

1040 West Belmont

ZONING DATA

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

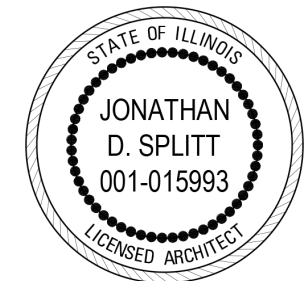
	EXISTING ZONING	PROPOSED ZONING
ZONING DISTRICT:	B3-2	B3-5
F.A.R.:	2.2	5
MINIMUM LOT AREA	1000 SQ. FT. 18,150 SQ. FT.	200 SQ. FT. / 135 S.F.(EFFICIENCY UNITS) 41,250 SQ. FT. MAX 34,786 SQ. FT. PROPOSED
MAXIMUM BUILDABLE AREA:		
MAXIMUM NUMBER OF UNITS:	8 UNITS	MAX: 41 UNITS PROPOSED: 28
MAXIMUM BUILDING 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.	4,425 SQ. FT.
MAXIMUM EFFICIENCY UNITS:	20%	20% MAXIMUM
BICYCLE PARKING:	1:1 REQUIRED	28 PROVIDED

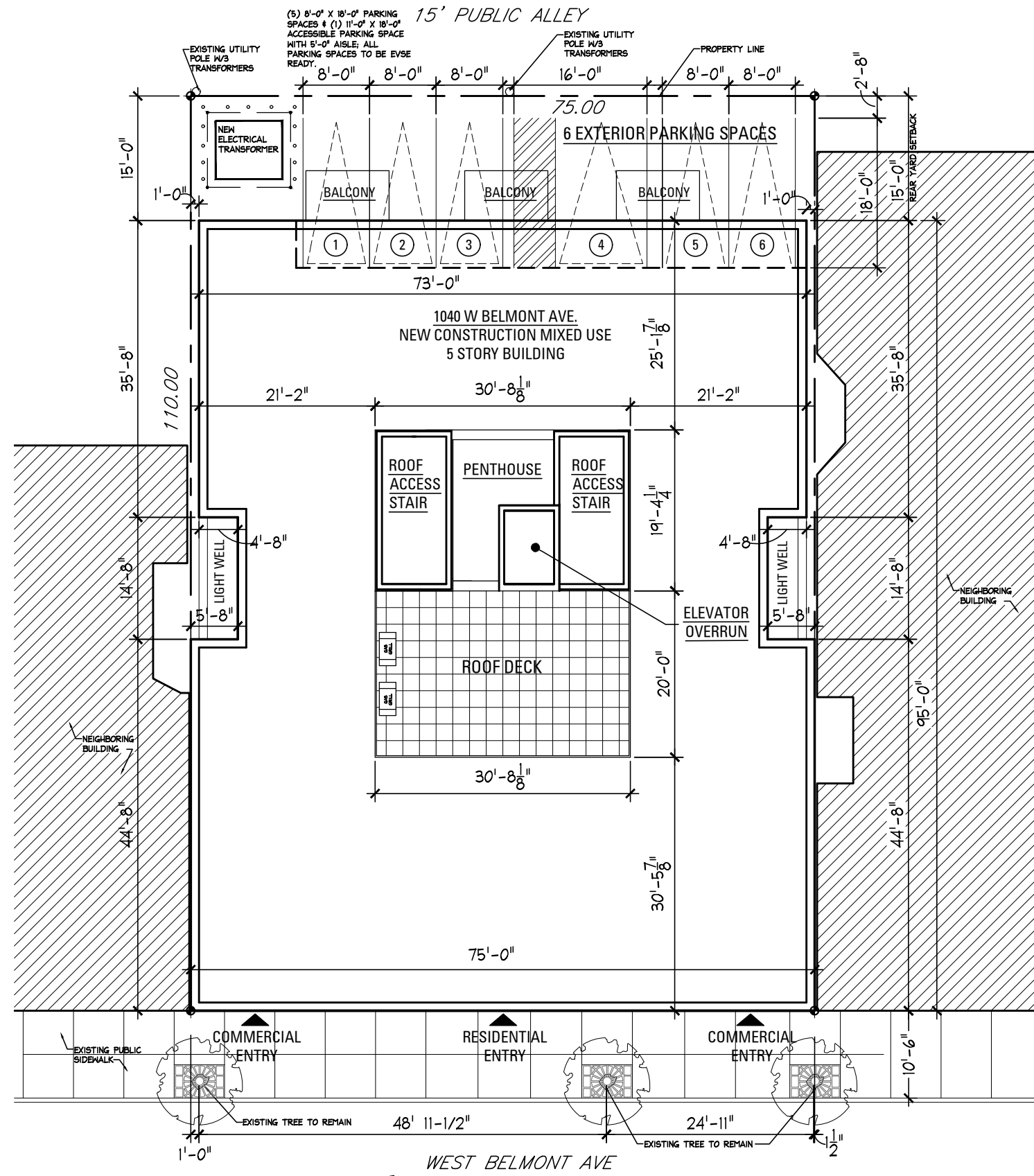
DISTANCE TO BELMONT CTA STATION: 635'

BUILDING DATA

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

FIRST FLOOR TOTAL AREA: 6,608 SQ. FT. (FAR)
 FLOORS 2-5: 6,887 SQ. FT. (PER FLOOR)=27,584 S.F.
 PENTHOUSE: 594 SQ. FT.
 PROPOSED TOTAL BUILDING AREA (FAR): 34,786 SQ. FT.(FAR)
 CODE ALLOWABLE MAX BUILDING AREA (FAR): 41,250 SQ. FT.





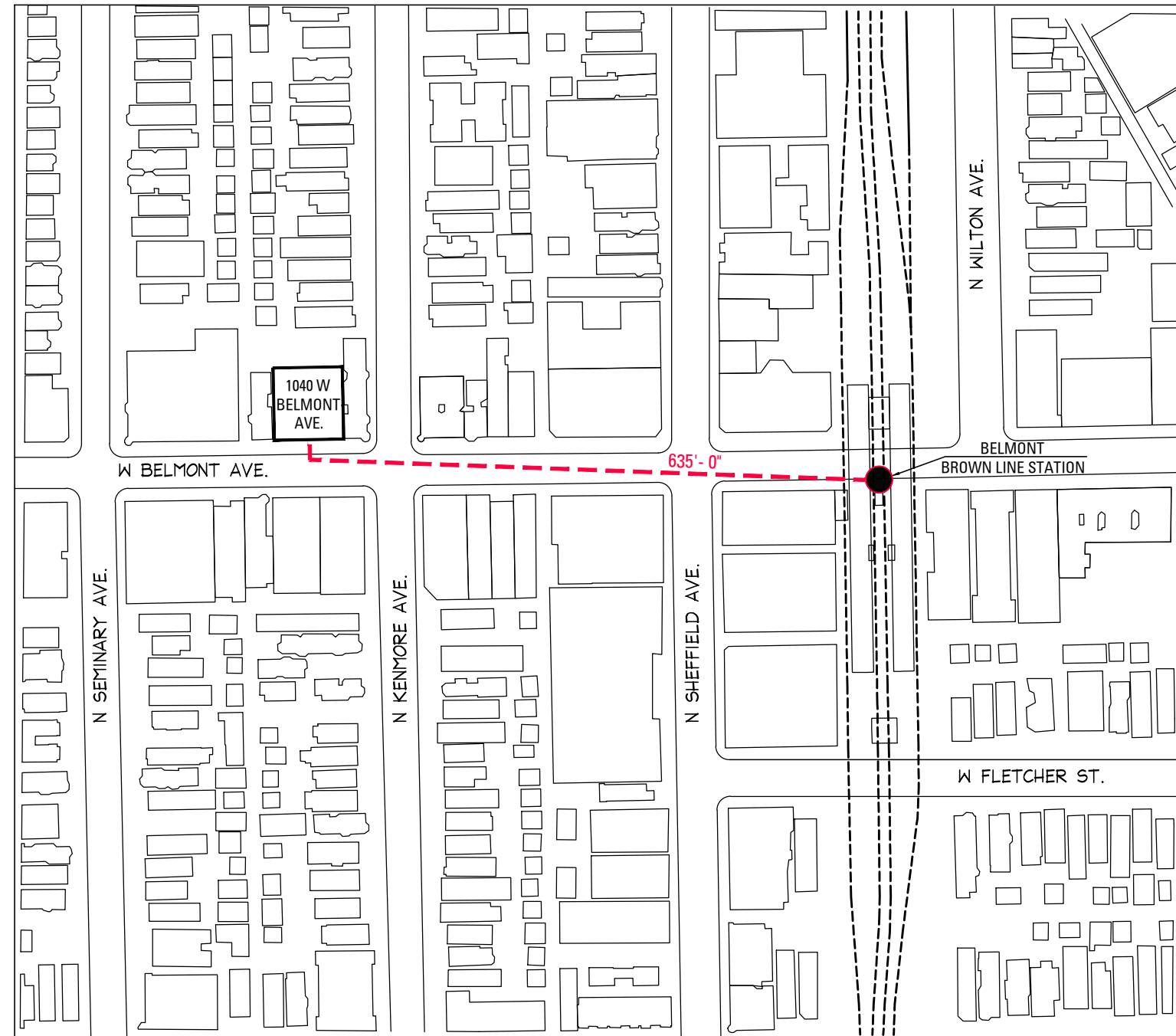
jSa
 jonathan SPLITT architects ltd.
 4001 north ravenwood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

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



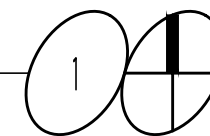
proj. # 2439
 proj. MIXED-USE DEVELOPMENT
 NEW CONSTRUCTION
 1040 W BELMONT AVE.
 CHICAGO, IL 60647
 description 04/07/2026

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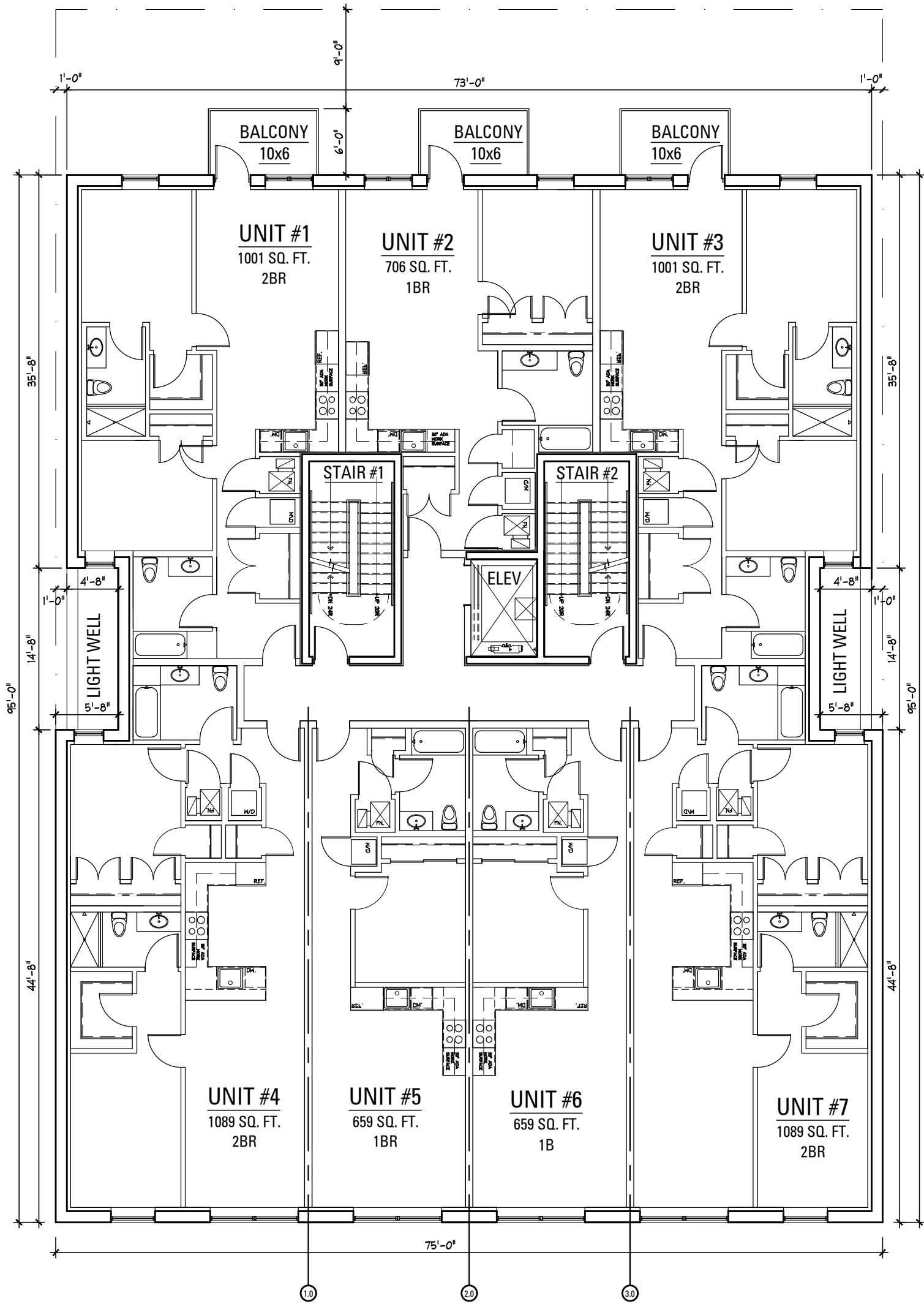
**TRANSIT SERVED LOCATION
PROXIMITY MAP**

N.T.S



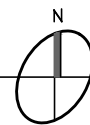
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FLOORS 2-5
6,887 SQ. FT.

3/32" = 1'-0"



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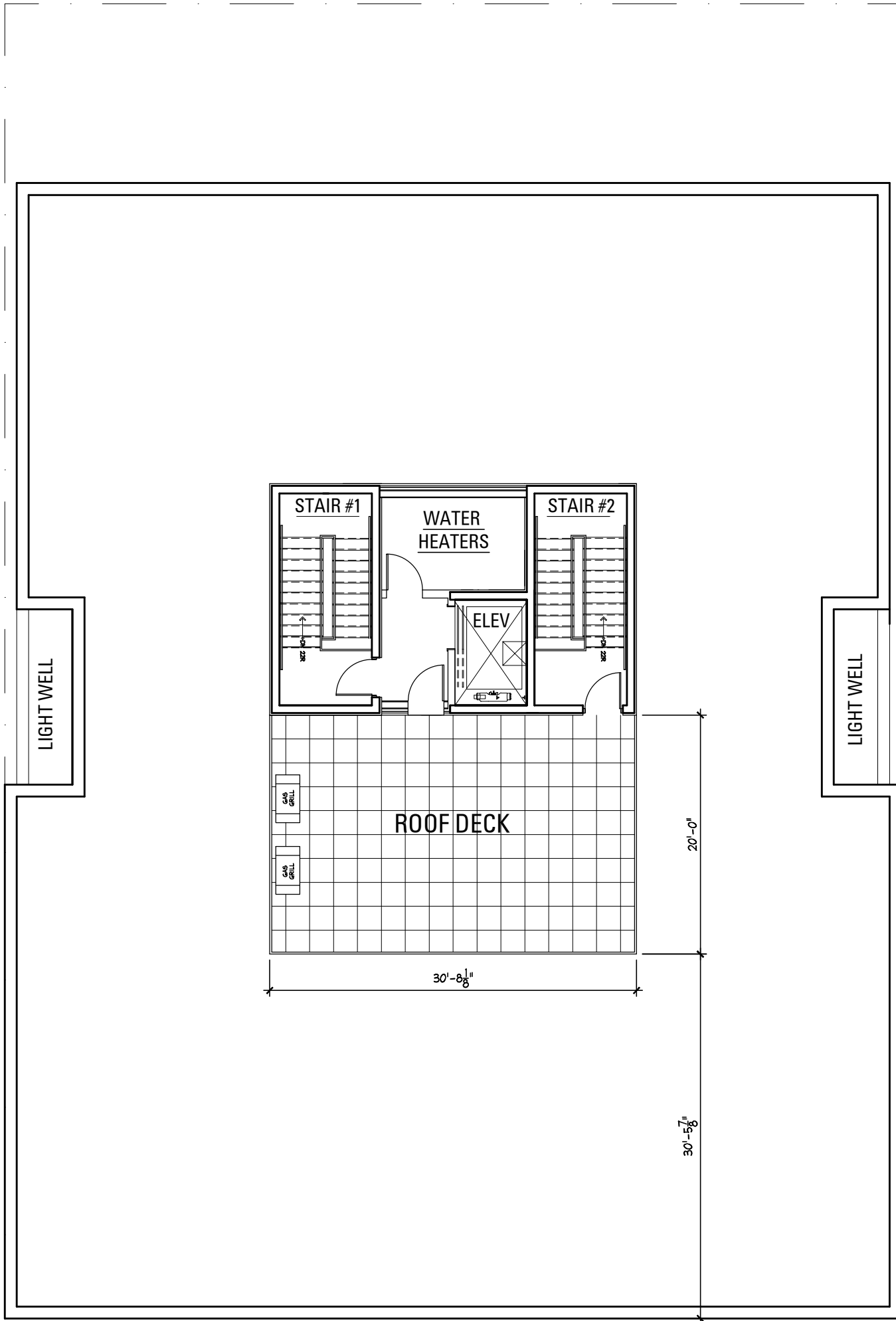
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A1.2



ROOF PLAN
594 SQ. FT.

3/32" = 1'-0"



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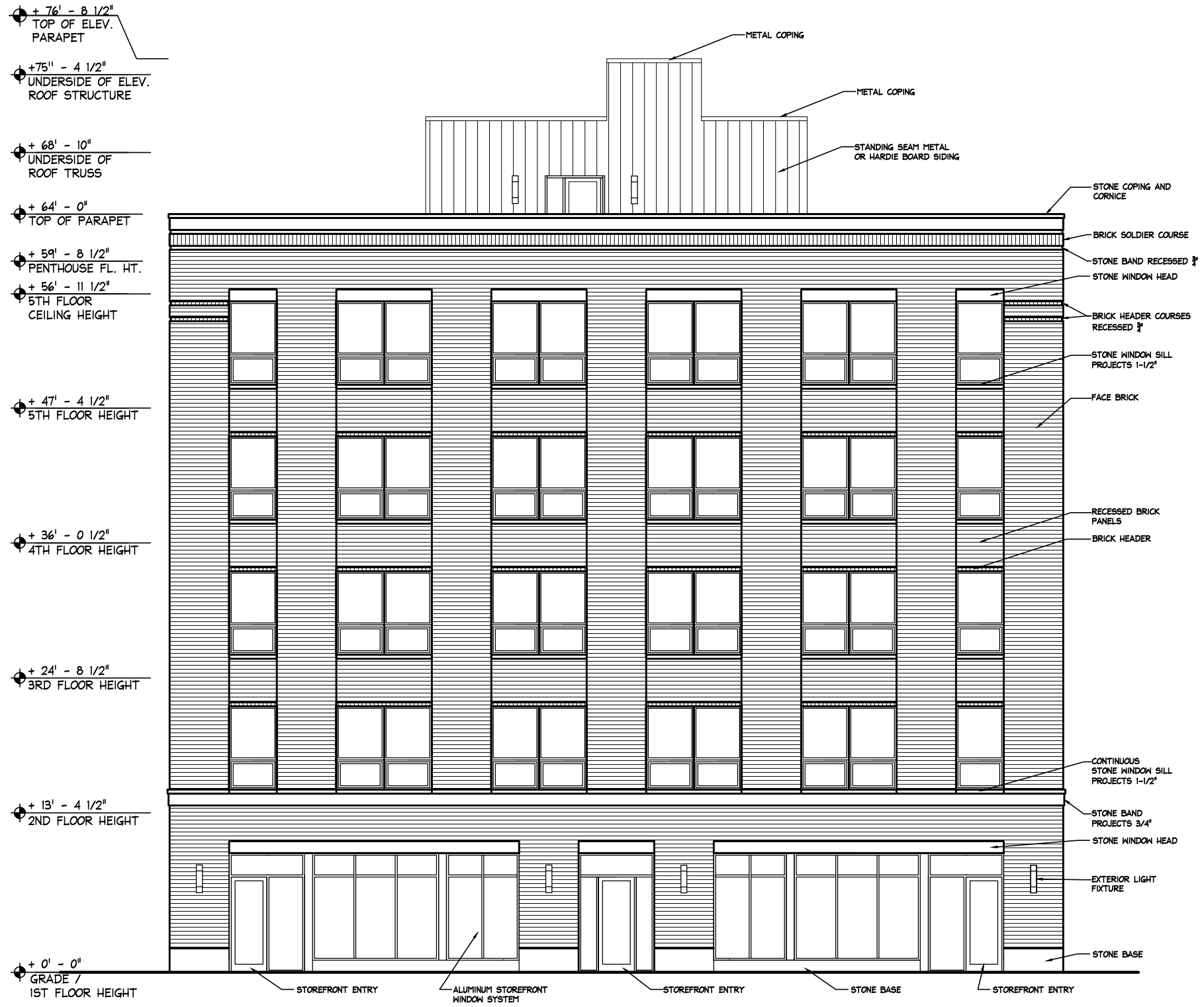
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SOUTH ELEVATION

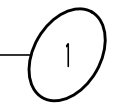
3/32" = 1'-0"

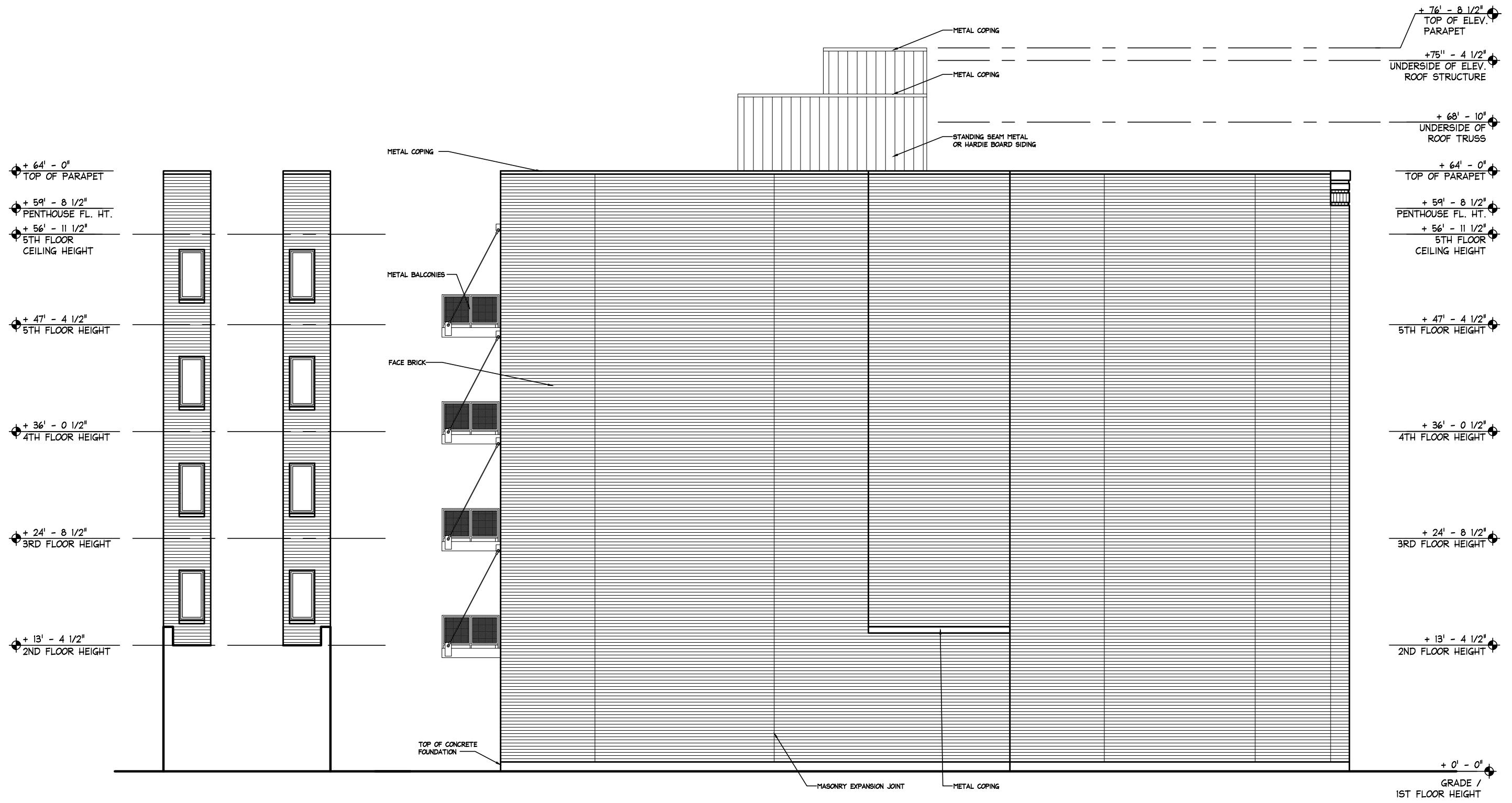
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NORTH ELEVATION

3/32" = 1'-0"





EAST LIGHTWELL ELEVATIONS

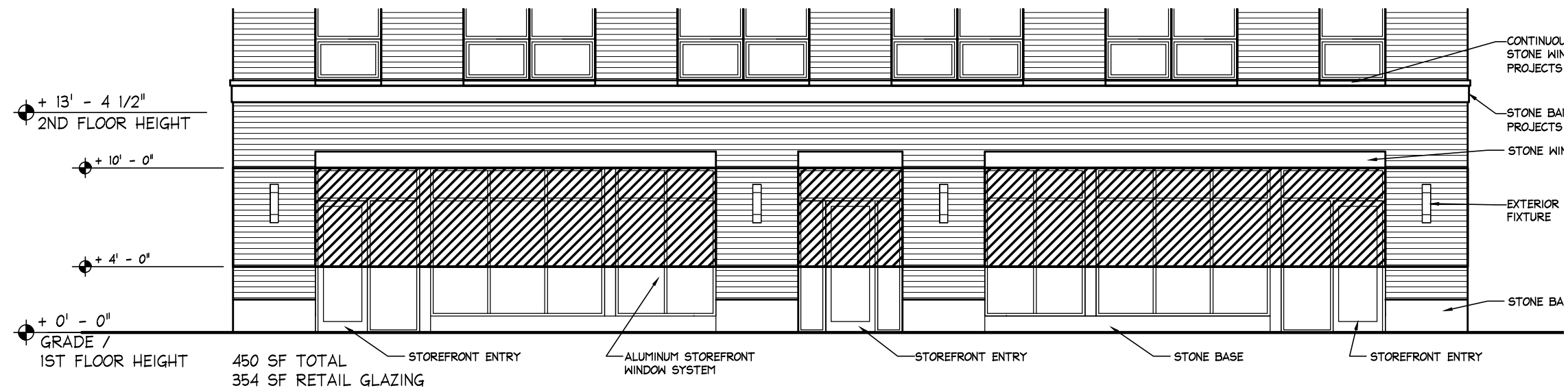
3/32" = 1'-0"

2

EAST ELEVATION

3/32" = 1'-0"

1



SOUTH 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 = 330 SQ. FT.

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

TRANSPARENCY DIAGRAM

N.T.S

