



City of Chicago



SO2016-6341

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 9/14/2016 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 11-H at 2250-2256 W Irving Park Rd - App No. 18946T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

SUBSTITUTE ORDINANCE-18946 T1

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 50 feet east of and parallel to North Oakley Avenue; West Irving Park Road; and North Oakley Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common addresses of property: 2254-56 West Irving Park Road

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis *Substitute Ordinance, Narrative & Plans*
2254-2256 West Irving Park Road, Chicago, Illinois – **Application No. 18946T1**

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 5,769 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The two existing buildings, currently located on the site, will both be razed. The proposed new building will contain two (2) commercial/retail spaces (1100 square feet per unit) – at grade level, and six (6) dwelling units – above (2nd thru 4th Floors). There will be a new six-car detached garage, located at the rear of the building. The new proposed building will be masonry in construction and measure 46 feet-0 inches in height.

- (a) The Project's Floor Area Ratio:
 13,480 square feet (2.34 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit): 961.5 square feet
- (c) The amount of off-street parking:
 6 parking spaces
- (d) Setbacks:
 - a. Front Setback: 3 feet-11 inches
 - b. Rear Setback: 30 feet-0 inches
 - c. Side Setbacks:
 West: 3 feet-0 inches
 East: 3 feet-0 inches
- (e) Building Height:
 46 feet-0 inches

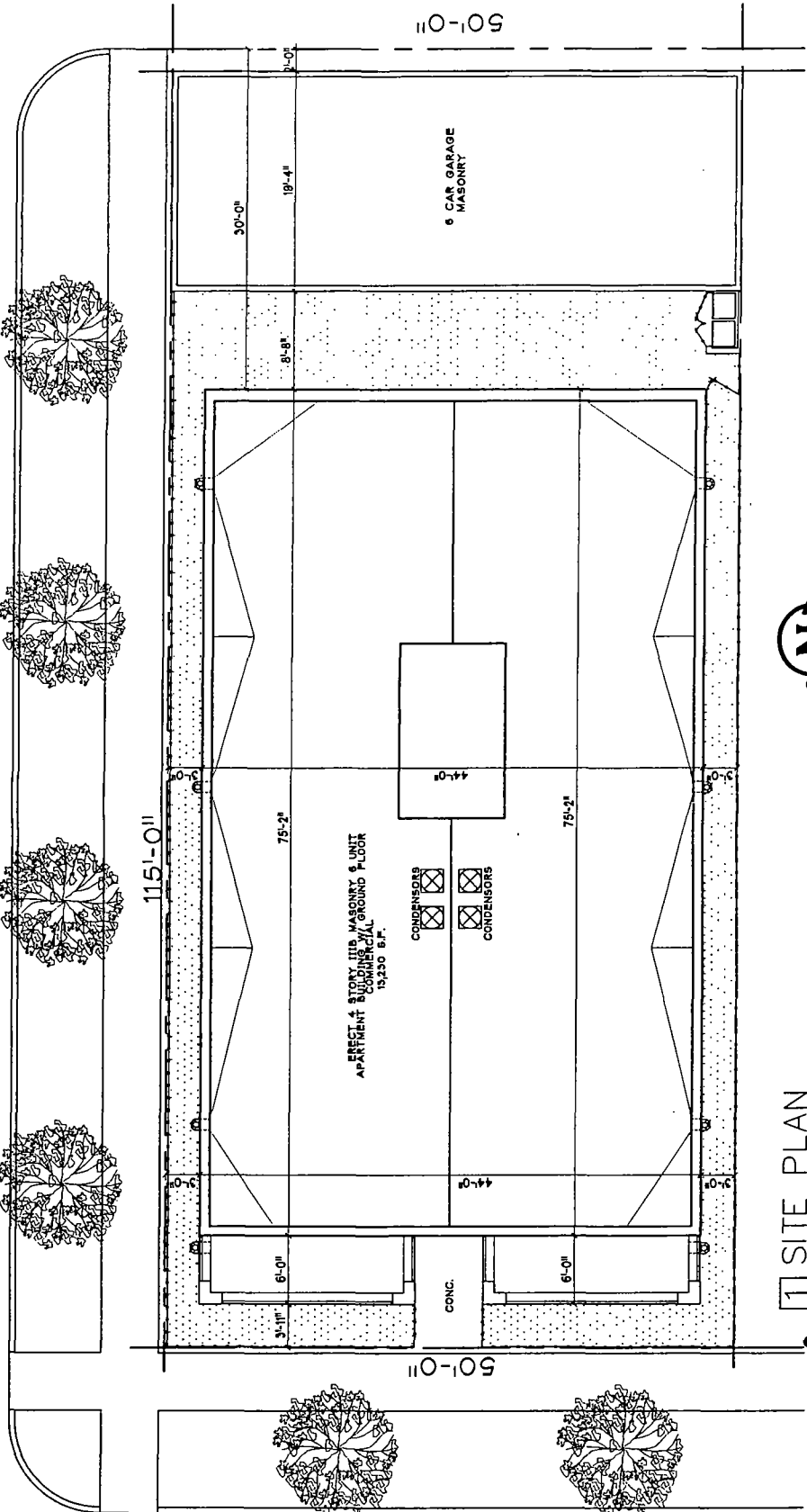
FINAL FOR PUBLICATION

IRVING PARK ROAD

TWO DIRECTION TRAFFIC

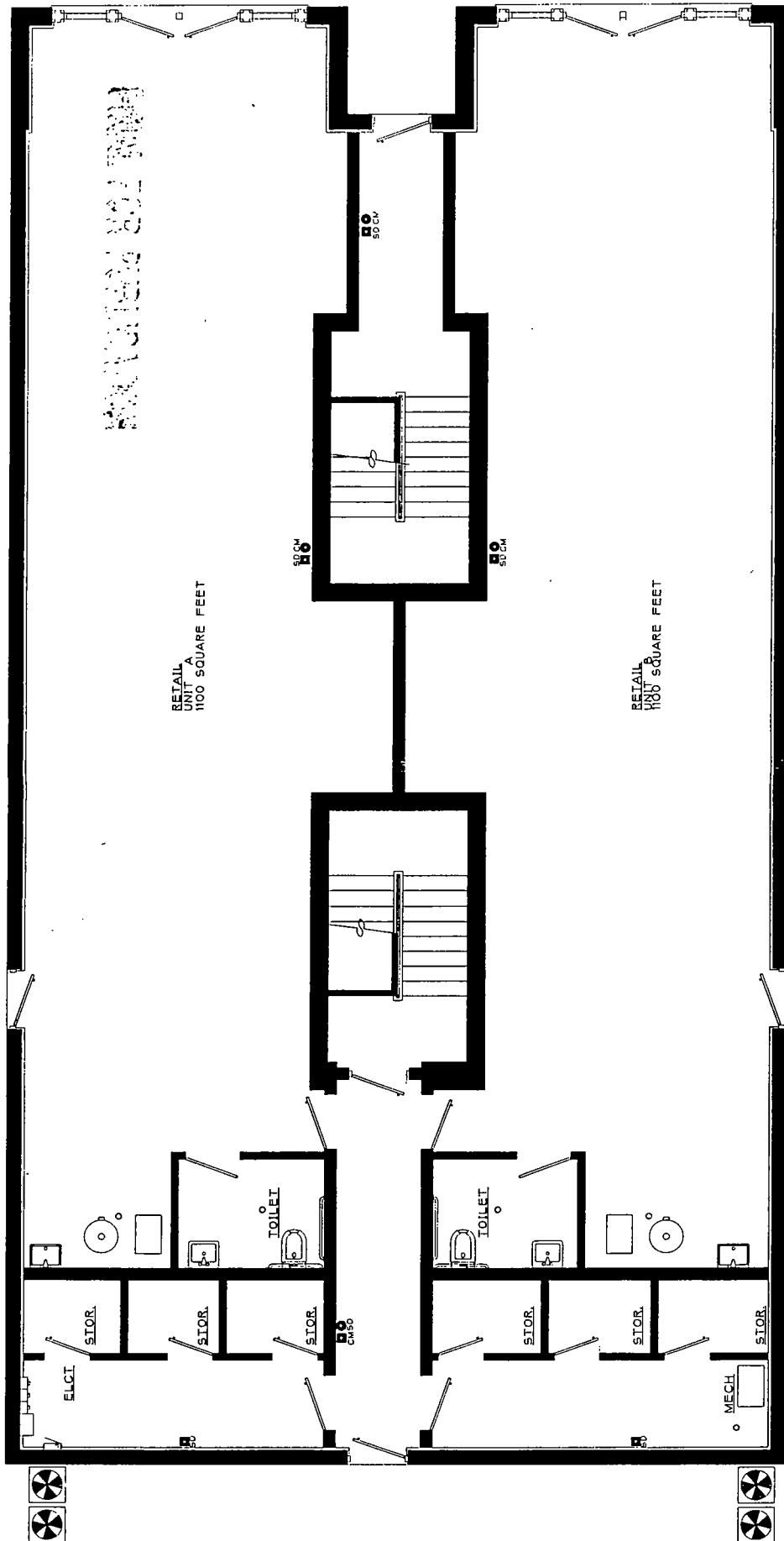
NORTH OAKLEY AVENUE

FRONT PORCH



1 SITE PLAN

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

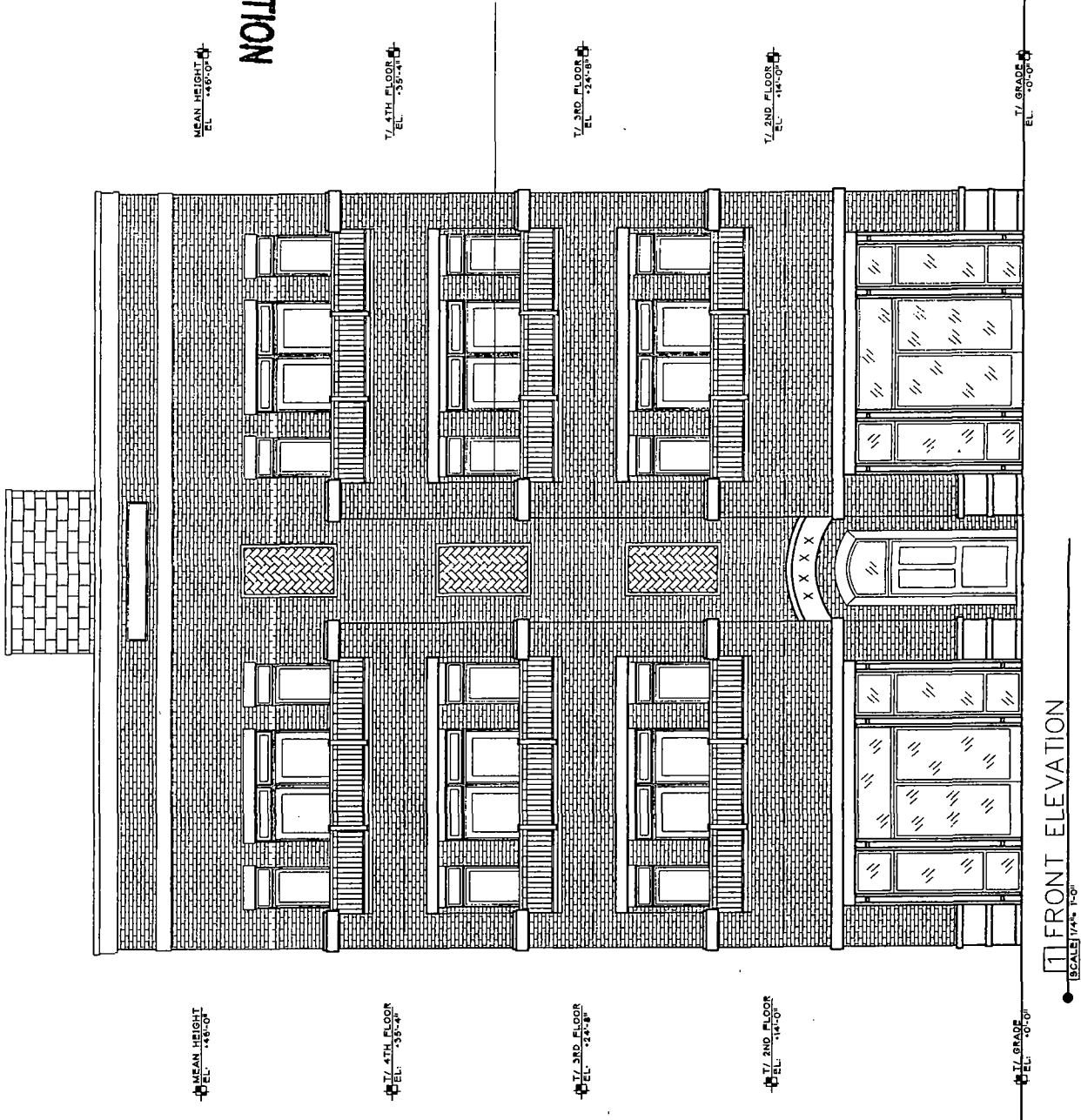


1 GROUND FLOOR PLAN

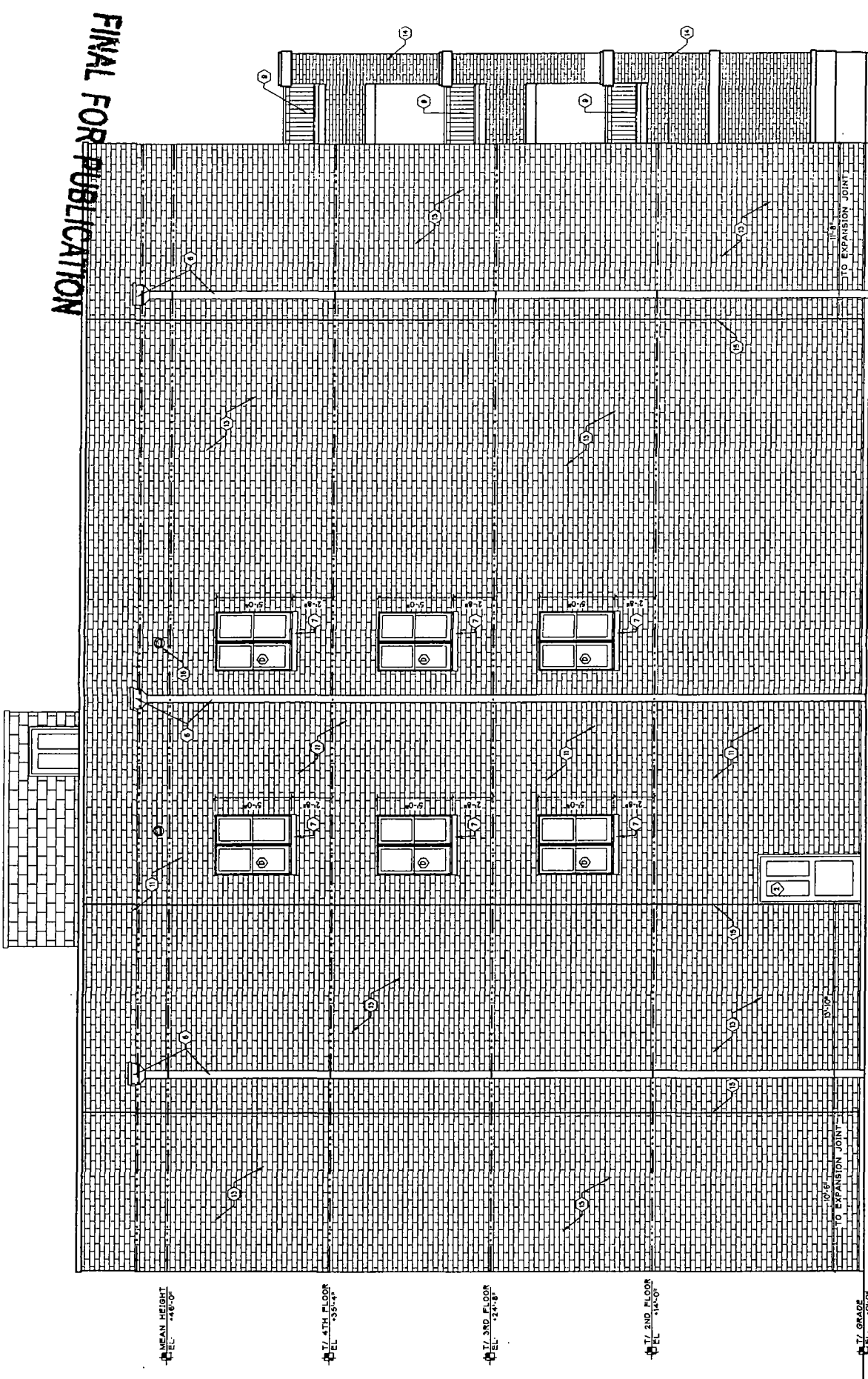


2 TYPICAL FLOOR PLAN

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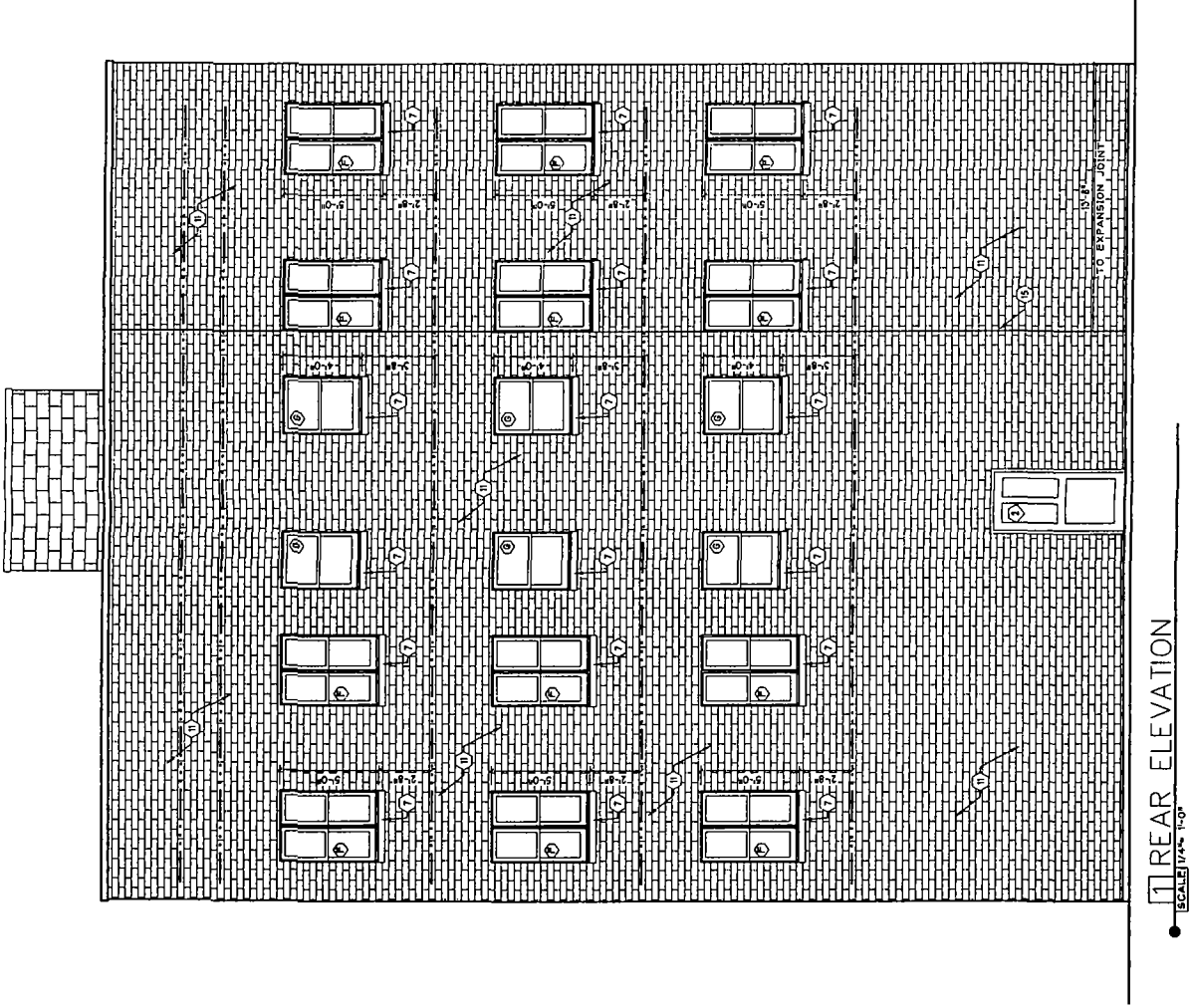
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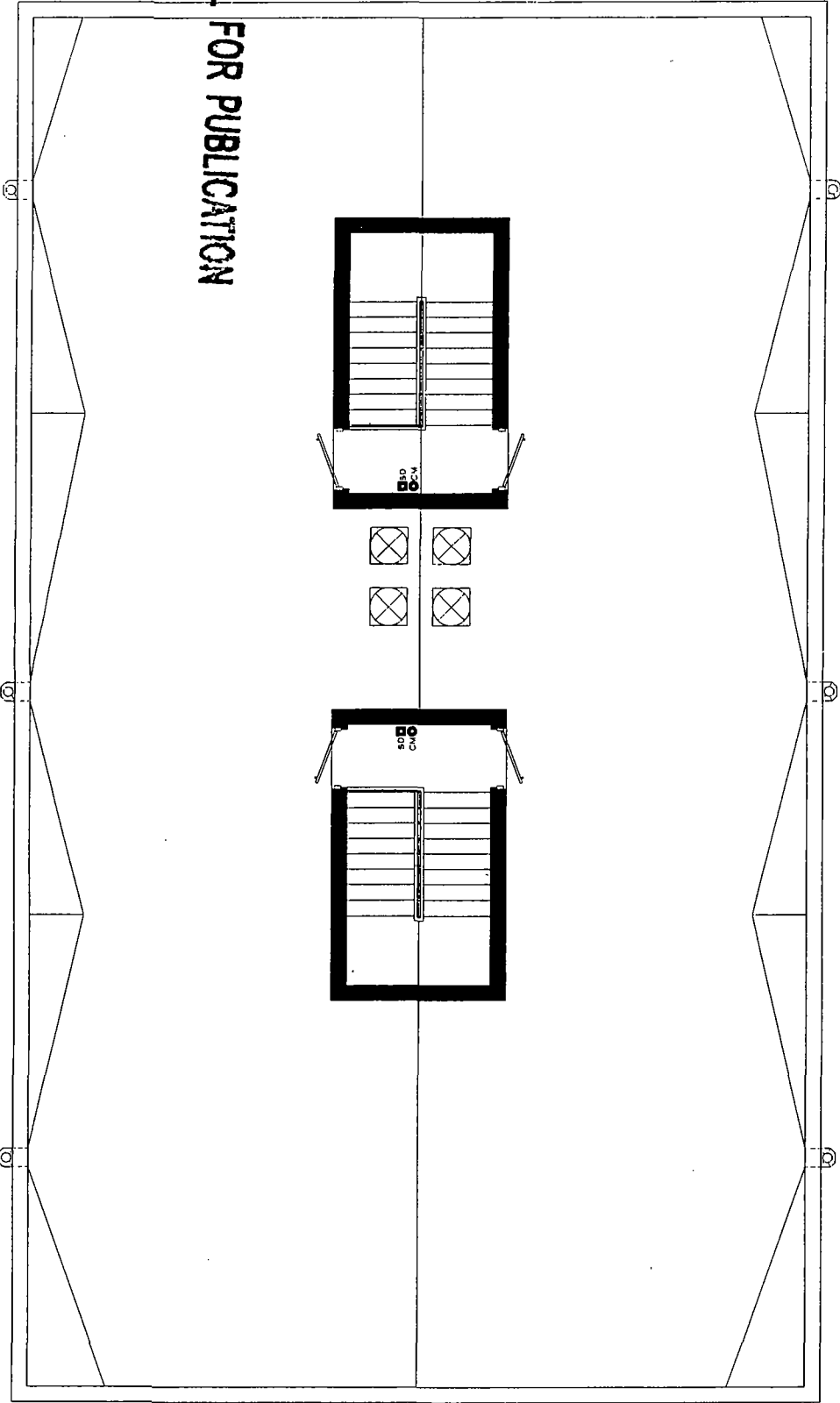
1/4 RIGHT/LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



3 ROOF PLAN