



City of Chicago



O2021-330

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/27/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 11-K at 4524 W. Irving Park Rd - App No. 20602T1

Committee(s) Assignment: 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 be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 11- K in the area bounded by

The alley next north of and parallel to West Irving Park Road; a line 53.95 feet east of and parallel to North Kolmar Avenue; West Irving Park Road; and North Kolmar Avenue,

to those of a B2-3 neighborhood Mixed-Use District

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

Common Address of Property: 4524 West Irving Park Road

FINAL PLAN SUBMISSION

**NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING**

AT
4524 W. Irving Park Rd., Chicago, IL
45th Ward

The Applicant intends to change the zoning from the existing C1-1 to B2-3 to construct a new building with 9 dwelling units and 9 accessory parking spots. This establishment is described as follows:

ZONING: B2-3

LOT AREA: 7,587.02 sq. ft.

MINIMUM LOT AREA PER DWELLING UNIT: 843 sq. ft.

FLOOR AREA RATIO: 1.63

BUILDING AREA: 12,429 sq. ft.

OFF-STREET PARKING: 9 spaces

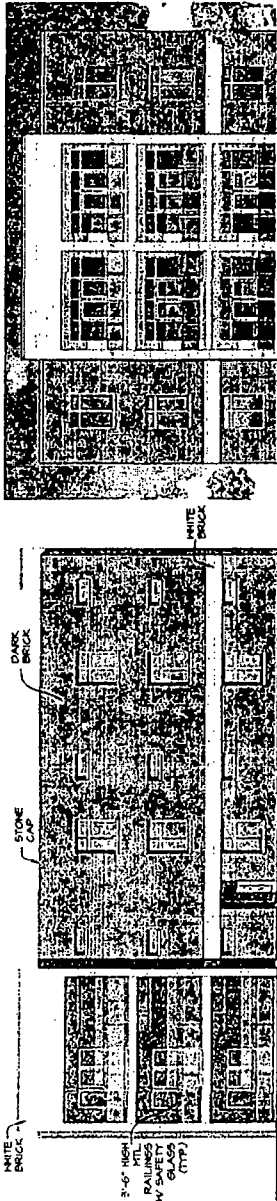
FRONT SETBACK: 2' - 0"

REAR SETBACK: 51' - 3"

SIDE SETBACK: 0' at West, 3' - 3 1/2" at East

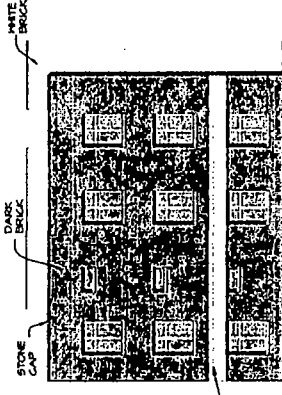
BUILDING HEIGHT: 33' - 0"

PLAN FOR PUBLICATION

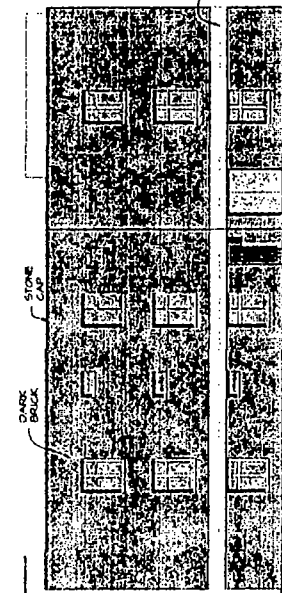


WEST ELEVATION

IRVING PARK ELEVATION



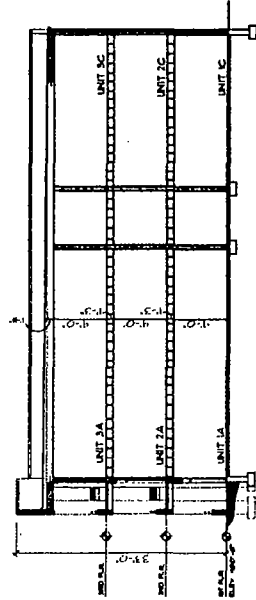
REAR ELEVATION



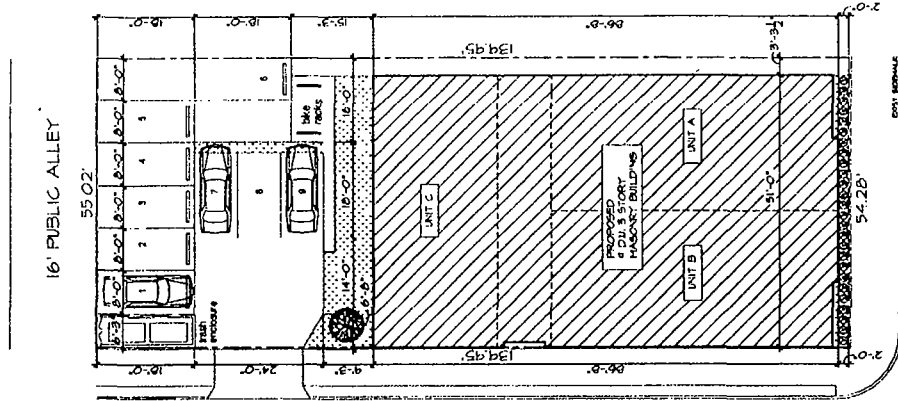
EAST ELEVATION

ZONING DATA

EXISTING G/LI
 PROPOSED ZONING B2-3
 LOT SIZE (S4-2B755.0217 2 x 134.95) 1,651.50 SQ. FT.
 BUILDING SIZE (1,651 X 3.0) = 22,511.50 SQ. FT.
 ALLOWED 4,143 X 3 = 12,424.50 SQ. FT.
 ACTUAL
 ALLOW. HGT. = 45'-0"
 ACTUAL HGT. = 33'-0"
 UNITS
 1ST FLOOR = 3 DU
 2ND FLOOR = 3 DU
 3RD FLOOR = 3 DU
 TOTAL = 9 DU



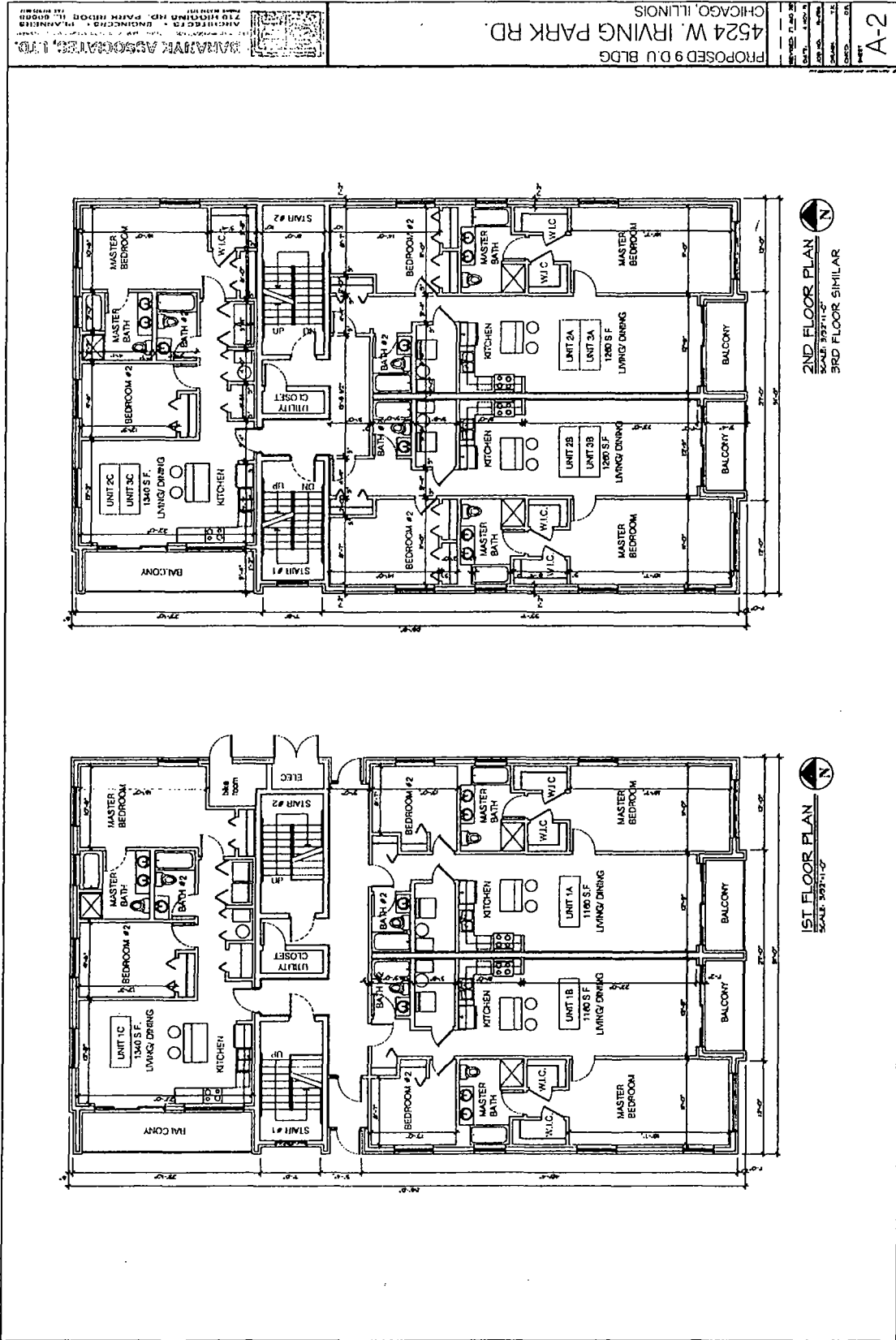
BUILDING SECTION



SITE PLAN

LEADER ARCHITECTS
 1000 W. IRVING PARK RD.
 CHICAGO, IL 60606
 (773) 334-1111
 LEADER ARCHITECTS
 1000 W. IRVING PARK RD.
 CHICAGO, IL 60606
 (773) 334-1111
 A-1

FINAL FOR PUBLICATION



PROPOSED 9 D U BLDG
 4524 W IRVING PARK RD.
 CHICAGO, ILLINOIS

SALE PRICE
 SCALE: 3/8" = 1'-0"

DATE: 12-12-04
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]

2ND FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 3RD FLOOR SIMILAR

1ST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

UNIT A-2

SAVANNAH ASSOCIATES, LTD.
 ARCHITECTS
 710 HICKING NP, PARK RIDGE, IL 60068
 PLANNERS