



# Office of the City Clerk

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[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: SO2016-6341, Version: 1

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### **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.

Common addresses of property:    2254-56 West Irving Park Road

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**17-13-0303-C (1) Narrative Zoning Analysis      Substitute Ordinance, Narrative & Plans 2254-2256**  
**West Irving Park Road, Chicago, Illinois - Application No. 18946T1**

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 (2<sup>nd</sup> thru 4<sup>th</sup> 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

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