



Office of the City Clerk

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Legislation Text

File #: O2019-9317, Version: 1

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 the B3-2 Community Shopping District symbols and indications as shown on Map No. 9-H in the area bounded by

West Irving Park Road; a line 150.27 feet east of and parallel to North Wolcott Avenue; the alley next south of and parallel to West Irving Park Road; and a line 112.77 feet east of and parallel to North Wolcott Avenue,

to those of a C2-3 Motor Vehicle-Related Commercial District.

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

1839-1841 West Irving Park Road

Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE & PLANS

"1839-1841 West Irving Park Road, Chicago, Illinois

Proposed Zoning: C2-3 Motor Vehicle-Related Commercial District Lot Area:

4,535 square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new four-story mixed-use (commercial-residential) building, at the subject site. The

existing two-story building will be razed. The proposed new four-story (with basement) will have commercial-retail space - at grade level, with frontage on Irving Park Road, and a total of seven (7) dwelling units - on and between the basement thru 4th Floor. The subject property is located within 1,320 linear feet of the entrance to the Irving Park-Ravenswood CTA ('El') Station, and - therefore, the redevelopment plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be surface parking for a total of three (3) vehicles, located on and at the rear of the property. The proposed new building will be predominantly masonry in construction, with glass and metal accents, and will measure 46 feet-8 inches in height.

- A) The Project's Floor Area Ratio: 12,260 square feet (2.8 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 7 dwelling units (647.9 square feet per unit)
- C) The amount of off-street parking: 3 vehicular parking spaces
**The subject site is located within 1,320 square feet of the entrance to the Irving Park-Ravenswood CTA Station, and- therefore, qualifies for a 60% reduction in the amount of required onsite vehicular parking.*
- D) Setbacks:
 - a. Front Setback: 0 feet-5 inches
 - b. Rear Setback: 30 feet-0 inches
 - c. Side Setbacks: West: 0 feet-0 inches
East: 1 feet-0 inches
- E) Building Height:
46 feet-8 inches

WEST IRVING PARK ROAD (TWO WAY TRAFFIC)

16'-0" PUBLIC ALLEY

SITE PLAN

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