17-13-0303-C(1) Type 1 Narrative & Plans – 2249 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 an attached garage. The proposed building will measure 44 ft.-11 in. in height. The subject property is a Transit Served Location and will be supported by six (6) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE 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), reduce the rear setback for floors containing residential units from 30 feet to 2 ft.-8 in., and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 13,188 square feet (2.11 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 3 parking spaces (50%) to 6 parking spaces (100%).

(D) Setbacks:

a.	Front Setback:	1 feet
b.	Side Setbacks:	
	East Side:	4 feet
	West Side:	2 feet-8 inches
c.	Rear Setback:	2 feet-8 inches

(E) Building Height: 44 feet-11 inches

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 46 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 1 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 an older multi-unit residential building on a partially vacant double lot 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 route (Belmont CTA Bus Line), 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.

ZONING DATA:

LOT AREA	–	50.00' x 125.00'	= 6,250 SQ.FT.
F.A.R.	–	B2-2	2.2
MAX. BUILDABLE	–		13,750 SQ.FT.

BUILDING SQUARE FOOTAGE:
1ST FLOOR – 3,060.00 SQ.FT.
2ND FLOOR – 3,448.00 SQ.FT.
3RD FLOOR – 2,866.00 SQ.FT.
4TH FLOOR – 3,308.00 SQ.FT.

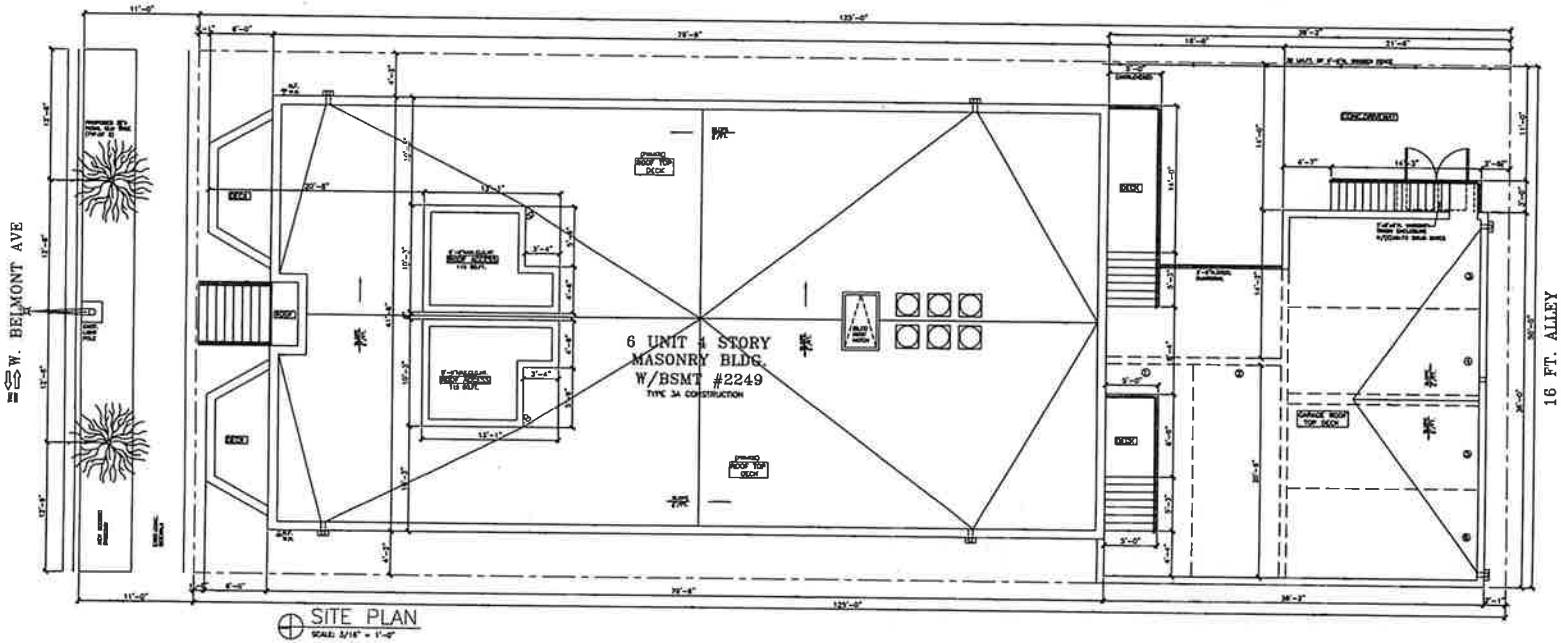
TOTAL = 12,782.00 SQ.FT.

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A RESIDENCE ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 2249 W. BELMONT AVE FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE 1-23-08 AS WELL AS THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SIGNED: _____ DATE: SEPTEMBER 9, 2025

(ARCH.) ILLINOIS LICENSE NUMBER: 001-010137



SITE PLAN
SCALE: 3/16" = 1'-0"

NOTES:
1. THE DIFFERENCE IN PAVEMENT ELEVATIONS BETWEEN SIDEWALKS AND/OR ADJACENT CONSTRUCTION SHALL BE NO GREATER THAN 1/4".
2. REPAIR AND REBUILD ANY PUBLIC SIDEWALK AFFECTED BY CONSTRUCTION (OBTAIN NECESSARY PERMITS).
3. DO NOT DISTURB ADJACENT PROPERTIES.

2018 ELECTRICAL CODE APPLIES TO THIS PROJECT

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(312) 750-1600
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1601
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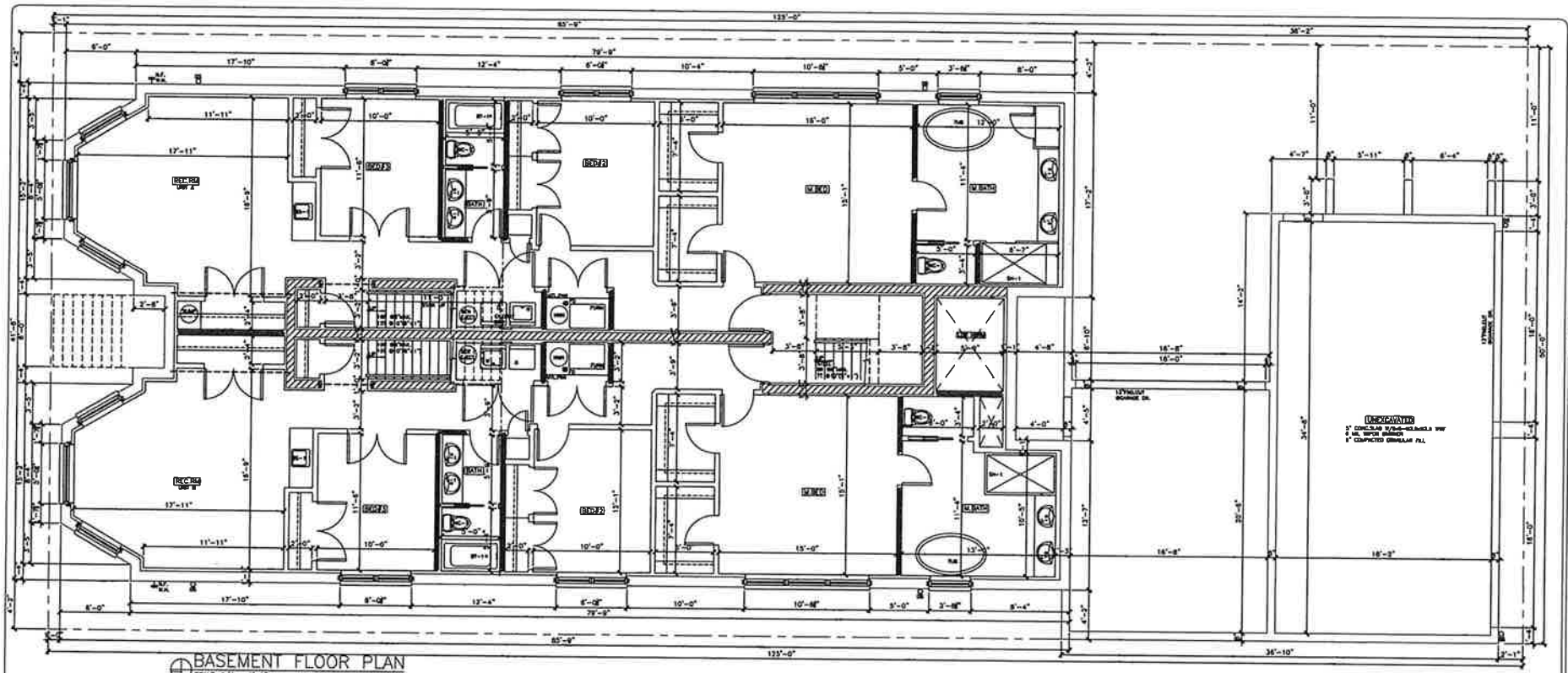
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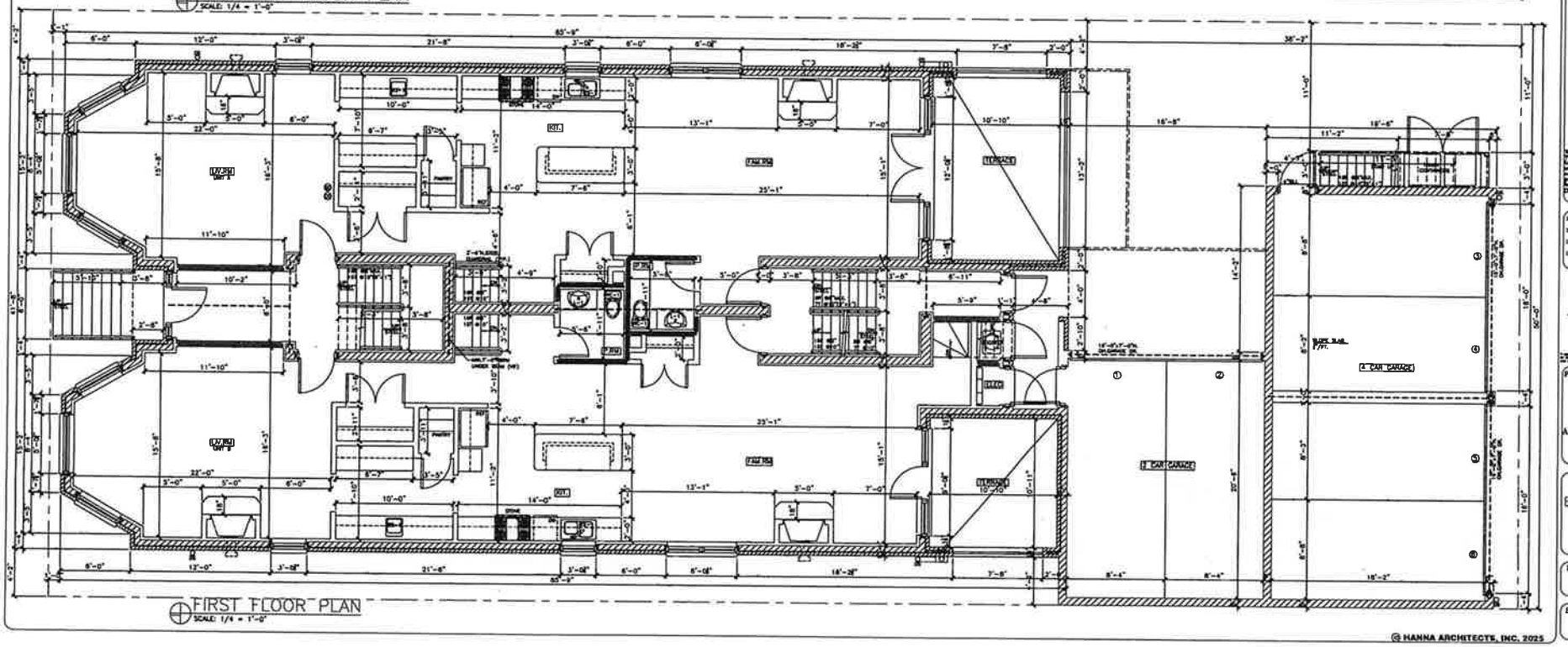
PROJECT NAME & ADDRESS
2249 WEST BELMONT AVE
6 UNIT 4 STORY APART.BLDG.W/BSMT.
CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN AND NOTES

FILENAME

SHEET NUMBER
A-1





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CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
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STATE OF ILLINOIS
HANNA
001-010137
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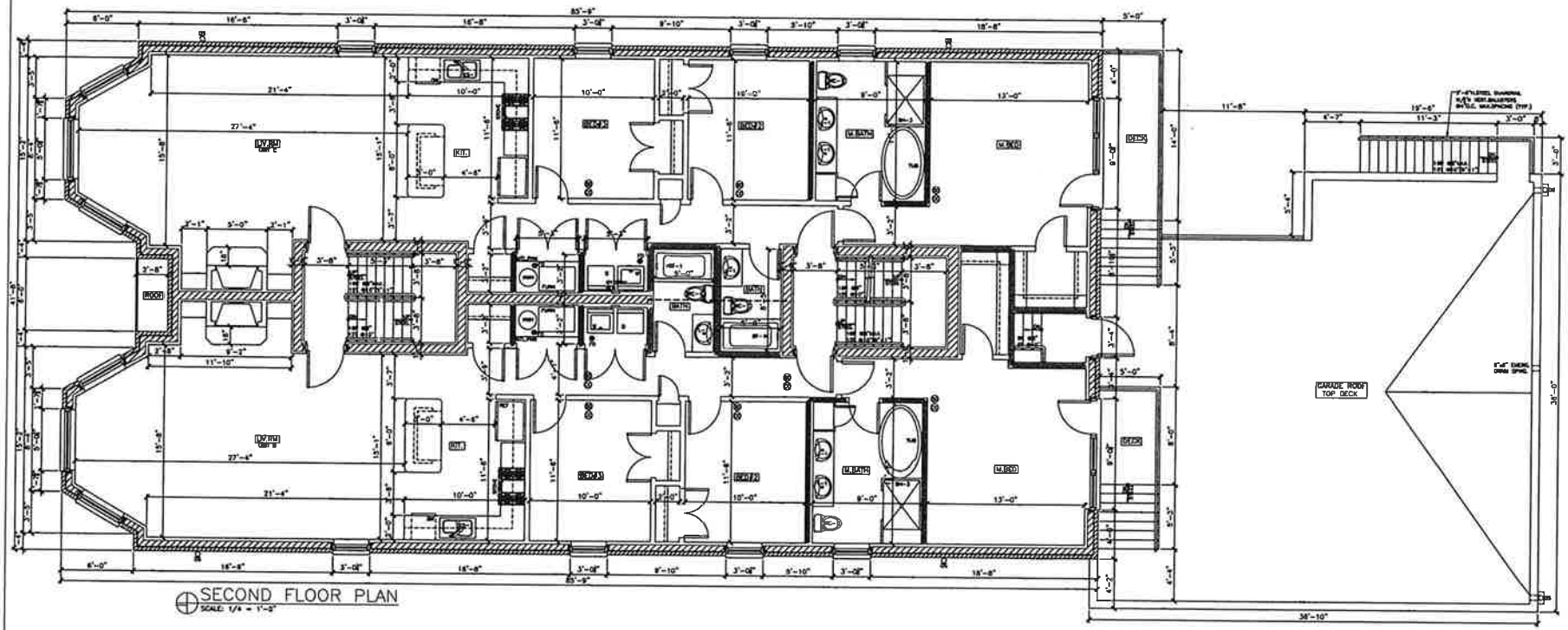
PROJECT NAME & ADDRESS
2249 WEST
BELMONT AVE
6 UNIT 4 STORY
APART. BLDG. W/BSMT
CHICAGO, ILLINOIS

SHEET TITLE
BASEMENT AND
FIRST FLOOR
PLANS

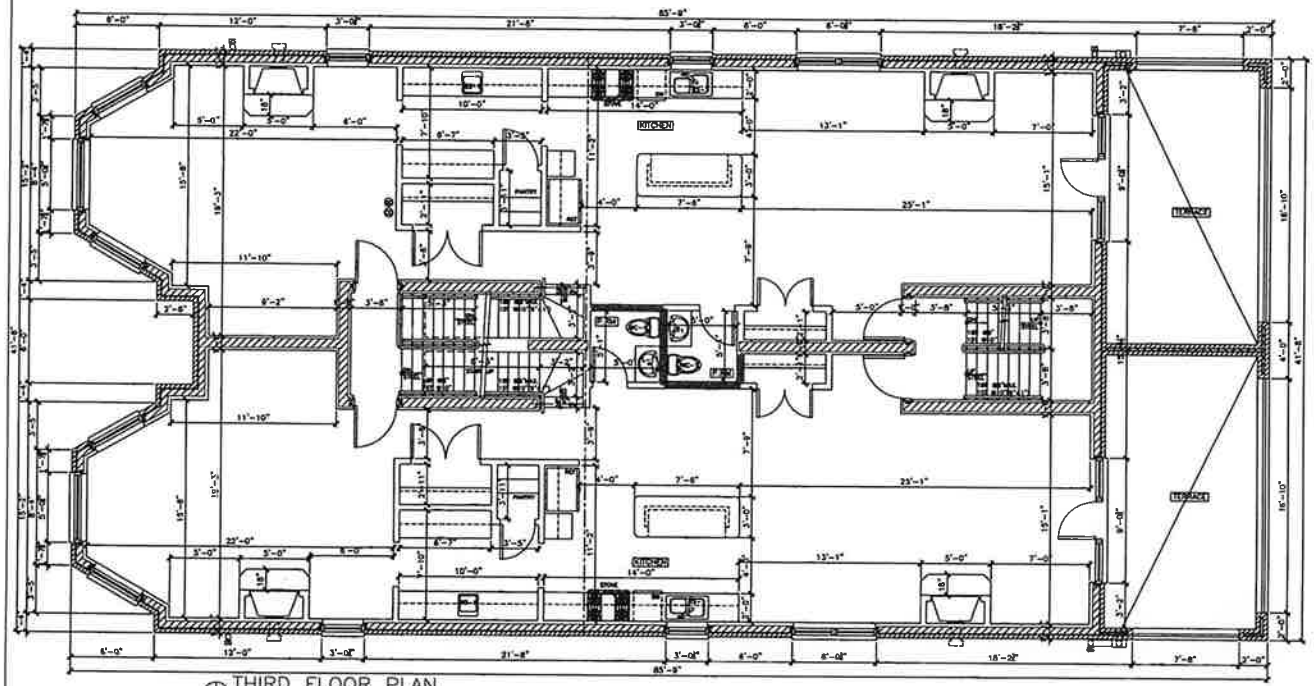
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SHEET NUMBER
A-2

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SECOND FLOOR PLAN
SCALE: 1/4 = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4 = 1'-0"

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CHICAGO, ILLINOIS 60602
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STATE OF ILLINOIS
JOHN HANNA
001-010133
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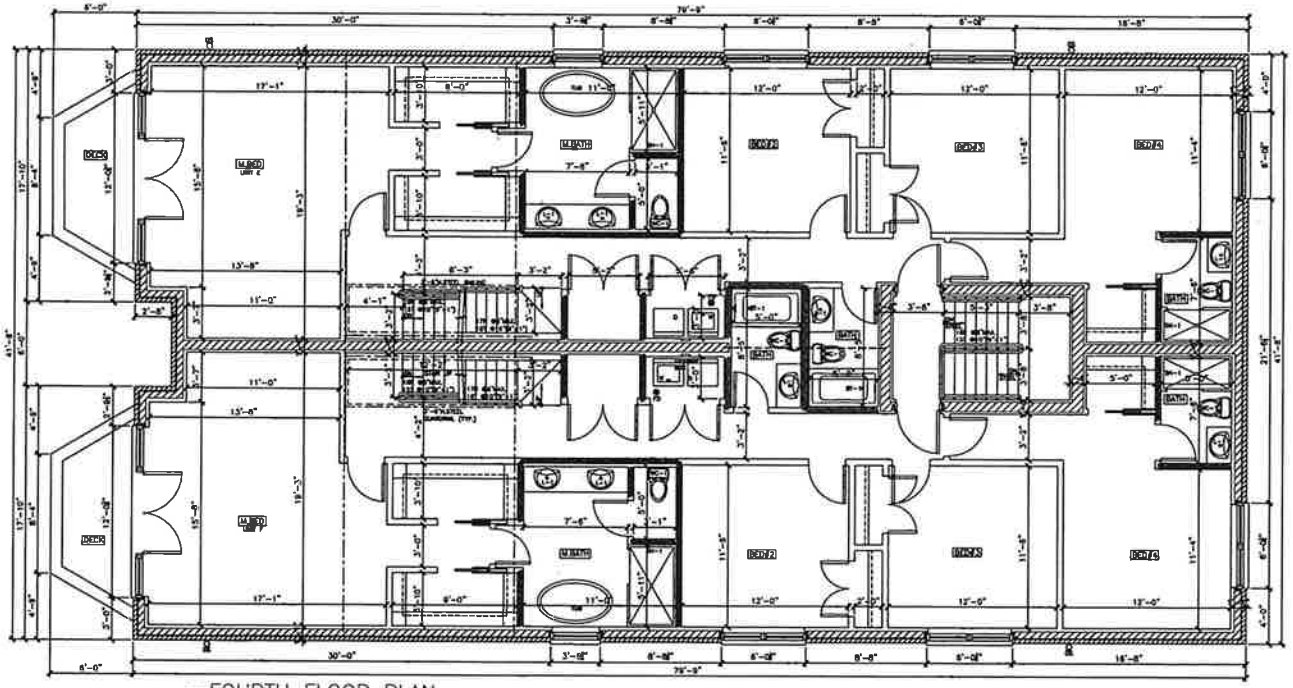
PROJECT NAME & ADDRESS
2249 WEST BELMONT AVE
6 UNIT 4 STORY APART.BLDG.W/BSMT
CHICAGO, ILLINOIS

SHEET TITLE
SECOND AND THIRD FLOOR PLANS

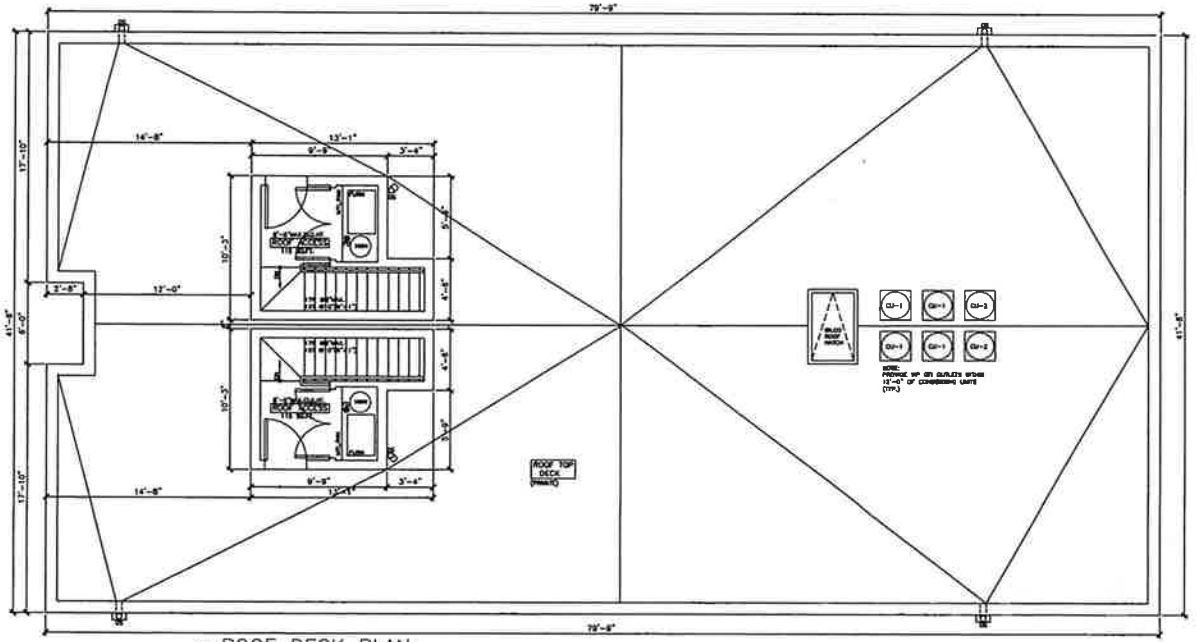
FILENAME

SHEET NUMBER
A-3

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FOURTH FLOOR PLAN
SCALE: 1/4 = 1'-0"



ROOF DECK PLAN
SCALE: 1/4 = 1'-0"

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ISSUED FOR BID

STATE OF ILLINOIS
JOHN C. HANNA
001-010133
REGISTERED ARCHITECT

PROJECT NAME & ADDRESS
2249 WEST
BELMONT AVE
8 UNIT 4 STORY
APART.BLDG.W/BSMT
CHICAGO, ILLINOIS

SHEET TITLE
FOURTH AND
ROOF DECK
FLOOR PLANS

FILENAME

SHEET NUMBER
A-4

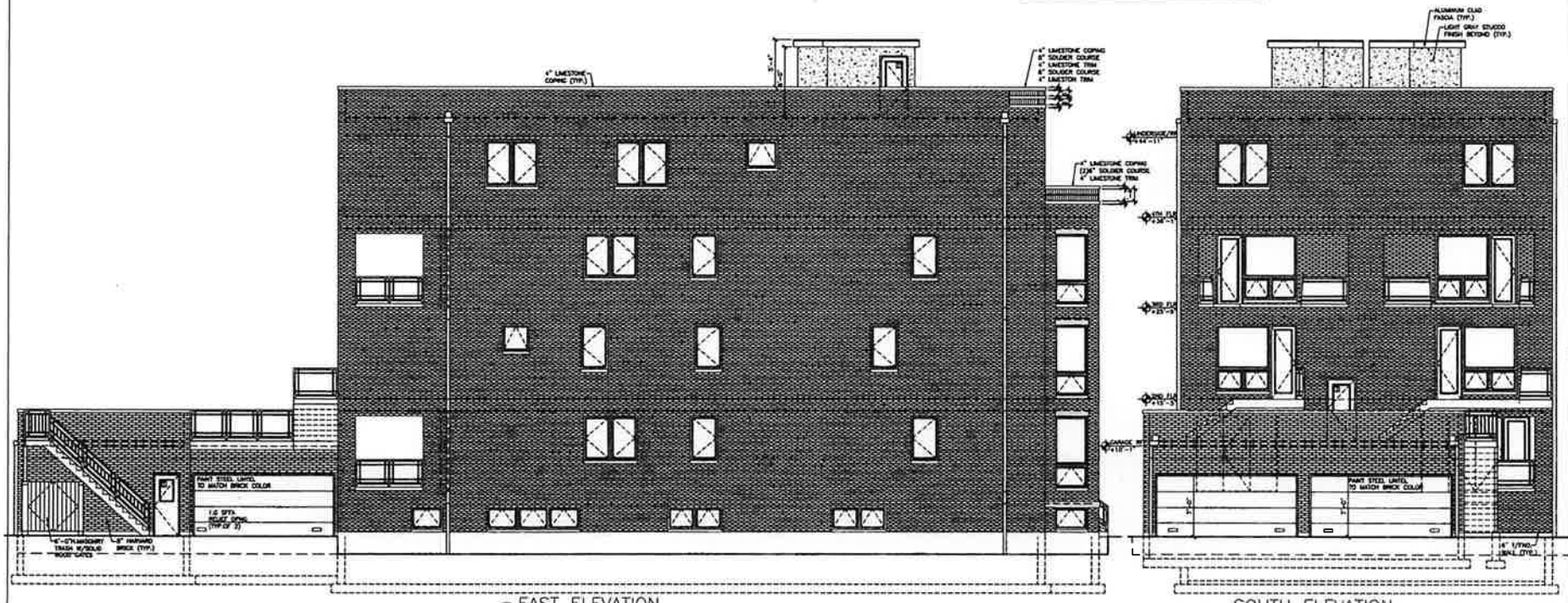
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NORTH ELEVATION
SCALE: 3/16" = 1'-0" W. BELMONT AVE

WEST ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
STAIRWAY, PORCH, DECK AND BALCONY RAILING, BOTH INTERIOR AND EXTERIOR SHALL BE DESIGNED TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50 LBS./FT. (POUNDS-FORCE, PER LINEAR FOOT) APPLIED AT THE TOP OF THE RAILING OR A CONCENTRATED LOAD OF 200 LBS./FT. IN ANY DIRECTION WHICHEVER PRODUCES THE GREATEST STRESS. SHALL SUBMIT SEALED CALCULATIONS AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION (TYP.)



EAST ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION
SCALE: 3/16" = 1'-0" 16 PUBLIC ALLEY

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PROJECT NAME & ADDRESS:
2249 WEST
BELMONT AVE
6 UNIT 4 STORY
APART.BLDG.W/BSMT
CHICAGO, ILLINOIS

SHEET TITLE
BUILDING ELEVATIONS

FILENAME

SHEET NUMBER
A-5