Office of the City Clerk

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Legislation Details (With Text)

File #:	SO2022-315	**Status:**		Passed
Type:	Ordinance			
File created:	1/26/2022	**In control:**		City Council
		Final action:		5/25/2022
Title:	Zoning Reclassification Map No. 9-H at 1647-1649 W Irving Park Rd - App No. 20922T1			
Sponsors:	Misc. Transmittal			
Indexes:	Map No. 9-H			
Attachments:	1. O2022-315.pdf, 2. SO2022-315.pdf			

Date	Ver.	Action By	Action	Result
5/25/2022		City Council	Passed as Substitute	Pass
5/24/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/26/2022	1	City Council	Referred	

ORDINANCE

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

SECTION 1. Title 17 ofthe Municipal Code of Chicago, the Chicago Zoning

Ordinance, is hereby amended by changing all the Bl-1 Neighborhood Shopping District

symbols and indications as shown on Map No. 9-H in the area bounded by

West Irving Park Road; a line 156.05 feet east of and parallel to North Paulina Street; the alley next south of and parallel to West Irving Park Road; and a line 106.06 feet east of and parallel to North Pauline Street,

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

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

1647-1649 West Irving Park Road

Application No. 20922-T1

17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative & Plans 1647-1649 West Irving Park
    Road, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,250 square feet

Proposed Land Use: The subject property consists of two contiguous lots of record. The west parcel (Lot 6) is presently improved with a two-and-half-story multi-unit residential building (at the front) and a two-story residential building (at the rear), while the east parcel (Lot 5) is presently improved with a two-and-half-story multi-unit residential building and a detached garage. The existing improvements are non-conforming under the current Zoning Ordinance. 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 (with basement) multi-unit residential building. The new proposed building will feature a total of eight (8) dwelling units, located on and between the Basement thru 4* Floors. The programming for the new proposed development calls for the provision of parking for three (3) vehicles within the inferior of the building (Basement), as well as the erection of two (2) detached garages, which -together, will provide enclosed parking for an additional live (5) vehicles. So that the new proposed development will provide off-street parking for a total of eight (8) vehicles. The design for the new development also includes a rooftop deck above the 4th Floor, which will be accessed via two small stair enclosures. The new proposed building will measure 47-feet in height (to the underside ceiling of the 4th Floor) and will be masonry in construction.

A)   The Project's Floor Area Ratio: 12,376 square feet square feet (2.0 FAR)

B)   The Project's Density (Lot Area Per Dwelling Unit): 8 dwelling units (781.25 square feet per dwelling unit)

C)   The amount of off-street parking: 8 vehicular spaces

D)   Setbacks: a.   Front Setback: 7 foot-0 inches

            b.   Rear Setback: 37 feet-8 inches

            c.   Side Setbacks: East: 3 feet-0 inches West: 3 feet-0 inches

      The Applicant will seek any additional relief that may be necessary to bring the proposed setbacks and/or rear yard open space into compliance with the current Zoning Ordinance.

Building Height: 47 feet-0 inches (underside-ceiling of 4.h Floor)

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