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.

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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 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.

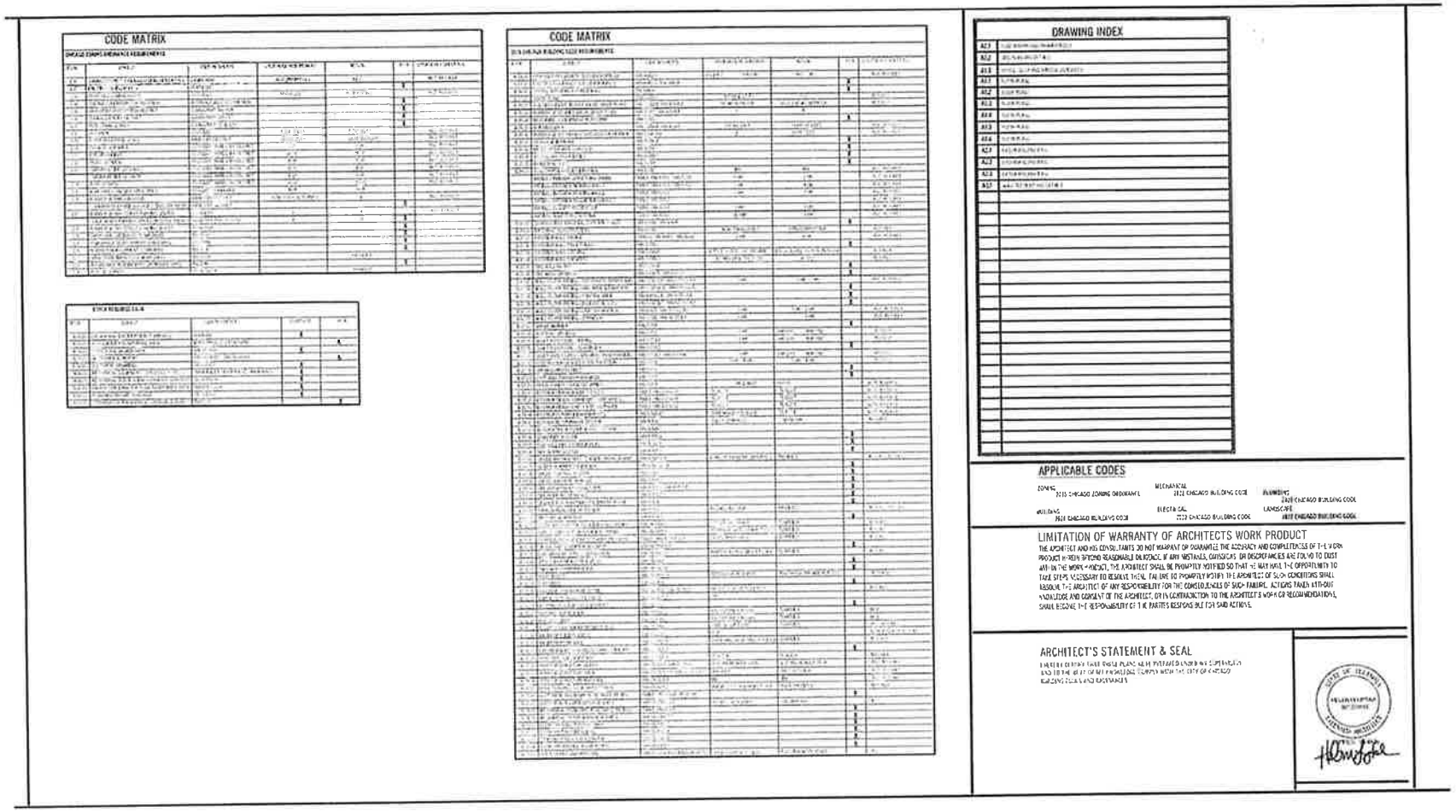
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location along the Belmont CTA bus 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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6 UNIT MASONRY APARTMENT BUILDING W/ ROOFTOP DECK W/ 13R SPRINKLER SYSTEM W/ 6 CAR GARAGE
2210-2212 WEST BELMONT AVE
CHICAGO, IL



3853 S. ARCHER AVE
SUITE 1C
CHICAGO, IL 60609
p. 312.447.2275

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SUBMITTAL DATES

ZONING	10.22.2025
FLASH/ SETBACK REVISED	11.07.2025

PROJECT NAME

6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210-2212 WEST BELMONT AVE
CHICAGO, IL

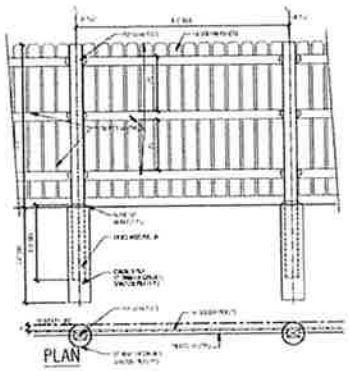
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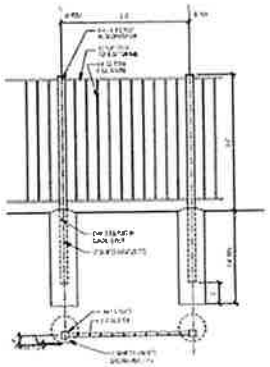
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A0.1

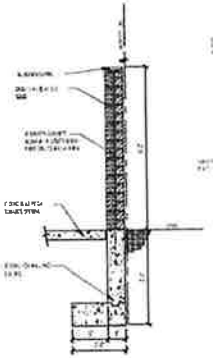
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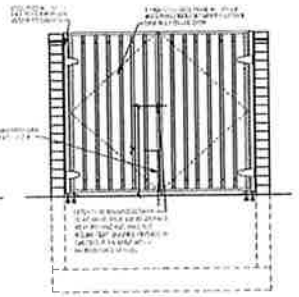
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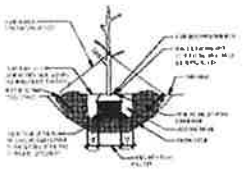
B A0.2 ORNAMENTAL IRON FENCE



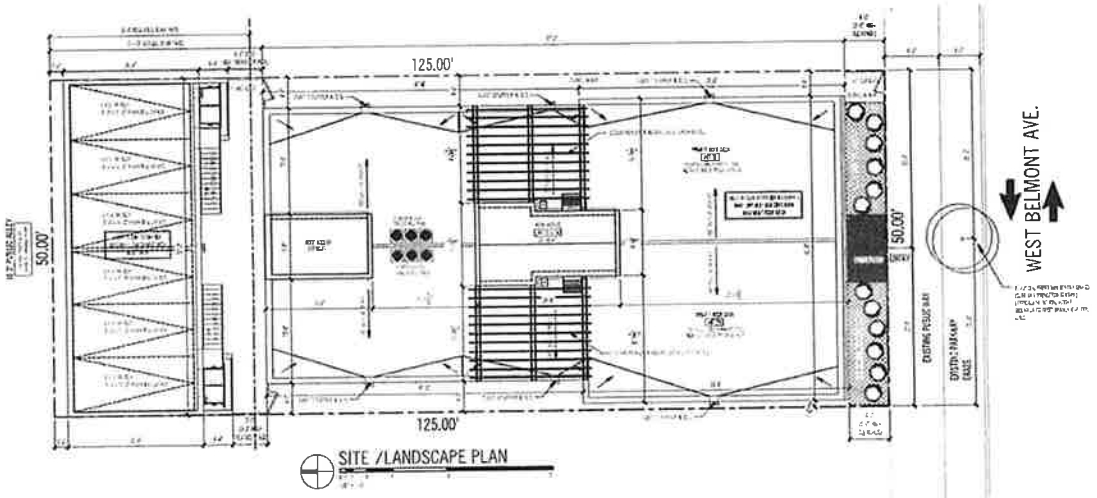
C A0.2 TRASH ENCLOSURE SECTION



D A0.2 TRASH ENCLOSURE ELEVATION



E A0.2 PLANTING SECTION



SITE /LANDSCAPE PLAN

CITY OF CHICAGO ZONING DATA			
CATEGORIES		REQUIRED	ACTUAL
ZONING CLASS		B2-2 (PROPOSED)	B2-2
LOT AREA			6,250 SQ.FT.
FRONT YARD		0'-0"	0'-0"
SIDE YARD	EAST	N/R	2'-0"
	WEST	N/R	2'-0"
REAR SETBACK		30'-0"	31'-10"
OPEN SPACE		N/R	—

WARNING FROM DIGGER
BEFORE YOU DIG CALL 1-312-744-7000

LANDSCAPING STATEMENT

PROTECTION STATEMENT

3533 S. ARCHER AVE
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SUBMITTAL DATES

ZONING 07-22-2025
TRASH SETBACK REVISED 12-01-2025

PROJECT NAME
6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210 12 WEST BELMONT AVE
CHICAGO, IL

STATE OF ILLINOIS — REGISTERED LANDSCAPE ARCHITECT — EXPIRES: 11-30-26

SHEET NAME
SITE PLAN

SHEET
A0.2
NUMBER

Final for Publication

GENERAL NOTES

A. GENERAL

B. DEMOLITION

C. PARTITIONS

D. MISCELLANEOUS

E. FIRE RATINGS

WINDOW SCHEDULE

DOOR SCHEDULE

DOOR HARDWARE SCHEDULE

COMPLIANCE WITH CHICAGO ENERGY CONSERVATION CODE

OCCUPANCY CALCULATION

DOOR TYPES

TABLE 1510.8.1
REQUIRED FIRE SEPARATION DISTANCE FOR OUTDOOR ELEMENTS OF OCCUPIABLE ROOFTOPS ON BUILDINGS OF UP TO SIX PER 1 M BUILDING HEIGHT

Type of Element	Element Type	Fire Separation Distance (feet)			
		Less than 5	5 to less than 10	10 to less than 30	30 or greater
Building walls or bearing or non-bearing walls of any material 30 minutes fire-resistance rated or less, whether or not part of the building's exterior envelope or a separate fire wall	E	Yes	Yes	Yes	Yes
Building walls or bearing walls of Group R-3 or Group U occupancies	EWTR	No	Yes	Yes	Yes
	E	No	Yes	Yes	Yes
Building walls or non-bearing walls of any material, other than walls of Group R-3 or Group U occupancies, without a parapet wall	EWP	Yes	Yes	Yes	Yes
	E	No	Yes	Yes	Yes
Parapets, fascias and other vertical projections of exterior walls of Group R-3 or Group U occupancies	EWP	Yes	Yes	Yes	Yes
	E	No	Yes	Yes	Yes
Vertical elements of pergolas, trellises, screens, privacy screens and similar open-roof structures that are 42 inches or less in height above the roof surface	EOP	No	Yes	Yes	Yes
	E	No	Yes	Yes	Yes
Vertical elements of pergolas, trellises, screens, privacy screens and similar open-roof structures that are more than 42 inches in height above the roof surface, and that are less than 50 percent open, as defined in Section 1502.1	EOP	Yes	Yes	Yes	Yes
	E	No	No	Yes	Yes
Vertical elements of pergolas, trellises, screens, privacy screens and similar open-roof structures that are more than 42 inches in height above the roof surface, and that are 50 percent open or more, as defined in Section 1502.1	EOP	No	No	Yes	Yes
	E	No	Yes	Yes	Yes
Fences and walls of properties with low, urban and similar uncovered pedestrian facilities in height above the roof surface	EOP	No	Yes	Yes	Yes
	E	No	Yes	Yes	Yes

TABLE 705.5
PROJECTIONS FROM WALLS OF TYPE I, II, IV OR V CONSTRUCTION

Type of Projection	MATERIAL TYPES	Fire Separation Distance (feet)			
		Less than 5	5 to less than 10	10 to less than 30	30 or greater
	E	No	Yes	Yes	Yes
	EWP, EP	Yes	Yes	Yes	Yes
	EWP, EWTR	Yes	Yes	Yes	Yes
	EP	Yes	Yes	Yes	Yes
	E	No	Yes	Yes	Yes
	EP	Yes	Yes	Yes	Yes
	E	No	Yes	Yes	Yes

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IL DESIGN FIRM NUMBER 184.007810

SUBMITTAL DATES

ZONING 01.22.2015
WASHY SETBACK REVISED 12.01.2015

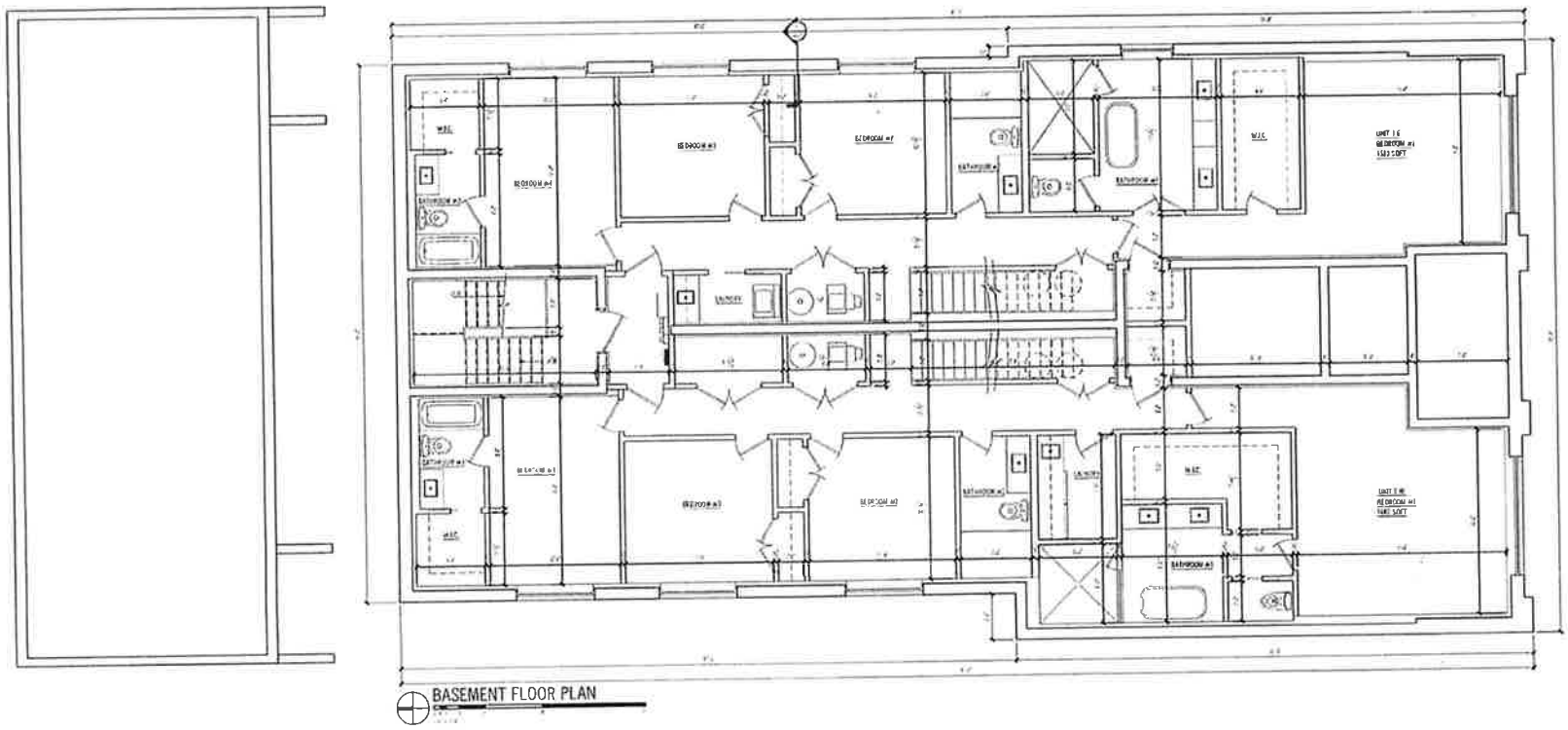
PROJECT NAME
6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2349-51 WEST BELMONT AVE
CHICAGO, IL

STATE OF ILLINOIS
REGISTERED
LICENSED ARCHITECT
EXPIRES: 11/30/15

SHEET NAME
NOTES
DOOR SCHEDULE
WINDOW SCHEDULE

SHEET
A1.0
NUMBER

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BASEMENT FLOOR PLAN

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SUBMITTAL DATES

ZONING 04-22-2015
TRASH/ SETBACK REVISED 12-01-2015

PROJECT NAME

6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210-12 WEST BELMONT AVE.
CHICAGO, IL

HELEN M. LEPTAK
REGISTERED ARCHITECT

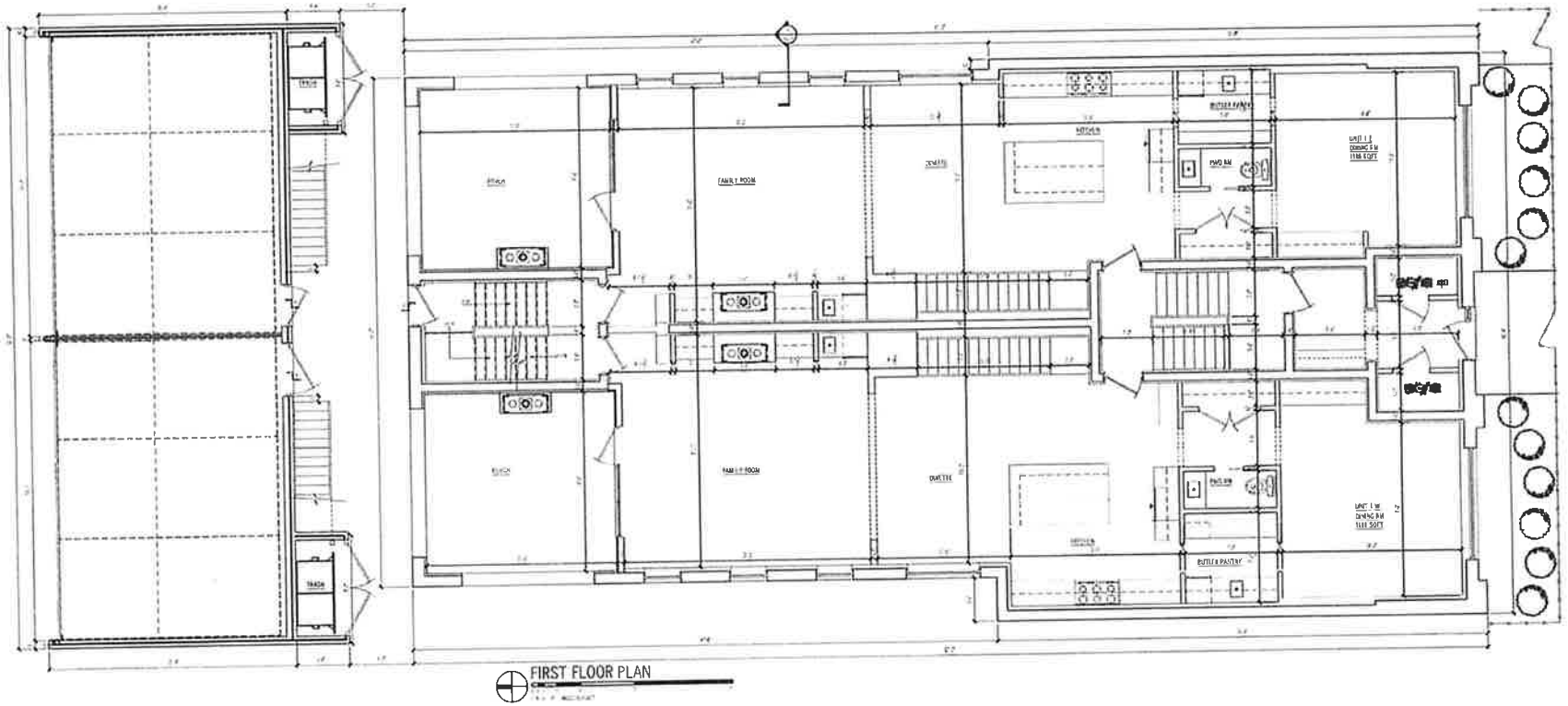
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FLOOR PLANS

SHEET NUMBER

A1.1

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FIRST FLOOR PLAN

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SUBMITTAL DATES

ZONING 01-15-2015
TRASH SETBACK REVISED 12-01-2015

PROJECT NAME

6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210-12 WEST BELMONT AVE
CHICAGO, IL

SHEET NAME

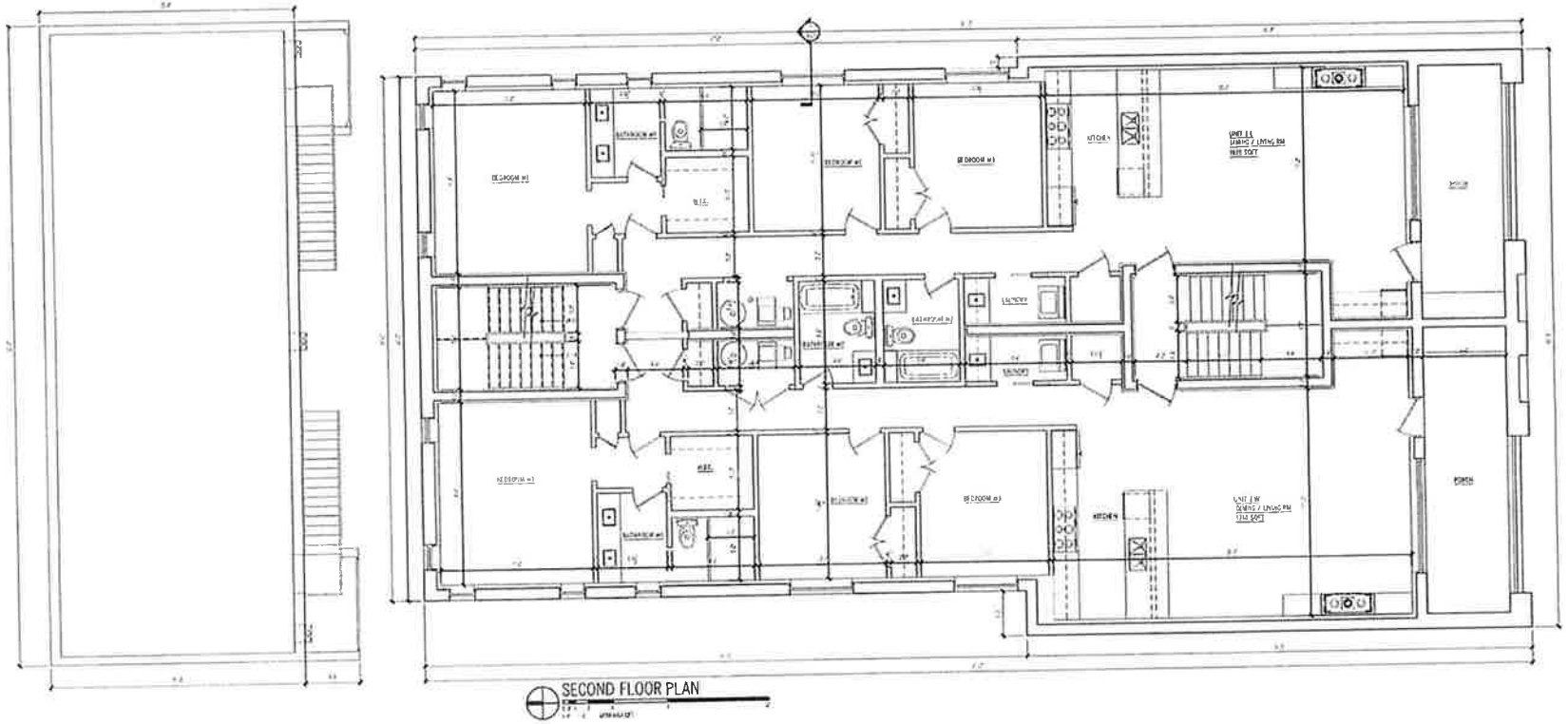
FLOOR PLANS

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A1.2

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ZONING	11 22 2021
TRASH/ SETBACK REVISED	12 01 2021

PROJECT NAME

6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210 12 WEST BELMONT AVE
CHICAGO, IL.

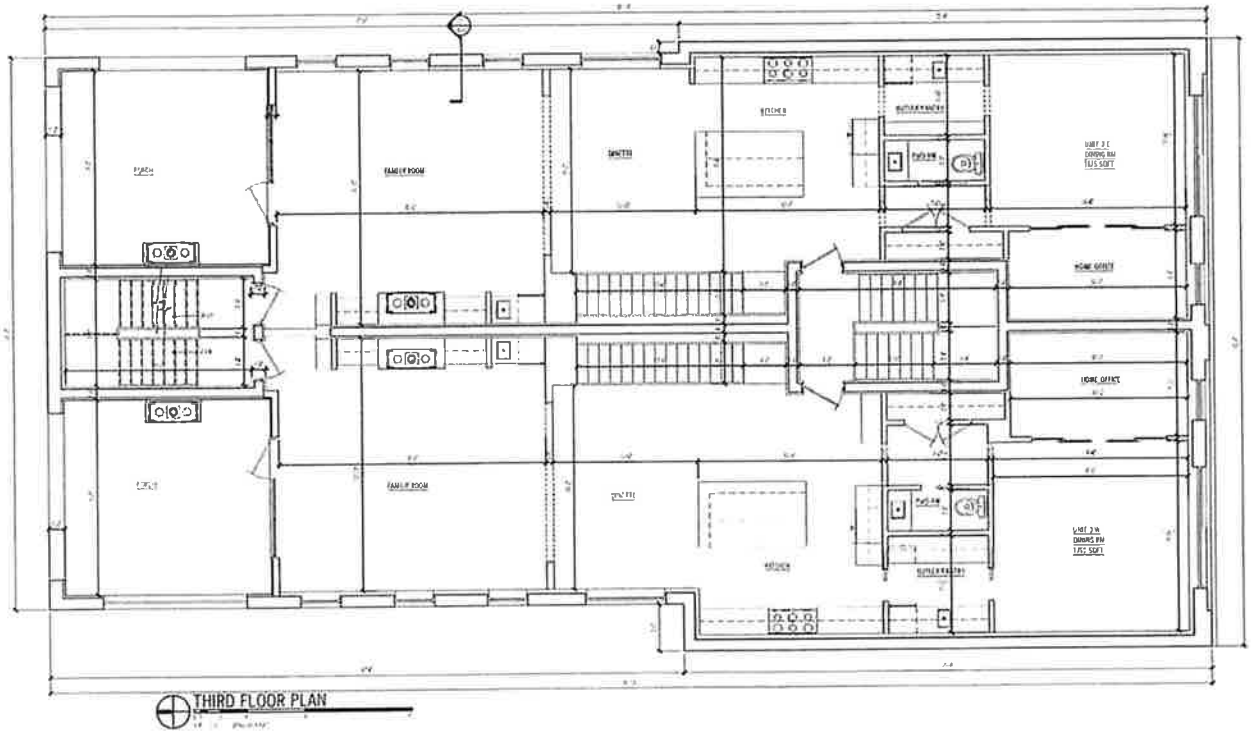
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FLOOR PLANS

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SUBMITTAL DATES

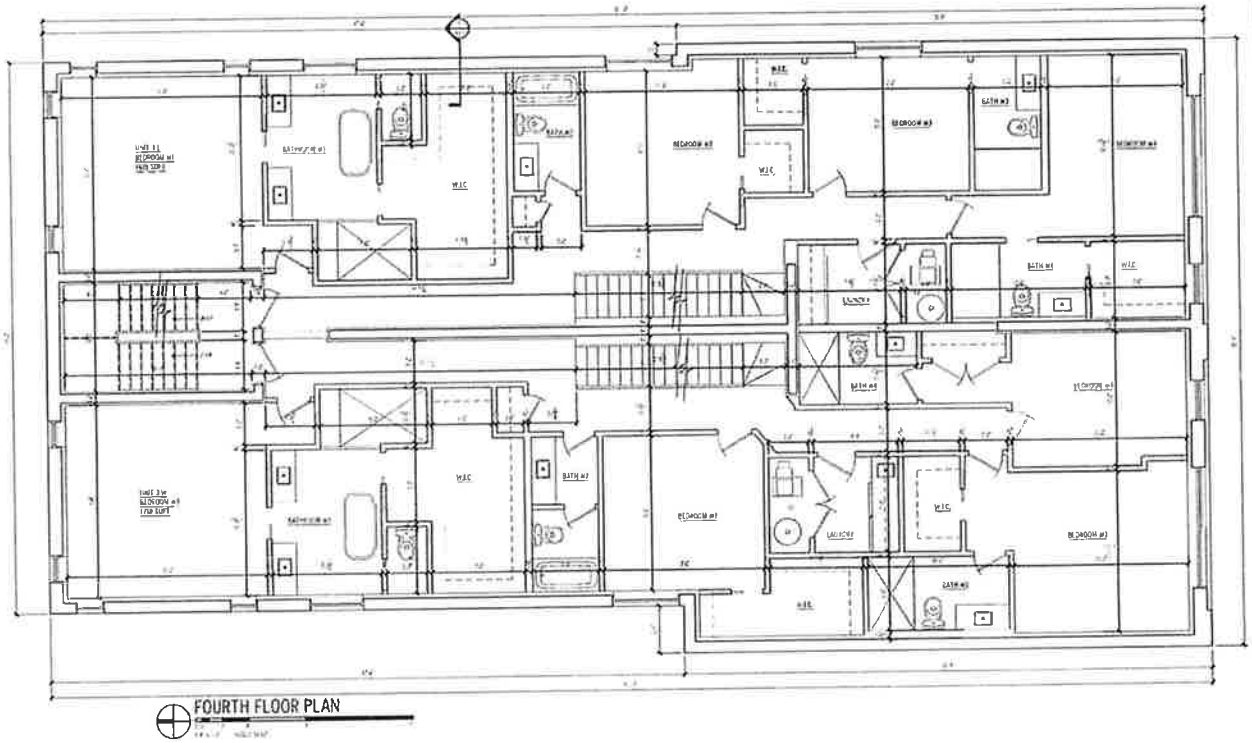
ZONING 07-01-2025
TRASH SETBACK REVISED 12-01-2025

PROJECT NAME
6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210 12 WEST BELMONT AVE
CHICAGO, IL

SHEET NAME
FLOOR PLANS

SHEET #
A1.4

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FOURTH FLOOR PLAN

SUBMITTAL DATES

ZONING 07-22-2024
TRASH SETBACK REVISED 12-03-2025

PROJECT NAME

6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210 12 WEST BELMONT AVE
CHICAGO, IL

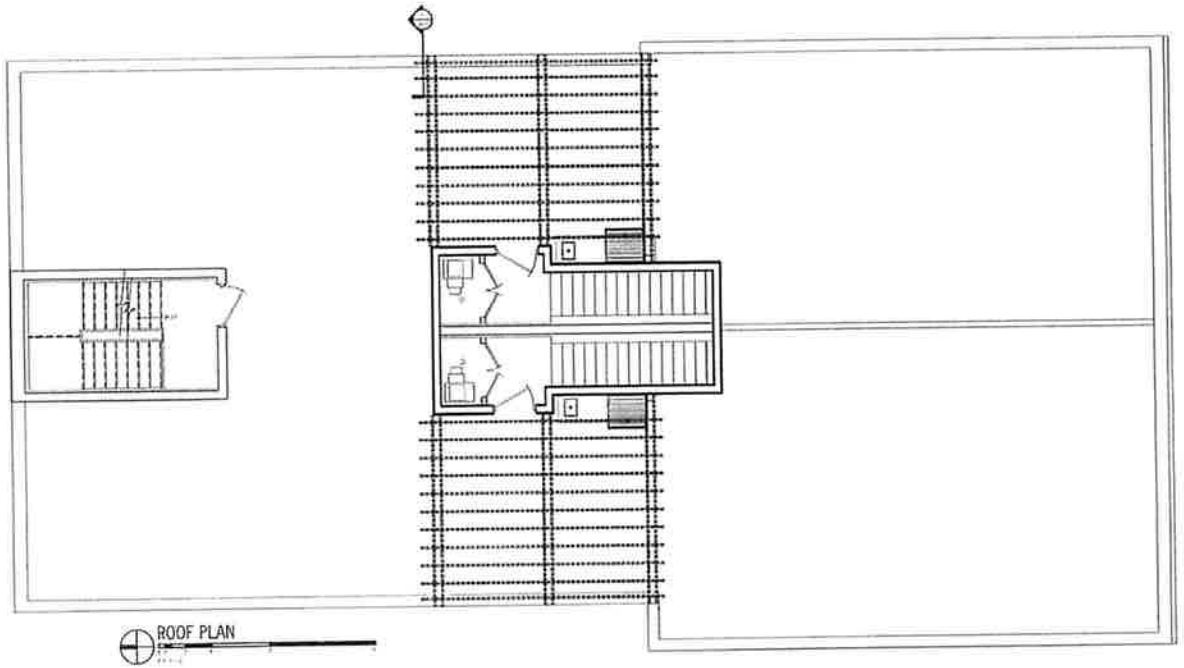
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FLOOR PLANS

SHEET

A1.5

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SUBMITTAL DATES

ZONING 09-22-2025
TRADITIONAL SETBACK REVIEW 12-01-2025

PROJECT NAME

6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210 12 WEST BELMONT AVE
CHICAGO, IL

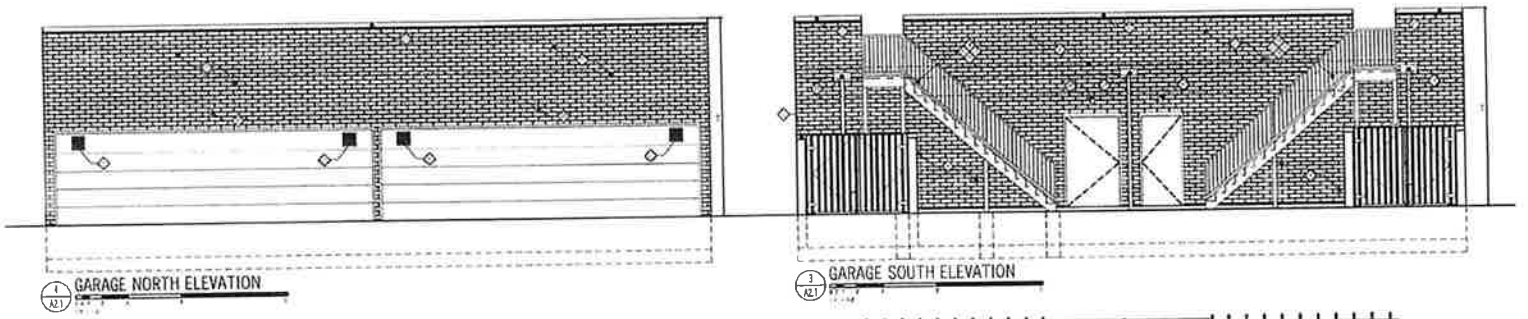
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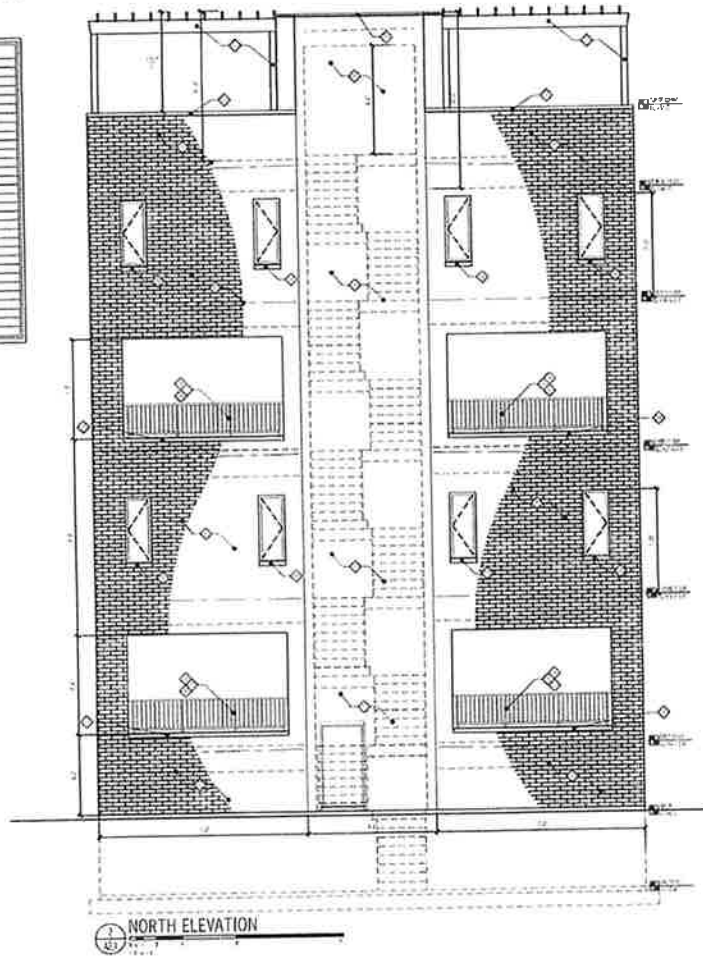
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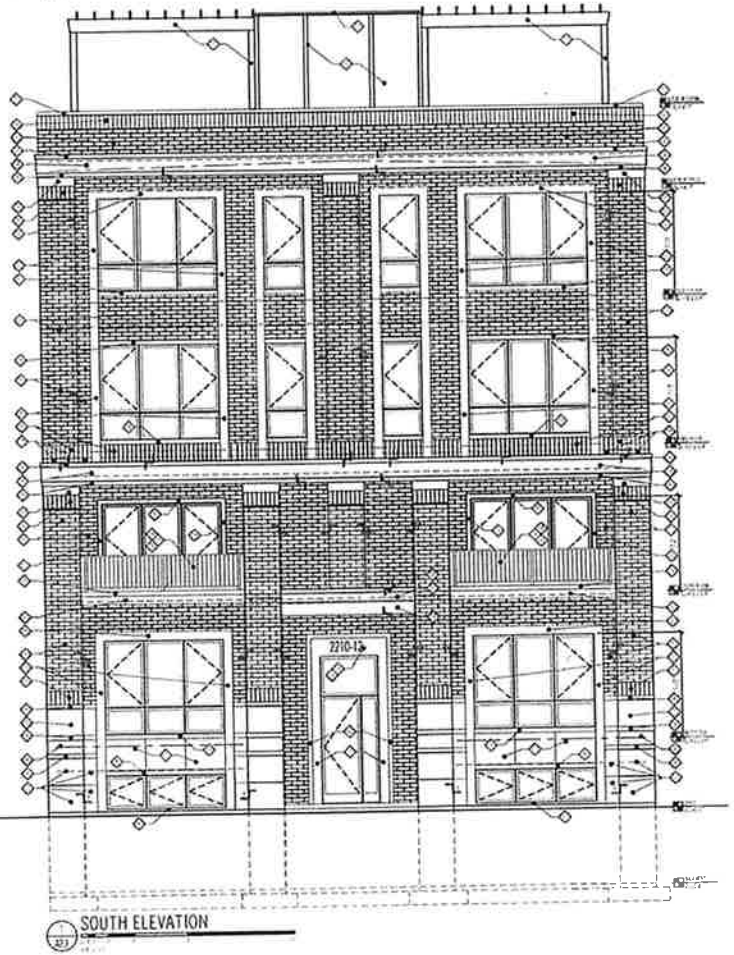
A1.6

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ELEVATION KEYNOTES





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SUBMITTAL DATES

ZONING
TRASH / SETBACK REVISED

PROJECT NAME

6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210-12 WEST BELMONT AVE
CHICAGO, IL

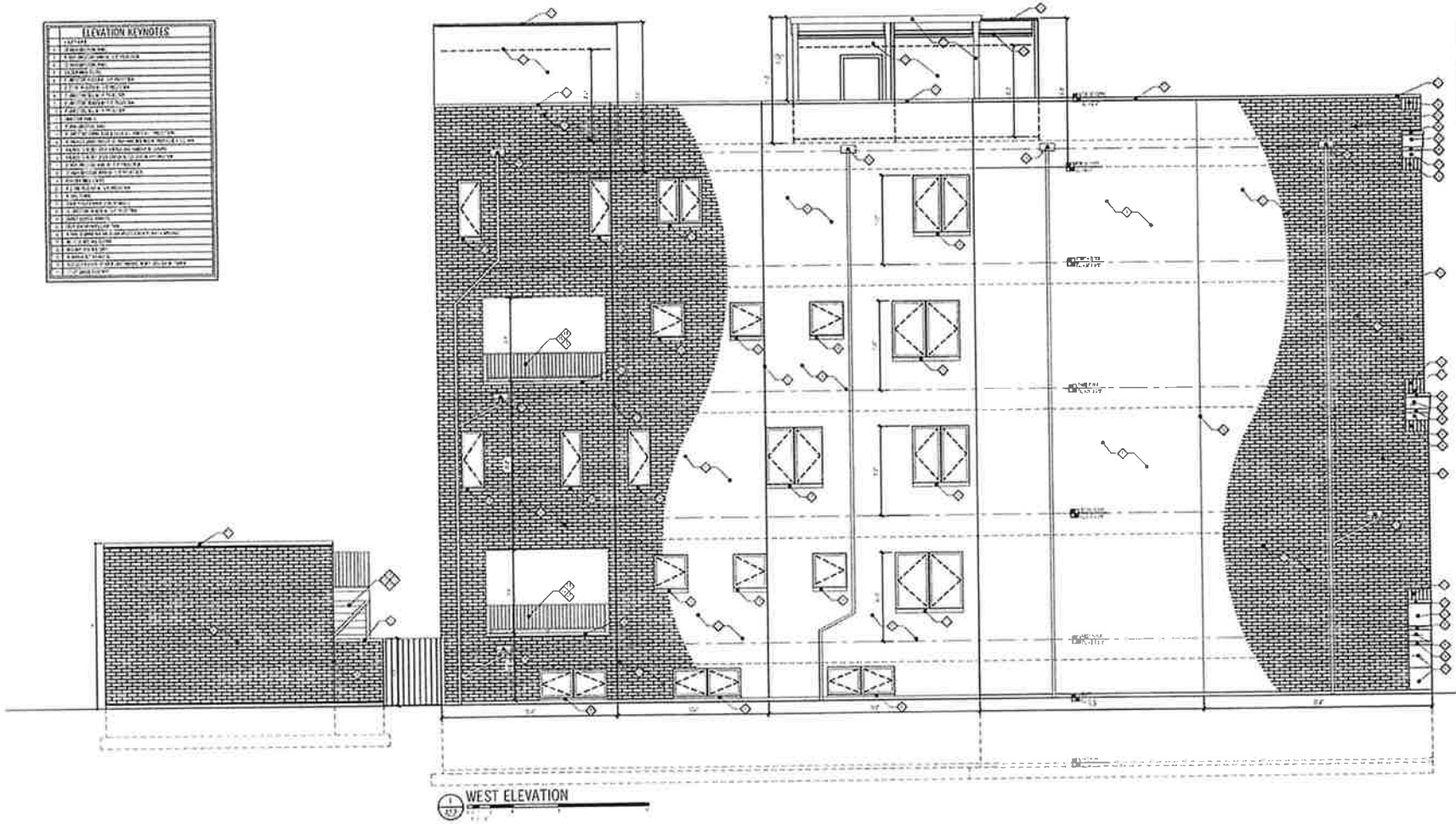
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ELEVATIONS

SHEET

A2.1

Final for Publication



SUBMITTAL DATES

ZONING — 07-22-2025
TRASH SETBACK REQUEST — 11-21-2025

PROJECT NAME

6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2210-12 WEST BELMONT AVE
CHICAGO, IL

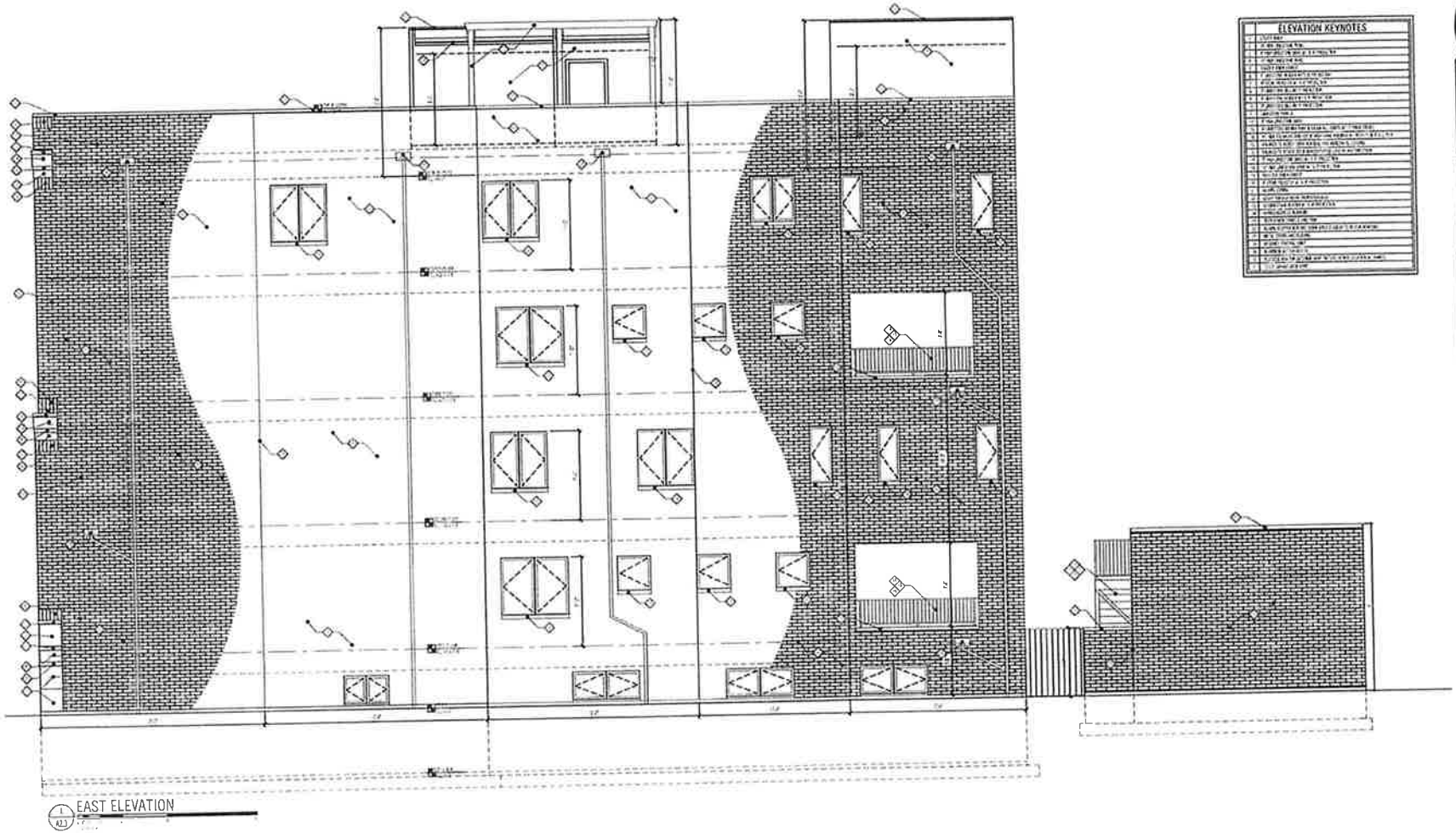
SHEET NAME

ELEVATIONS

SHEET

A2.2

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1 A2.3 EAST ELEVATION

ELEVATION KEYNOTES

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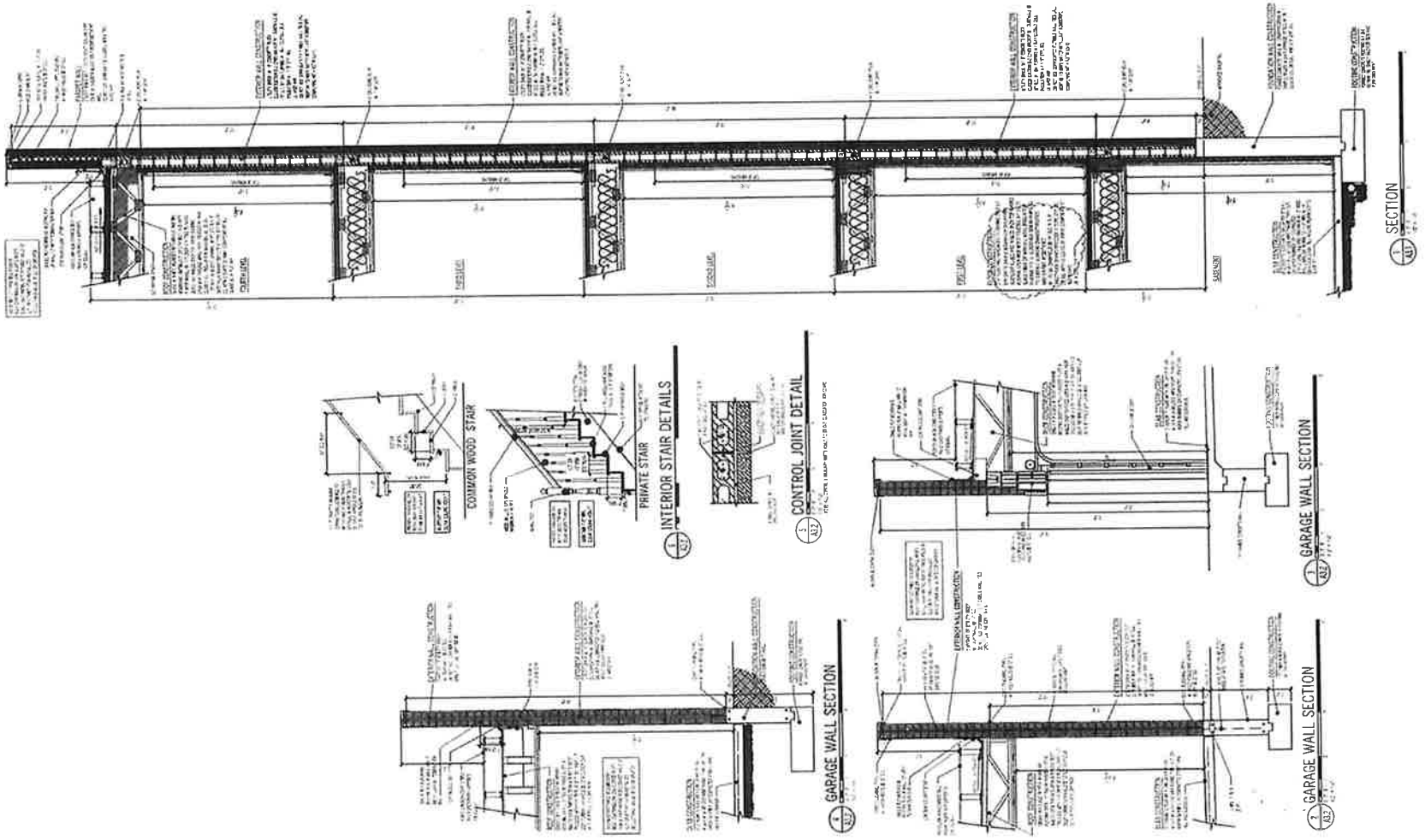
ZONING 01-22-2025
TRASH SETBACK REVISED 12-01-2025

PROJECT NAME
6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
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SHEET NAME
ELEVATIONS

SHEET
A2.3
NUMBER

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SUBMITTAL DATES

ZONING 07-22-2025
TRASH SETBACK REVISED 12-01-2025

PROJECT NAME

6 UNIT MASONRY
FULLY SPRINKLED
APARTMENT BUILDING
W/ 6 CAR GARAGE
2255-57 W.S.T BELMONT AVE
CHICAGO, IL

SHEET NAME

SECTIONS

SHEET NO.

A3.1