



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2018-5979, **Version:** 1

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 of the BI-1 Neighborhood Shopping District symbols and indications as shown on Map No. 1 I-H in the area bounded by

The public alley north of and parallel to West Irving Park Road; the public alley next west of North Lincoln Avenue; West Irving Park Road and a line 75 feet west of the public alley that is next west of North Lincoln Avenue as measured along West Irving Park Road

to those of a BI-3 Neighborhood Shopping District.

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

Common Address of Property: 2020-2024 West Irving Park Road

PROJECT NARRATIVE AND PLANS TYPE

1 ZONING AMENDMENT 2020-2024 WEST

IRVING PARK ROAD

BI-3 Neighborhood Shopping District

The applicant seeks a zoning amendment from a BI-1 Neighborhood Shopping District to a BI-3 Neighborhood Shopping District to allow for the construction of a four story, twelve dwelling unit mixed-use building with 2,200 square feet of commercial space on the ground floor. The building will be 48 feet 6 inches tall. 12 parking spaces will be provided.

Lot Area	8830.5 square feet
MLA	735.88 square feet
Parking	12 parking spaces
Front Setback	2 feet
Rear Setback	0 feet
Side Setback - East	0 feet
Setback - West	3 feet
FAR	2.94
Building Square Footage	26,000 square feet
Building Height	48 feet 6 inches

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