



City of Chicago



O2021-2620

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No.11-H at 2250-2258 W Irving Park Rd - App No. 20757T1
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. That the Chicago Zoning Ordinance be amended by changing the current B2-3 Neighborhood Mixed-Use District and B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 11-11 in the area bounded by:

The public alley next north of and parallel to West Irving Park Road; a line 100.00 feet east of and parallel to the east line of North Oakley Avenue; West Irving Park Road; North Oakley Avenue

to those of a B3-3 Neighborhood Mixed-Use District.

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

Common Address: 2250-2258 West Irving Park Road

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SUBSTITUTE NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT 2250-2258 WEST IRVING PARK ROAD

The Applicant requests a zoning change for the property located at 2250-2258 West Irving Park Road, Chicago, Illinois 60618 from the B2-3 Neighborhood Mixed-Use District and B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District in order to construct a five-story, 61'-4" tall mixed-use building. The proposed building will have thirty-nine (39) residential dwelling units located on the second through fifth floors. The ground floor will be improved with approximately 2,880 square feet of commercial space, nineteen (19) parking spaces, and forty-two (42) bicycle parking spaces. The proposed building is approximately 112 feet from the Western Avenue CTA bus line (bus TOD) and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area from 400 square feet to 300 square feet for dwelling units and from 300 square feet to 200 square feet for efficiency units, for a combined lot area per unit of 295 square feet, and a parking reduction of more than fifty (50) percent from the required thirty-nine (39) parking spaces. Based on this, the applicant seeks a reduction of twenty (20) parking spaces to the proposed nineteen (19) parking spaces.

Lot Area	11,537 square feet
Floor Area Ratio	3.6
Building Area (for FAR calculation only)	41,646 square feet*
Density (Lot Area per Dwelling Unit)	295 square feet per unit**
Number of Dwelling Units	39
Commercial Space	2,880 square feet
Off-Street Parking	19 parking spaces***
Bicycle Parking	42 spaces
Setbacks:	
Front	0'-0"
Side (Alley)	2'- 0"
Side (ROW)	0'-0"
Rear	16' -0"
Building Height	61' -4"

*Additional 0.6 FAR based on 17-3-0403-B

**Reduction from the required 400 square feet per unit per Section 17-3-0402-B.

***Reduction per 17-10-0102-B and compliance with Section 17-13-0905-F.1 (a-e), Parking Reduction for Transit Served Locations.

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2256 W. IRVING
PARK ROAD
CHICAGO, IL 60618



ZONING DATA

AUGUST 31, 2021

ZONING DATA			
Project Address	2256 W. Irving Park Road Chicago, IL 60618		
Chicago Zoning Ordinance	City of Chicago Zoning Ordinance		
Last Updated	9/31/2021		
BULK AND DENSITY	Existing Zoning	Proposed Zoning	Proposed Project
Lot Area [SF]	11,537	11,537	11,537
Zoning District	B1-1 & B2-3	B2-3 TOD	B2-3 TOD
Use Group	Restaurant	Multi-Family Residential	Multi-Family Residential
Maximum Floor Area Ratio [F.A.R.]	3.0	4.0	Actual Ratio [F.A.R.] 3.6
Maximum Area Allowed by F.A.R.	34,611	46,148	Actual Area [F.A.R.] 41,846
Minimum Lot Area Per Dwelling Unit [SF]	400	300 / 200	Actual Lot Area Per Unit 296
Maximum Number of Dwelling Units	28	40	Actual Number of Units 39.0
Minimum Required Business Area [%]	20%	20%	Proposed Business Area [%] 25%
Minimum Required Business Area [SF]	2,307	2,307.4	Proposed Business Area [SF] 2,680
YARDS/HEIGHT			
Required Yards [ft]	0'-0"	0'-0"	Proposed 0'-0"
Side [Max]	0'-0"	0'-0"	Proposed 2'-0"
Side [Min]	60 % of front yard including rear	60 % of front yard including rear	Proposed 0'-0"
Rear @ Floors w/Overhang	30'-0"	30'-0"	Proposed 16'-0"
Maximum Building Height [ft]	60'-0" / 35'-0"	80'-0"	Proposed 61'-0"
PARKING/LOADING			
Required Off Street Parking Spaces	1 Per Unit	5 Per Unit	Provided 19.0
Required Accessible Parking Spaces	N/A	N/A	Provided 0.0
Required Off Street Loading	1 Per 25	1 Per 25	Provided 1.0
Required Bicycle Storage	N/A	N/A	Provided 0.0
Required Bicycle Storage	25,000-199,999 SF = 1 Bicyc	25,000-199,999 SF = 1 Bicyc	Provided 1.0
Required Bicycle Storage	1 Per 2 Auto Spaces	1 Per 2 Auto Spaces	Provided 42.0
Required Bicycle Storage	N/A	N/A	Provided 0.0
LANDSCAPING			
Required Parkway Trees	1 Per 25' of street frontage	1 Per 25' of street frontage	Provided 8.0
Vehicle Use Area Landscaping	N/A	N/A	Provided N/A
Trash Area Screening Required	Requires	Requires	Provided Inceptor

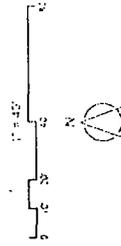
Note: **Lot area B2-3 district is the north but due to the alley breaking districts no setback is required. Lot is front served, 800-10' from the CTA bus stop at the corner of Irving Park and N Western Ave

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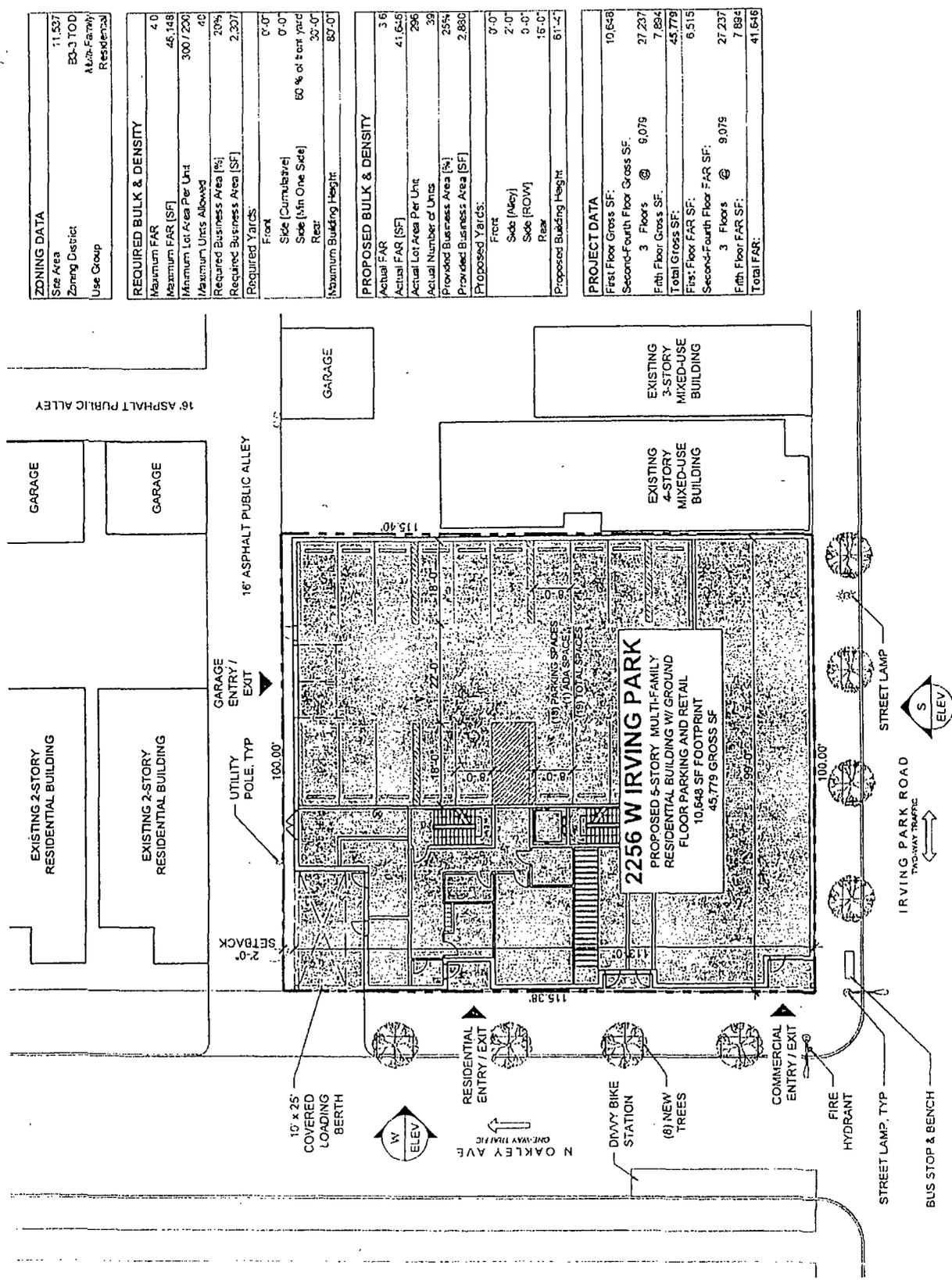
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PARK ROAD
CHICAGO, IL 60618



SITE PLAN

AUGUST 31, 2021



ZONING DATA	
Site Area	11,537
Zoning District	BO-3 TOD
Use Group	Multi-Family Residential

REQUIRED BULK & DENSITY	
Maximum FAR	4.0
Minimum FAR (SF)	46,148
Minimum Lot Area Per Unit	300/7200
Maximum Units Allowed	40
Required Business Area (%)	20%
Required Business Area (SF)	2,207
Required Yards:	
Front	0'-0"
Side (Cumulative)	0'-0"
Side (Min One Side)	60% of lot yard
Rear	30'-0"
Maximum Building Height	80'-0"

PROPOSED BULK & DENSITY	
Actual FAR	3.6
Actual FAR (SF)	41,648
Actual Lot Area Per Unit	296
Actual Number of Units	30
Provided Business Area (%)	25%
Provided Business Area (SF)	2,880
Proposed Yards:	
Front	0'-0"
Side (Any)	2'-0"
Side (ROW)	0'-0"
Rear	16'-0"
Proposed Building Height	61'-2"

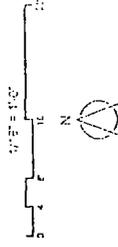
PROJECT DATA	
First Floor Gross SF:	10,648
Second-Fourth Floor Gross SF:	27,237
3 Floors @ 9,079	
Fifth Floor Gross SF:	7,894
Total Gross SF:	45,779
First Floor FAR SF:	6,515
Second-Fourth Floor FAR SF:	27,237
3 Floors @ 9,079	
Fifth Floor FAR SF:	7,894
Total FAR:	41,648

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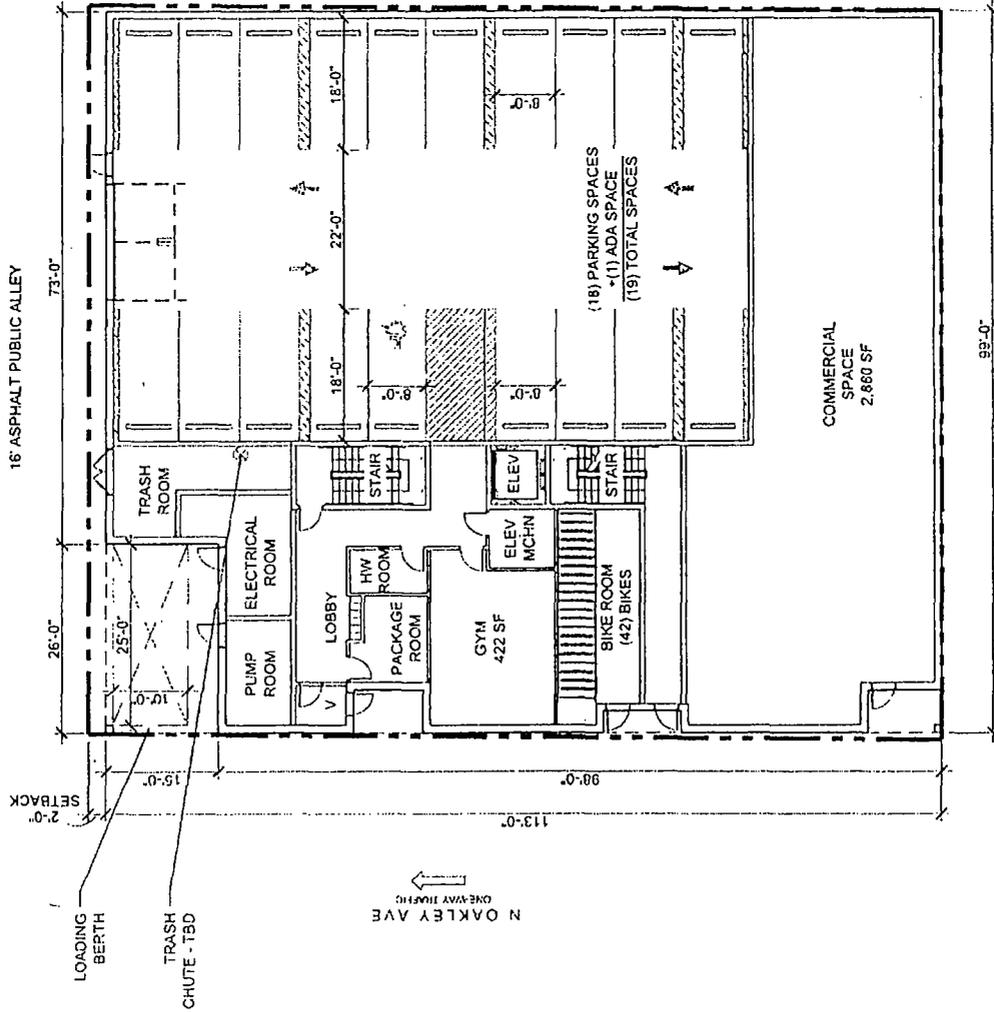
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GROUND FLOOR PLAN

AUGUST 31, 2021

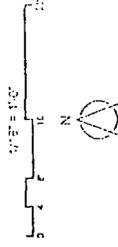


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GROUND FLOOR PLAN

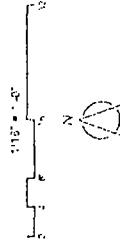
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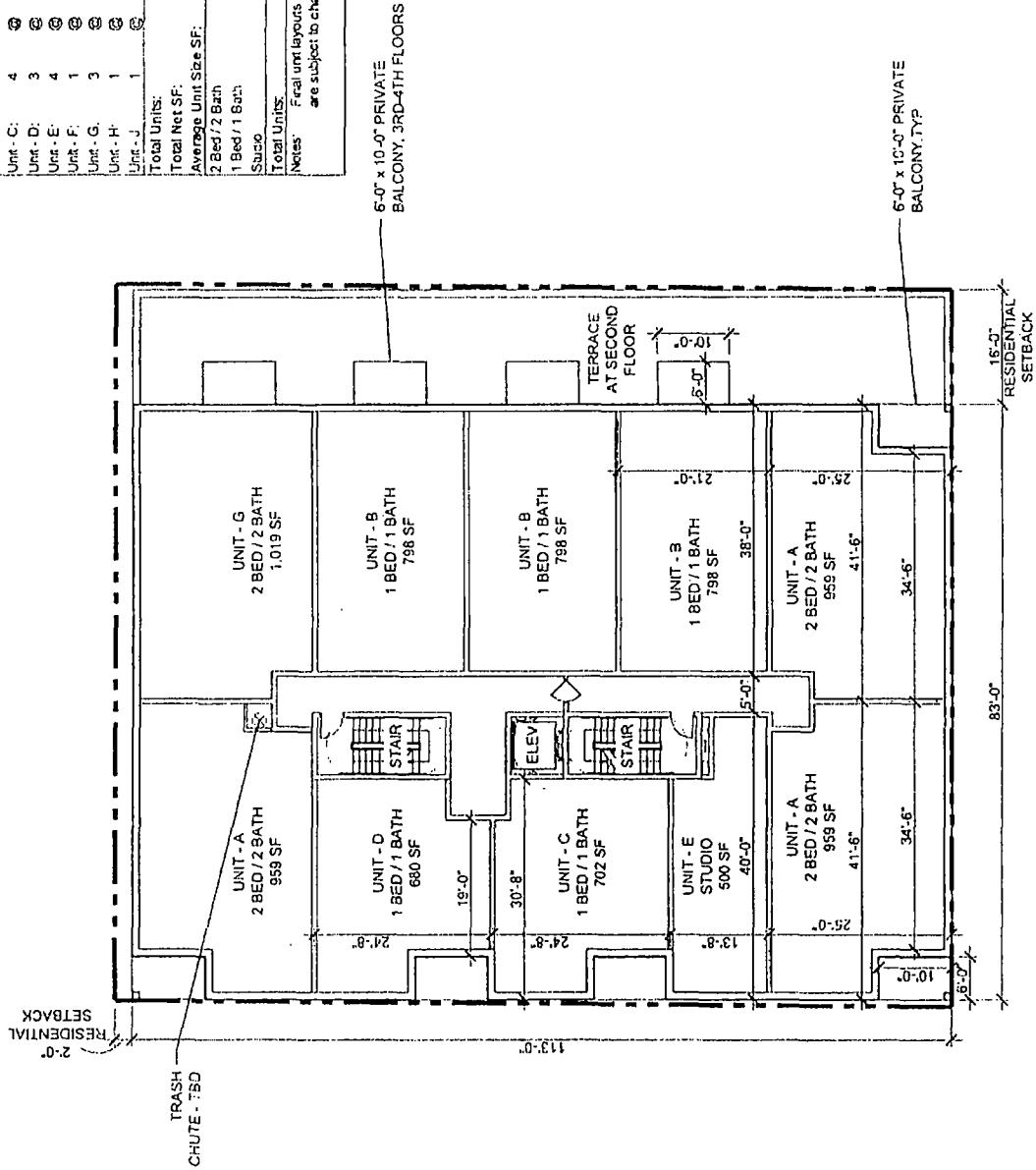


2nd - 4th FLOOR PLAN

AUGUST 31, 2021

UNIT DATA	
Unit - A	11 @ 859
Unit - B	11 @ 798
Unit - C	4 @ 702
Unit - D	3 @ 680
Unit - E	4 @ 500
Unit - F	1 @ 646
Unit - G	3 @ 1,019
Unit - H	1 @ 480
Unit - J	1 @ 532
Total Units:	39
Total Net SF:	30,338
Average Unit Size SF:	778
2 Bed / 2 Bath	14
1 Bed / 1 Bath	18
Studio	6
Total Units:	39

Notes: Final unit layouts will be determined and sizes are subject to change.



2'-0" RESIDENTIAL SETBACK

TRASH CHUTE - TSD

6'-0" x 10'-0" PRIVATE BALCONY, 3RD-4TH FLOORS

TERRACE AT SECOND FLOOR

6'-0" x 10'-0" PRIVATE BALCONY, TYP

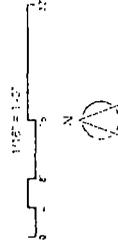
15'-0" RESIDENTIAL SETBACK

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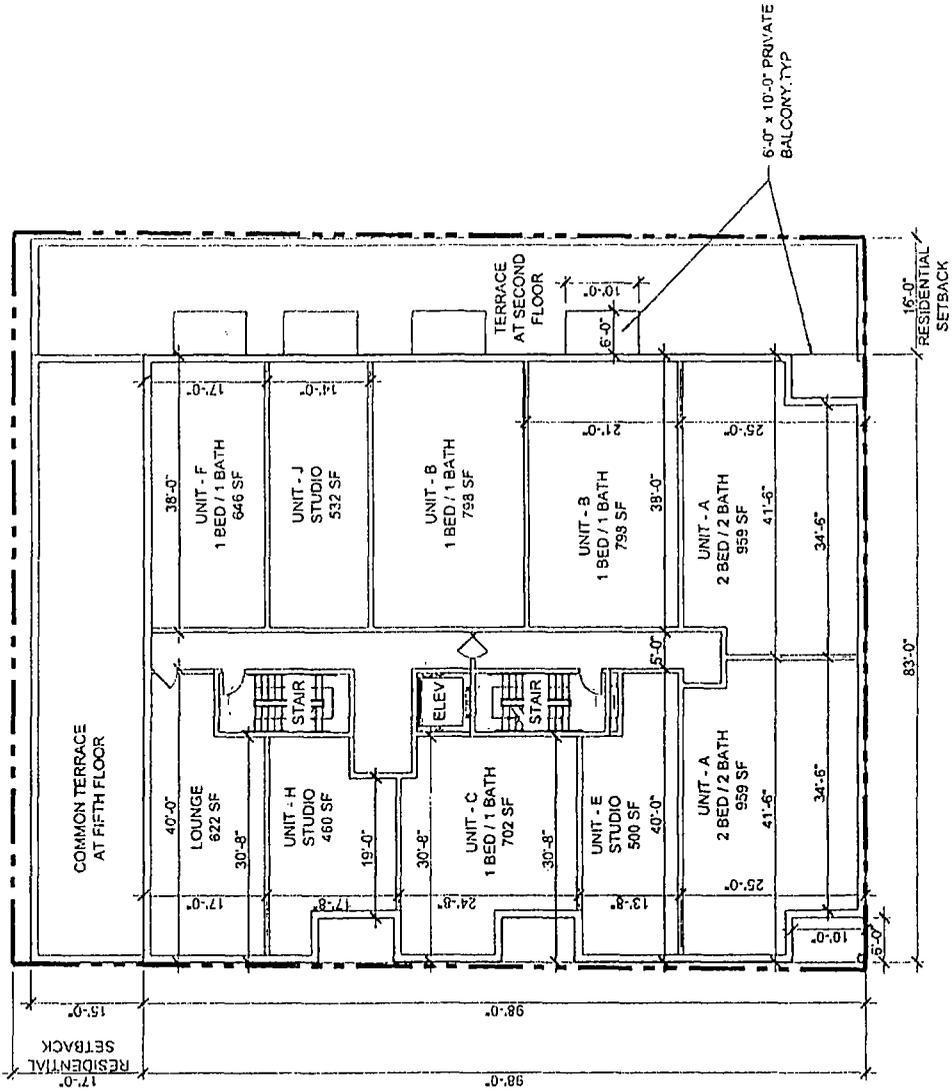
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5th FLOOR PLAN

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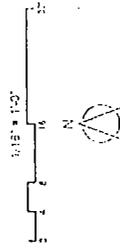


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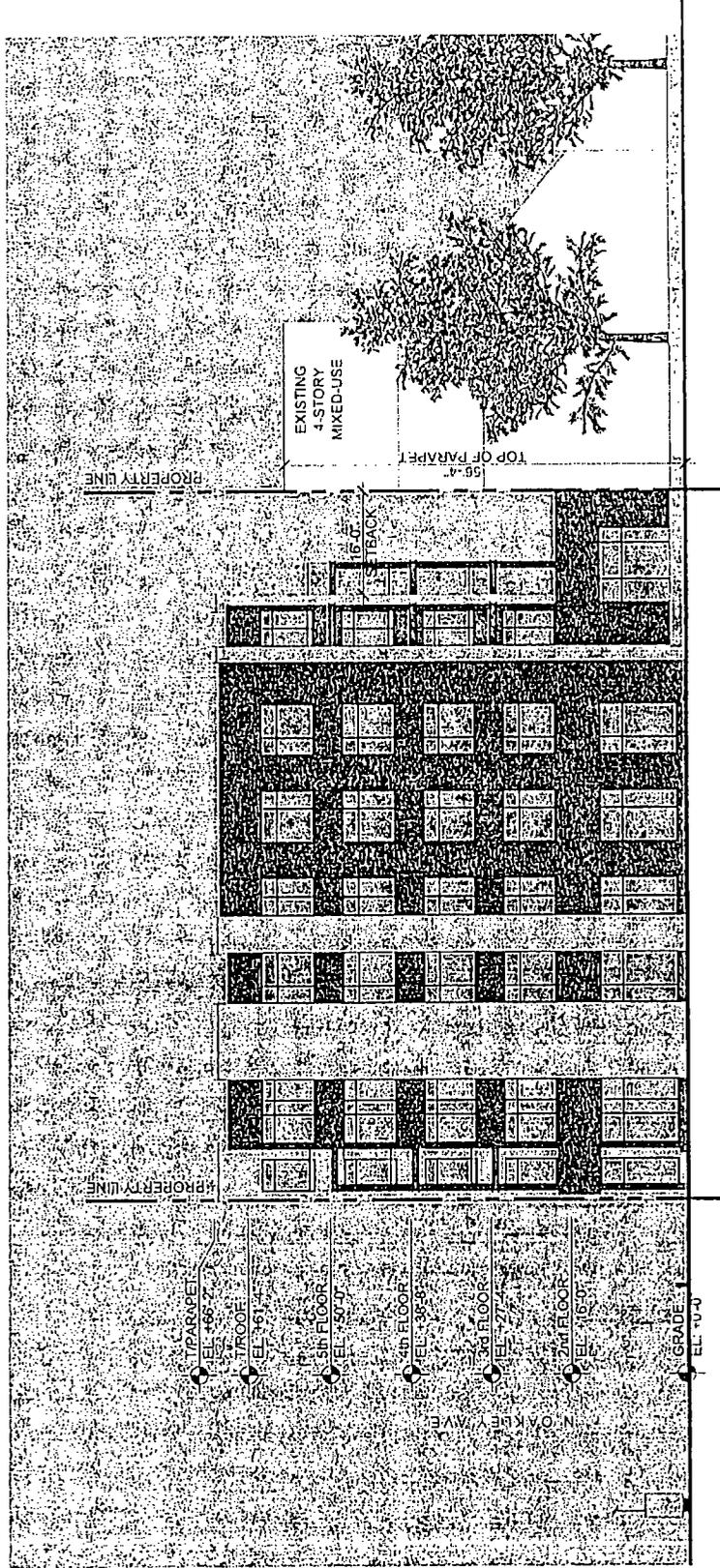
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SOUTH ELEVATION

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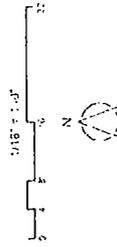


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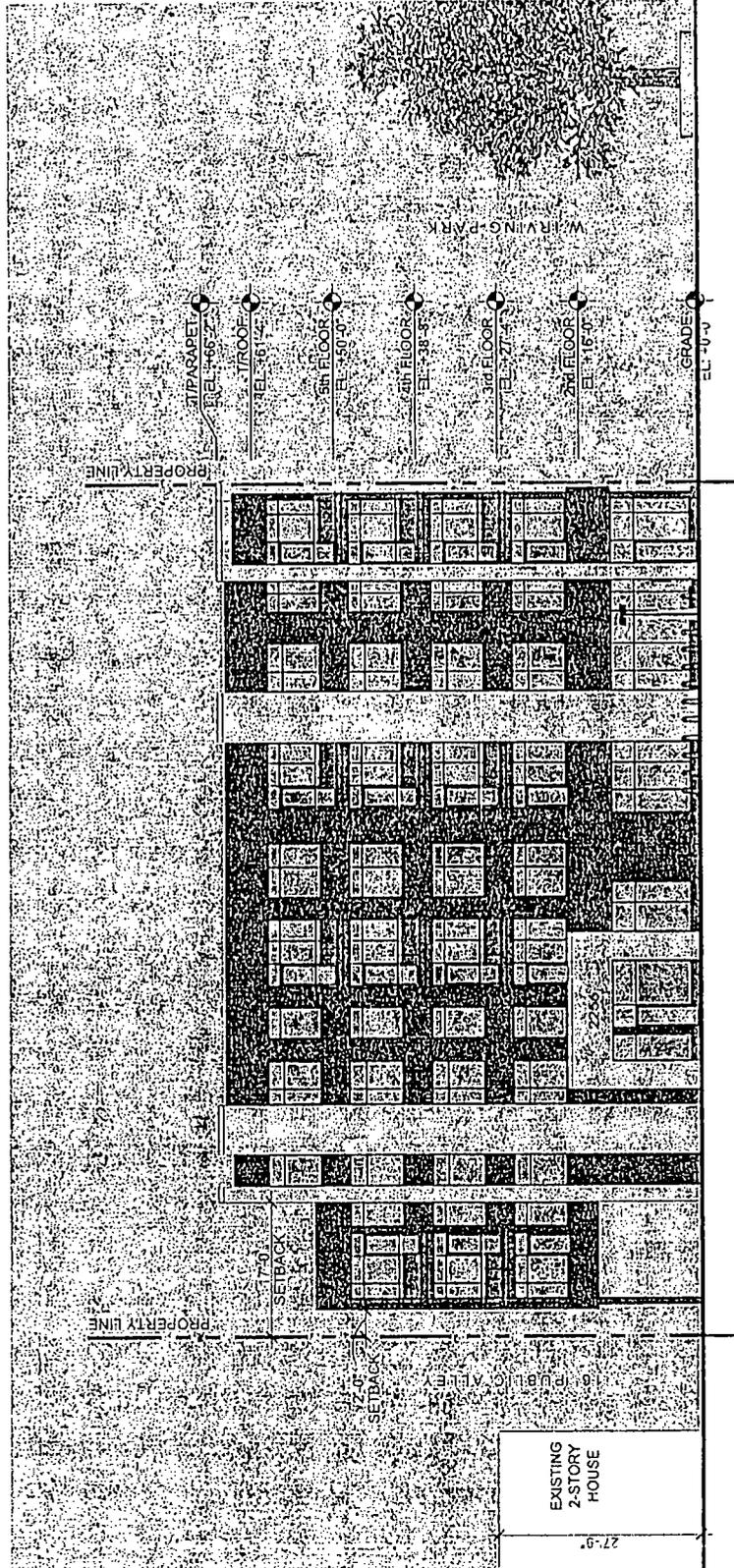
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WEST ELEVATION

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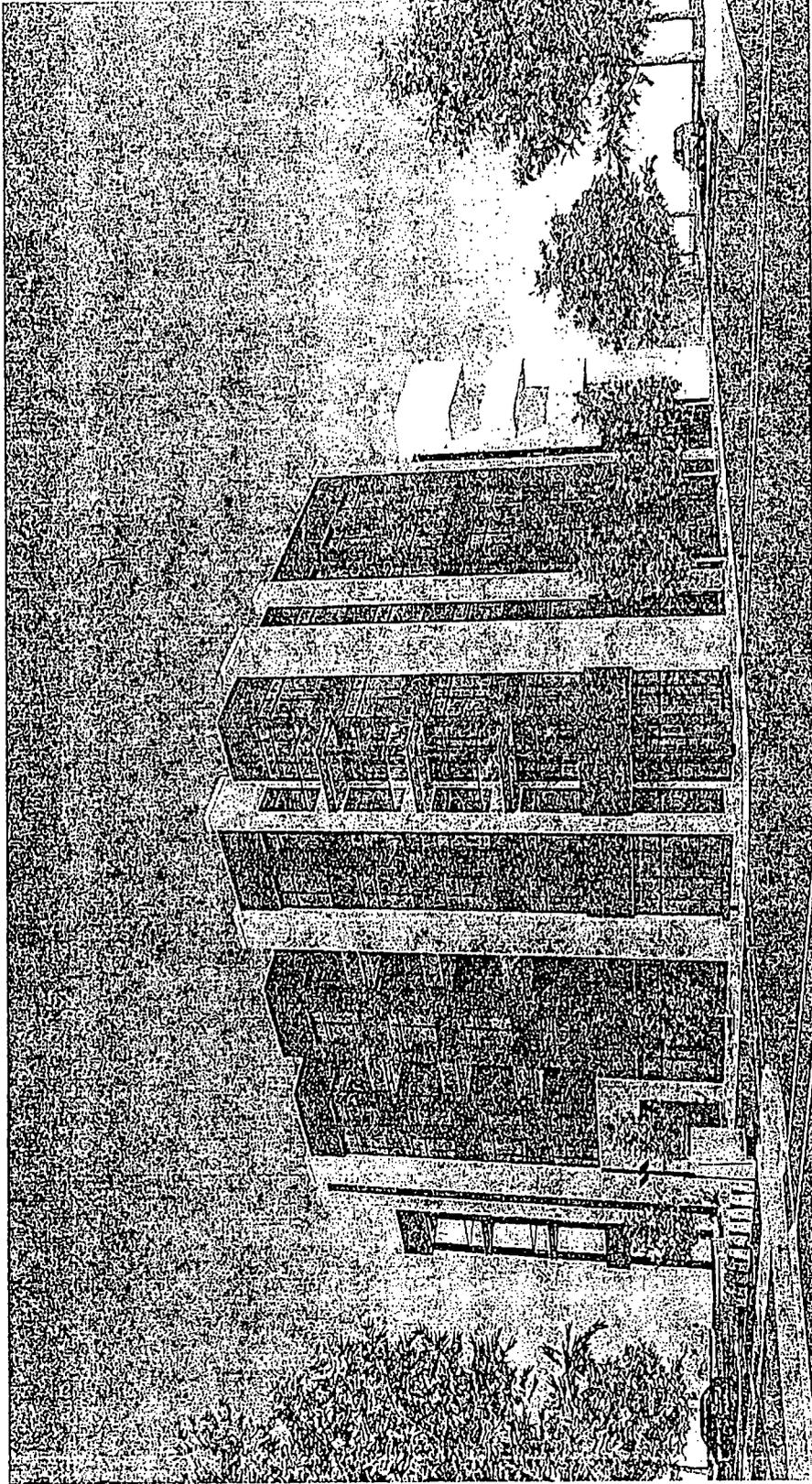


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PERSPECTIVE

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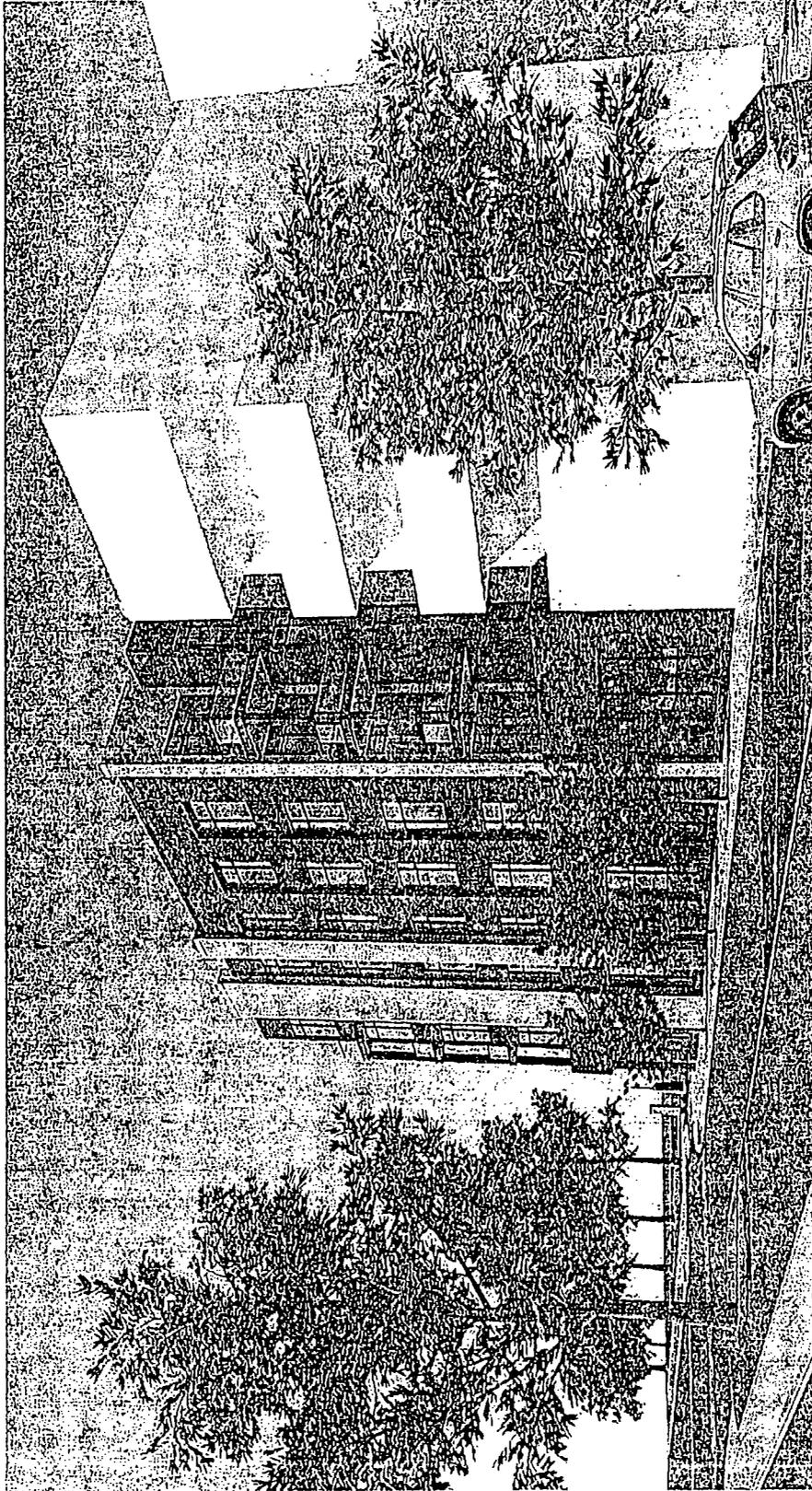


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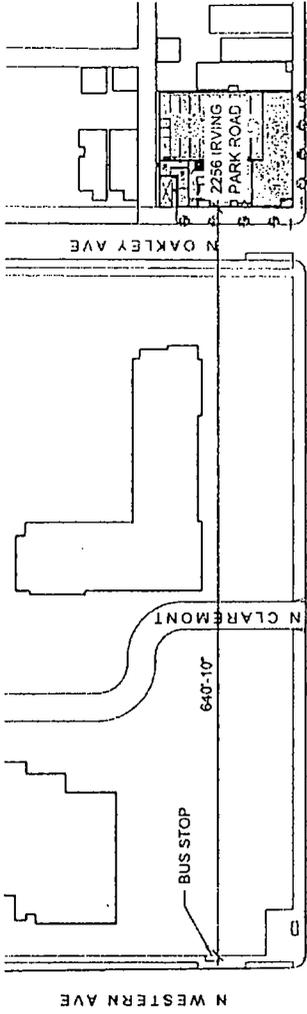
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RESPECTIVE

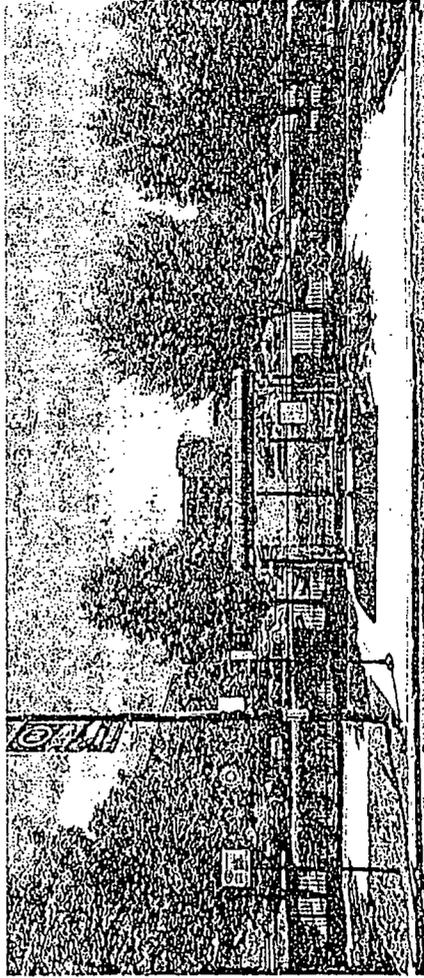
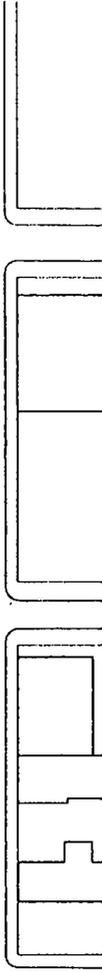
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IRVING PARK ROAD



I CERTIFY THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS LOCATED 640'-10" FROM THE ENTRANCE OF CTA BUS STOP AT IRVING PARK ROAD & N. WESTERN AVENUE, AND THE DIMENSION IS ACCURATE.

Christopher Michalek



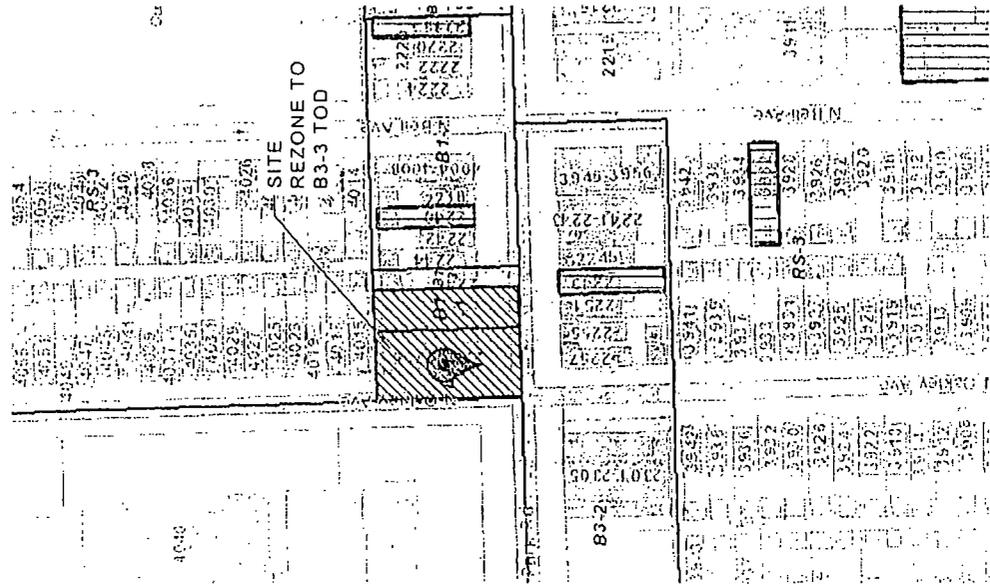
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TOD MAP

AUGUST 31 2021



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 7715 CENTRAL AVENUE RIVER FOREST # 2 BSSS
 CHICAGO, ILLINOIS 60631
 TEL: 773.354.3877
 EMAIL: USURVEY@USAUDCS.COM

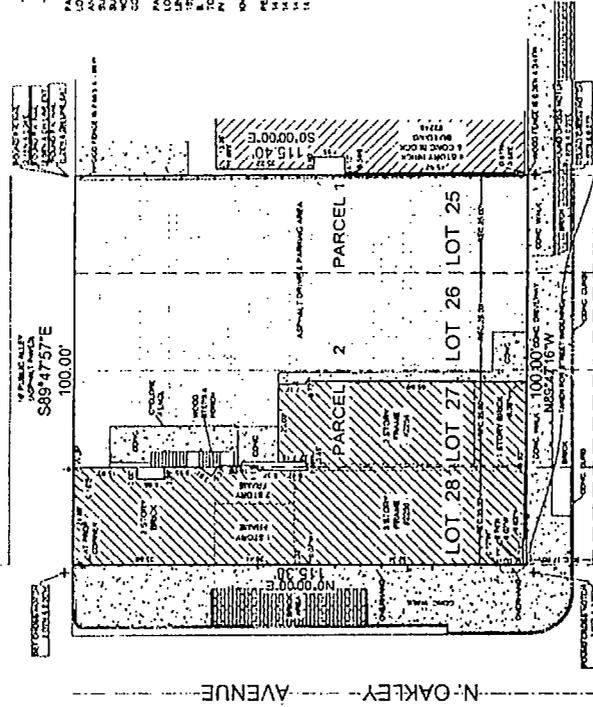
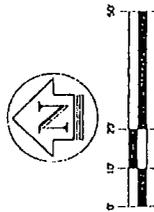
PLAT OF SURVEY

PARCEL 1: LOT 27 THAT PART UNDEVELOPED SOUTH OF A LINE CO. BY SETBACKS OF A LOT 27 AND PARALLELS WITH THE SOUTH LINE OF SECTION 18 IN T.41 N. R.10 E. S.100'S SUBDIVISION OF LOTS 1 AND 2 OF SECTION 18 IN T.41 N. R.10 E. S.100'S COUNTY BLDG. NORTH RANGE 14 EAST OF THE THIRD MERIDIAN, MADISON COUNTY, ILLINOIS

PARCEL 2: LOTS 26, 27 AND 28 THAT PART OF PARCELS 1 AND 2 OF A SUBDIVISION OF LOTS 1 AND 2 OF SECTION 18 IN T.41 N. R.10 E. S.100'S COUNTY BLDG. NORTH RANGE 14 EAST OF THE THIRD MERIDIAN, MADISON COUNTY, ILLINOIS

KNOWN AS 22556 W. IRVING PARK ROAD, CHICAGO, ILLINOIS

PERMANENT PLAT MARKERS
 14. 11. 24. 028. 0000
 14. 11. 24. 028. 0000
 14. 11. 24. 027. 0000
 14. 11. 24. 028. 0000



STATE OF ILLINOIS)
 COUNTY OF COOK)

UNDEVELOPED SOUTH OF A LINE CO. BY SETBACKS OF A LOT 27 AND PARALLELS WITH THE SOUTH LINE OF SECTION 18 IN T.41 N. R.10 E. S.100'S SUBDIVISION OF LOTS 1 AND 2 OF SECTION 18 IN T.41 N. R.10 E. S.100'S COUNTY BLDG. NORTH RANGE 14 EAST OF THE THIRD MERIDIAN, MADISON COUNTY, ILLINOIS

THE PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS STANDARD STANDARDS FOR A BOUNDARY SURVEY DECISIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CONNECTED TO A TEMPERATURE OF 60° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR

RIVER FOREST, ILLINOIS, JUNE 13, AD 2021

By: M. K. Koenig

REGISTERED PROFESSIONAL SURVEYOR LICENSE NO. 102792
 PROFESSIONAL 2019-2024 LICENSE NO. 102792/19
 LICENSE EXPIRES APRIL 30, 2023

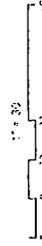


W-IRVING-PARK-ROAD

N-OAKLEY-AVENUE

ORDERED BY: L. ANDROSII DEVELOPMENT	DATE: JUNE 15, 2021	FILE NO.:	2021 - 28922
SCALE: 1" = 15'	DATE:	DATE:	REVISION:

22556 W. IRVING
 PARK ROAD
 CHICAGO, IL 60618



SURVEY

AUGUST 31, 2021