



945 West Belmont

Transit Oriented Development provides a mix of retail and residential in high demand neighborhood

45 West Belmont is a six-story, mixed-use development under construction next to the Chicago Transit Authority's (CTA) Red, Brown and Purple Line stop on Belmont Avenue in Lakeview. The Transit Oriented Development (TOD) was designed to accommodate a mix of retail and residential in an area with high demand for new rental units.

The 37 rental units will be built on top of a podium comprising 3,400 square feet of retail at street level. The design features a side patio with outdoor café seating and a residential entranceway respecting an existing CTA easement. Among the tenant amenities is an outdoor rooftop deck with views of downtown Chicago and abundant interior bicycle storage, required by the TOD ordinance. The architecture takes inspiration from both the raw galvanized metal aesthetic of the renovated train station to the west, deconstructed from a masonry frame expression of the adjacent neighborhood to the east.

The previous zoning classification was B3-3, which required going through the City of Chicago Type-1 Zoning entitlement process to change the zoning classification to B3-5, in order to accommodate the density increase and zero parking spaces under the TOD ordinance. In addition, the transit line adjacency presented other structural and acoustical challenges that were resolved by the NORR design team. The western most bay of the structure was cantilevered with "k" bracing over the CTA easement to allow a lot line to lot line footprint above the first floor while respecting the CTA building easement at grade. The constant rattle of the adjacent train station was mitigated by utilizing triple-glazed window units for the apartments and recessed balconies within the façade utilizing saw-toothed brick cladding to disrupt the reverberation of sound bouncing off the building. An end-of-life three-story building at the site was demolished to make way for a structure and space that better serves the needs of the community.

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CLIENT	GW Properties
PORTFOLIO	Residential
SIZE	40,000 SF (3,715 SM)
LOCATION	Chicago, IL US
DATE	September 2019
SERVICES	Architecture MEP Engineering Structural Engineering Interior Design

Residential

At NORR, our residential architecture portfolio spans decades and project types. We provide design, master planning and landscape architectural services to create sustainable multi-family communities across Canada, the US and UK. From urban centers to luxury residential apartment complexes, townhomes and rental housing, our residential experts work to design built environments with long-term value.

Designs For Life

Our design team applies market strategy, demographic research and competitive analysis to develop a holistic view of the project's target market. We assess the lifestyle desires of the end user and the business goals of the client to create communities that will attract and retain residents for years to come. As the demand for rental housing increases for millennials and empty nesters, we respond to our clients' changing marketplace with designs that feature multiple unit layouts, comprehensive amenity spaces, mixed-use elements and interconnections to the community that command top rental rates.

Fit With the Community

Our residential design portfolio includes both high density and low density projects. The lower density multi-family projects are designed with careful regard for the surrounding community. Because they're often adjacent to single family homes or located in exclusive urban settings, attention to streetscape and landscape architecture is essential. We're adept at designing spaces that include the elements that specifically increase marketability and long-term sustainability and value—no matter the project size, scope or density.

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