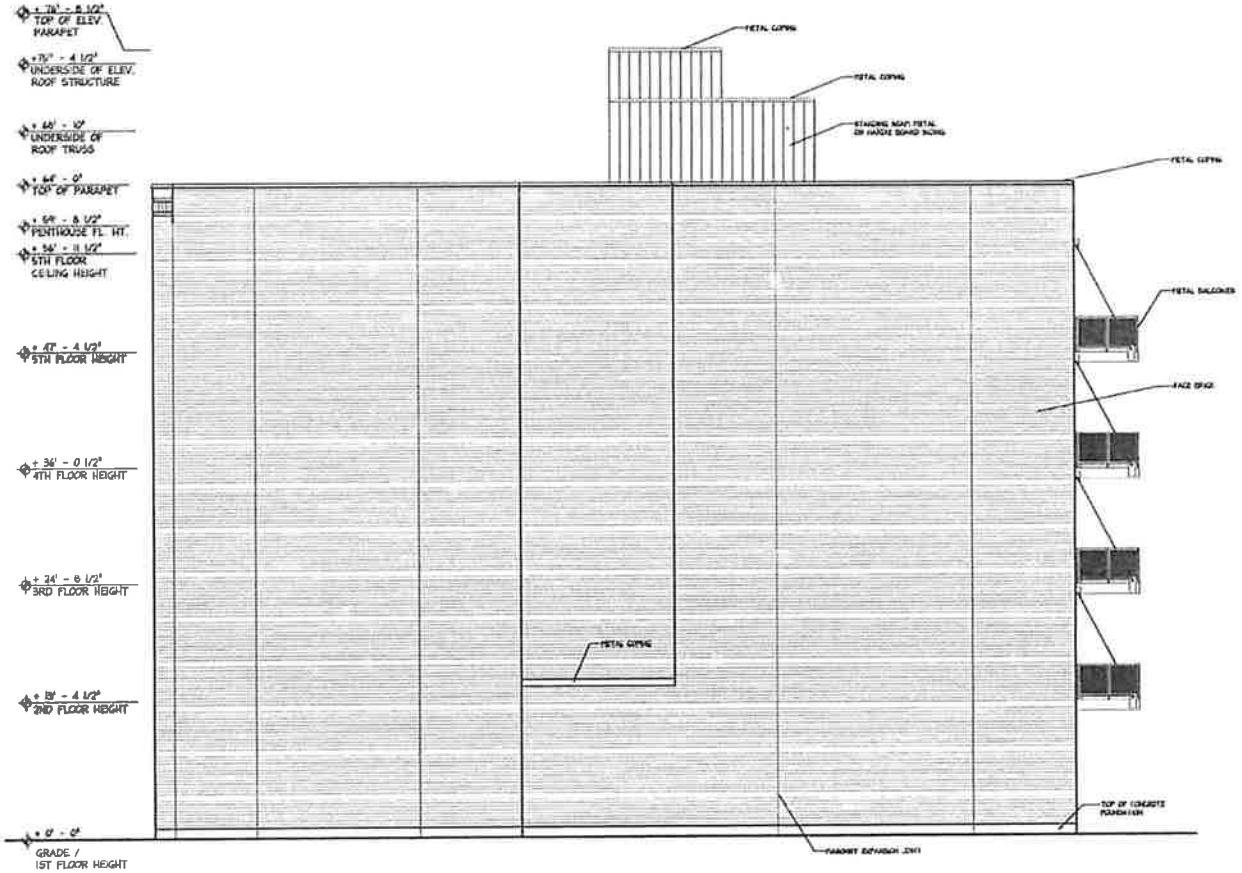
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WEST LIGHTWELL ELEVATIONS 2

3/32" = 1'-0"



WEST ELEVATION 1

3/32" = 1'-0"

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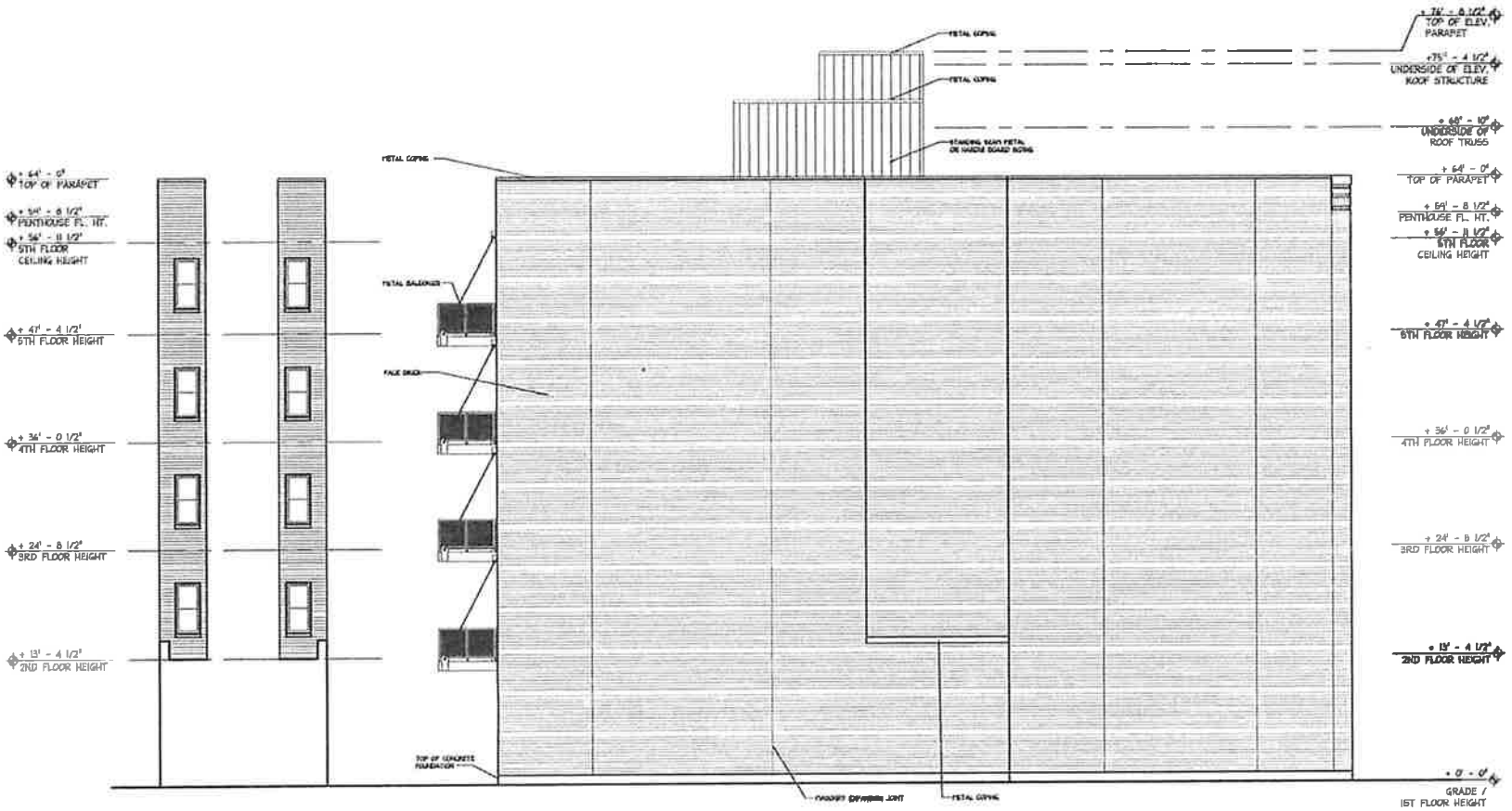
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EAST LIGHTWELL ELEVATIONS 2
3/32" = 1'-0"

EAST ELEVATION 1
3/32" = 1'-0"

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