



City of Chicago



SO2017-6188

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/6/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-L at 5031 W Irving Park Rd - App No. 19357
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE
ORDINANCE

19357T/
INTRO DATE:
SEPT. 6, 2017

SUB TO A
TYPE I

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the B3-1 Neighborhood Commercial District symbols and indications as shown on Map No. 9-L in area bound by

WEST IRVING PARK ROAD; A LINE 300 FEET EAST OF AND PARALLEL TO NORTH LECLAIRE AVENUE; THE PUBLIC ALLEY NEXT SOUTH OF WEST IRVING PARK ROAD; AND, A LINE 275 FEET EAST OF AND PARALLEL TO NORTH LECLAIRE AVENUE

To those of a B2-2 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 5031 WEST IRVING PARK ROAD**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current B3-1 District to that of a B2-2 District for the property commonly known 5031 West Irving Park Road. The total lot area of the subject site is 3,078 square feet. Applicant seeks to improve the site with a new construction building containing three residential dwelling units.

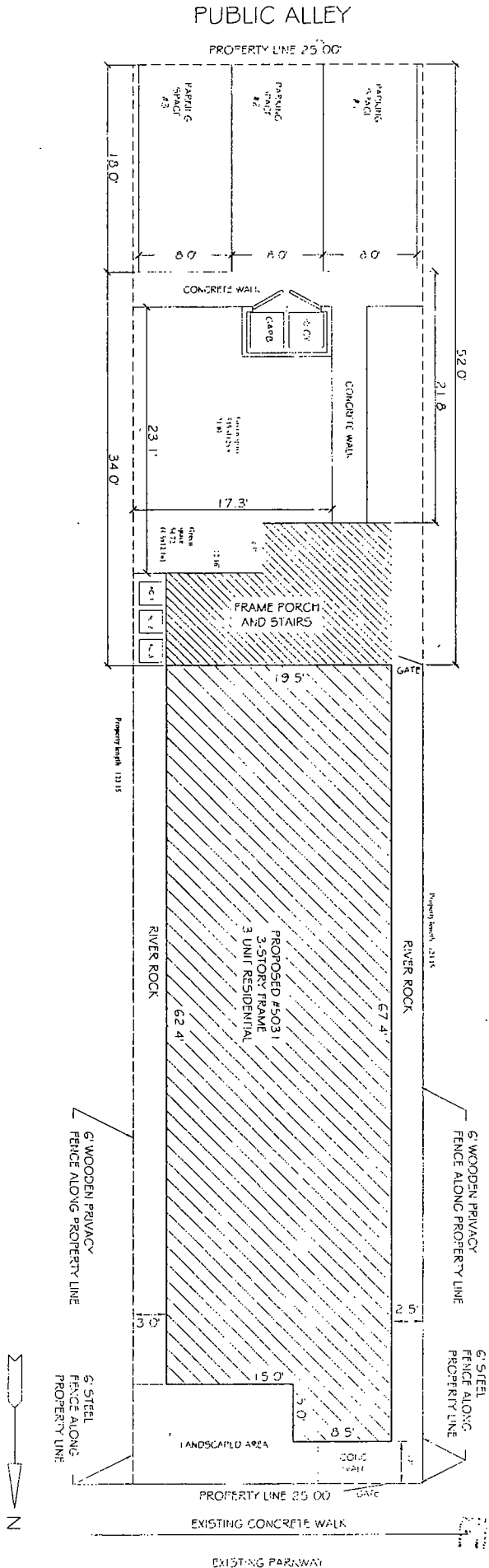
The following is a list of the proposed (existing) dimensions of the development:

Density:	3 residential dwelling units
Lot Area Per Unit:	1,026
Off Street Parking:	3 spaces
Height:	32 feet 5 inches
Floor Area:	3,690 square feet
Floor Area Ratio:	2.2
Front (North) Setback:	3 feet 8 inches
Rear (South) Setback:	52 feet
East Side Setback:	2.5 feet
West Side Setback:	3 feet

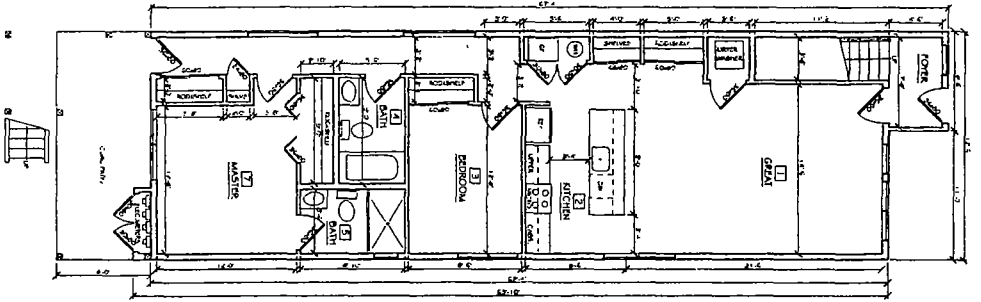
FINAL FOR PUBLICATION

ZONING CHANGE - NEW CONSTRUCTION THREE UNIT RESIDENTIAL BUILDING

ZONING CHANGE REQUEST TO CHANGE RESIDENTIAL
LOT FROM B3-1 ZONING TO B2-2 ZONING



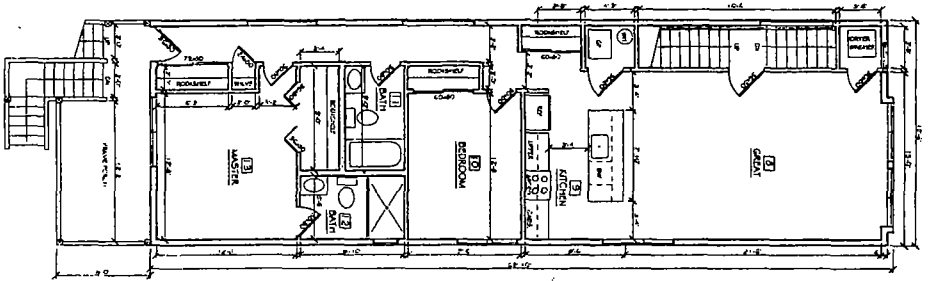
5031 W. Irving Park Road
CHICAGO, ILLINOIS
SP-1
04 SEPT 2017



GROSS LIVABLE:
1,238 SQFT

FIRST FLOOR PLAN

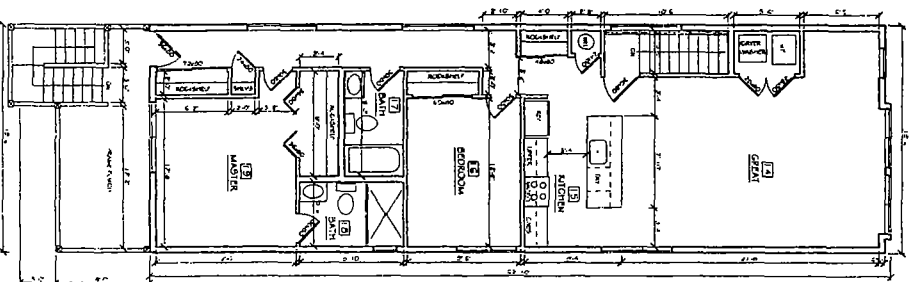
SCALE: 1/4" = 1'-0"



GROSS LIVABLE:
1,216 SQFT

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



GROSS LIVABLE:
1,216 SQFT

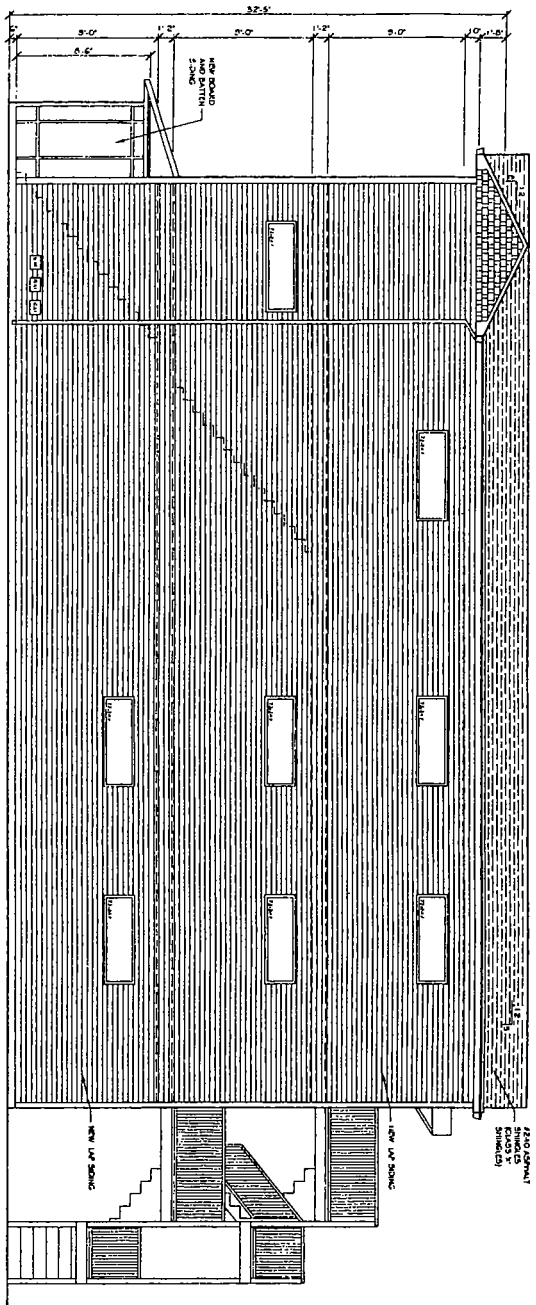
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

FINAL FOR PUBLICATION

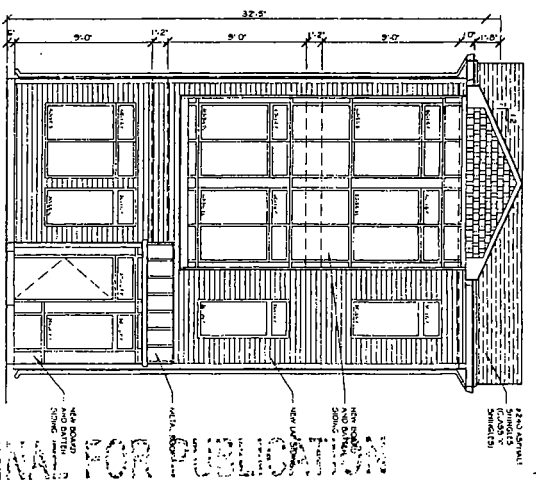
5031 W. Irving Park Road
CHICAGO, ILLINOIS

A-1
04 SEPT 2017



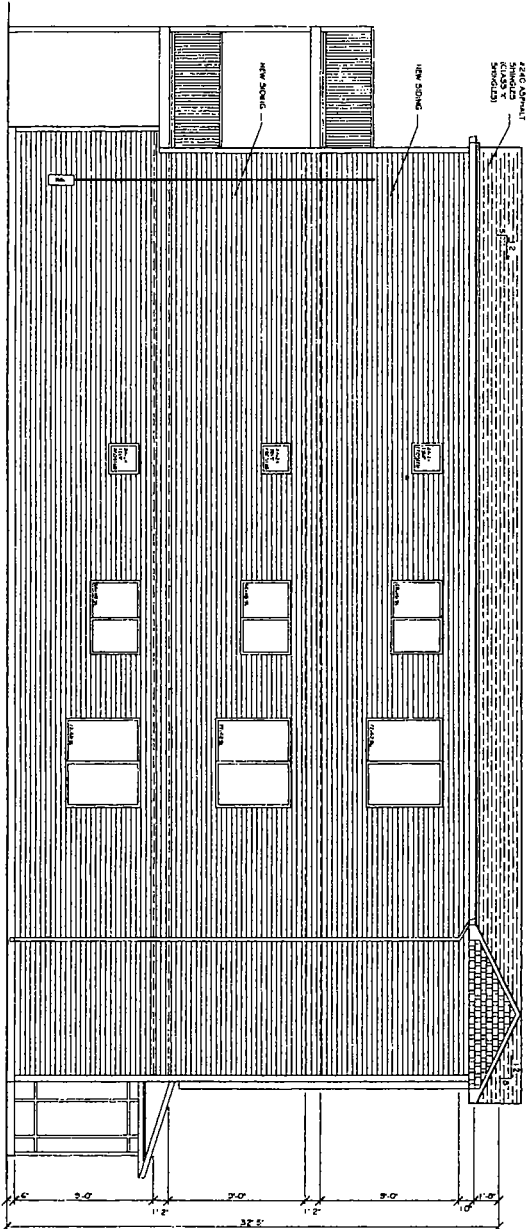
EAST ELEVATION

SCALE 1/4" = 1'-0"



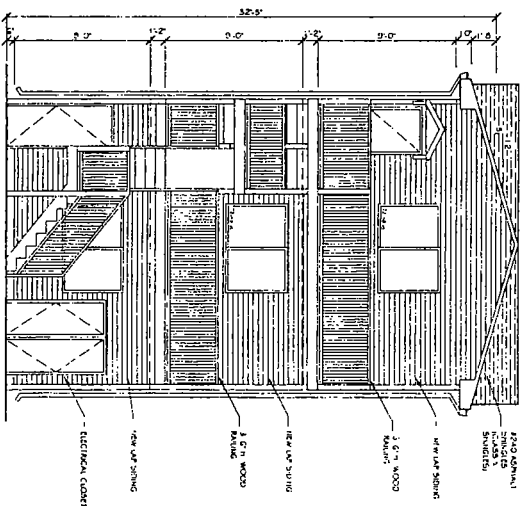
NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

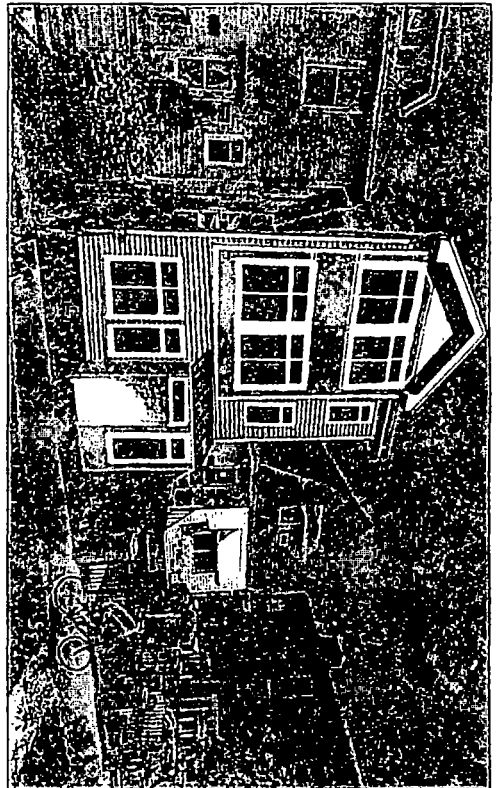


SOUTH ELEVATION

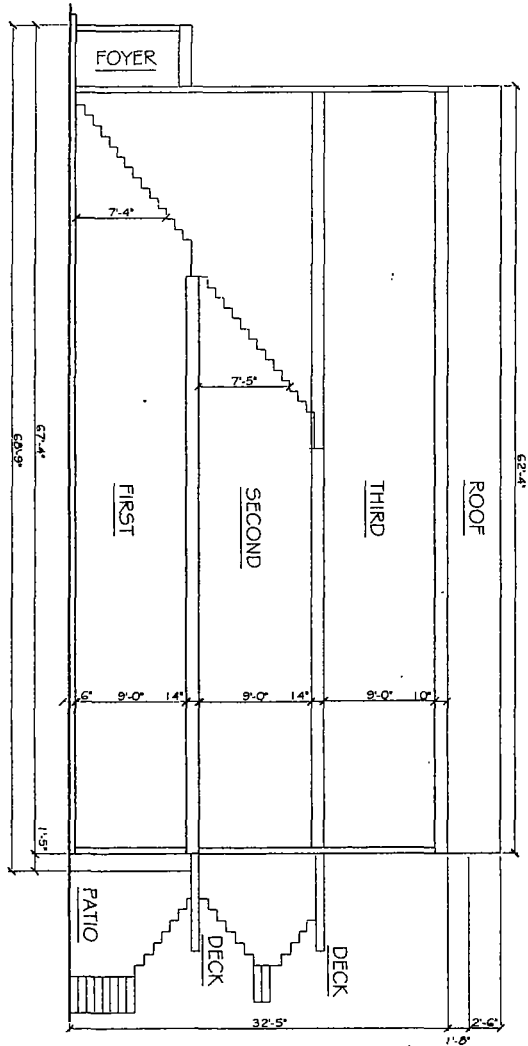
SCALE 1/4" = 1'-0"

5031 W. Irving Park Road
CHICAGO, ILLINOIS

A-2
04 SEPT 2017

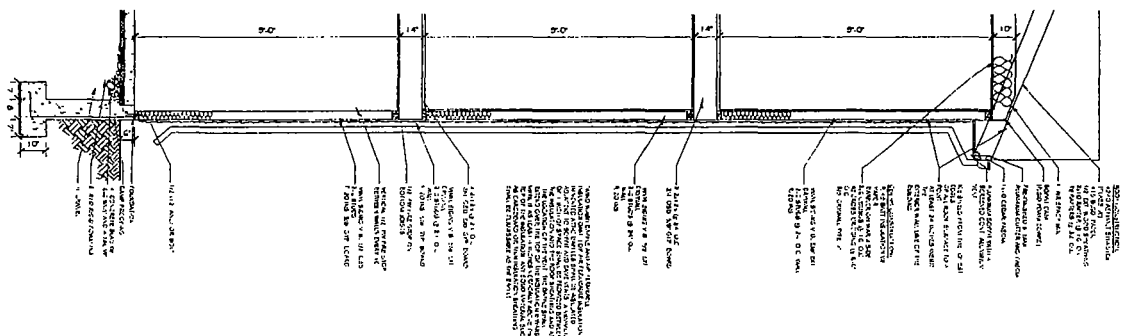


RENDERING PERSPECTIVE
VIEW FROM W IRVING



BUILDING SECTION

SCALE: 1/4" = 1'-0"



WALL SECTION

SCALE 1" = 1'-0"

FINAL FOR PUBLICATION

5031 W. Irving Park Road
CHICAGO, ILLINOIS

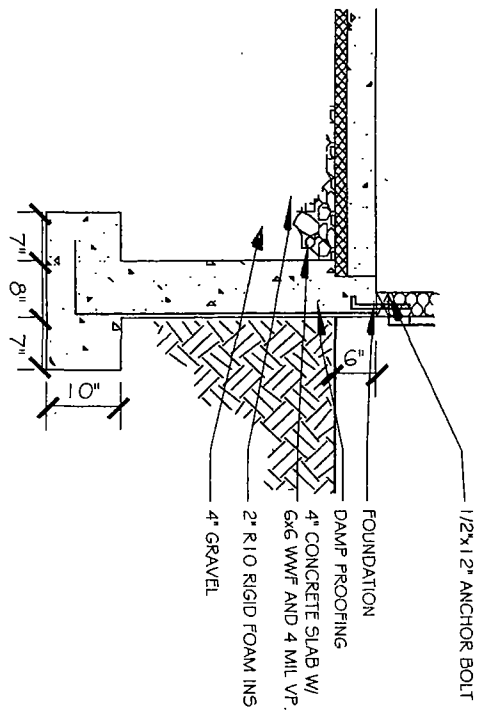
A-3

04 SEPT 2017

04 SEPT 2017

FOUNDATION SECTION

SCALE: N.T.S.

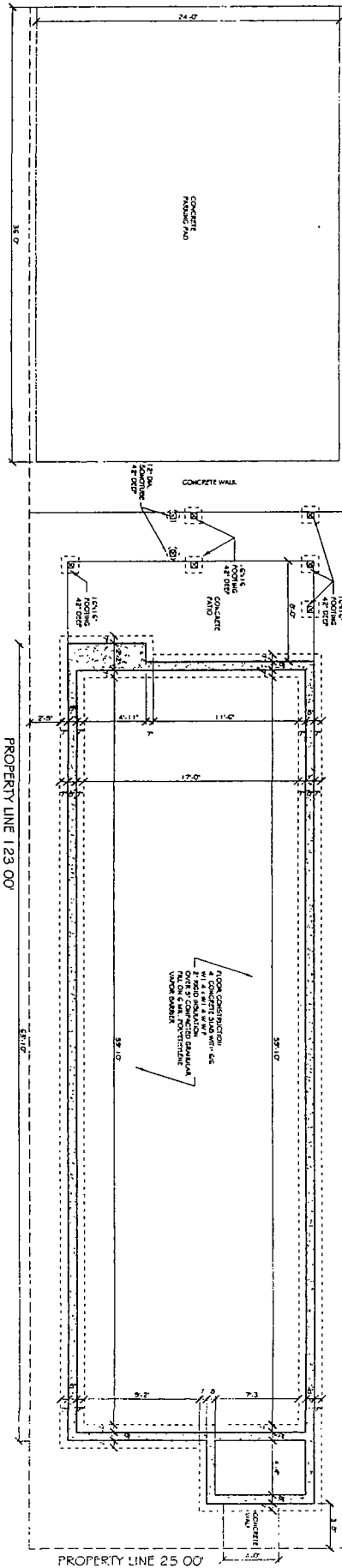


PROPERTY LINE 123.00'

PROPERTY LINE 25.00'

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



5031 W. Irving Park Road
CHICAGO, ILLINOIS

F-1
04 SEPT 2017

FINAL FOR PUBLICATION