



Office of the City Clerk

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Legislation Text

File #: SO2017-4851, Version: 1

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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. 9-H in the area bounded by

West Irving Park Road; the alley next west of and parallel to North Ashland Avenue; the alley next south of and parallel to West Irving Park Road; and a line 36 feet west of and parallel to the alley next west of and parallel to North Ashland Avenue,

to those of a B3-3 Community Shopping 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 Address of Property: 1617 West Irving Park Road
17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative & Plans

1617 West Irving Park, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District Lot Area:

4,500 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 property. The existing one-story building will be razed. The new proposed building will contain approximately 1,085 square feet of commercial/retail space - at grade level, and six (6) dwelling units - above. There will be interior (garage) parking, for six (6) vehicles, located at the rear of the 1st Floor. The new proposed building will be masonry in construction and measure 47 feet-3 inches in height.

A) The Project's Floor Area Ratio: 13,499 square feet (2.99 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

6 dwelling units (750 square feet)

C) The amount of off-street parking: 6 parking spaces

D) Setbacks:

a. Front Setback: 0 feet-0 inches

b. Rear Setback: 10 feet-0 inches

**The Applicant intends to seek a Variation for a reduction to the required rear setback.*

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

E) Building Height:

47 feet-3 inches

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