



# City of Chicago



O2016-4810

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/22/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-H at 2244 W Irving Park Rd - App No. 18884T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#1888471  
INTRO. DATE:  
JUNE 22, 2016

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 of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by

The east-west public alley north of and parallel to West Irving Park Road; A line 139.40 feet west of and parallel to North Bell Avenue; West Irving Park Road; A Line 164.40 feet west of and parallel to North Bell Avenue;

to those of a B1-3 Neighborhood Shopping District

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

Common Address of Property: 2244 West Irving Park Road

**PROJECT NARRATIVE**  
**TYPE 1 ZONING AMENDMENT**  
**2244 WEST IRVING PARK ROAD**

B1-3 Neighborhood Shopping District

The applicant is requesting a zoning amendment from a B1-1 Neighborhood Shopping District to a B1-3 Neighborhood Shopping District for the proposed 4 story mixed use building with retail on the ground floor and dwelling units on floors 2 through 4 for a total of 3 dwelling units with 3 parking spaces.

Lot Area	2,885.25 square feet
Parking	3 Spaces
Front Setback	0 feet
Rear Yard	30 feet 7 inches
East Setback	0 feet
West Setback	0 feet
FAR	2.4
MLA	961
Building Square Footage	6,796 square feet
Building Height	46 feet 5 inches

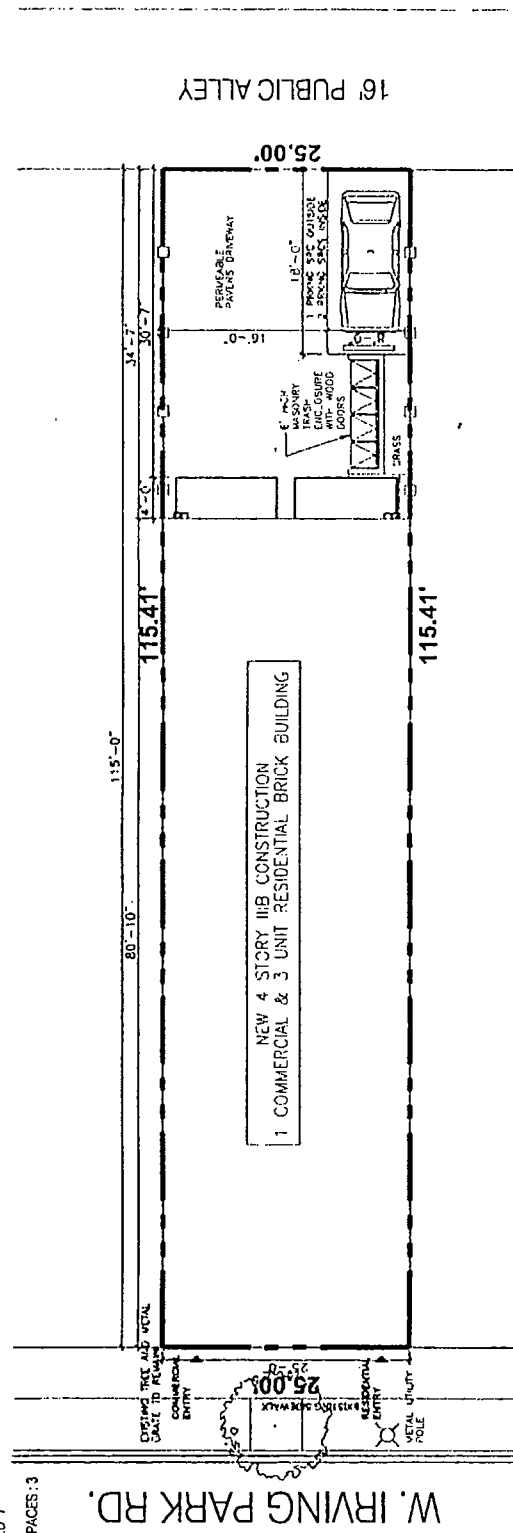
**FINAL FOR PUBLICATION**

2244 W. Irving Park Rd.  
3-23-16

ZONING: B1-3  
EXISTING ZONING: B1-1  
PROPOSED USES: RESIDENTIAL & RETAIL USES  
CONSTRUCTION TYPE: MB  
OCCUPANCY TYPE: CLASS A-2- RESIDENTIAL, E - BUSINESS  
LOT AREA: 2,875 SF  
FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 8,625 SF  
PROPOSED RESIDENTIAL GROSS SF: 5,084 SF  
PROPOSED TOTAL GROSS BLDG. SF: 6,796 SF  
ALLOWABLE MAX. BUILDING HEIGHT: 50'-0"  
PROPOSED MAX. BUILDING HEIGHT: 50'-0"  
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 7  
PROPOSED NUMBER OF DWELLING UNITS: 3  
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 3

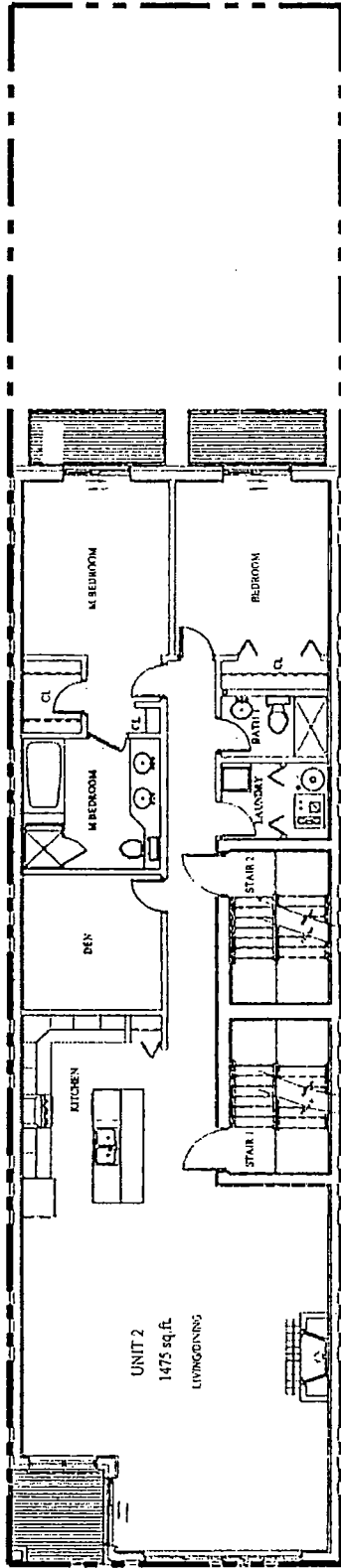
REQUIRED SETBACKS:  
FRONT YARD: 0'  
SIDE YARDS: 0'  
REAR YARD: 30' FOR RESIDENTIAL  
FRONT YARD: 0'  
SIDE YARDS: 0'  
REAR YARD: 30' FOR RESIDENTIAL



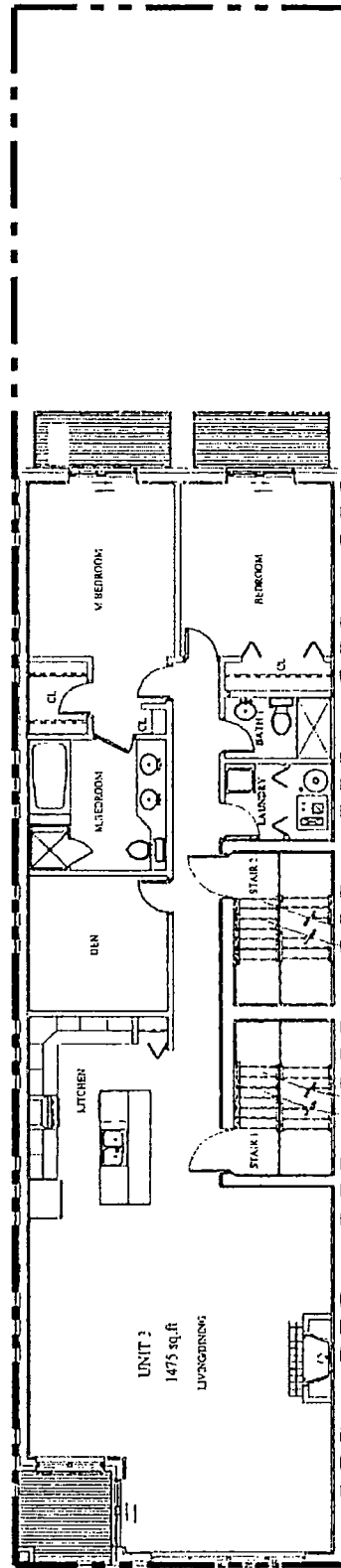
1 SITE PLAN  
Scale: 1/8" = 1'-0"

**FINAL FOR PUBLICATION**





1 3RD FLOOR PLAN  
 Scale: 1/8" = 1'-0"



2 4TH FLOOR PLAN  
 Scale: 1/8" = 1'-0"

FINAL FOR PUBLICATION

KNIGHTSRIDGE

**NEW RESIDENTIAL DEVELOPMENT**

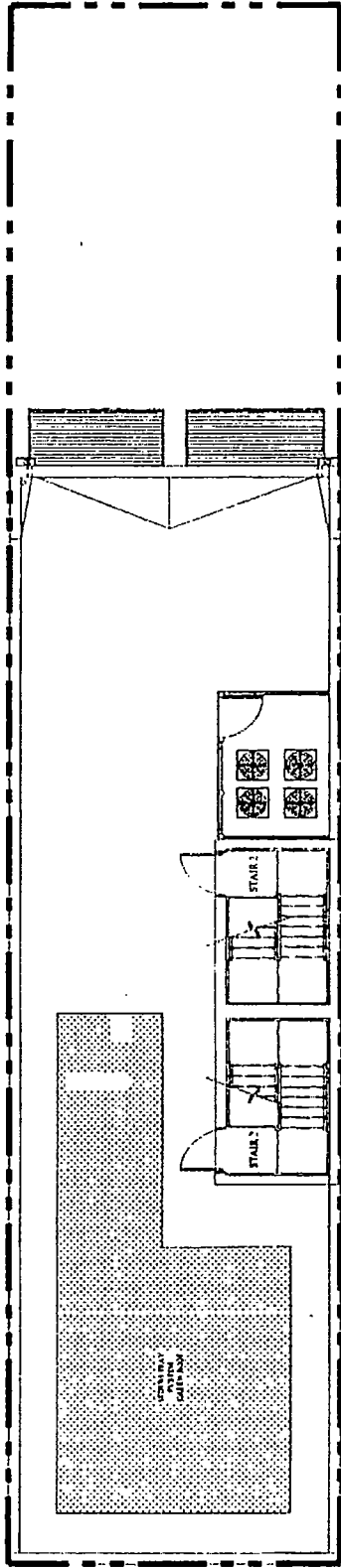
CHICAGO

2244 W. IRVING PARK ROAD

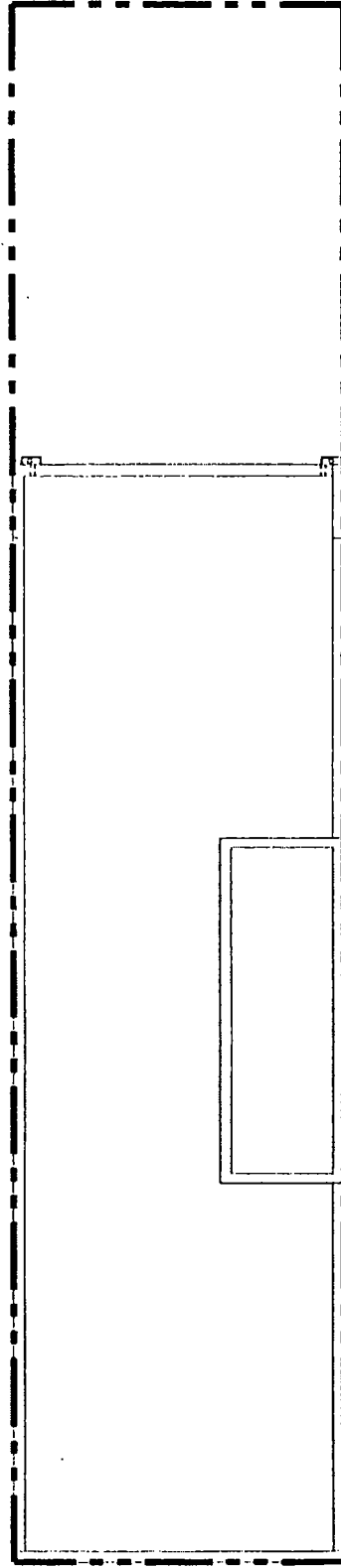
ILLINOIS

**kutlesa hernandez**  
 ARCHITECTS

6.9.16



1 ROOF PLAN  
Scale 1/4" = 1'-0"



2 ROOF STAIR PLAN  
Scale 1/4" = 1'-0"

FINAL FOR PUBLICATION

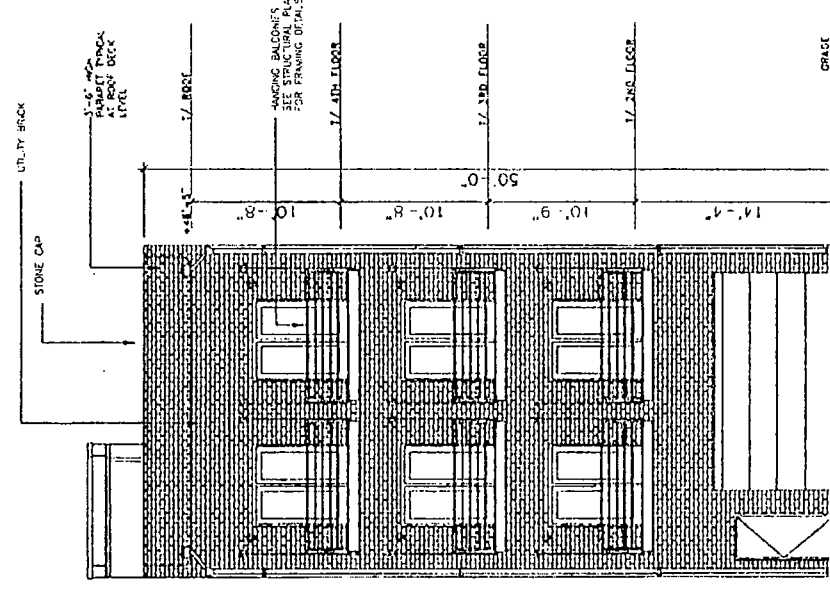
KINGSTONBRIDGE

**NEW RESIDENTIAL DEVELOPMENT**

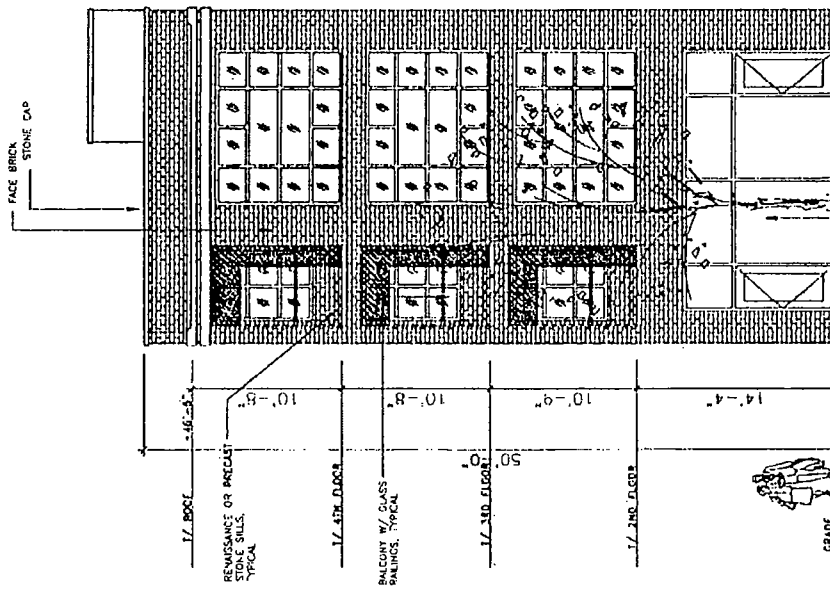
CHICAGO ILLINOIS  
2244 W. IRVING PARK ROAD

**kutlesa hernandez**  
ARCHITECTS

6.9.16



1 NORTH ELEVATION  
A-2 3/8" x 1/4" = 1" = 0



2 SOUTH ELEVATION  
A-4 3/8" x 1/4" = 1" = 0

FINAL FOR PUBLICATION