

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

2042-46 West Irving Park Avenue

17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE + PLANS 2042-2046 West Irving Park Road,
Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 7,812.5 square feet

Proposed Land Use: The subject property consists of two contiguous lots of record. The west parcel (Lot 52) is presently improved with a vacant two-and-half-story multi-unit residential building, while the east parcel (Lot 53) is presently vacant and unimproved. The existing improvements are non-conforming under the current Zoning Ordinance (BI-1). 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 multi-unit residential building. The new proposed building will feature a total of twenty (20) dwelling units on and between the 1st thru 4th Floors, with parking for ten (10) vehicles located within the interior of the 1st Floor - at the rear, which represents off-street parking for over 50% of the dwelling units. The new proposed building will measure 46-foot-0 inches in height and will be masonry in construction.

- A) The Project's Floor Area Ratio: 19,464 square feet (2.45 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 20 dwelling units (blended) - 17 standard units + 3 efficiency units (15%) (285 square feet per dwelling unit)

**The subject property is located on a pedestrian street and within 2,640 linear feet of the entrance to the CTA Train Station, therefore, the Applicant is seeking a reduction in the otherwise required minimum lot area per dwelling unit. [Sec. 17-3-0402-B]*

- C) The amount of off-street parking: 10 vehicular spaces; 15 bicycle spaces

**The subject property is located on a pedestrian street and within 2,640 linear feet of the entrance to the CTA Train Station, therefore, the Applicant is seeking a 50% reduction in the otherwise required off-street parking - from 20 spaces to 10 spaces. [Sec. J 7-10-0102-BJ]*

- D) Setbacks: a. Front Setback: 5 foot-0 inches
 - b. Rear Setback: 23 feet-0 inches
 - c. Side Setbacks: East: 0 feet-4 inches West: 0 feet-4 inches

**The Applicant will seek any relief that may be necessary to bring the proposed setbacks into compliance with the current Zoning Ordinance. [Sec. 17-13-1101-B].*

- E) Building Height: 46 feet-0 inches