

937-45 West Belmont Avenue

17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative and Plans

937-945 West Belmont Avenue, Chicago, Illinois - Application No. 18938-T1

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 7,667 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, at the subject site. The existing three-story building, which sits on a portion of the site, will be razed. The new proposed building will contain two (2) commercial/retail spaces on the 1st Floor (2,000 square feet per unit - approx.), and a total of thirty-three (33) dwelling units - above (2nd thru 6th Floors). There will also be a communal rooftop deck, located above the 6th floor. The new proposed building will be masonry, glass and metal in construction and measure 70 feet-0 inches in height. Due to its immediate proximity to the CTA Station, the Applicant is proposing to redevelop the subject property, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be zero off-street parking located on the property or within the proposed new building.

- A) The Project's Floor Area Ratio: 38,172 square feet (4.98 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 232 square feet per unit
- C) The amount of off-street parking: 0 vehicle parking spaces
33 bicycle parking spaces (at minimum)

**The Applicant is seeking a 100% reduction in the amount of required off-street parking, from 33 spaces to 0 spaces, pursuant to the TOD Ordinance.*

- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches

**The Applicants will seek a Variation for a reduction to the required rear setback, at residential floors.*

 - c. Side Setbacks: West: 10 feet-0 inches
East: 0 feet-0 inches

- E) Building Height:
70 feet-0 inches