



City of Chicago



SO2022-315

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-H at 1647-1649 W Irving Park Rd - App No. 20922T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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. 9-H in the area bounded by

West Irving Park Road; a line 156.05 feet east of and parallel to North Paulina Street; the alley next south of and parallel to West Irving Park Road; and a line 106.06 feet east of and parallel to North Pauline Street,

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: 1647-1649 West Irving Park Road

17-13-0303-C (1) Narrative Zoning Analysis – *Substitute Narrative & Plans*
1647-1649 West Irving Park Road, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,250 square feet

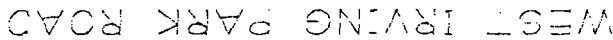
Proposed Land Use: The subject property consists of two contiguous lots of record. The west parcel (*Lot 6*) is presently improved with a two-and-half-story multi-unit *residential* building (at the front) and a two-story *residential* building (at the rear), while the east parcel (*Lot 5*) is presently improved with a two-and-half-story multi-unit *residential* building and a detached garage. The existing improvements are *non-conforming* under the current Zoning Ordinance. 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 (with basement) multi-unit *residential* building. The new proposed building will feature a total of eight (8) dwelling units, located on and between the Basement thru 4th Floors. The programming for the new proposed development calls for the provision of parking for three (3) vehicles within the interior of the building (Basement), as well as the crection of two (2) detached garages, which – together, will provide enclosed parking for an additional five (5) vehicles. So that the new proposed development will provide off-street parking for a total of eight (8) vehicles. The design for the new development also includes a rooftop deck above the 4th Floor, which will be accessed via two small stair enclosures. The new proposed building will measure 47-feet in height (*to the underside ceiling of the 4th Floor*) and will be masonry in construction.

- (A) The Project's Floor Area Ratio: 12,376 square feet square feet (2.0 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 8 dwelling units (781.25 square feet per dwelling unit)
- (C) The amount of off-street parking: 8 vehicular spaces
- (D) Setbacks:
 - a. Front Setback: 7 foot-0 inches
 - b. Rear Setback: 37 feet-8 inches
 - c. Side Setbacks:
 - East: 3 feet-0 inches
 - West: 3 feet-0 inches

**The Applicant will seek any additional relief that may be necessary to bring the proposed setbacks and/or rear yard open space into compliance with the current Zoning Ordinance.*

- (E) Building Height: 47 feet-0 inches (*underside-ceiling of 4th Floor*)

ATTN: Mr. [redacted] 3-90

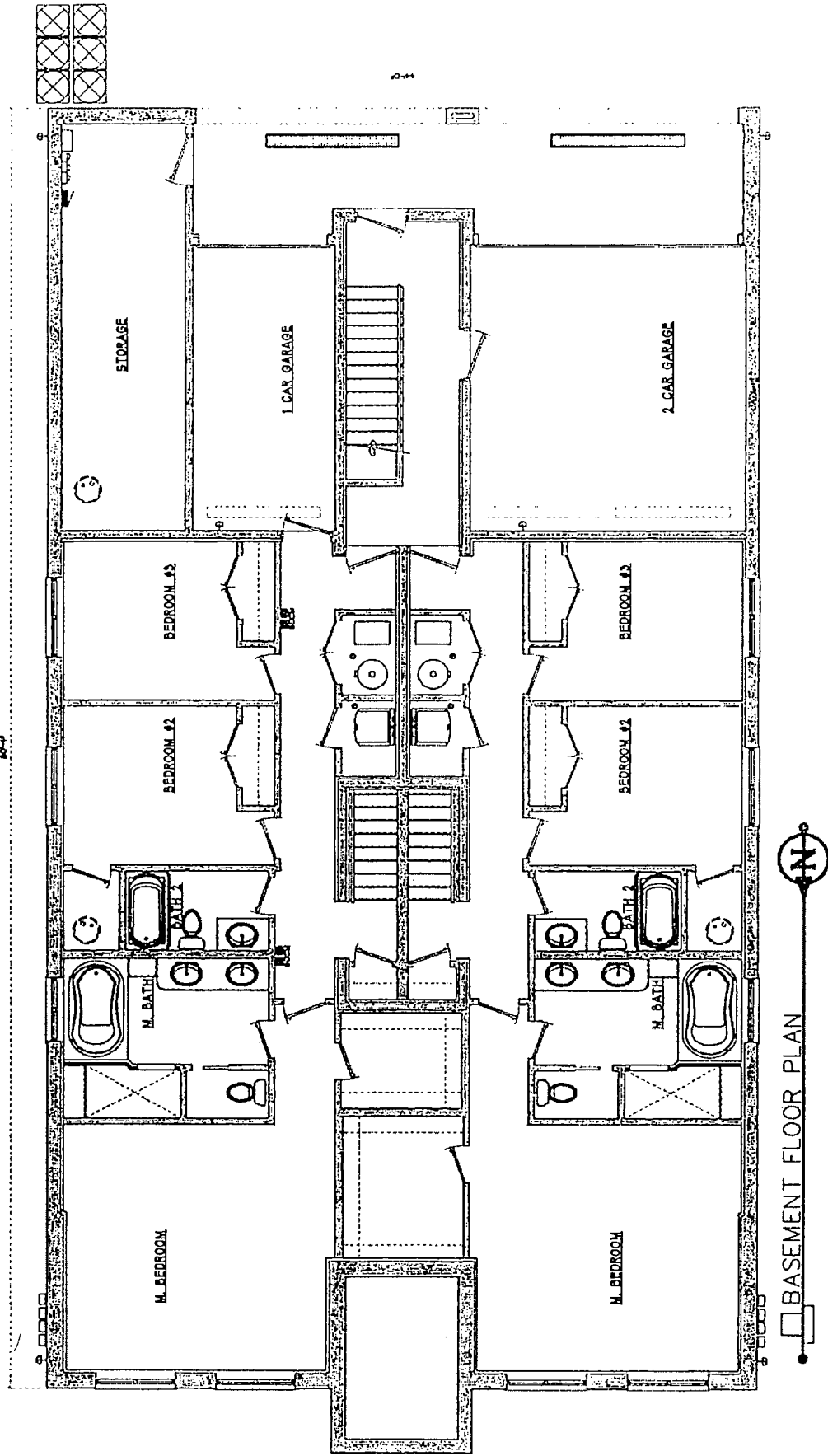


NAME _____
 ADDRESS _____
 CITY _____
 STATE _____
 ZIP _____

$$\frac{1}{\sqrt{2}} \left(|1/\theta^a = 1 - \theta^b\rangle \right)$$

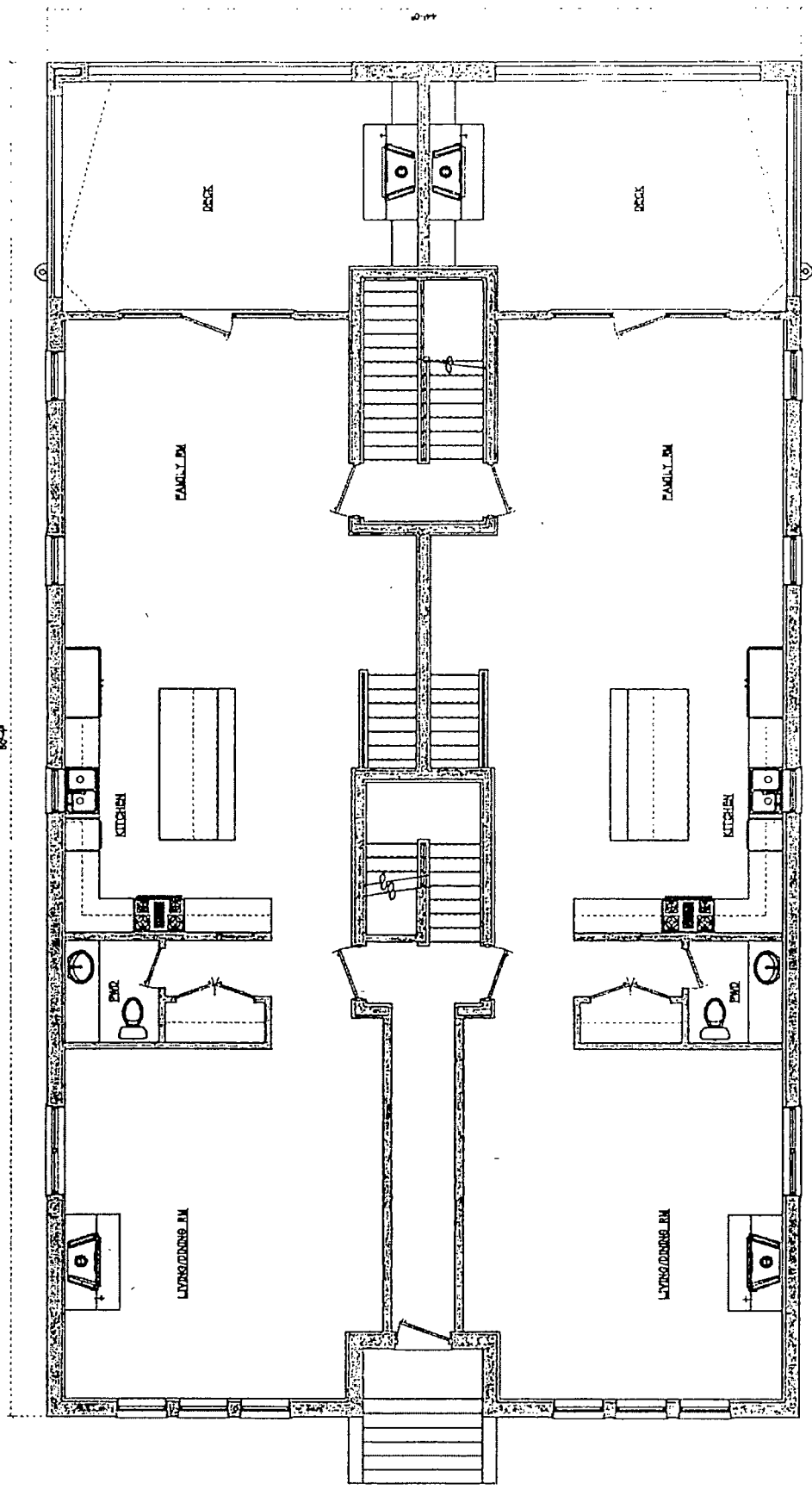
PLAN FOR FURNITURE

1647-49 W. IRVING PARK ROAD.



PLAN FOR TUESDAY

1647-49 W. IRVING PARK ROAD.

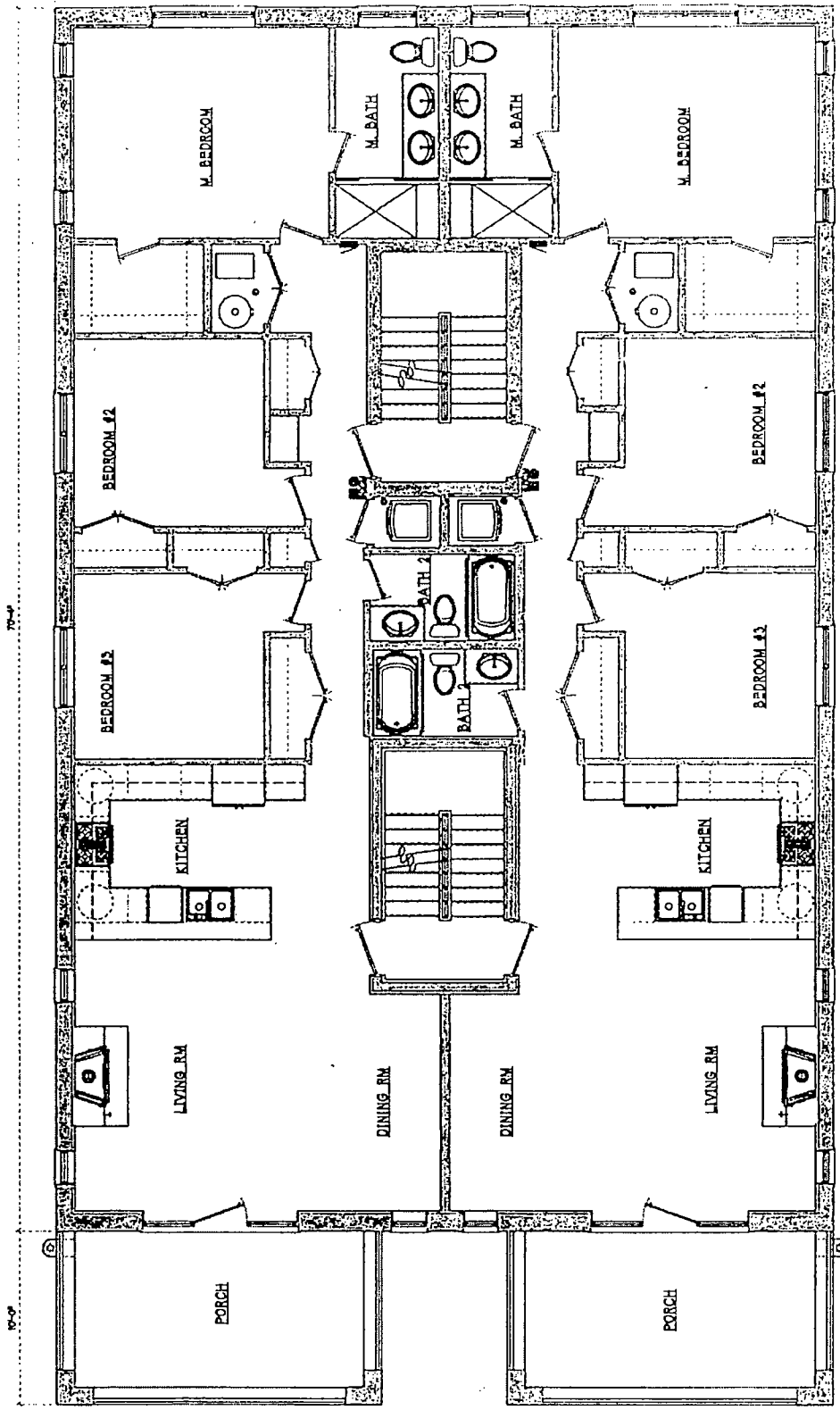


□ FIRST FLOOR PLAN



1647-49 W. IRVING PARK ROAD.

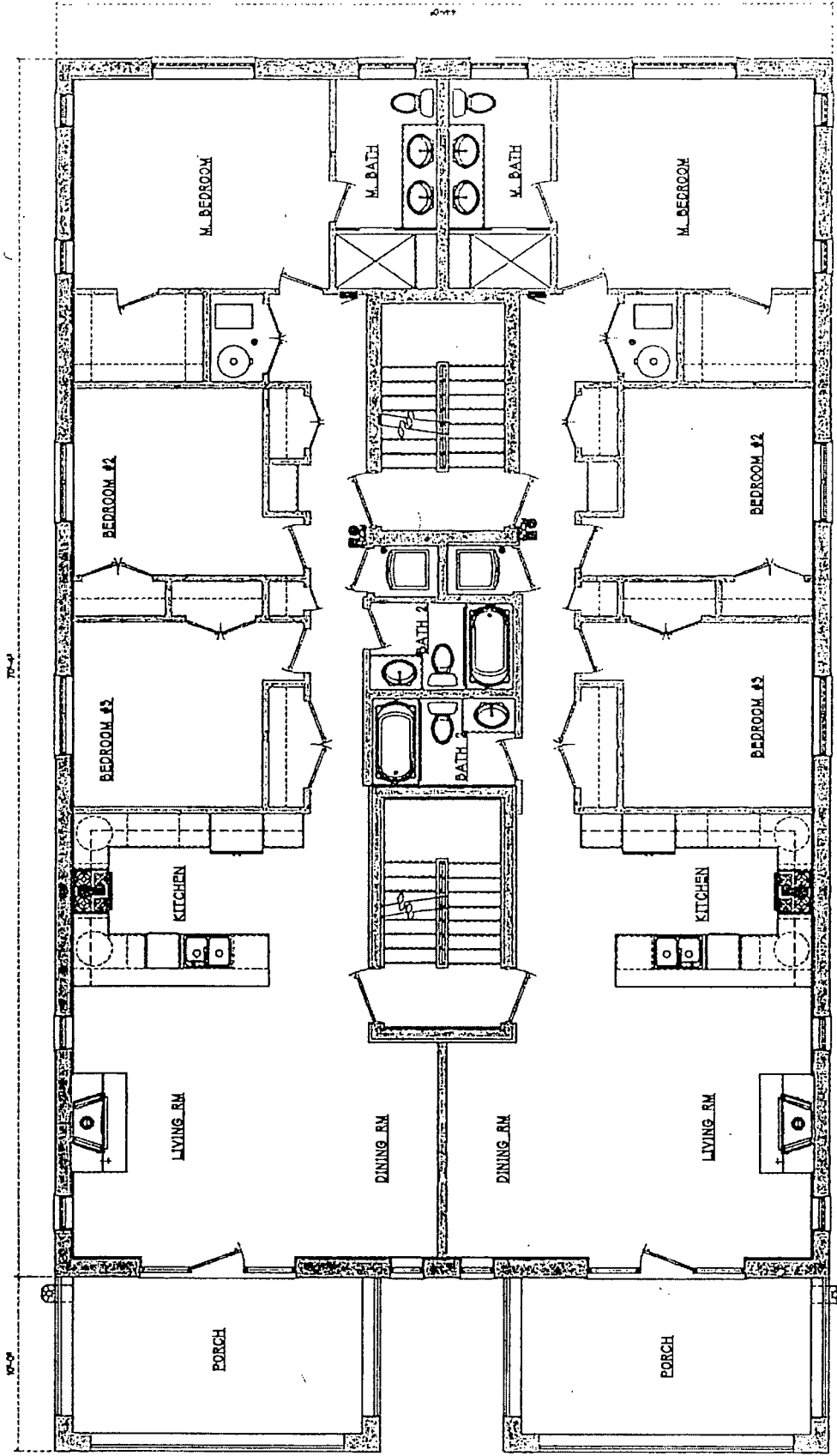
CAMPAIGN POSITION



□ SECOND FLOOR PLAN

1647-49 W. IRVING PARK ROAD.

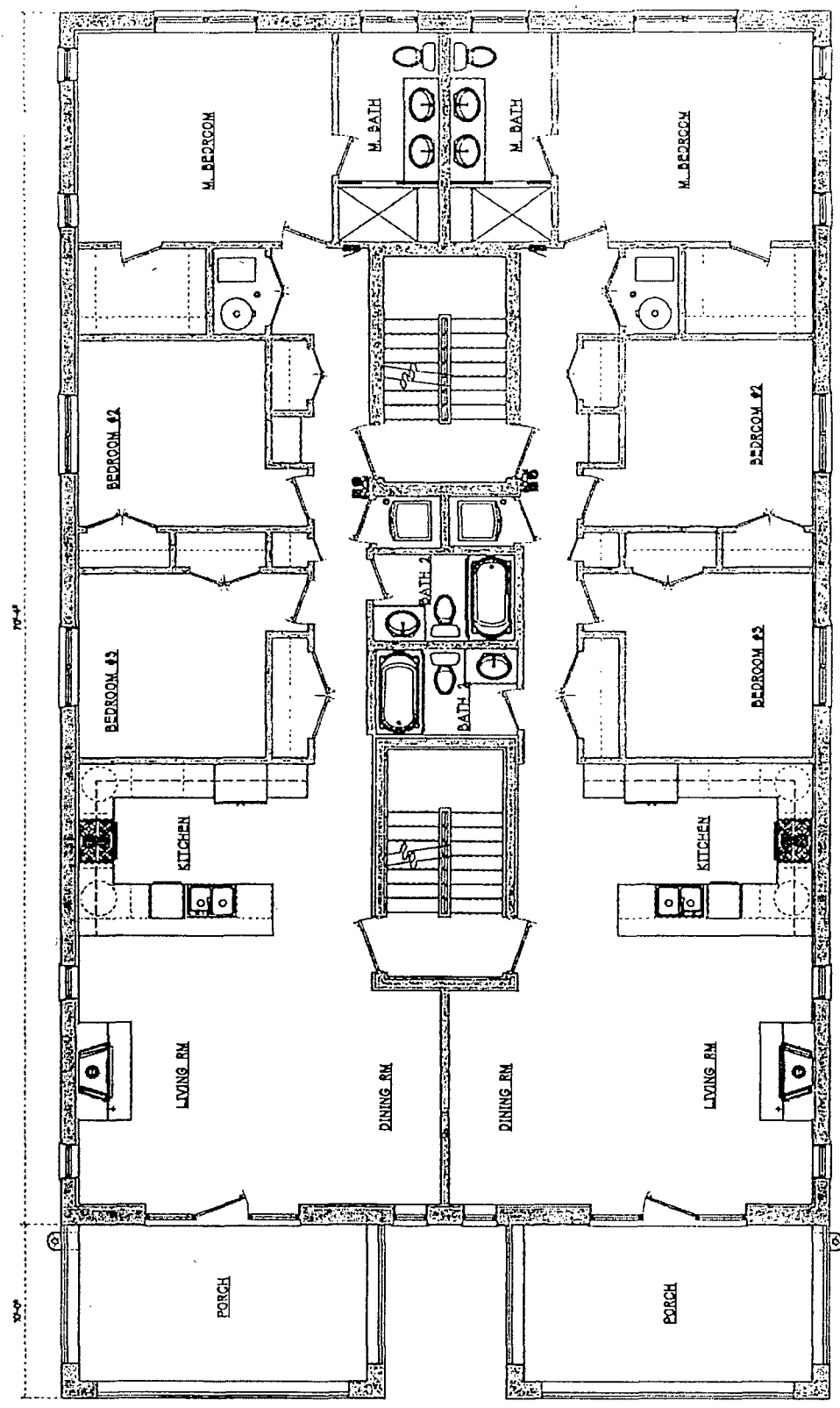
PLAN FOR TWINING



THIRD FLOOR PLAN

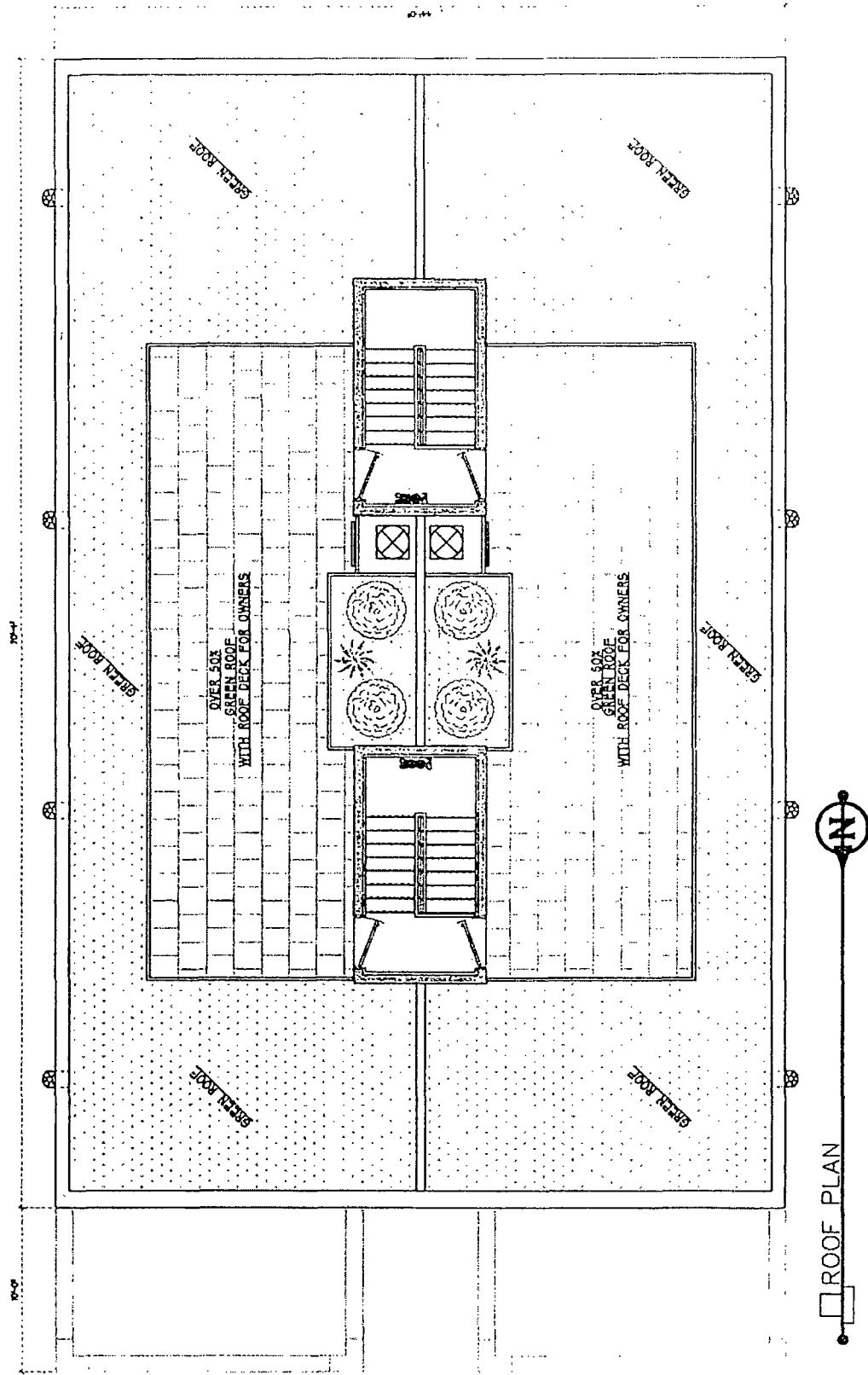
1647-49 W. IRVING PARK ROAD

1647-49 W. IRVING PARK ROAD.



FOURTH FLOOR PLAN

1647-49 W. IRVING PARK ROAD.



NOT FOR PUBLICATION

1647-49 W. IRVING PARK ROAD.

