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

Proposed Zoning: B3-3 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 4,429 sq. ft. of retail space at grade and twenty-eight (28) dwelling units above (eight (8) efficiency units and twenty (20) typical units). The proposed building will measure 69 ft.-2 in. in height. The subject property is a Transit Served Location and will be supported by eight (8) 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 28.6% (8 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 20 ft.-8 in., increase the floor area ratio from 3.0 to 4.0, waive the loading berth requirement, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 32,994 square feet (4.0 FAR)

*The subject property is a designated Transit Served Location based on its proximity to the CTA Brown Line Belmont Station. Pursuant to Sec. 17-3-0403-B, the Applicant is seeking to increase the floor area ratio from 3.0 to 4.0.

(B) The Project's Density (Minimum Lot Area Per D.U.): 294.64 (blended) square feet per D.U. (8 efficiency units and 20 typical units)

(C) The amount of off-street parking: 8 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 28.6% (8 parking spaces).

(D) Setbacks:

a. Front Setback: zero inches
b. Side Setbacks:
   West Side: zero inches
   East Side: zero inches
c. Rear Setback: 20 feet-8 inches

*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 20 feet-8 inches.

(E) Building Height: 69 feet-2 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 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 (38) residential units above will be supported by eight (8) 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 28.6% (8 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 eight (8) 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 increase (8 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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proj.# 2439

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

description 01/13/2025

1040 West Belmont

ZONING DATA

ADDRESS: 1040 West Belmont
LOT SIZE: PER SURVEY
LOT AREA: 6,250 SQ. FT.

	EXISTING ZONING	PROPOSED ZONING
ZONING DISTRICT:	B3-2	B3-3 (T.O.D.)
F.A.R.:	2.2	4
MINIMUM LOT AREA	1000 SQ. FT.	300 SQ. FT. / 200 S.F.(EFFICIENCY UNITS)
MAXIMUM BUILDABLE AREA:	18,150 SQ. FT.	33,000 SQ. FT. MAX 32,994 SQ. FT. PROPOSED
MAXIMUM NUMBER OF UNITS:	8 UNITS	28 UNITS (20 DWELLING UNITS & 8 EFFICIENCY UNITS)
MAXIMUM BUILDING HEIGHT:	50'-0"**	70'-0" MAXIMUM / 69'-2" PROPOSED
SETBACKS:		
FRONT YARD	NOT REQUIRED	0'-0"
REAR YARD	30'-0" @ DWELLING UNIT FLOORS	20'-8" PROPOSED (REQUIRES RELIEF)
SIDE YARDS	NOT REQUIRED	0'-0"
MINIMUM PARKING:	.5 PARKING SPACE PER UNIT	8 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.	4,429 SQ. FT.
MAXIMUM EFFICIENCY UNITS:	20%	20% MAXIMUM / 8 PROVIDED(REQUIRES RELIEF)
BICYCLE PARKING:	14 REQUIRED	28 PROVIDED

DISTANCE TO BELMONT CTA STATION: 635'

BUILDING DATA

TOTAL NUMBER OF UNITS: 28 PROPOSED (20 UNITS + 8 EFFICIENCY UNITS)
TOTAL NUMBER OF FLOORS: 5

FIRST FLOOR TOTAL AREA :	6,529 SQ. FT. (FAR)
FLOORS 2-5:	6,456 SQ. FT. (PER FLOOR)=25,824 S.F.
PENTHOUSE:	641 SQ. FT.
PROPOSED TOTAL BUILDING AREA (FAR):	32,994 SQ. FT.(FAR)
CODE ALLOWABLE MAX BUILDING AREA (FAR):	33,000 SQ. FT.

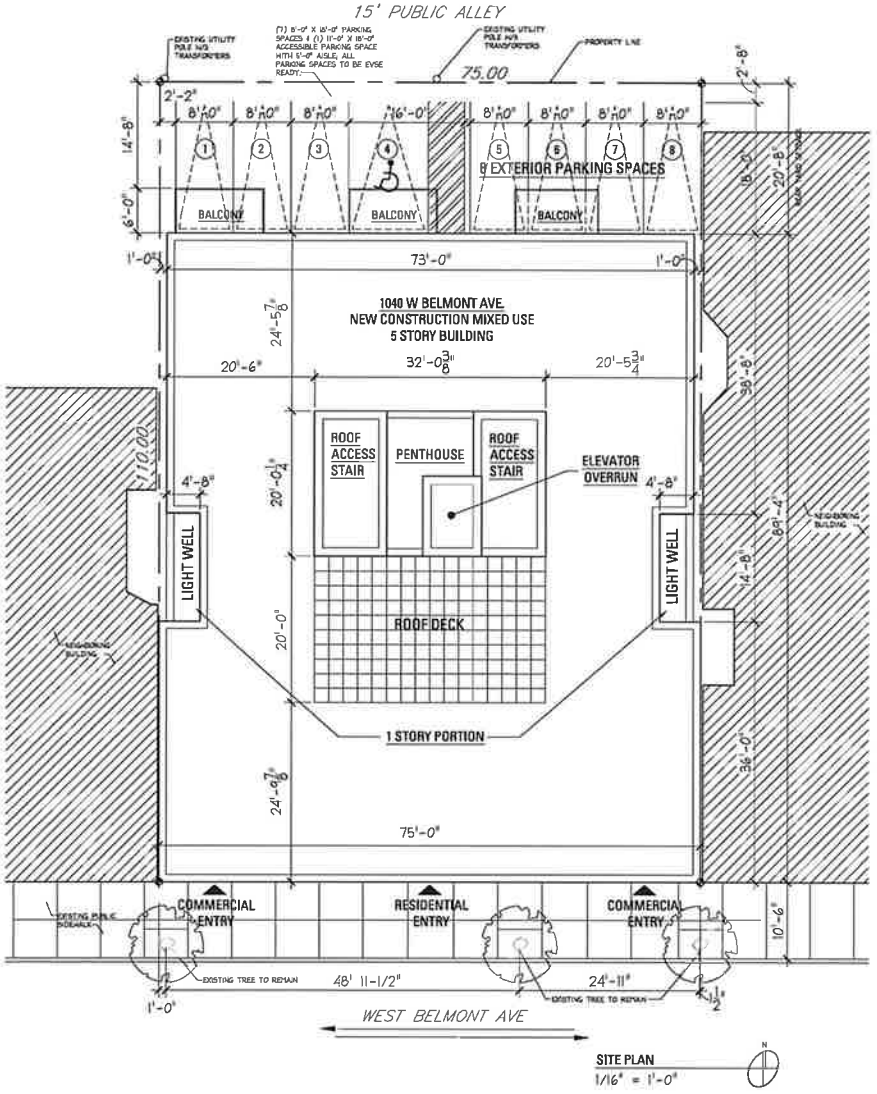
STATE OF ILLINOIS
JONATHAN D. SPLITT
001-015993
LICENSED ARCHITECT

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1.0



SITE PLAN
1/16" = 1'-0"

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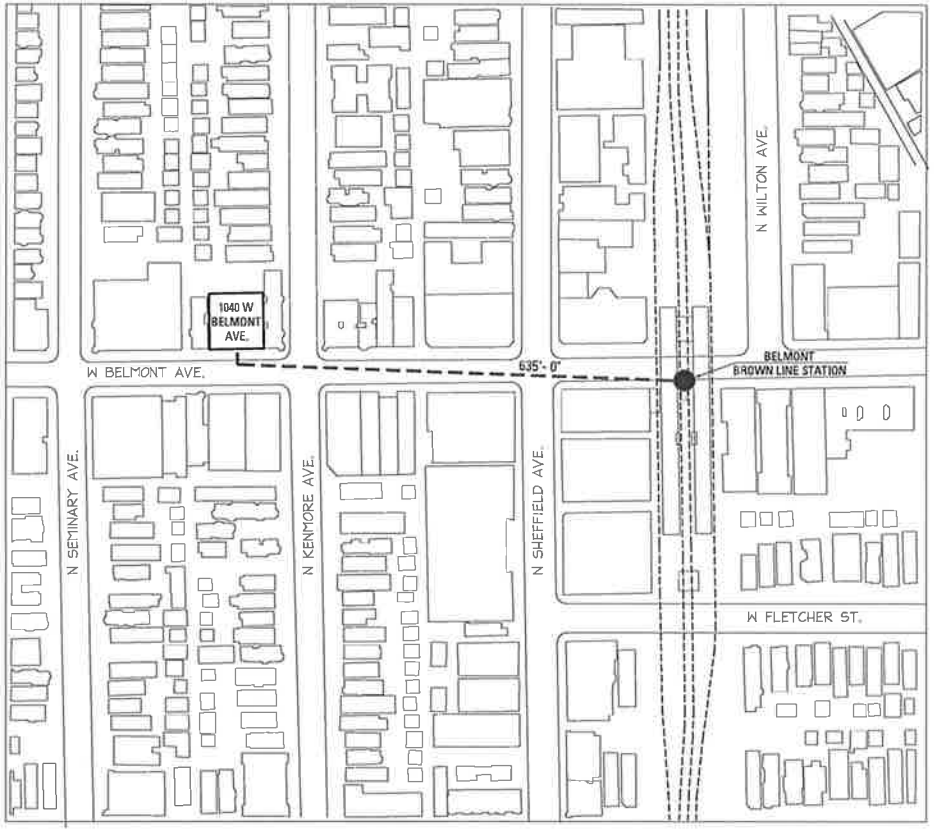
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TRANSIT SERVED LOCATION PROXIMITY MAP

N.T.S

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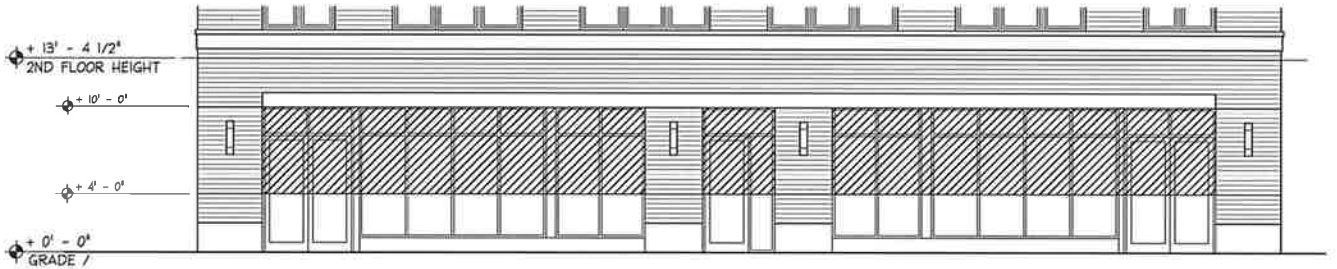
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450 SF TOTAL
354 SF RETAIL GLAZING

NORTH ELEVATION: WINDOW / WALL RATIO (PEDESTRIAN STREET)

TOTAL FACADE AREA BETWEEN 4' TO 10' IN HEIGHT: 450 SQ. FT.

WINDOW AREA REQUIRED: 450 SQ.FT. X 60% = 270 SQ FT.

TOTAL AREA OF CLEAR NON-REFLECTIVE WINDOWS BETWEEN 4'-0" AND 10'-0" IN HEIGHT PROVIDED = 354 SQ. FT.

354 SQ. FT. IS GREATER THAN 270 SQ. FT. = OK

TRANSPARENCY DIAGRAMS

N.T.S

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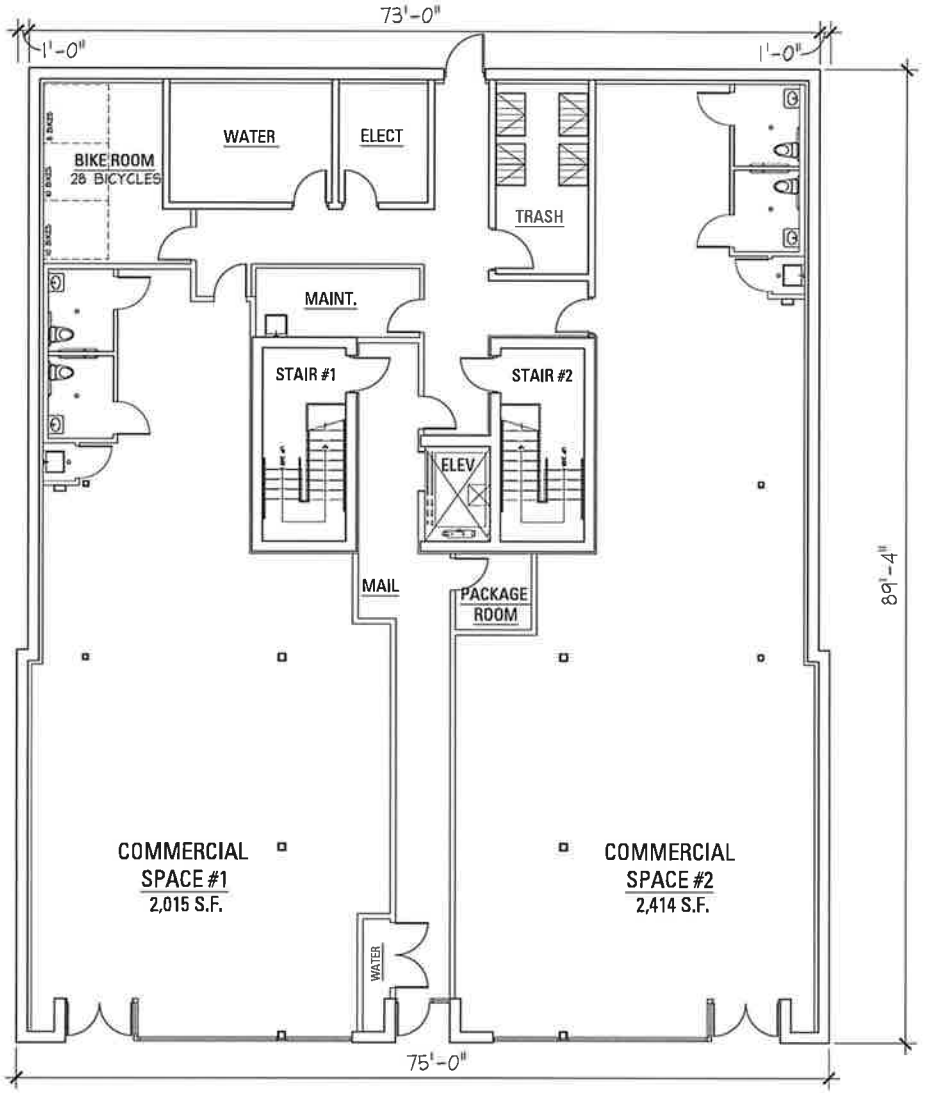
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FIRST FLOOR PLAN

3/32" = 1'-0"

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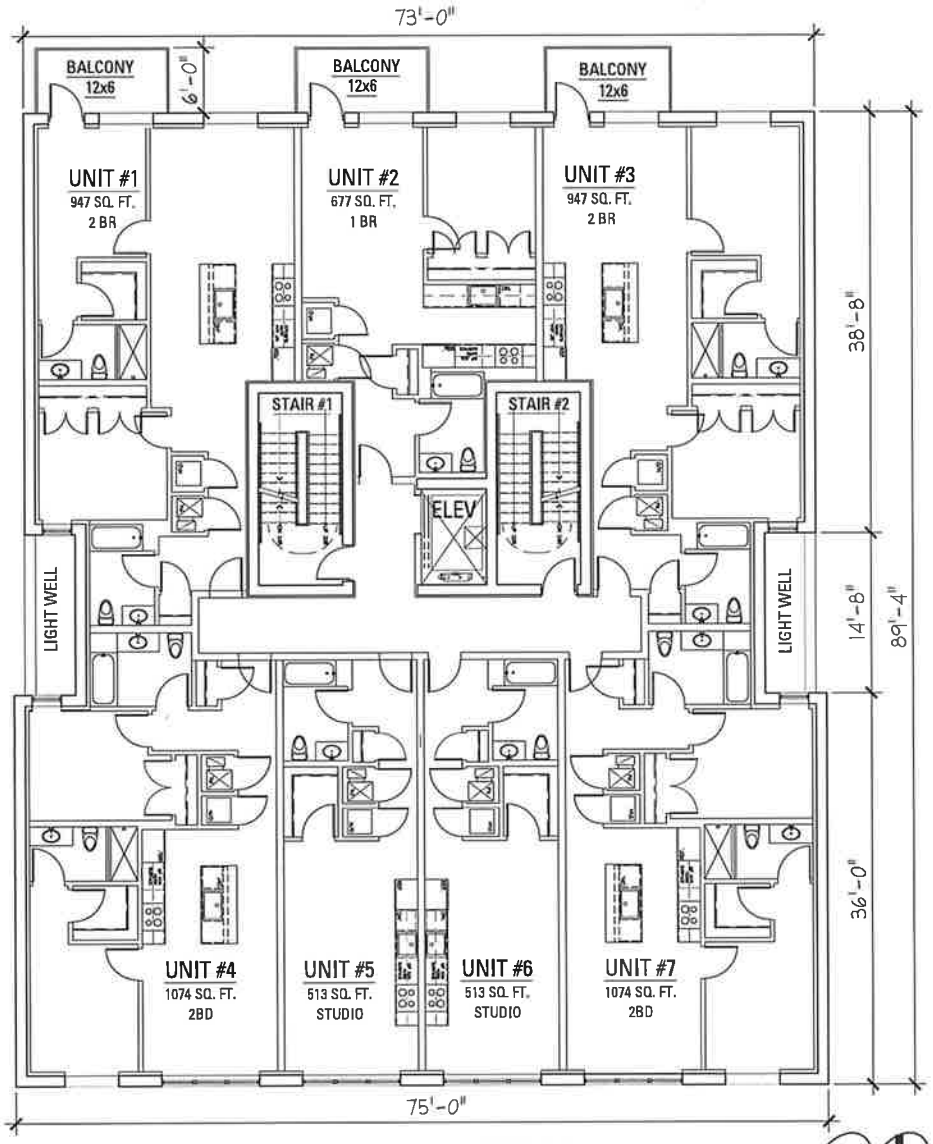
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FLOORS 2-5

3/32" = 1'-0"

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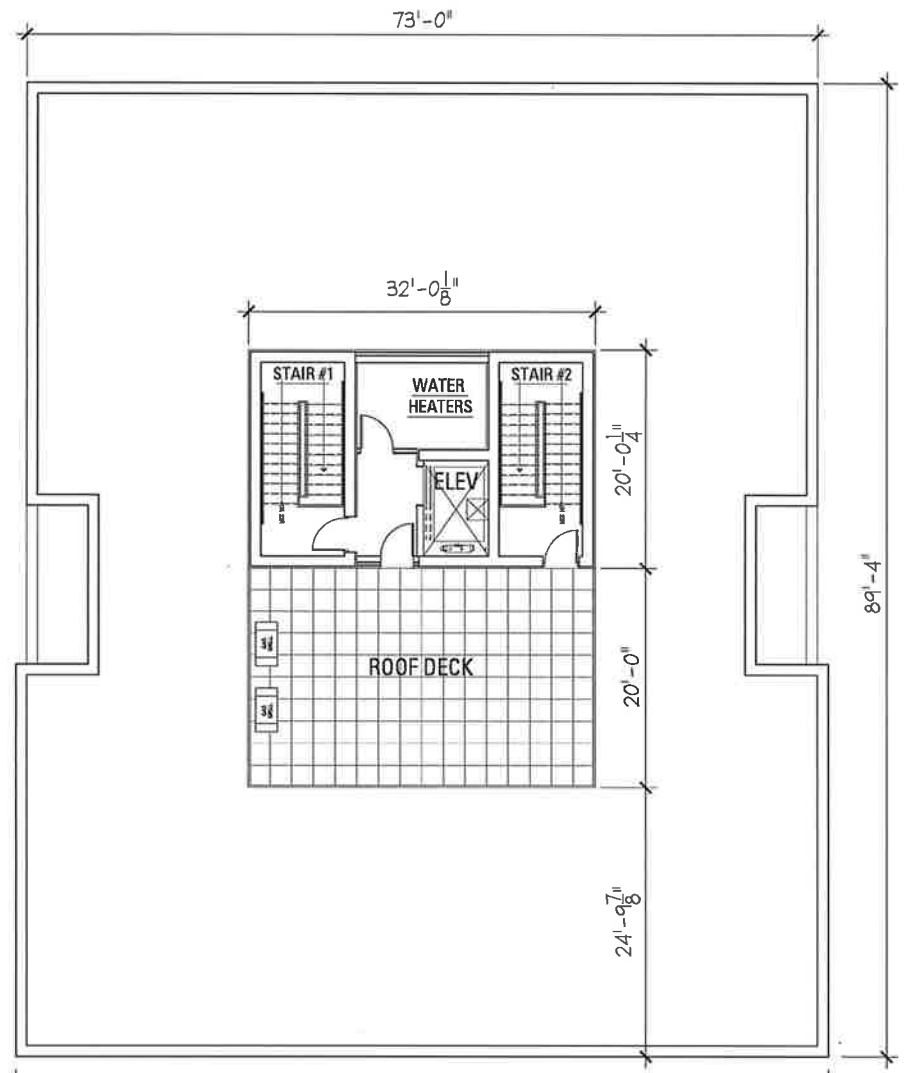
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PENTHOUSE / ROOF PLAN

3/32" = 1'-0"

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SOUTH ELEVATION

3/32" = 1'-0"

1

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NORTH ELEVATION

3/32" = 1'-0"

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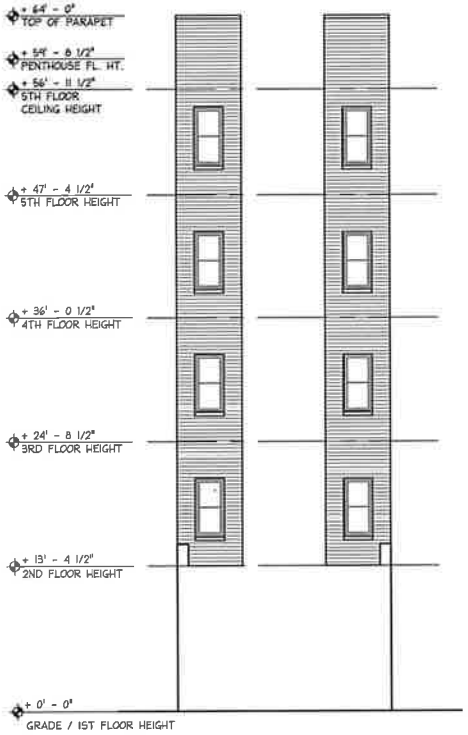
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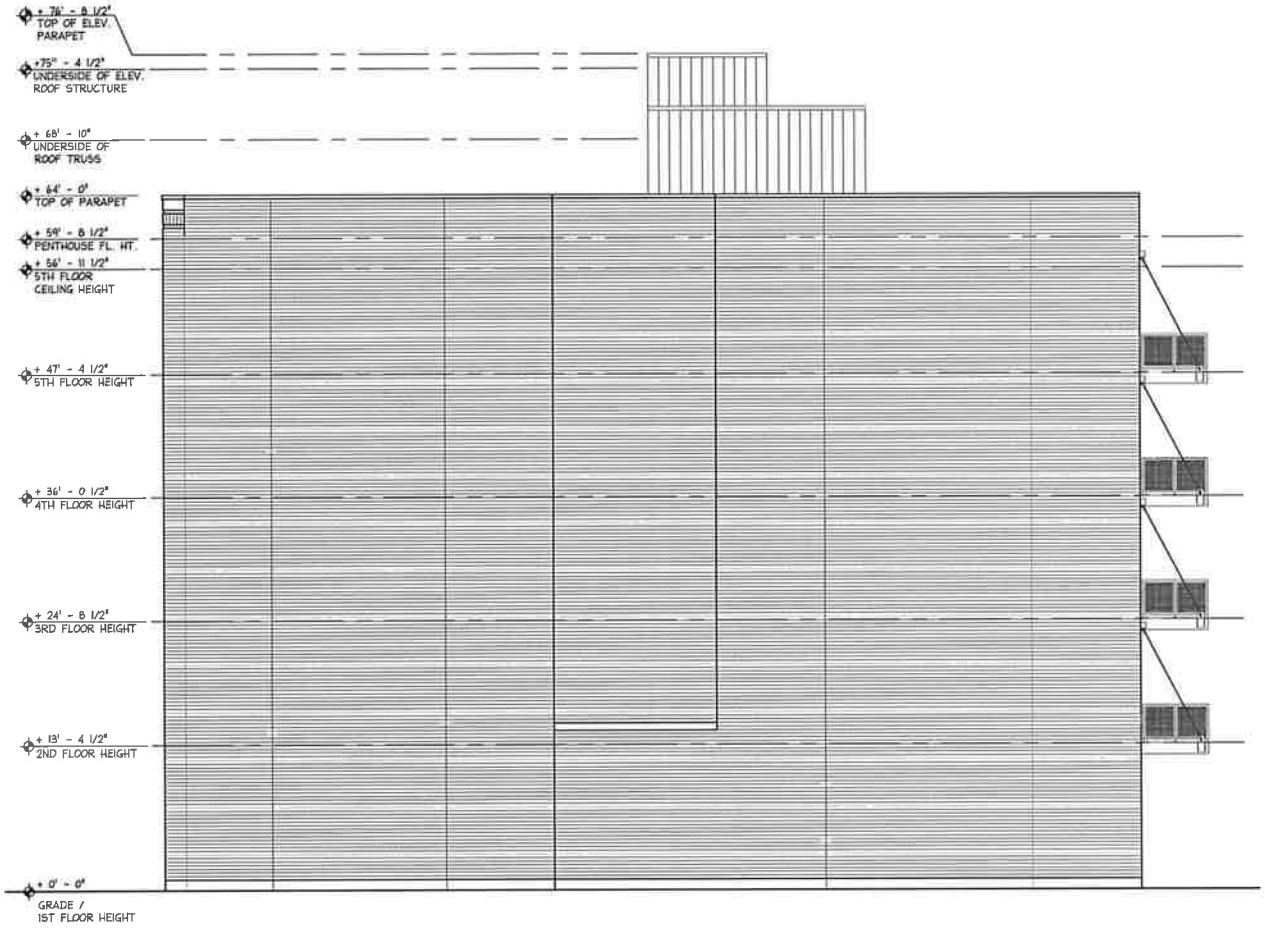
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WEST LIGHTWELL ELEVATIONS 2

3/32" = 1'-0"



WEST ELEVATION 1

3/32" = 1'-0"

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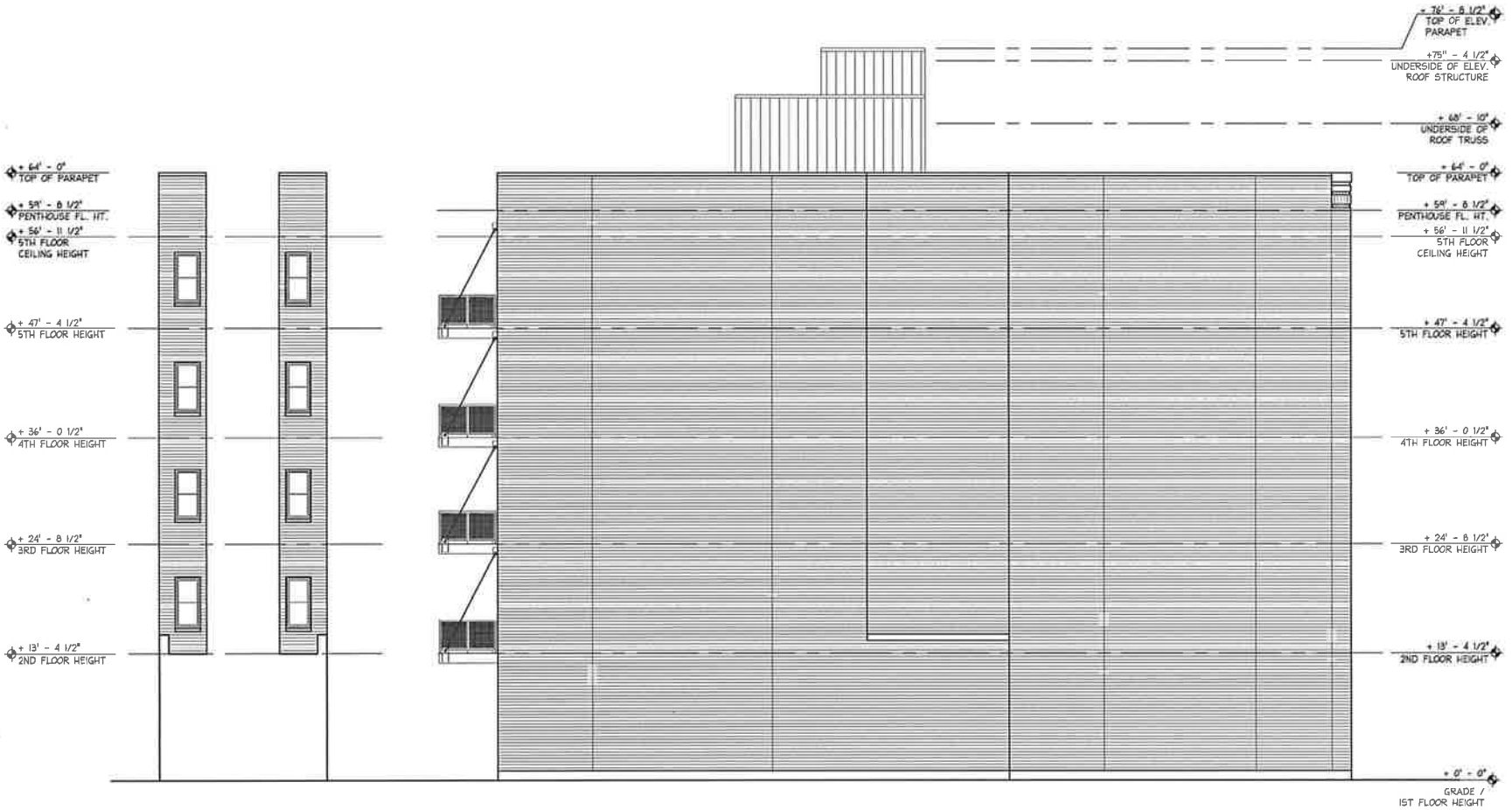
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EAST LIGHTWELL ELEVATIONS — 2
3/32" = 1'-0"

EAST ELEVATION — 1
3/32" = 1'-0"

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3.3