



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-3197  
**Type:** Ordinance  
**File created:** 7/21/2021  
**Status:** Passed  
**In control:** City Council  
**Final action:** 11/17/2021  
**Title:** Zoning Reclassification Map No. 11-H at 2042-2046 W Irving Park Rd - App No. 20802T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-H  
**Attachments:** 1. O2021-3197.pdf, 2. SO2021-3197.pdf

Date	Ver.	Action By	Action	Result
11/17/2021	1	City Council	Passed as Substitute	Pass
11/16/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2021	1	City Council	Referred	

FINAL FOR  
PUBLICATION

## 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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by

the alley next north of and parallel to West Irving Park Road; a line 175.00 feet east of and parallel to North Hoyne Avenue; West Irving Park Road; and a line 112.50 feet east of and parallel to North Hoyne Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

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 (B1-1). 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 1<sup>st</sup> thru 4<sup>th</sup> Floors, with parking for ten (10) vehicles located within the interior of the 1<sup>st</sup> Floor - at the rear, which represents off-street parking for over 50% of the dwelling units. The new proposed building will measure 46-feet-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. 17-10-0102-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