



# City of Chicago



O2019-9317

Office of the City Clerk  
Document Tracking Sheet

<b>Meeting Date:</b>	12/18/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-H at 1839-1841 W Irving Park Rd - App No. 20266T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

***SECTION 1.*** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 9-H in the area bounded by

West Irving Park Road; a line 150.27 feet east of and parallel to North Wolcott Avenue; the alley next south of and parallel to West Irving Park Road; and a line 112.77 feet east of and parallel to North Wolcott Avenue,

to those of a C2-3 Motor Vehicle-Related Commercial District.

***SECTION 2.*** This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:           1839-1841 West Irving Park Road

# Final for Publication

## 17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE & PLANS* 1839-1841 West Irving Park Road, Chicago, Illinois

Proposed Zoning: C2-3 Motor Vehicle-Related Commercial District

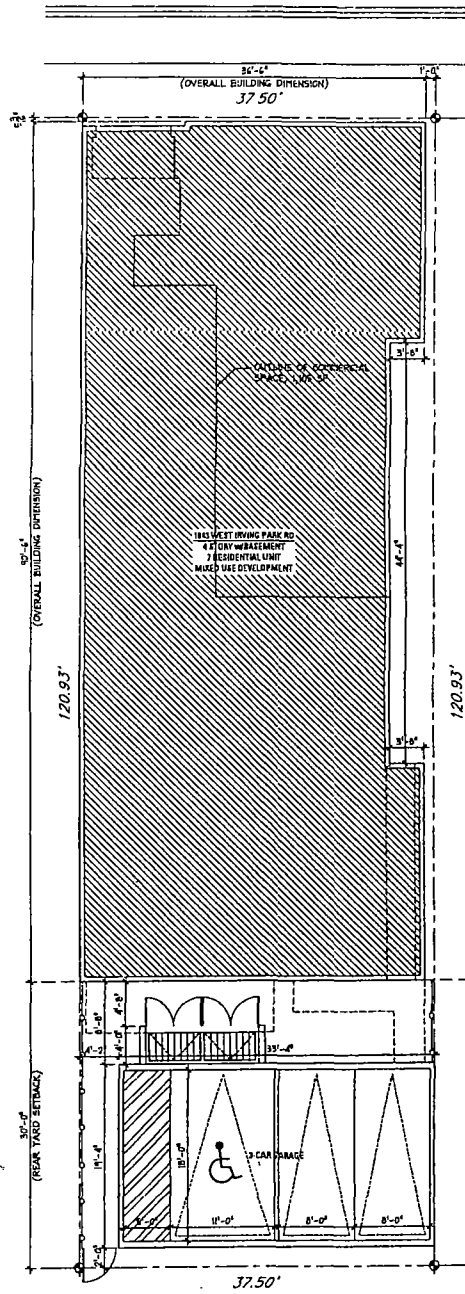
Lot Area: 4,535 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new four-story mixed-use (commercial-residential) building, at the subject site. The existing two-story building will be razed. The proposed new four-story (with basement) will have commercial-retail space – at grade level, with frontage on Irving Park Road, and a total of seven (7) dwelling units – on and between the basement thru 4<sup>th</sup> Floor. The subject property is located within 1,320 linear feet of the entrance to the Irving Park-Ravenswood CTA (‘E1’) Station, and – therefore, the redevelopment plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be surface parking for a total of three (3) vehicles, located on and at the rear of the property. The proposed new building will be predominantly masonry in construction, with glass and metal accents, and will measure 46 feet-8 inches in height.

- (A) The Project’s Floor Area Ratio: 12,260 square feet (2.8 FAR)
- (B) The Project’s Density (Lot Area Per Dwelling Unit): 7 dwelling units (647.9 square feet per unit)
- (C) The amount of off-street parking: 3 vehicular parking spaces  
*\*The subject site is located within 1,320 square feet of the entrance to the Irving Park-Ravenswood CTA Station, and – therefore, qualifies for a 60% reduction in the amount of required onsite vehicular parking.*
- (D) Setbacks:
  - a. Front Setback: 0 feet-5 inches
  - b. Rear Setback: 30 feet-0 inches
  - c. Side Setbacks:
    - West: 0 feet-0 inches
    - East: 1 feet-0 inches
- (E) Building Height:
  - 46 feet-8 inches

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WEST IRVING PARK ROAD  
(TWO WAY TRAFFIC)



16'-0" PUBLIC ALLEY

SITE PLAN

3/32" = 1'-0"

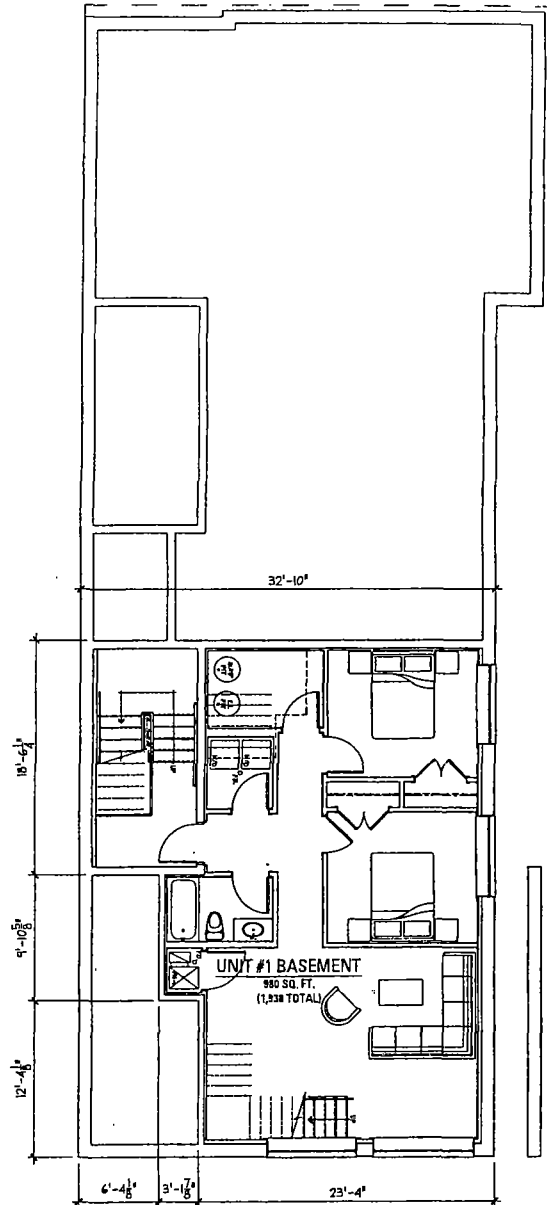


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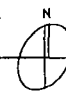
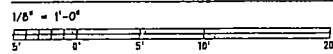
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proj. DESIGN MANAGEMENT  
MIXED USE DEVELOPMENT  
1823 WEST IRVING PARK RD  
CHICAGO, IL 60613  
description 11/04/2019, ISSUED FOR ZCHINA



# Final for Publication



BASEMENT PLAN - (DUPLEX DOWN)  
1,158 sq. ft. BASEMENT

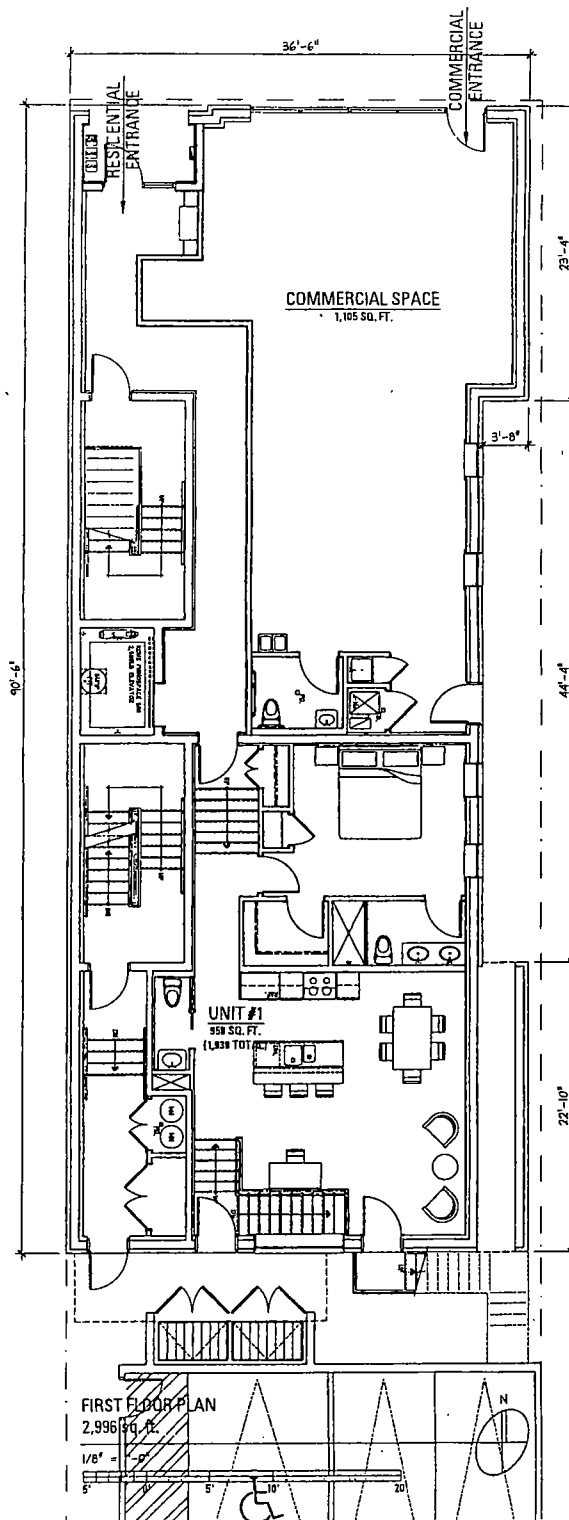


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proj.# 1825  
proj. DENRUM MANAGEMENT  
MIXED USE DEVELOPMENT  
1828 WEST IRVING PARK, FC  
CHICAGO, IL 60613  
description 11/04/2019, ISSUED FOR ZDPB13



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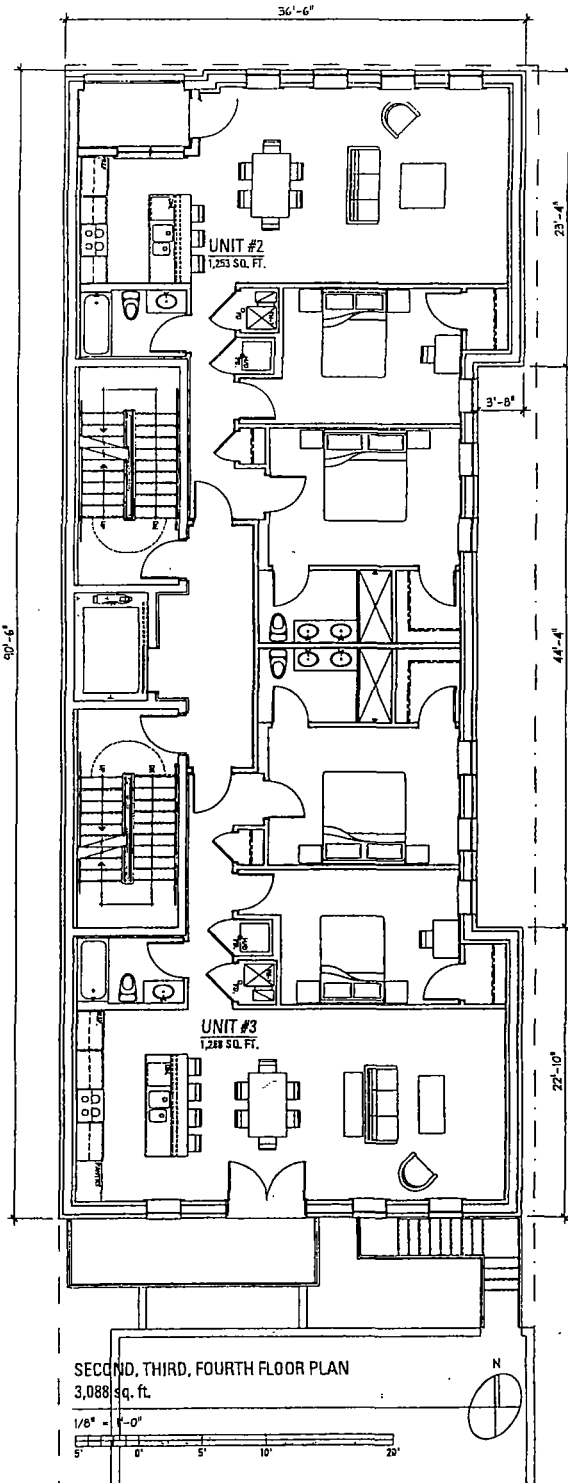


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proj.# 1935  
 proj. DESIGN MANAGEMENT  
 MIXED USE DEVELOPMENT  
 1839 WEST IRVING PARK, PD  
 CHICAGO, IL 60613  
 description 11/16/2019, ISSUED FOR ZONING



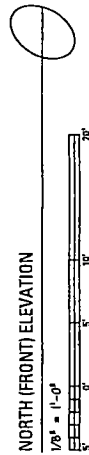
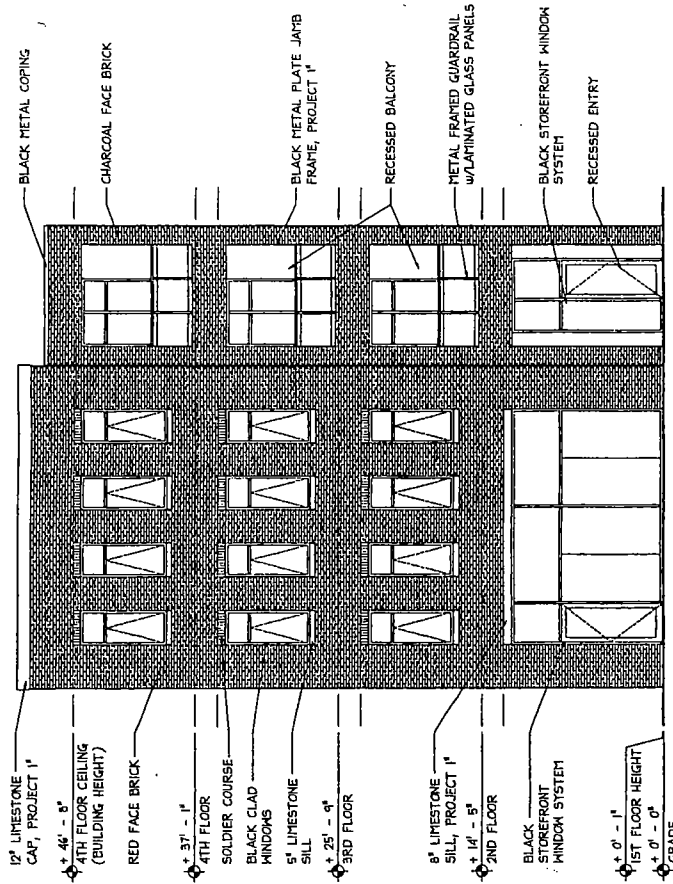
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proj.# 1825  
proj. DEPRIG MANAGEMENT  
MIXED USE DEVELOPMENT  
1228 WEST DIVING PARK RD  
CHICAGO, IL 60613  
description 11/24/2019, ISSUED FOR ZONING

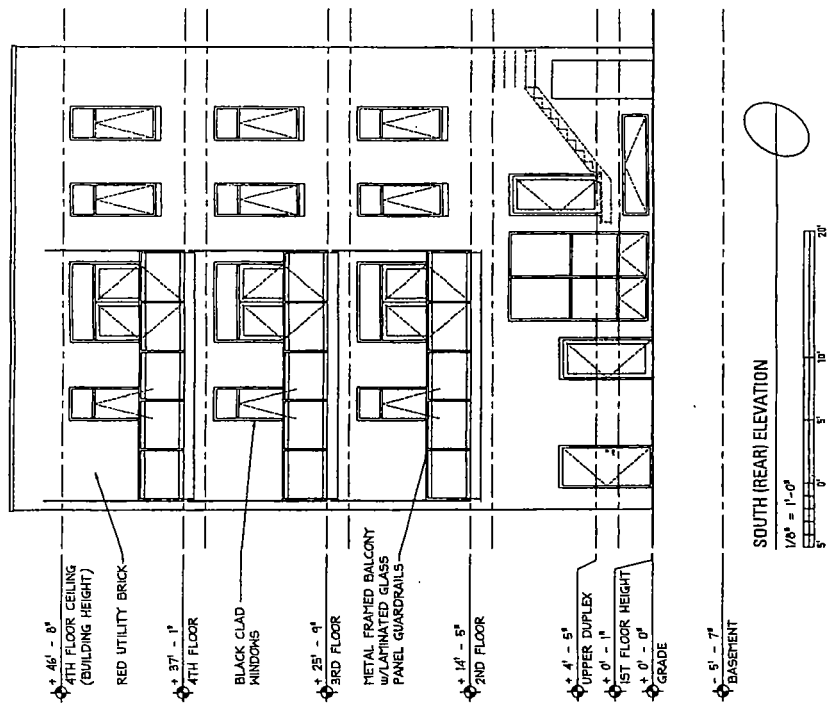




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proj.# 1923  
proj. DENNIS MANAGEMENT  
MIXED USE DEVELOPMENT  
123 WEST DUNK PARK RD  
CHICAGO, IL 60613  
description 116/02019, ISSUED FOR ZONING

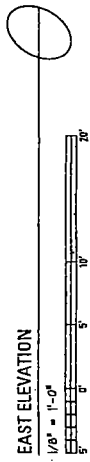
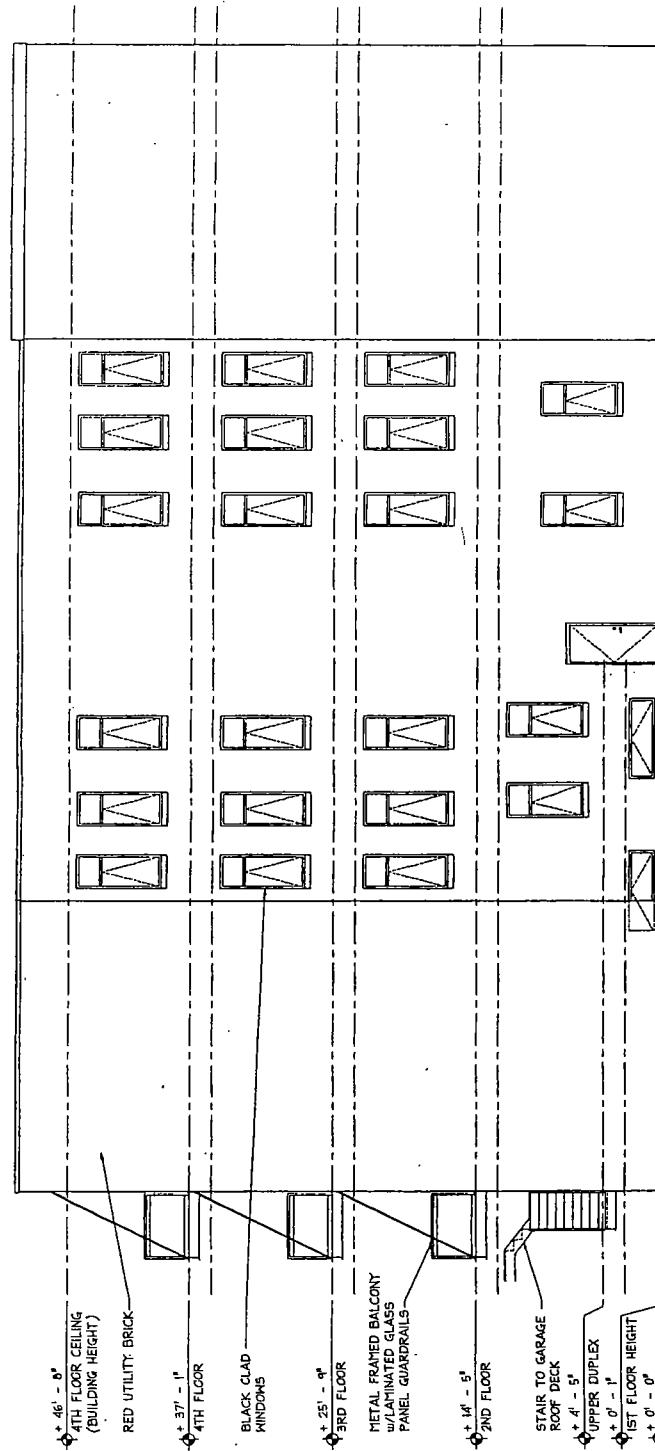




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proj.# 1935  
 proj. DESIGN MANAGEMENT  
 MIXED USE DEVELOPMENT  
 1833 WEST WYANG PARK RD  
 CHICAGO, IL 60613  
 description 11/24/2016, ISSUED FOR 2016HG

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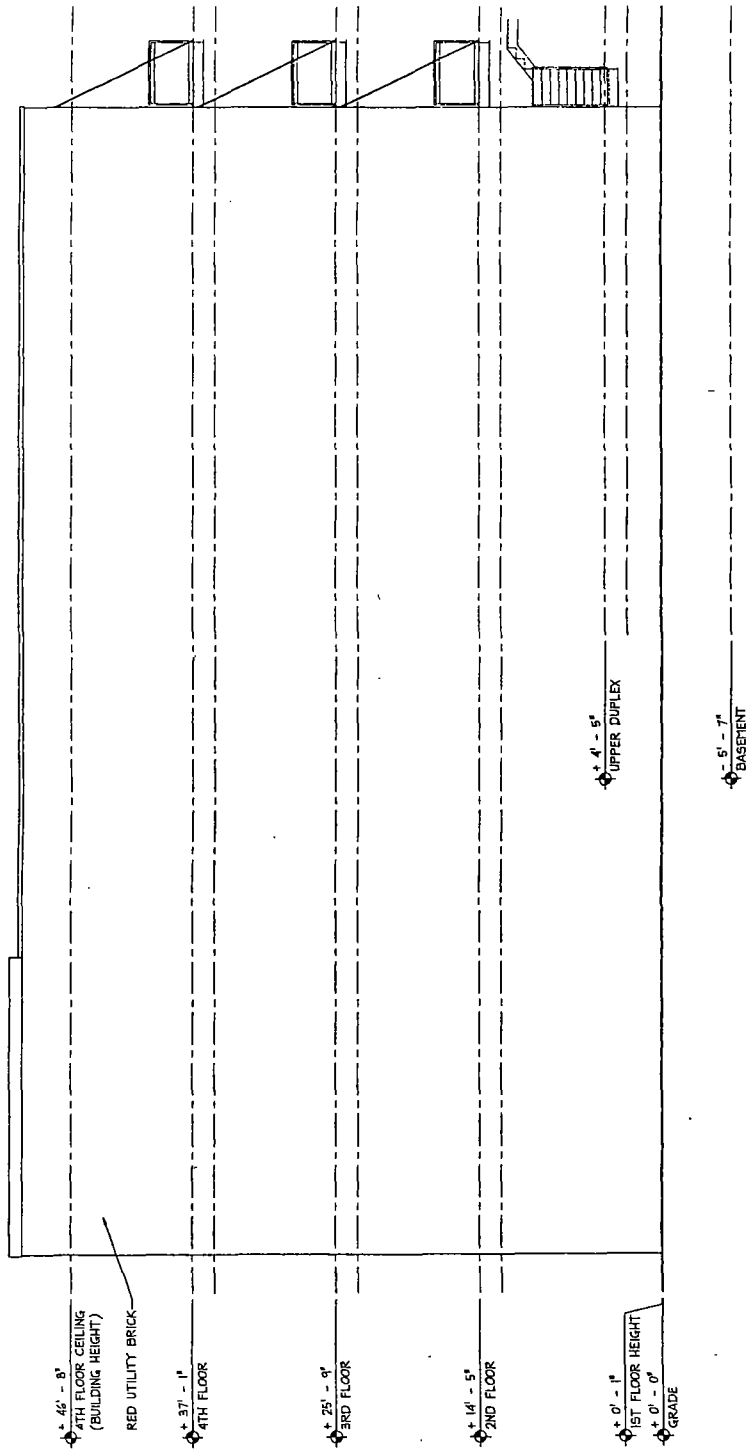


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proj.# 1935  
proj. DESIGN MANAGEMENT  
MIXED USE DEVELOPMENT  
1839 WEST BIRNING PARK, PD  
CHICAGO, IL 60613  
description 11/04/2019, ISSUED FOR ZONING



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proj.# 1915  
proj. DESIGN MANAGEMENT  
MIXED USE DEVELOPMENT  
128 WEST BRYND PARK RD  
CHICAGO, IL 60613  
description 11/4/2016, #SUED FOR ZONING

