



Office of the City Clerk

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Legislation Text

File #: O2021-2620, Version: 1

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ORDINANCE

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SECTION 1. That the Chicago Zoning Ordinance be amended by changing the current B2-3 Neighborhood Mixed-Use District and B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 11-11 in the area bounded by:

The public alley next north of and parallel to West Irving Park Road; a line 100.00 feet east of and parallel to the east line of North Oakley Avenue; West Irving Park Road; North Oakley Avenue

to those of a B3-3 Neighborhood Mixed-Use District.

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

Common Address: 2250-2258 West Irving Park Road

Final! for Publication

SUBSTITUTE NARRATIVE AND PLAN'S FOR TYPE-1 ZONING MAP AMENDMENT AT 2250-2258 WEST IRVING PARK ROAD

The Applicant requests a zoning change for the property located at 2250-2258 West Irving Park Road, Chicago, Illinois 60618 from the B2-3 Neighborhood Mixed-Use District and B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District in order to construct a five-story, 61'-4" tall mixed-use building. The proposed building will have thirty-nine (39) residential dwelling units located on the second through fifth floors. The ground floor will be improved with approximately 2,880 square feet of commercial space, nineteen (19) parking spaces, and forty-two (42) bicycle parking spaces. The proposed building is approximately 112 feet from the Western Avenue CTA bus line (bus TOD) and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area- from 400 square feet to 300 square feet for dwelling units and from 300 square feet to 200 square feet for efficiency units, for a combined lot area per unit of 295 square feet, and a parking reduction of more than fifty (50) percent from the required thirty-nine (39) parking spaces. Based on this, the applicant seeks a reduction of twenty (20) parking spaces to the proposed nineteen (19) parking spaces.

Lot Area 1 1,537 square feet

Floor Area Ratio	3.6
Building Area (for FAR calculation only)	41,646 square feet*
Density (Lot Area per Dwelling Unit)	295 square feet per unit**
Number of Dwelling Units	39
Commercial Space	2,880 square feet
Off-Street Parking	19 parking spaces***
Bicycle Parking	42 spaces
Setbacks:	
Front	0'-0"
Side (Alley)	2'-0"
Side (ROW)	0'-0"
Rear	16'-0"
Building Height	61'-4"

* Additional 0.6 FAR based on 17-3-0403-B

Reduction from the required 400 square feet per unit per Section 17-3-0402-B. *Reduction per 17-10-0102-B and compliance with Section 17-13-0905-F. 1 (a-e), Parking Reduction for Transit Served Locations.

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