



# City of Chicago



O2018-5979

Office of the City Clerk

## Document Tracking Sheet

|                                 |   |
|---------------------------------|---|
| <b>Meeting Date:</b>            | 7/25/2018   |
| <b>Sponsor(s):</b>              | Misc. Transmittal   |
| <b>Type:</b>                    | Ordinance   |
| <b>Title:</b>                   | Zoning Reclassification Map No. 11-H at 2020-2024 W Irving<br>Park Rd - App No. 19727T1 |
| <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 of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by

The public alley north of and parallel to West Irving Park Road; the public alley next west of North Lincoln Avenue; West Irving Park Road and a line 75 feet west of the public alley that is next west of North Lincoln Avenue as measured along West Irving Park Road

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:                      2020-2024 West Irving Park Road

**FINAL FOR PUBLICATION**

**PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT**

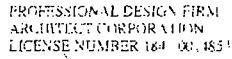
**2020-2024 WEST IRVING PARK ROAD**

**B1-3 Neighborhood Shopping District**

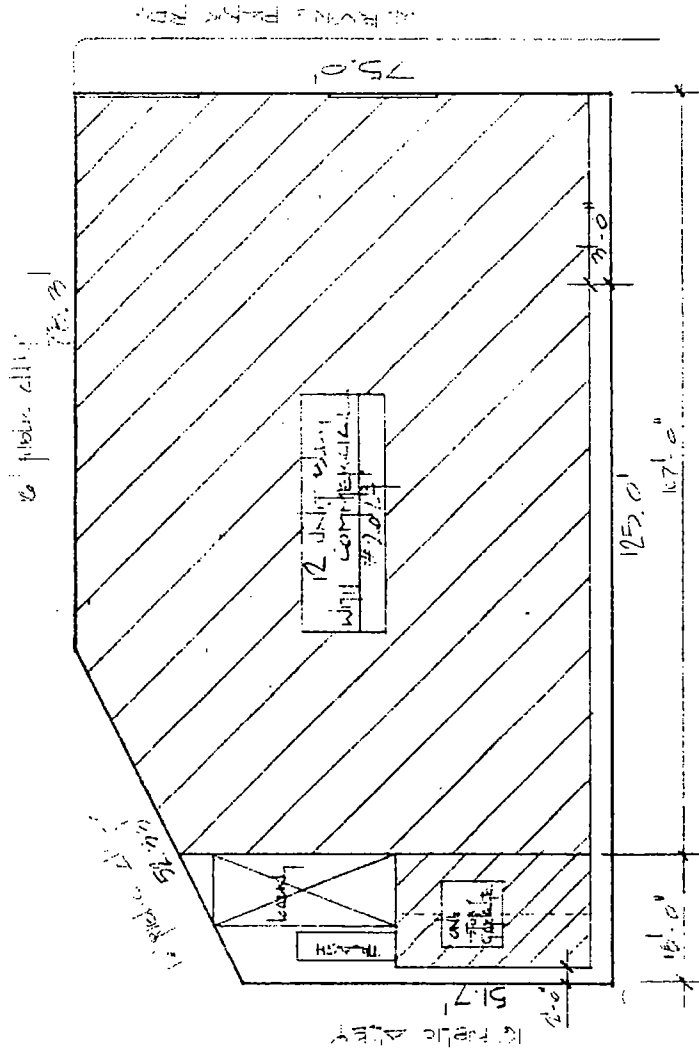
The applicant seeks a zoning amendment from a B1-1 Neighborhood Shopping District to a B1-3 Neighborhood Shopping District to allow for the construction of a four story, twelve dwelling unit mixed-use building with 2,200 square feet of commercial space on the ground floor. The building will be 48 feet 6 inches tall. 12 parking spaces will be provided.

|                         |                    |
|-------------------------|--------------------|
| Lot Area                | 8830.5 square feet |
| MLA                     | 735.88 square feet |
| Parking                 | 12 parking spaces  |
| Front Setback           | 2 feet             |
| Rear Setback            | 0 feet             |
| Side Setback - East     | 0 feet             |
| Setback - West          | 3 feet             |
| FAR                     | 2.94               |
| Building Square Footage | 26,000 square feet |
| Building Height         | 48 feet 6 inches   |

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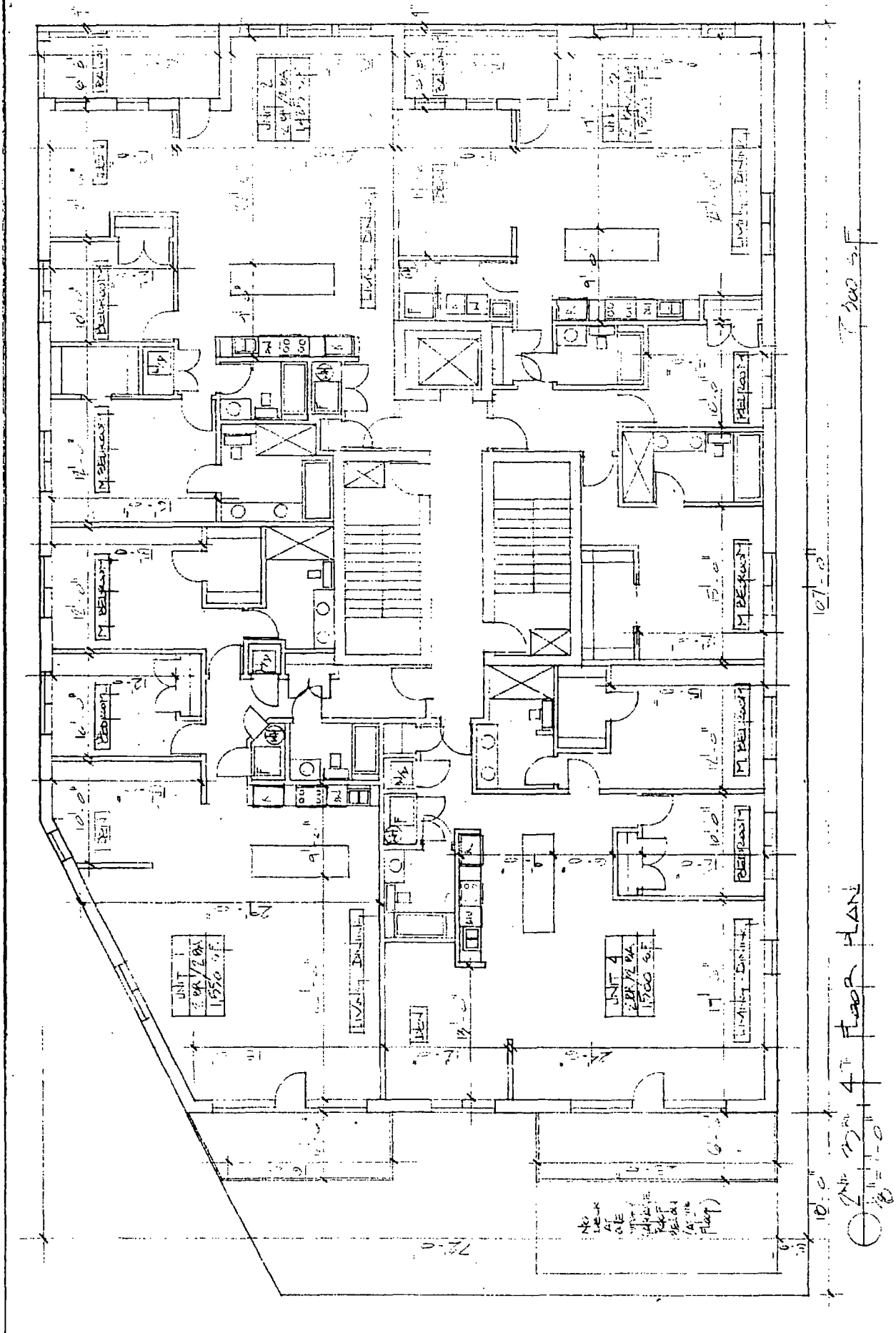
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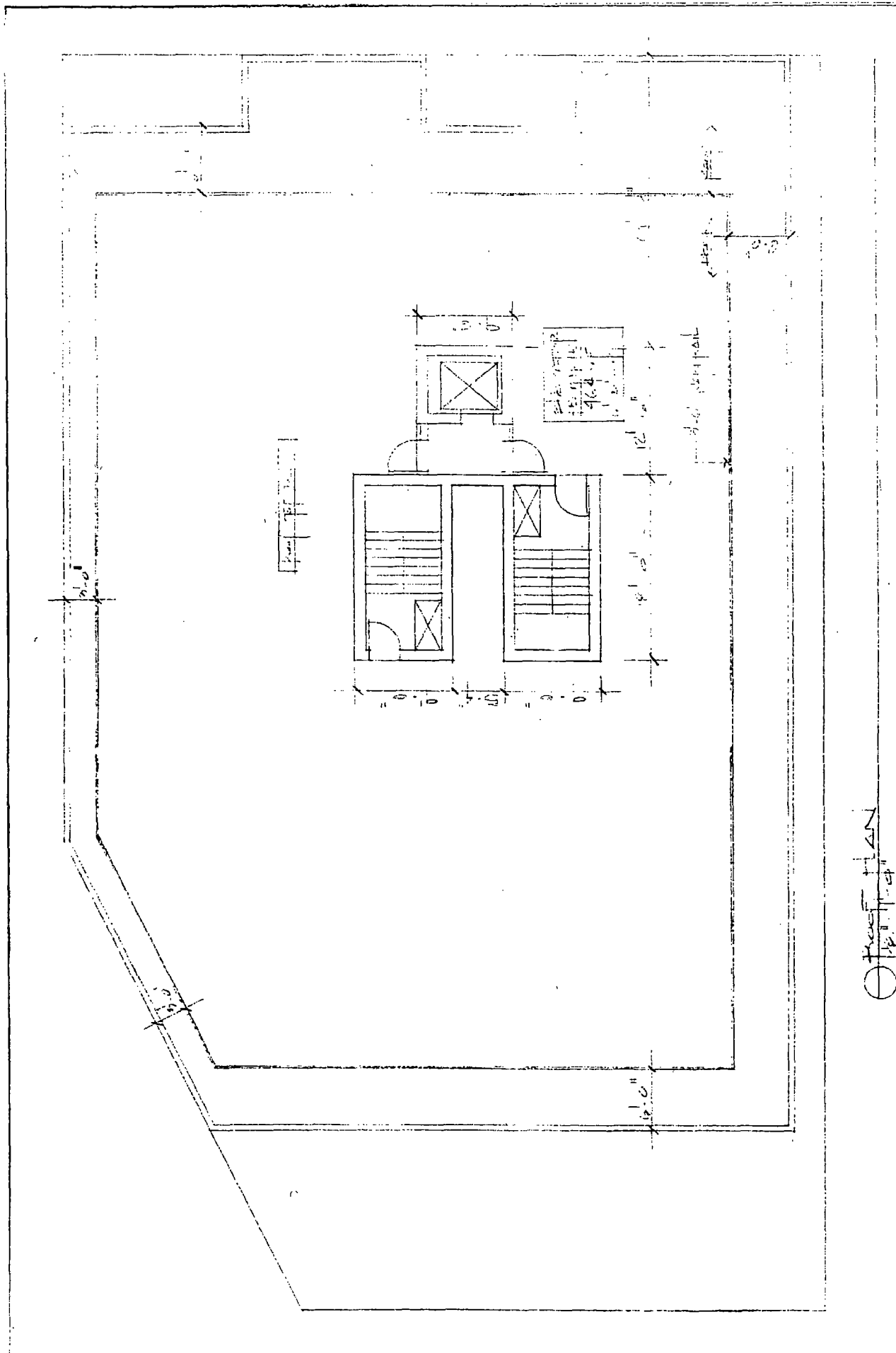
| ZONING INFORMATION |          |
|--------------------|----------|
| LOT AREA           | 8,880.3  |
| S.F. AREA          | 310      |
| MAXIMUM            | 26,491.0 |
| 1st Floor          | 9,100    |
| 2nd Floor          | 7,900    |
| 3rd Floor          | 7,900    |
| 4th Floor          | 7,900    |
| TOTAL              | 26,000   |


 $x_{16}'' = 1.0''$





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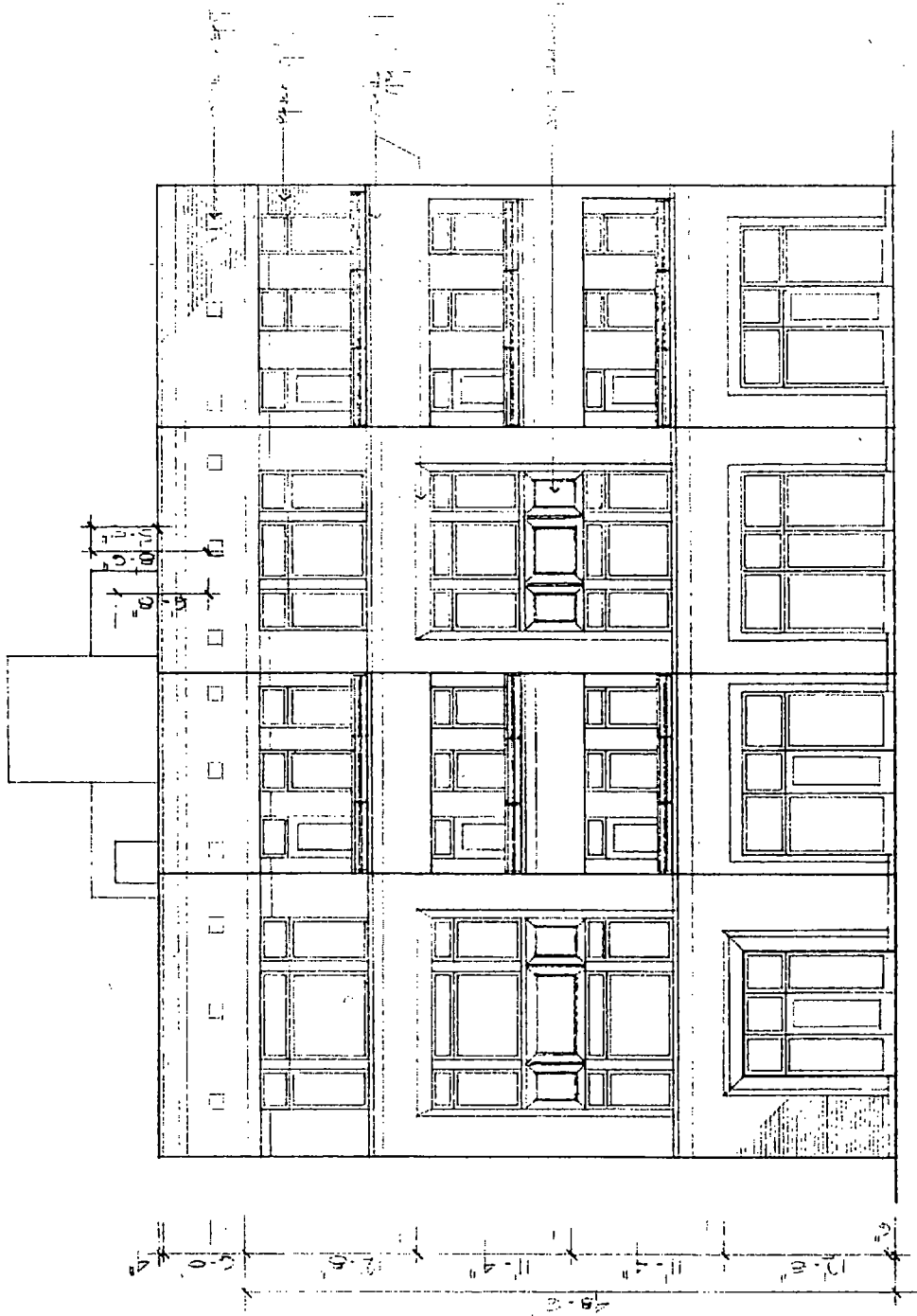


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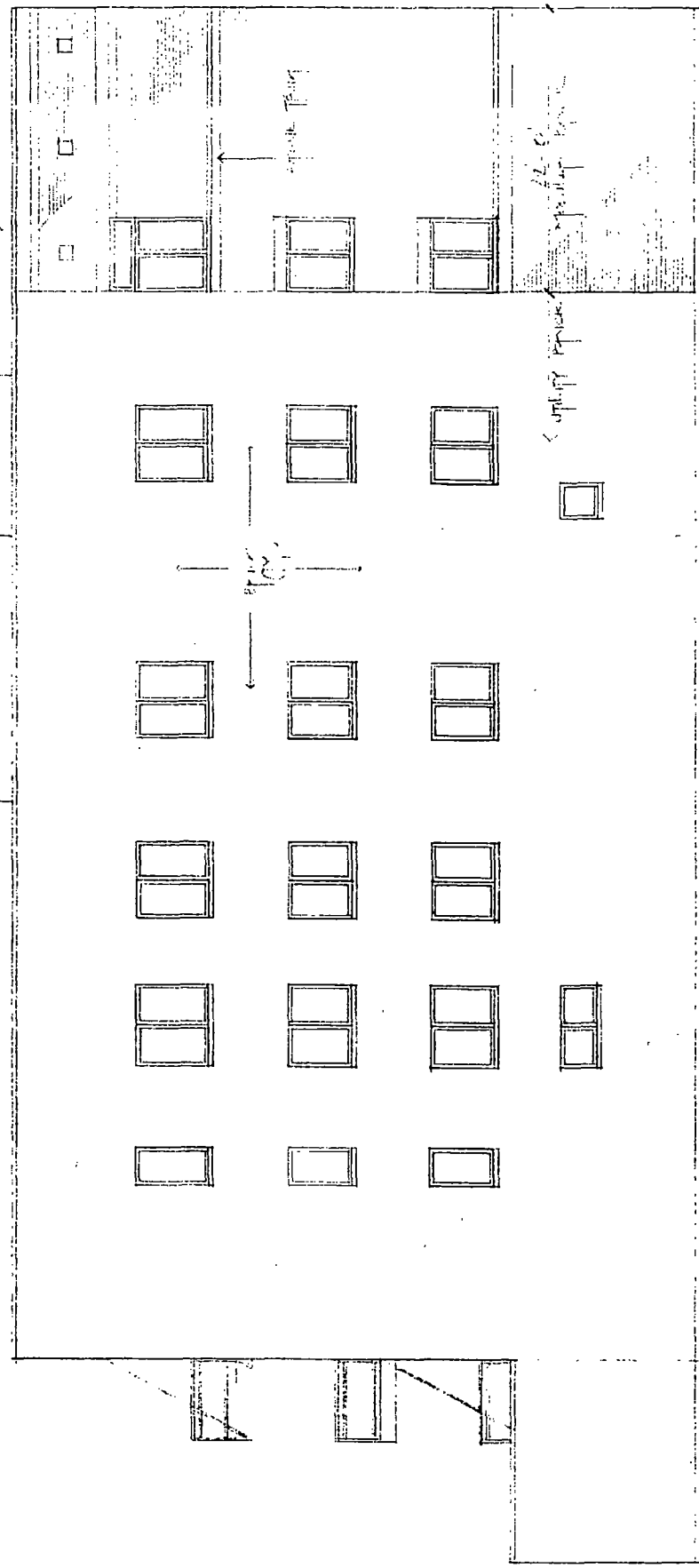


FRONT ELEVATION

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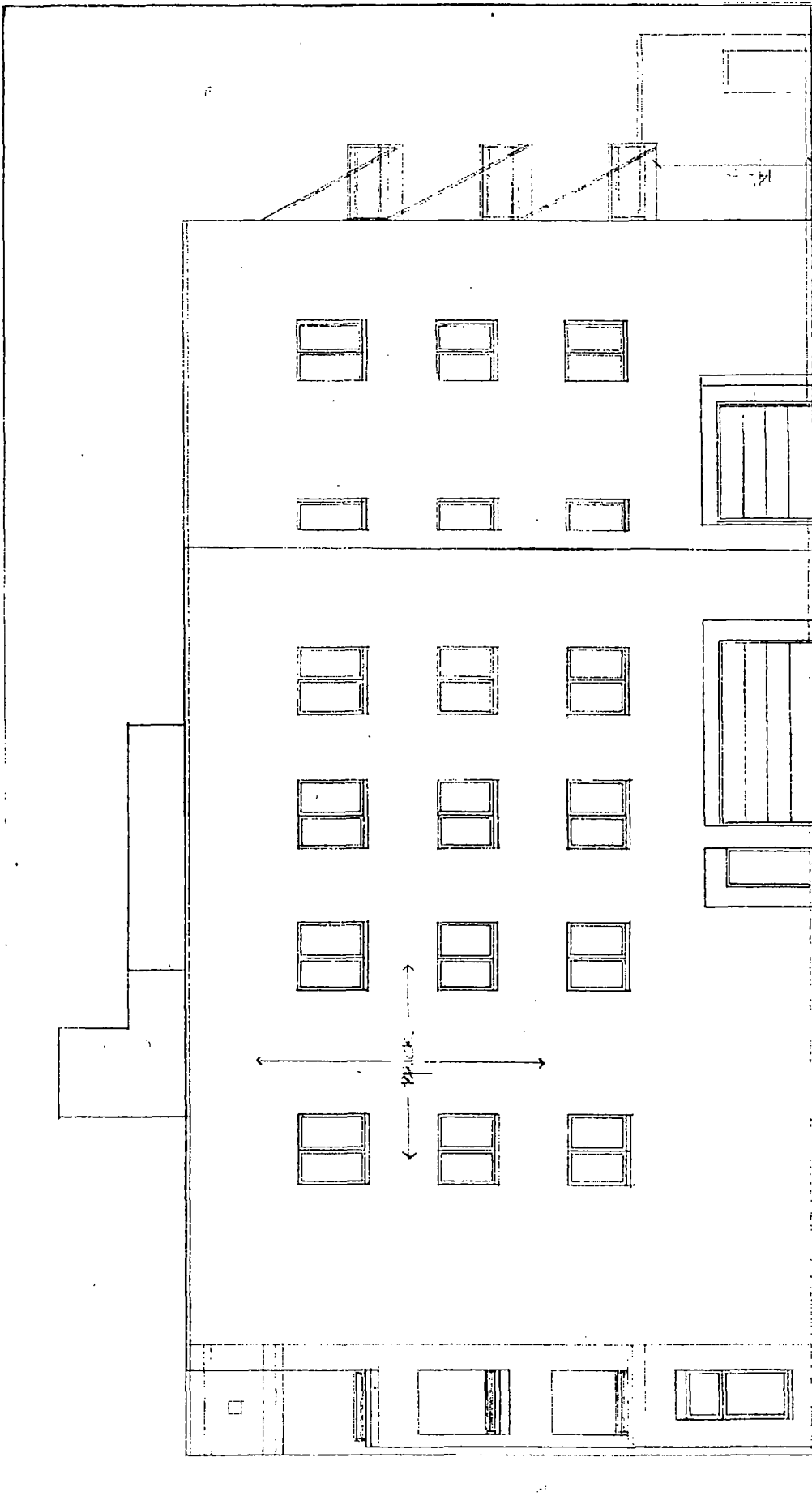
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WEST ELEVATION  
001465

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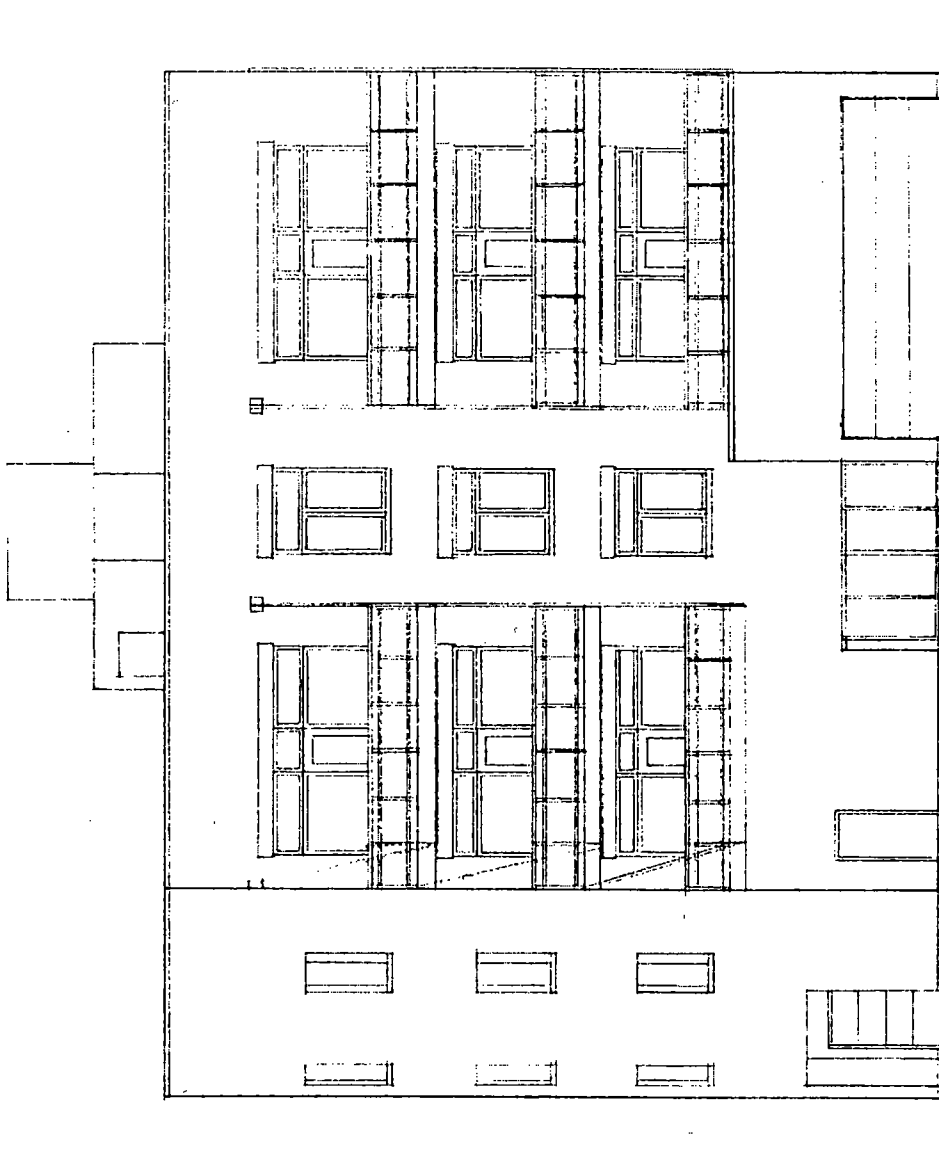


East Elevation  
1/4" = 1'-0"

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REAR ELEVATION  
1"=1'-0"

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