



# City of Chicago



SO2021-3197

Office of the City Clerk

## Document Tracking Sheet

|                                 |   |
|---------------------------------|---|
| <b>Meeting Date:</b>            | 7/21/2021   |
| <b>Sponsor(s):</b>              | Misc. Transmittal   |
| <b>Type:</b>                    | Ordinance   |
| <b>Title:</b>                   | Zoning Reclassification Map No. 11-H at 2042-2046 W Irving<br>Park Rd - App No. 20802T1 |
| <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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by

the alley next north of and parallel to West Irving Park Road; a line 175.00 feet east of and parallel to North Hoyne Avenue; West Irving Park Road; and a line 112.50 feet east of and parallel to North Hoyne 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:           2042-46 West Irving Park Avenue

**17-13-0303-C (1) Narrative Zoning Analysis – SUBSTITUTE NARRATIVE + PLANS**  
 2042-2046 West Irving Park Road, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 7,812.5 square feet

**Proposed Land Use:** The subject property consists of two contiguous lots of record. The west parcel (Lot 52) is presently improved with a vacant two-and-half-story multi-unit residential building, while the east parcel (Lot 53) is presently vacant and unimproved. The existing improvements are *non-conforming* under the current Zoning Ordinance (B1-1). The Applicant is seeking a *Zoning Map Amendment* in order to raze the existing *non-conforming* structures and to redevelop the site, in its entirety, with a new four-story multi-unit residential building. The new proposed building will feature a total of twenty (20) dwelling units on and between the 1<sup>st</sup> thru 4<sup>th</sup> Floors, with parking for ten (10) vehicles located within the interior of the 1<sup>st</sup> Floor – at the rear, which represents off-street parking for over 50% of the dwelling units. The new proposed building will measure 46-feet-0 inches in height and will be masonry in construction.

- (A) The Project's Floor Area Ratio: 19,464 square feet (2.45 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 20 dwelling units (*blended*) – 17 standard units + 3 efficiency units (15%) (285 square feet per dwelling unit)

*\*The subject property is located on a pedestrian street and within 2,640 linear feet of the entrance to the CTA Train Station, therefore, the Applicant is seeking a reduction in the otherwise required minimum lot area per dwelling unit. [Sec. 17-3-0402-B]*

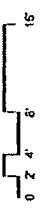
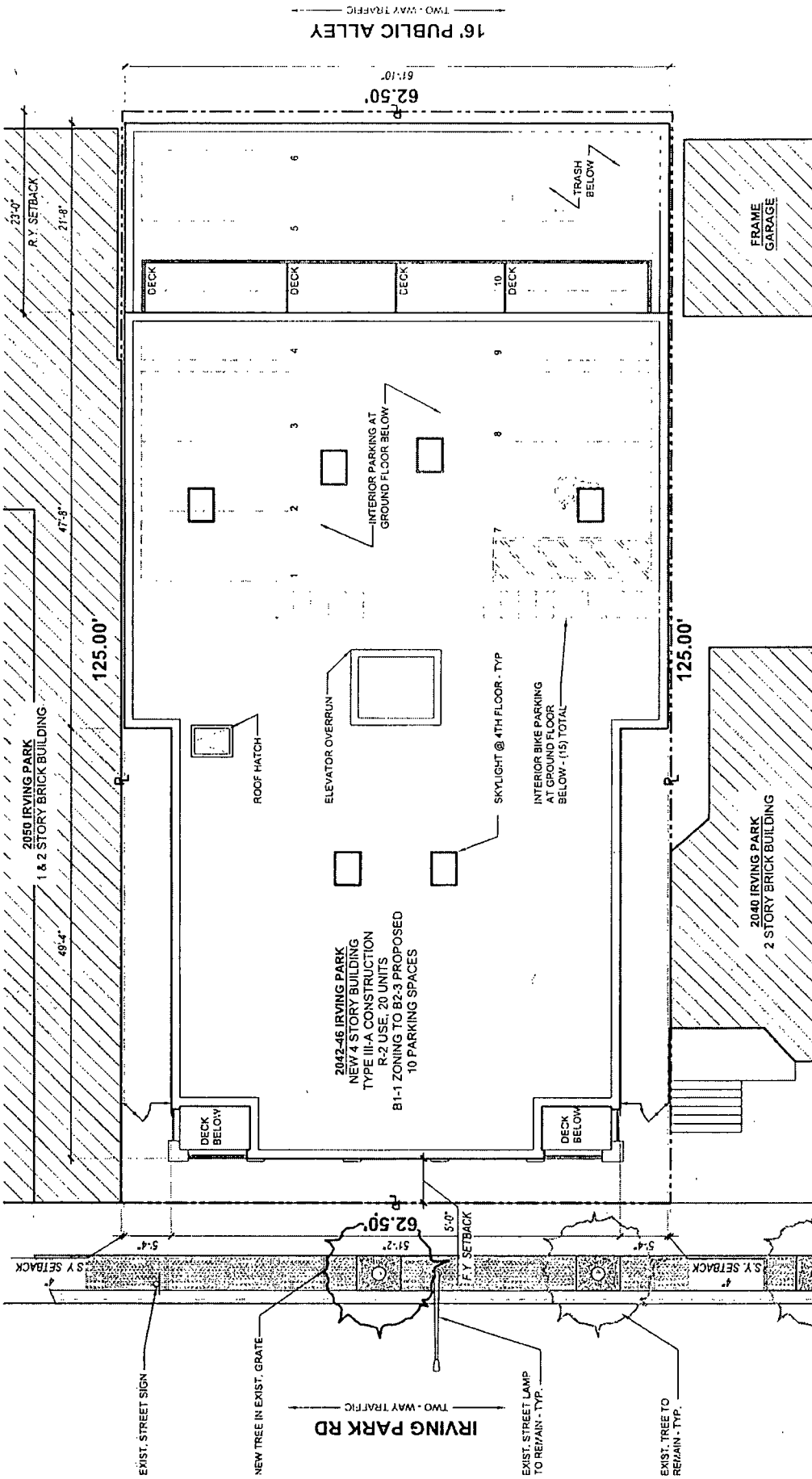
- (C) The amount of off-street parking: 10 vehicular spaces; 15 bicycle spaces

*\*The subject property is located on a pedestrian street and within 2,640 linear feet of the entrance to the CTA Train Station, therefore, the Applicant is seeking a 50% reduction in the otherwise required off-street parking – from 20 spaces to 10 spaces. [Sec. 17-10-0102-B]*

- (D) Setbacks:
  - a. Front Setback: 5 foot-0 inches
  - b. Rear Setback: 23 feet-0 inches
  - c. Side Setbacks:
    - East: 0 feet-4 inches
    - West: 0 feet-4 inches

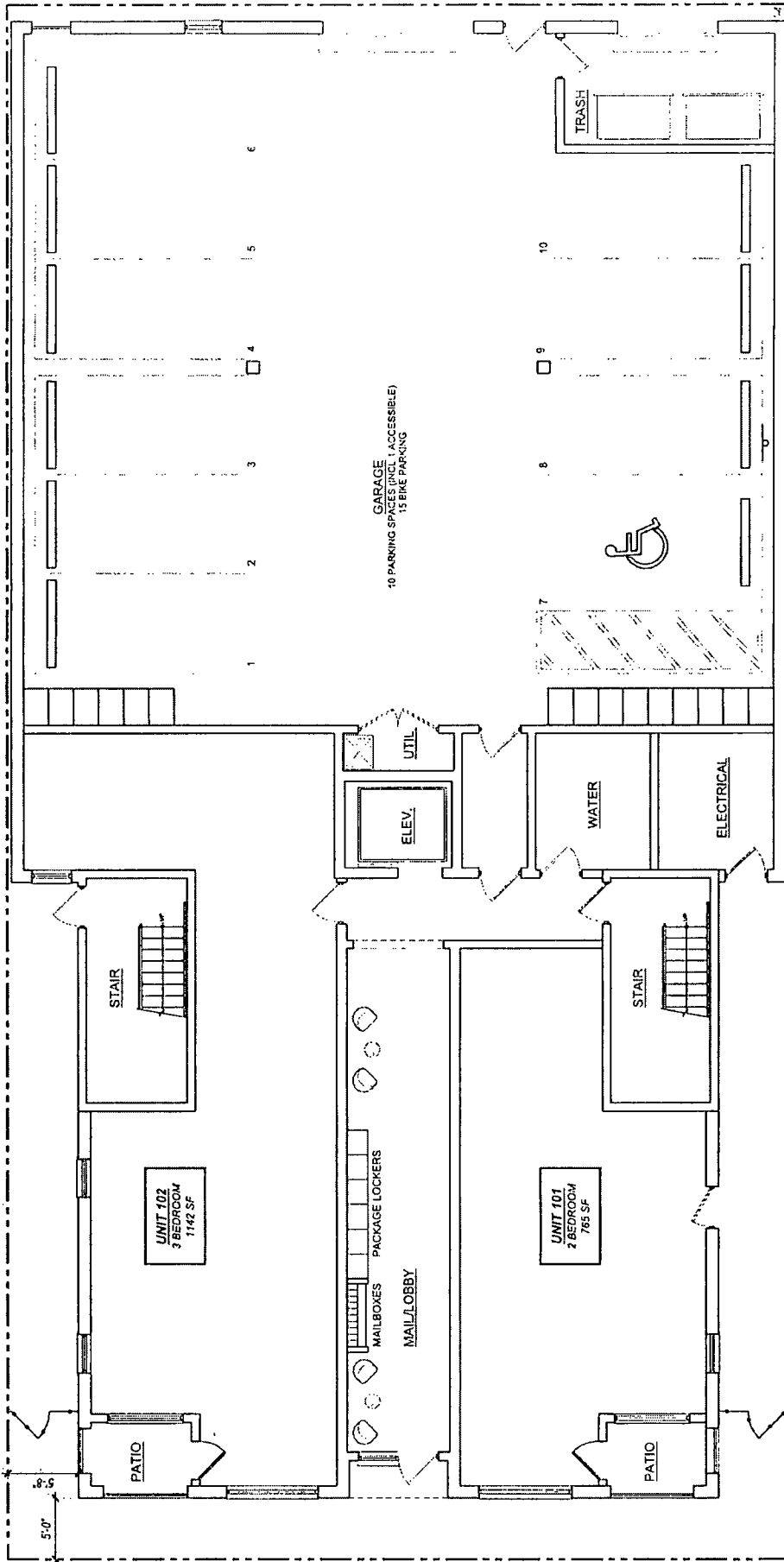
*\*The Applicant will seek any relief that may be necessary to bring the proposed setbacks into compliance with the current Zoning Ordinance. [Sec. 17-13-1101-B].*

- (E) Building Height: 46 feet-0 inches



1 SITE PLAN  
SCALE: 3/32" = 1'-0"

FINAL FOR SUBMISSION



**UNIT MIX**

|   |            |
|---|------------|
| 7 | 3 BEDROOMS |
| 7 | 2 BEDROOMS |
| 3 | 1 BEDROOMS |
| 3 | STUDIOS    |

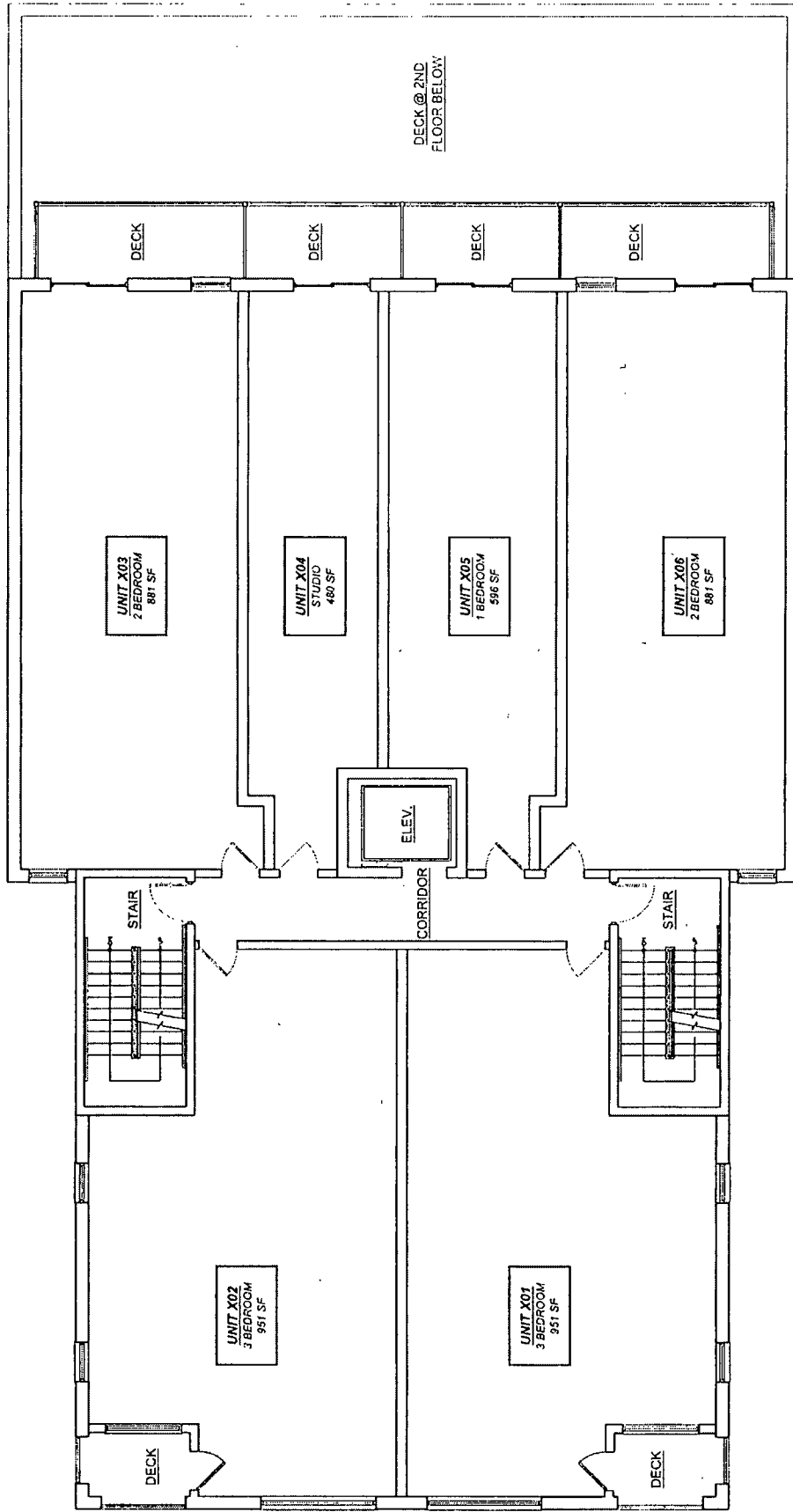


**1 1ST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

VERSION  
**SPACE A1.0**  
11.08.21

2046 IRVING PARK RD.  
CHICAGO, ILLINOIS 60657

FINAL FOR PUBLICATION

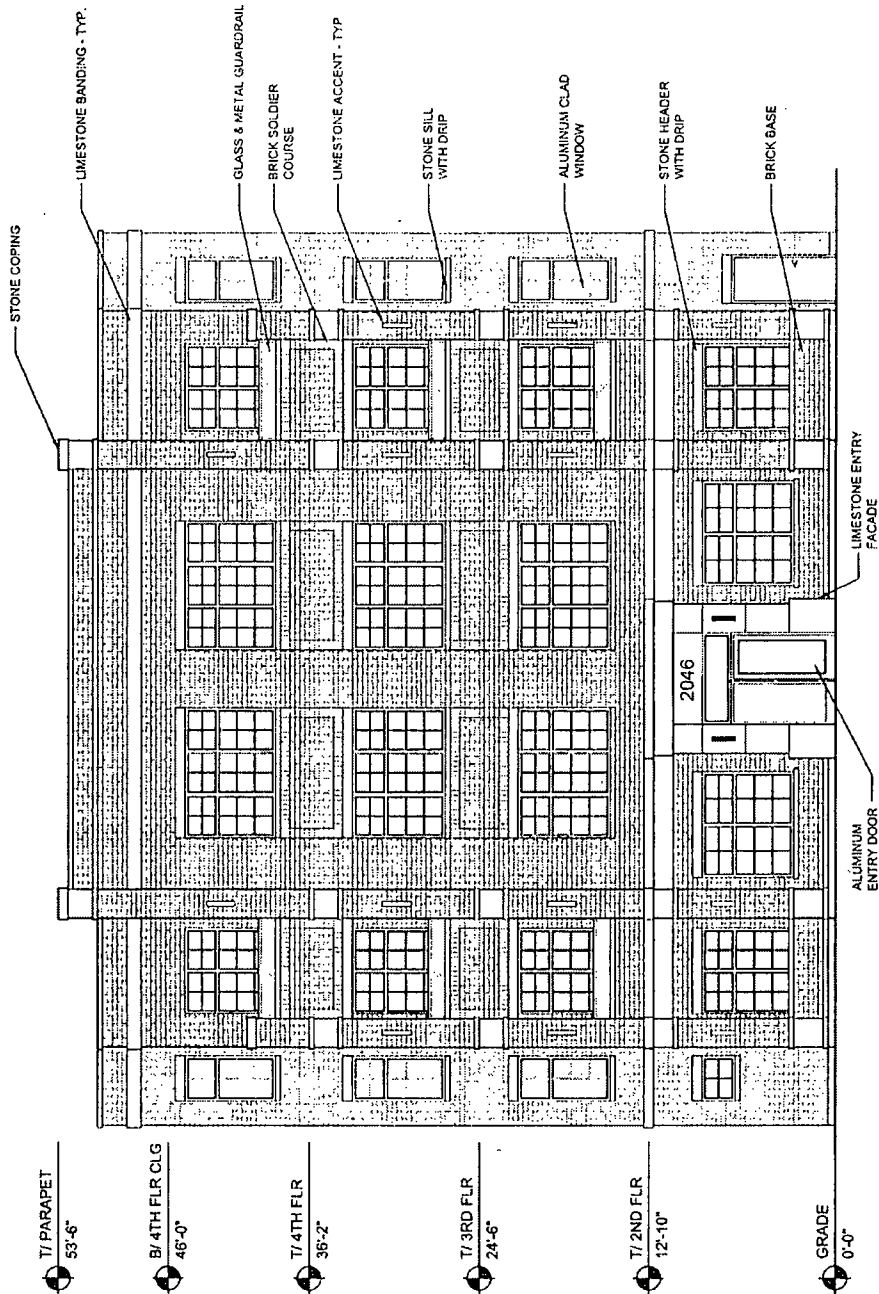


1 2ND - 4TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

2046 IRVING PARK RD.  
CHICAGO, ILLINOIS 60657

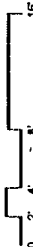
SPACE  
ARCHITECT PLANNERS  
1110 N. LAUREL ST.  
CHICAGO, IL 60642

VERSION  
**A1.1**  
11.08.21



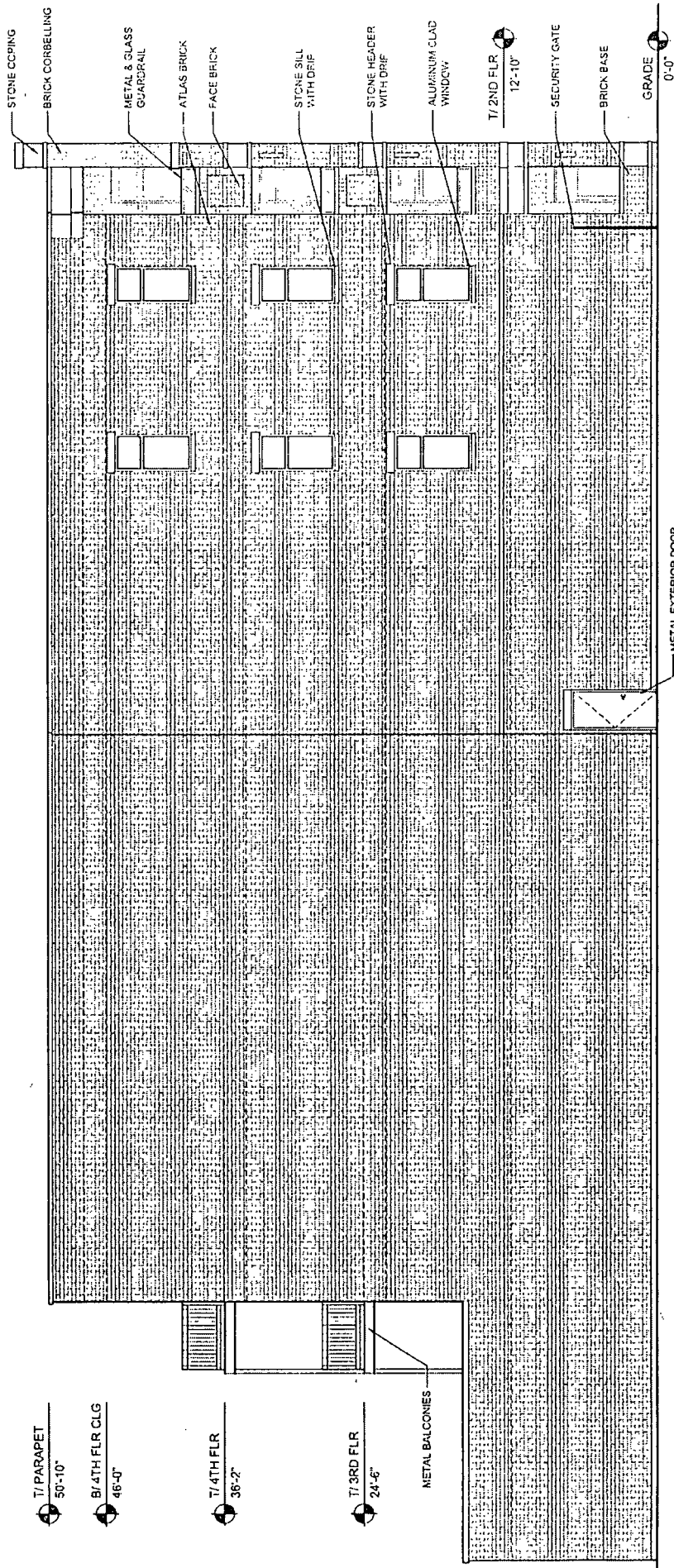
1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

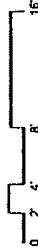


2046 IRVING PARK RD.  
CHICAGO, ILLINOIS 60657

SPACE ARCHITECT PLANNERS  
1100 N. LAUREL ST.  
CHICAGO, IL 60610  
VERSION A2.0  
11.08.21



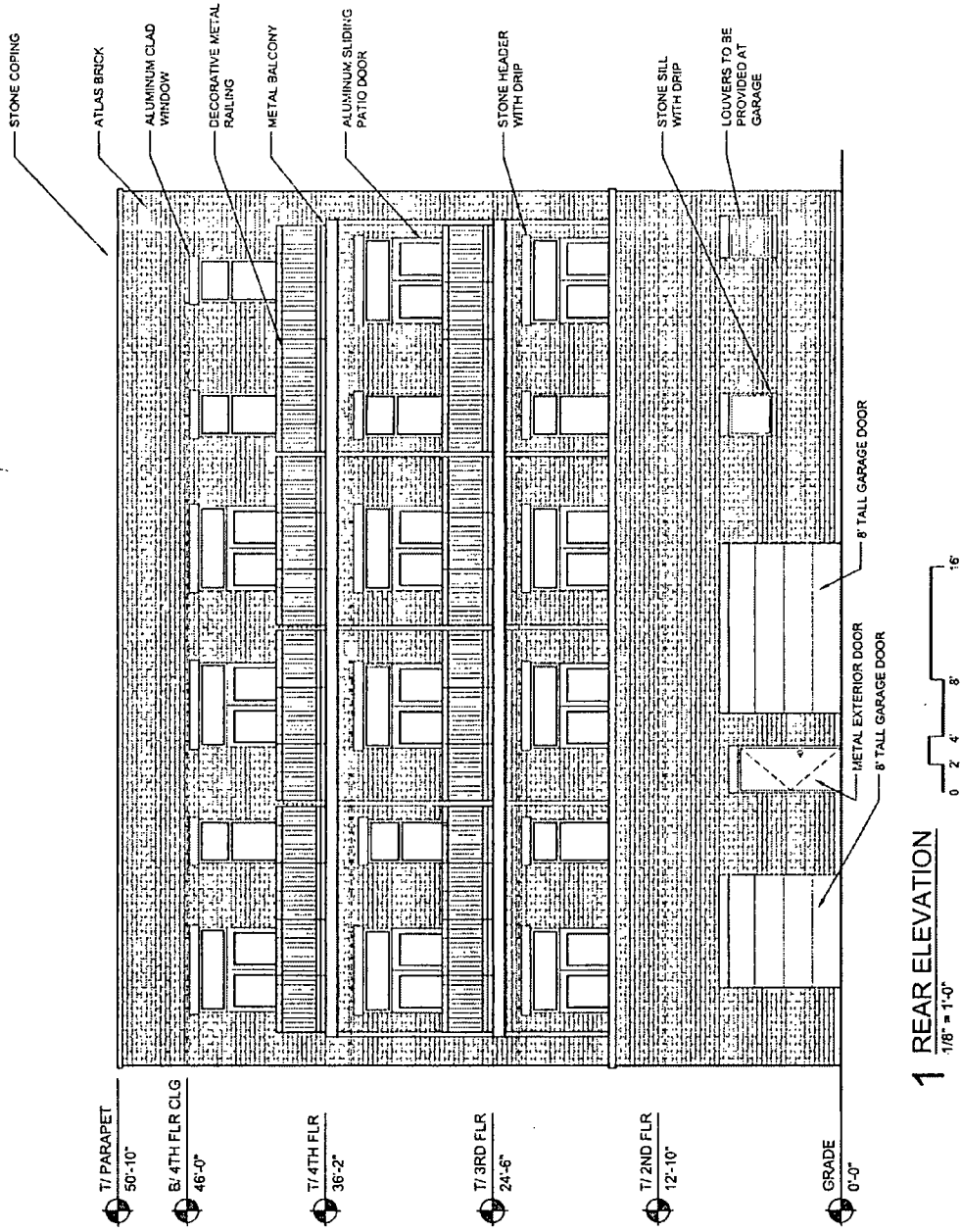
1 SIDE ELEVATION  
1/8" = 1'-0"



2046 IRVING PARK RD.  
CHICAGO, ILLINOIS 60657

SPACE  
ARCHITECTURAL FIRM  
1100 N. LAUREL ST.  
CHICAGO, IL 60610  
VERSION  
**A2.1**  
11.06.21





T/ PARAPET 50'-10"  
 B/ 4TH FLR CLG 46'-0"  
 T/ 4TH FLR 36'-2"  
 T/ 3RD FLR 24'-6"  
 T/ 2ND FLR 12'-10"  
 GRADE 0'-0"

1 REAR ELEVATION  
1/8" = 1'-0"

2066 IRVING PARK RD.  
CHICAGO, ILLINOIS 60657

SPACE  
 VERSION  
**A2.2**  
 11.09.21