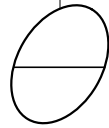




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proj.# 2439
proj. MIXED-USE DEVELOPMENT
NEW CONSTRUCTION
1040 W BELMONT AVE.
CHICAGO, IL 60647
description 01/13/2026



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	B3-3 (T.O.D.)
F.A.R.:	2.2	4
MINIMUM LOT AREA	1000 SQ. FT. 18,150 SQ. FT.	300 SQ. FT. / 200 S.F.(EFFICIENCY UNITS) 33,000 SQ. FT. MAX 32,994 SQ. FT. PROPOSED
MAXIMUM BUILDABLE AREA:		28 UNITS
MAXIMUM NUMBER OF UNITS:	8 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:	1:1 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.

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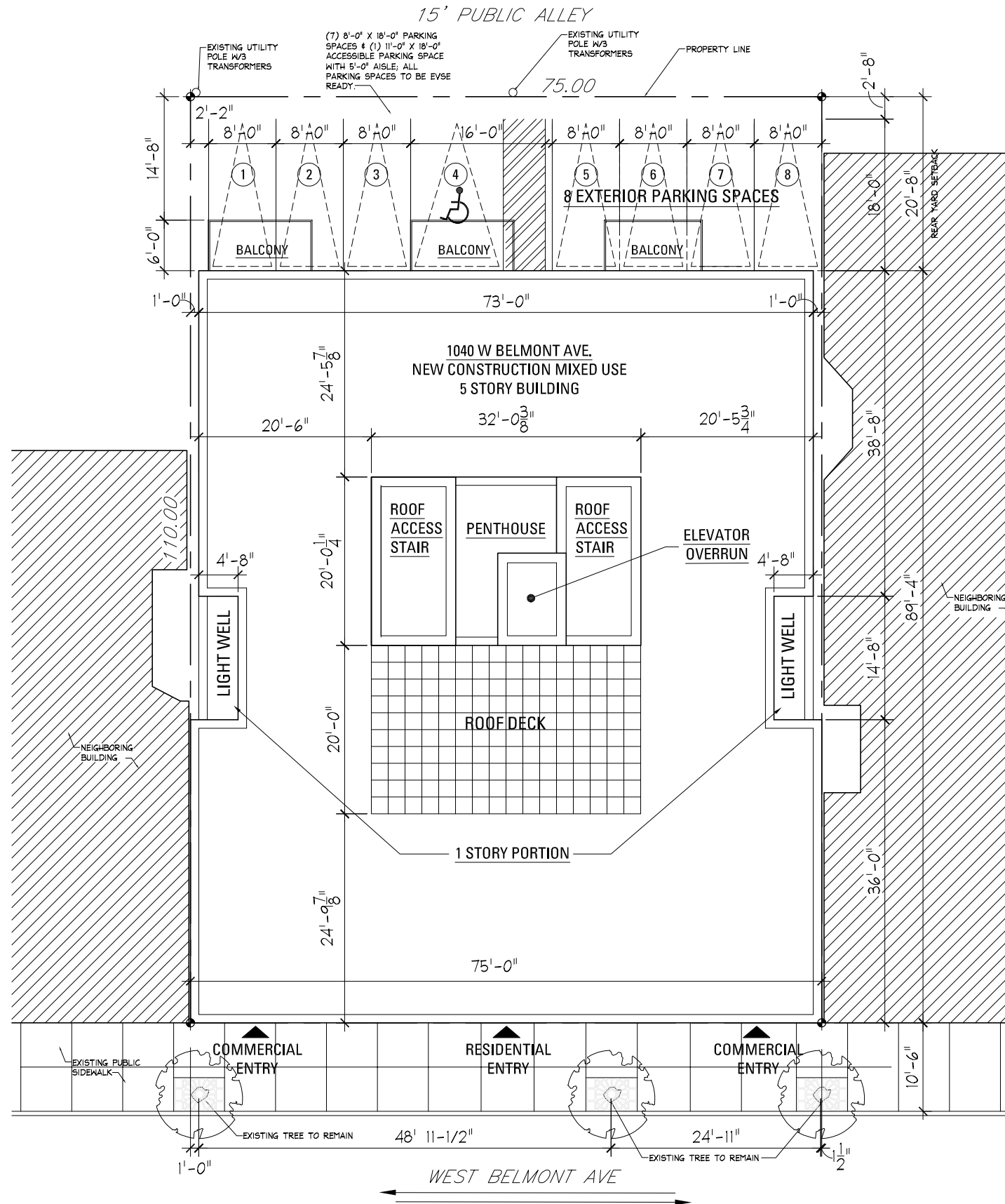
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SITE PLAN

1/16" = 1'-0"



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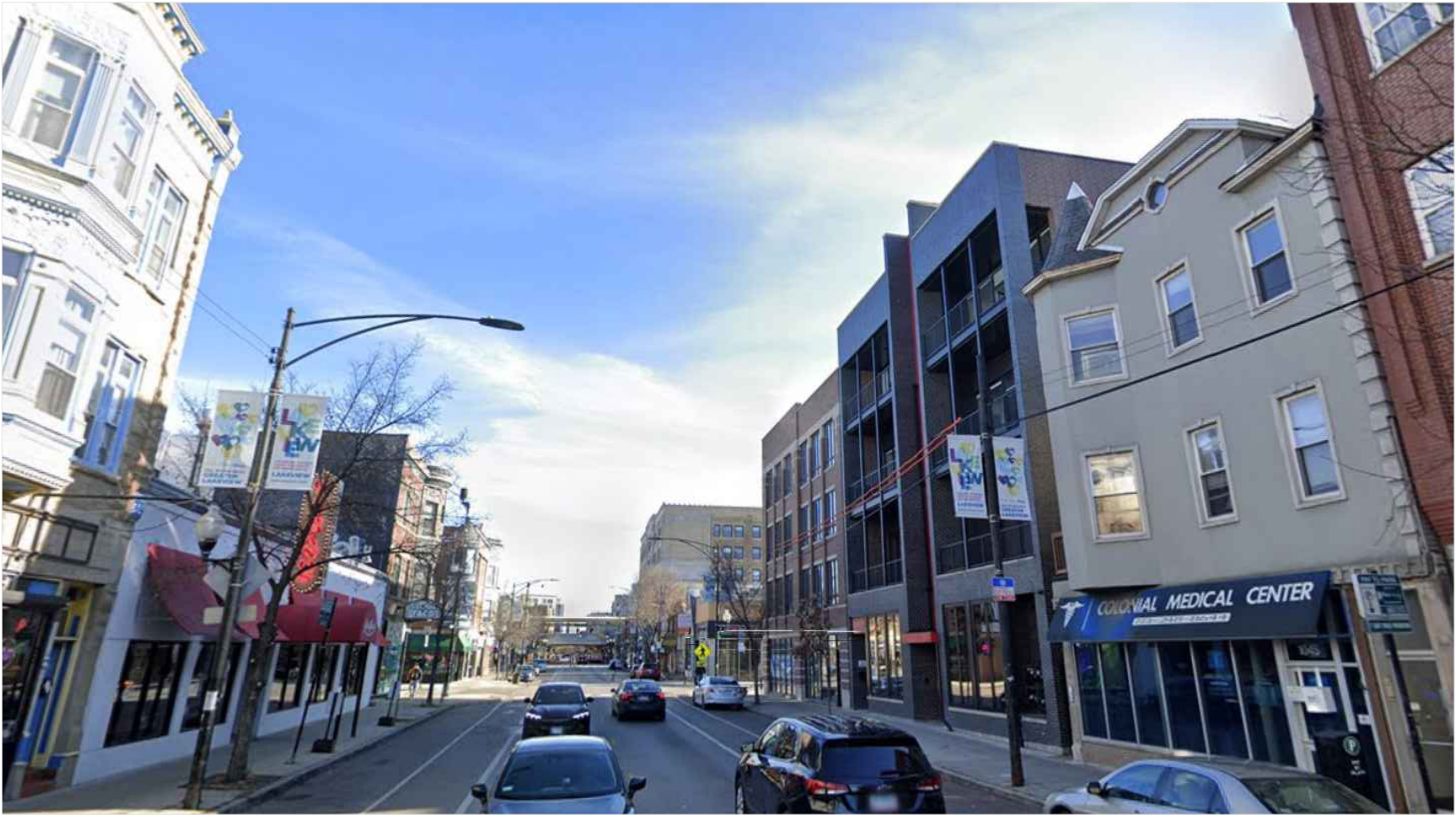
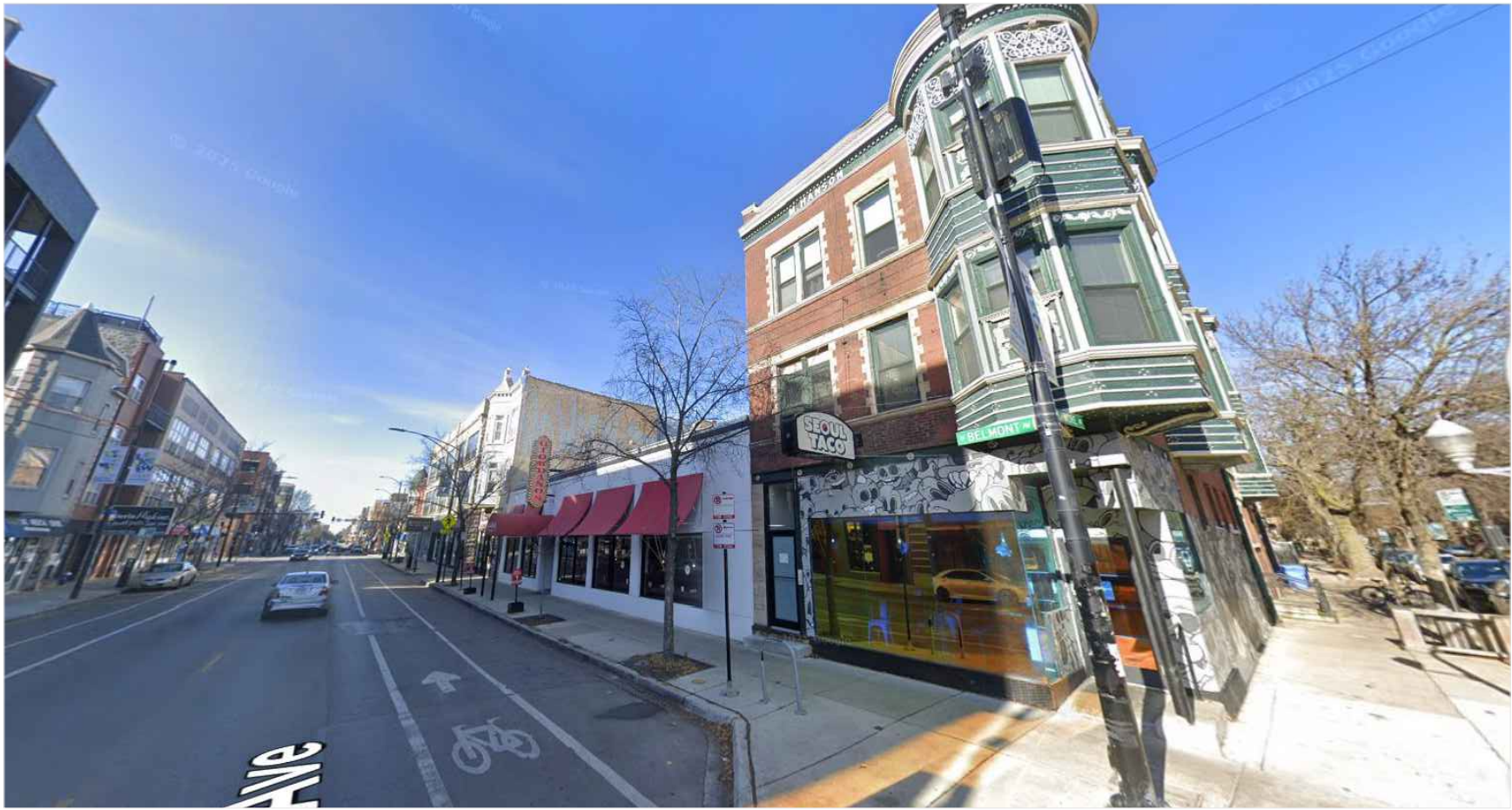
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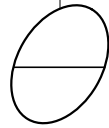
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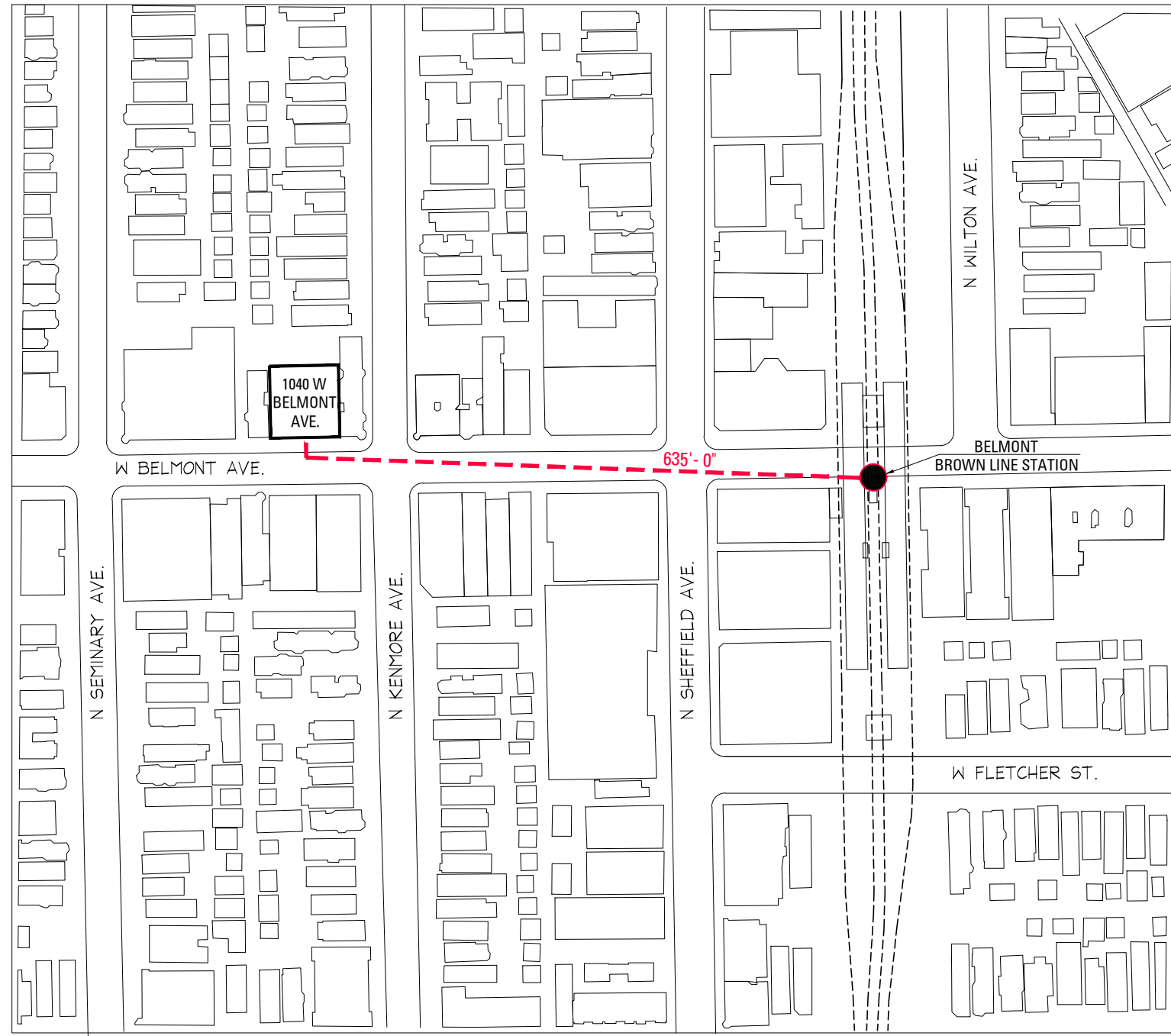
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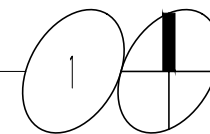
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TRANSIT SERVED LOCATION PROXIMITY MAP

N.T.S

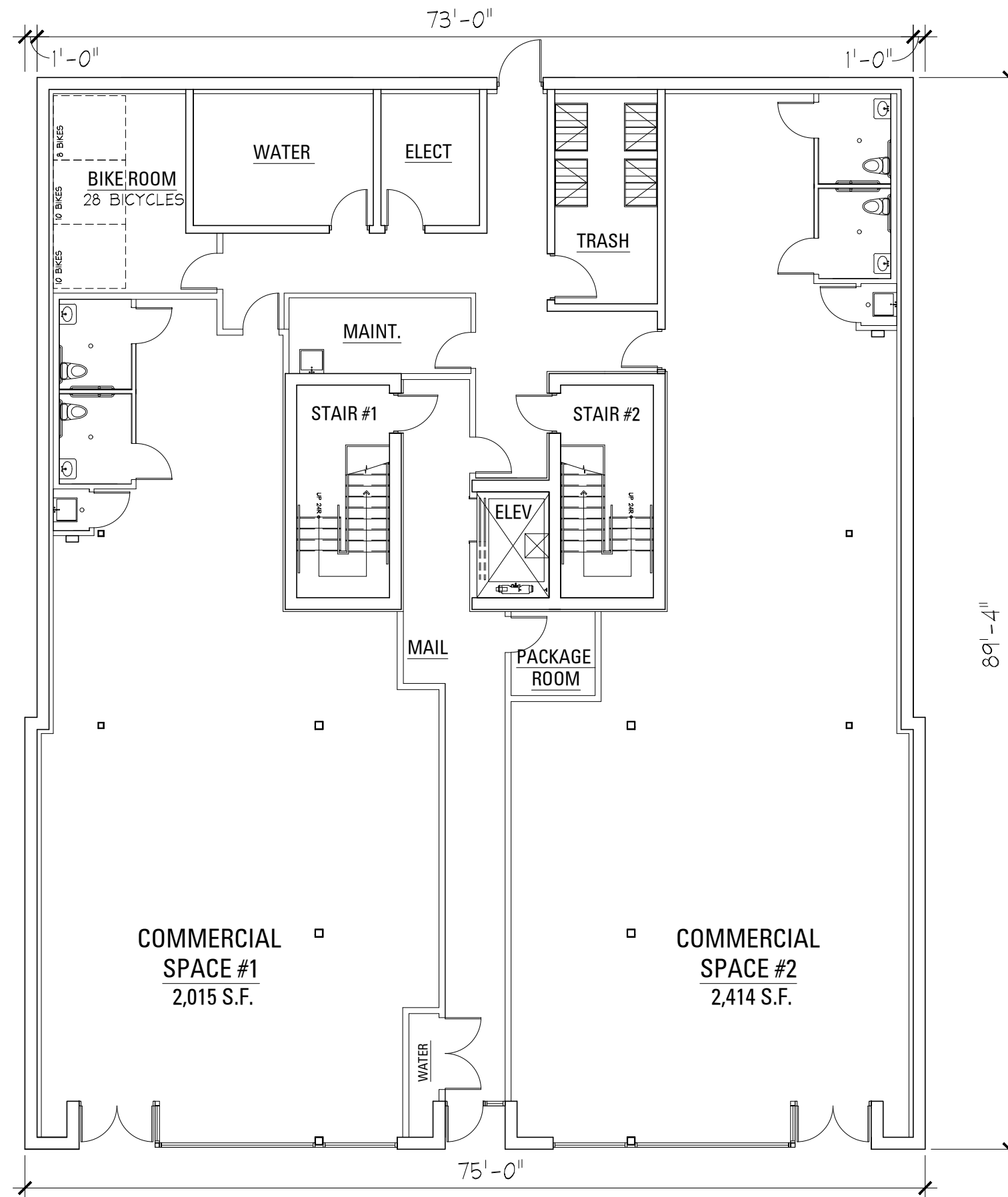


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FIRST FLOOR PLAN

3/32" = 1'-0"



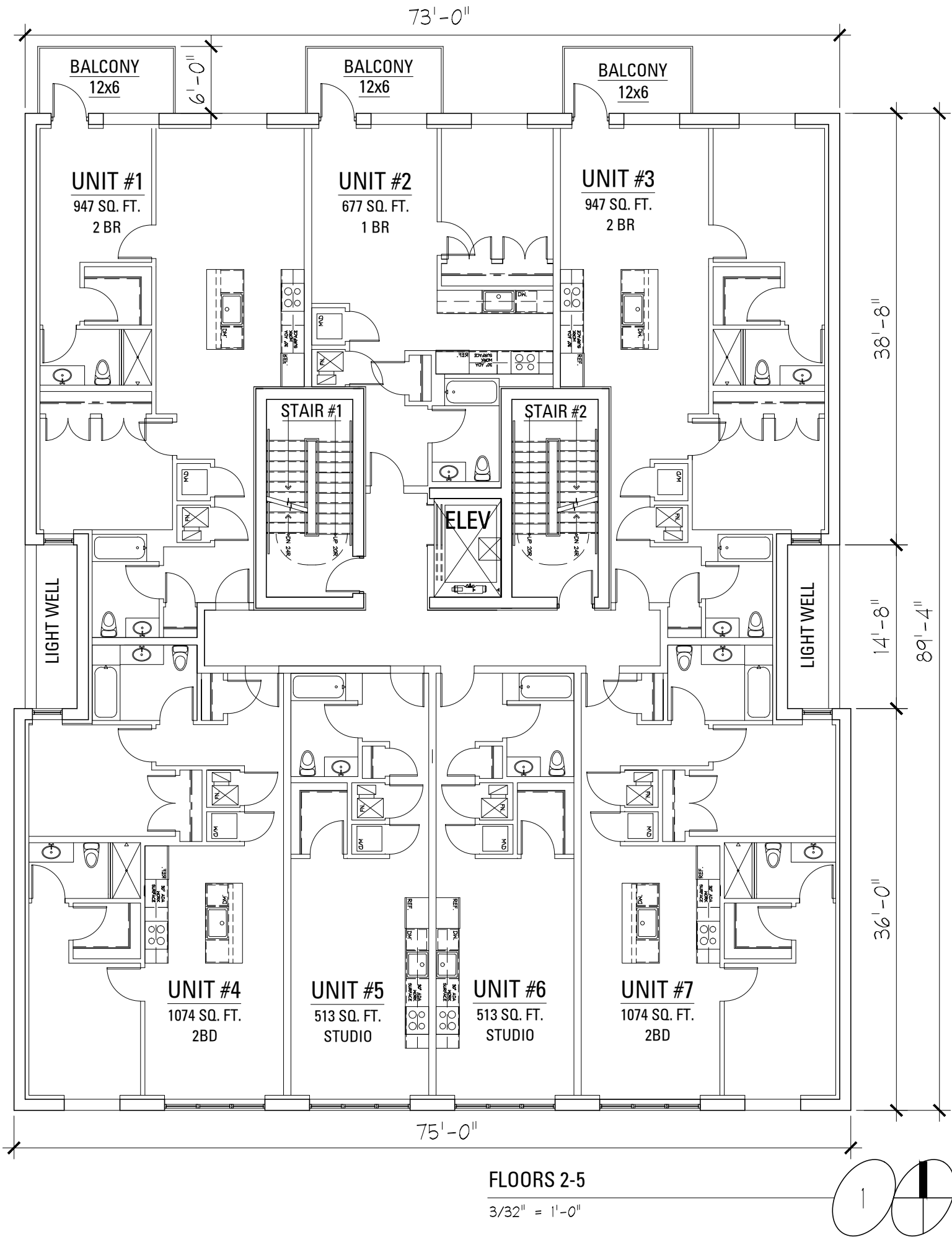
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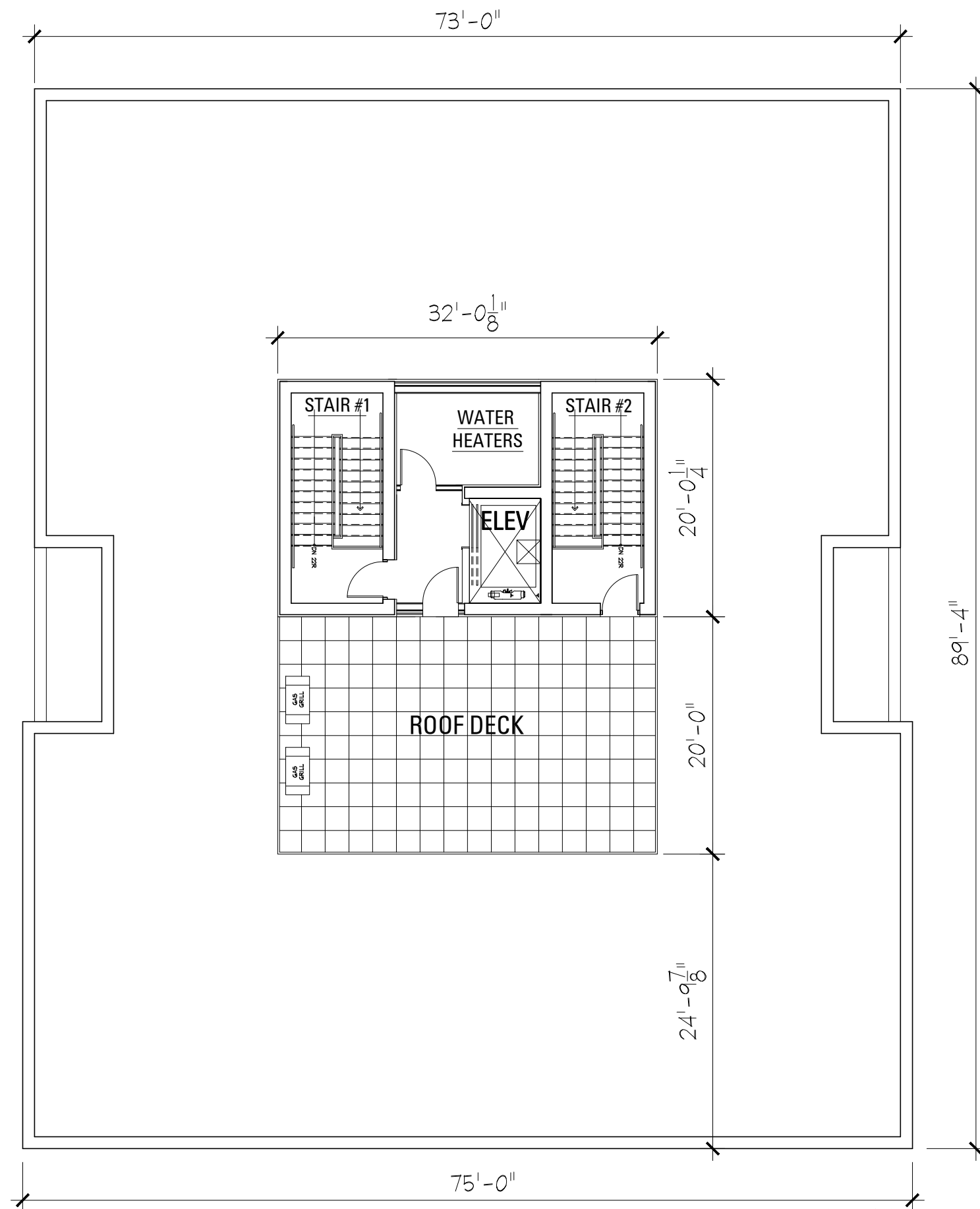
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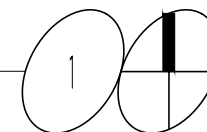
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PENTHOUSE / ROOF PLAN

3/32" = 1'-0"



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2.2



SOUTH ELEVATION

3/32" = 1'-0"

1

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3.0



NORTH ELEVATION

3/32" = 1'-0"

1

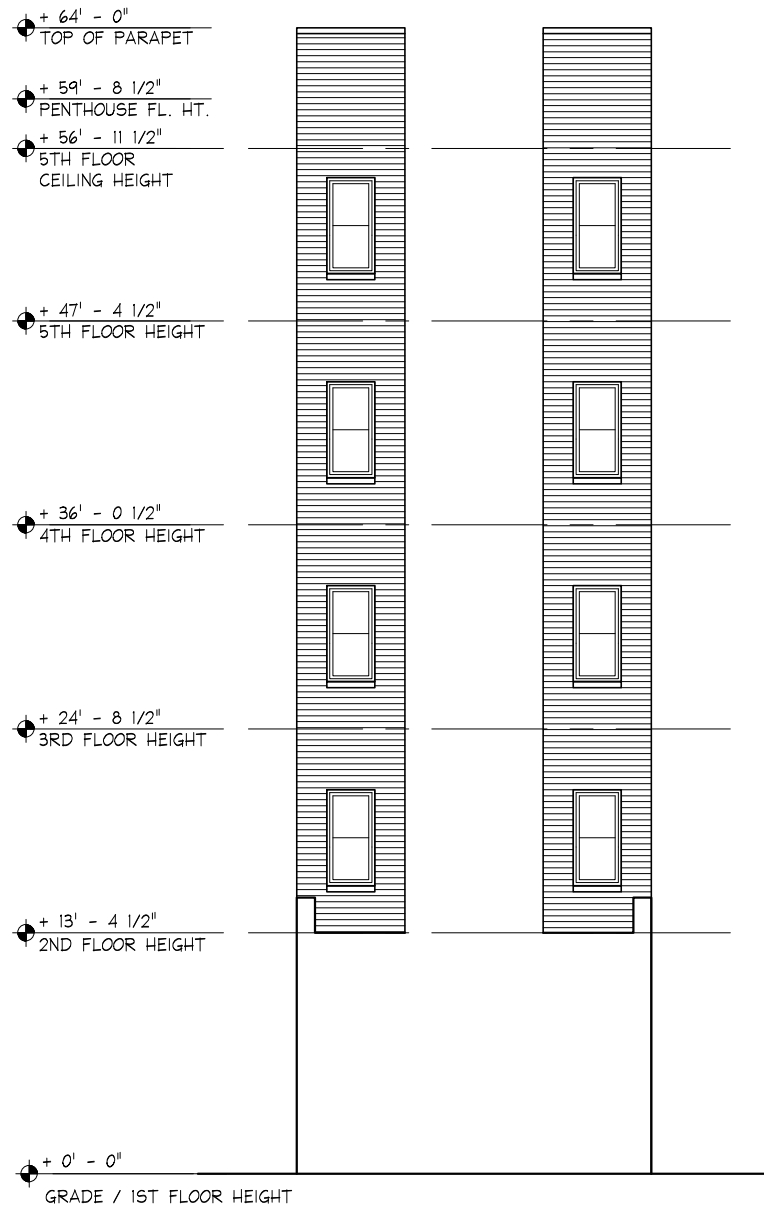
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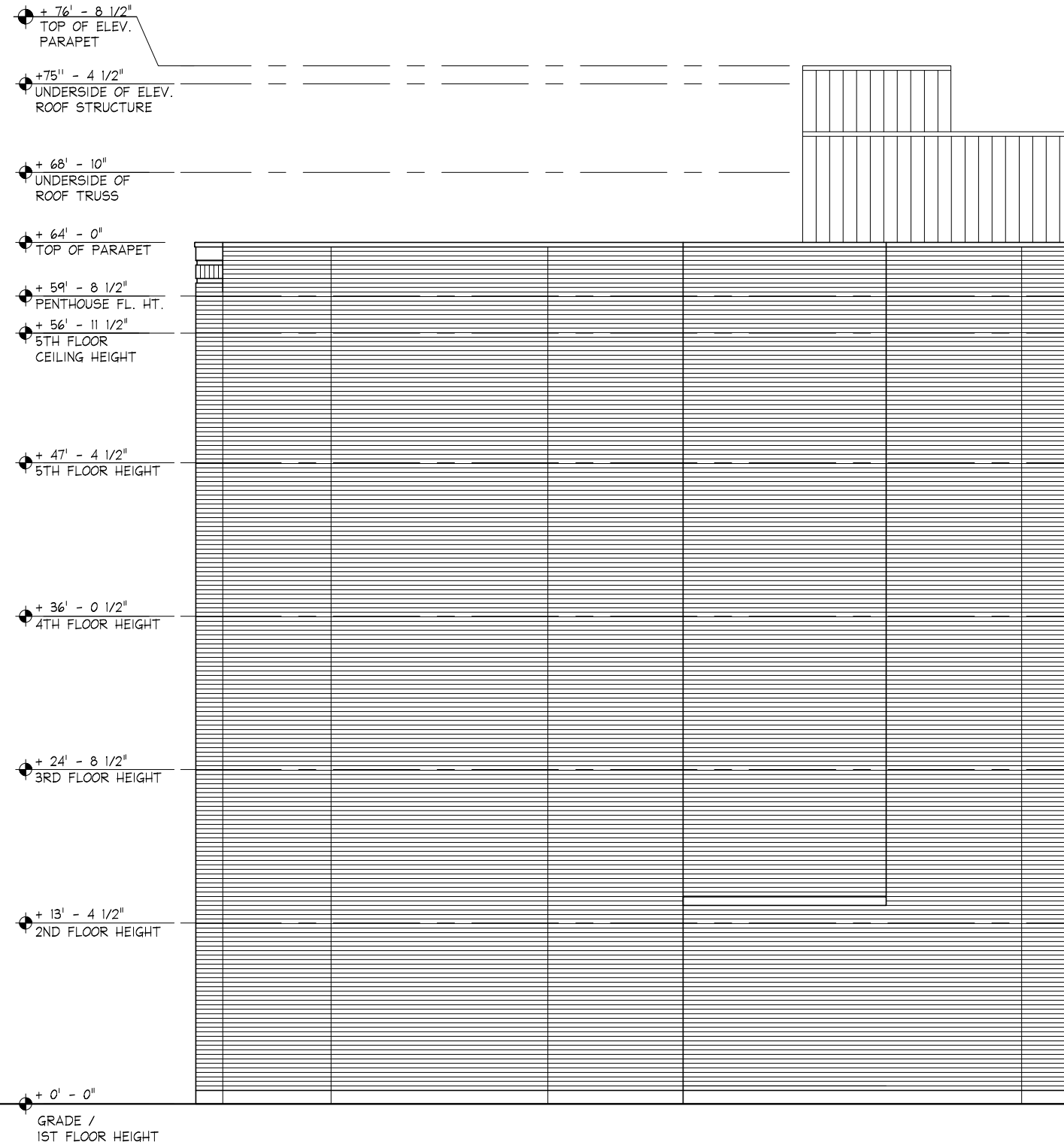
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WEST LIGHTWELL ELEVATIONS

3/32" = 1'-0"

2



WEST ELEVATION

3/32" = 1'-0"

1

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3.2

+ 64' - 0"
TOP OF PARAPET

+ 59' - 8 1/2"
PENTHOUSE FL. HT.

+ 56' - 11 1/2"
5TH FLOOR
CEILING HEIGHT

+ 47' - 4 1/2"
5TH FLOOR HEIGHT

+ 36' - 0 1/2"
4TH FLOOR HEIGHT

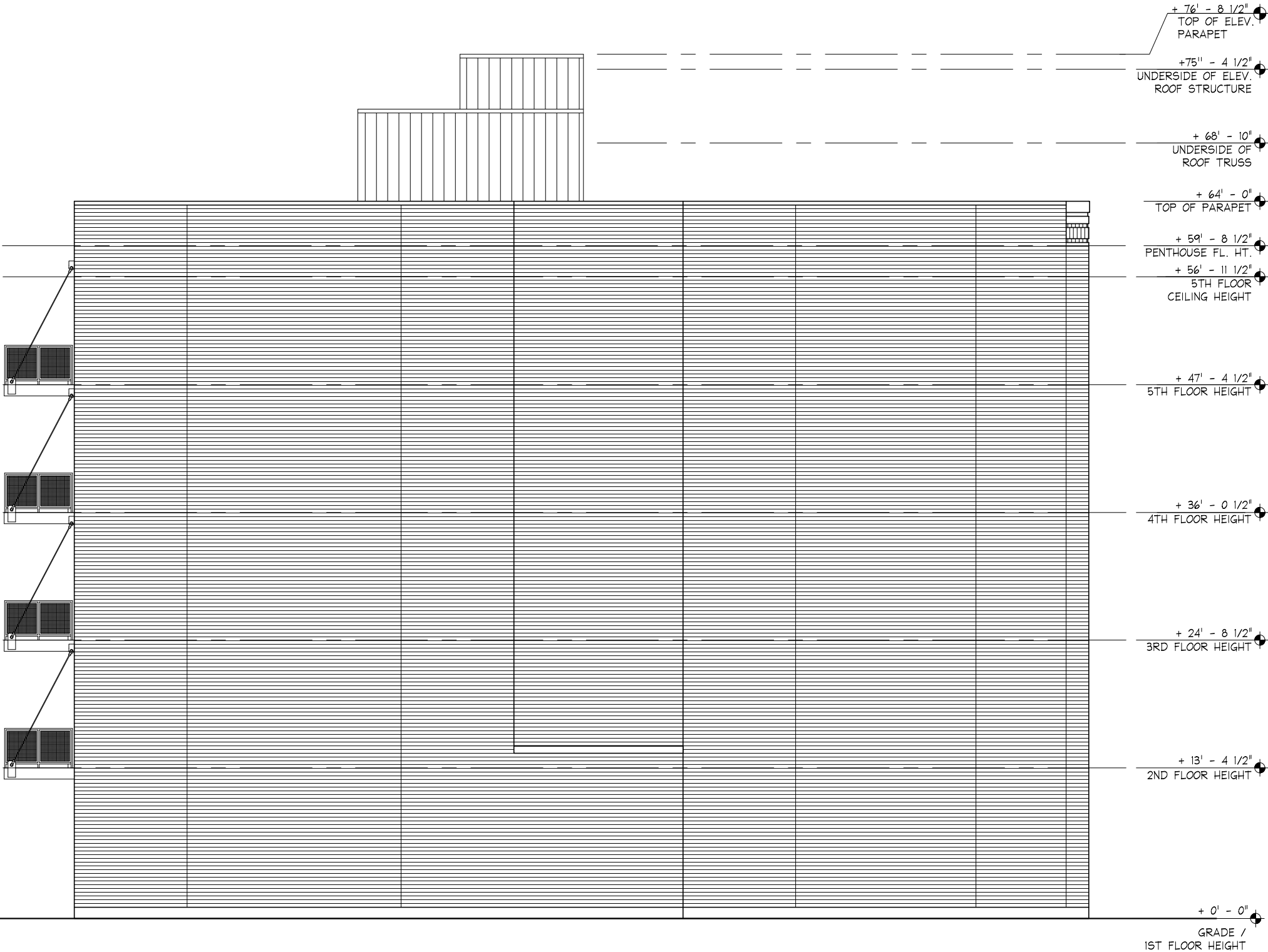
+ 24' - 8 1/2"
3RD FLOOR HEIGHT

+ 13' - 4 1/2"
2ND FLOOR HEIGHT

EAST LIGHTWELL ELEVATIONS

3/32" = 1'-0"

2



EAST ELEVATION

3/32" = 1'-0"

1

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3.3