

Common Address of Property: 2244 West Irving Park Road

PROJECT NARRATIVE TYPE 1 ZONING AMENDMENT 2244 WEST IRVING PARK ROAD

BI-3 Neighborhood Shopping District

The applicant is requesting a zoning amendment from a BI-1 Neighborhood Shopping District to a BI-3 Neighborhood Shopping District for the proposed 4 story mixed use building with retail on the ground floor and dwelling units on floors 2 through 4 for a total of 3 dwelling units with 3 parking spaces.

Lot Area	2,885.25 square feet
Parking	3 Spaces
Front Setback	0feet
Rear Yard	30 feet 7 inches
East Setback	0feet
West Setback	0feet
FAR	2.4
MLA	961
Building Square Footage	6,796 square feet
Building Height	46 feet 5 inches

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