



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2016-6341
Type: Ordinance **Status:** Passed
File created: 9/14/2016 **In control:** City Council
Final action: 11/16/2016
Title: Zoning Reclassification Map No. 11-H at 2250-2256 W Irving Park Rd - App No. 18946T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-H
Attachments: 1. O2016-6341.pdf, 2. SO2016-6341.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed as Substitute	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

SUBSTITUTE ORDINANCE-18946 TI

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No.1 1-H in the area bounded by

the alley next north of and parallel to West Irving Park Road; a line 50 feet east of and parallel to North Oakley Avenue; West Irving Park Road; and North Oakley Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

i
CD
CL. O
3=

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 5,769 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The two existing buildings, currently located on the site, will both be razed. The proposed new building will contain two (2) commercial/retail spaces (1100 square feet per unit) - at grade level, and six (6) dwelling units - above (2nd thru 4th Floors). There will be a new six-car detached garage, located at the rear of the building. The new proposed building will be masonry in construction and measure 46 feet-0 inches in height.

- a) The Project's Floor Area Ratio:
13,480 square feet (2.34 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit): 961.5 square feet
- c) The amount of off-street parking:
6 parking spaces
- d) Setbacks:
 - a. Front Setback: 3 feet-11 inches
 - b. Rear Setback: 30 feet-0 inches
 - c. Side Setbacks: West: 3 feet-0 inches
East: 3 feet-0 inches
- (e) Building Height:

46 feet-0 inches

O -i
CP
Gaol O
OJU

5u

QVO^J ^Vd ONIA^JI

oi=i=Jvy± Nouoayia o/vu.

O
-a c:
co
r~ **O**

O