Narrative and Plans

Type 1 Zoning Narrative for
2907-2917 W. Irving Park Road
B3-3 to B3-3

A. The applicant proposes to rezone the subject property from B3-3 Community Shopping District to B3-3 Community Shopping District. The subject property is currently a vacant lot. The purpose of the amendment to permit the development of a 45-unit, 7-story mixed-use building. The subject property is a Transit Serviced Location based on proximity to the Irving Park Road and the number 80 bus line. The applicant is seeking the following relief: (i) as per Type I Section 17-13-0303-D, a reduction in ground floor commercial space from 3,375 square feet to 2,729 square feet in accordance with Sections 17-13-1101-A and 17-13-1003-X, (ii) as per Type I Section 17-13-0303-D, a variation to the Building Location standards of Section 17-3-0504-B in accordance with Sections 17-13-1101-A and 17-13-1003-P, (iii) a reduction in minimum lot area per dwelling unit for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0402-B, (iv) an increase in FAR for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0403-B, and
(v) an increase in maximum building height for Transit-Served Locations meeting 100% of the ARO requirement on-site permitted in accordance with Section 17-3-0408-B (vi).

B. Lot Area	16,875 square feet
C. FAR****	4.0
D. Number of Dwelling Units***	45 dwelling units
E. Density (Minimum lot area per dwelling unit)*	374 square feet
F. Building Height*****	Not to exceed 80'-0"
G. Front setback**	13'- 3 3/8"
H. Side setbacks	0' – west 0' – east
I. Rear Setback	30'
J. Parking	16 parking spaces
K. Ground Floor Commercial Space*	2,729 square feet

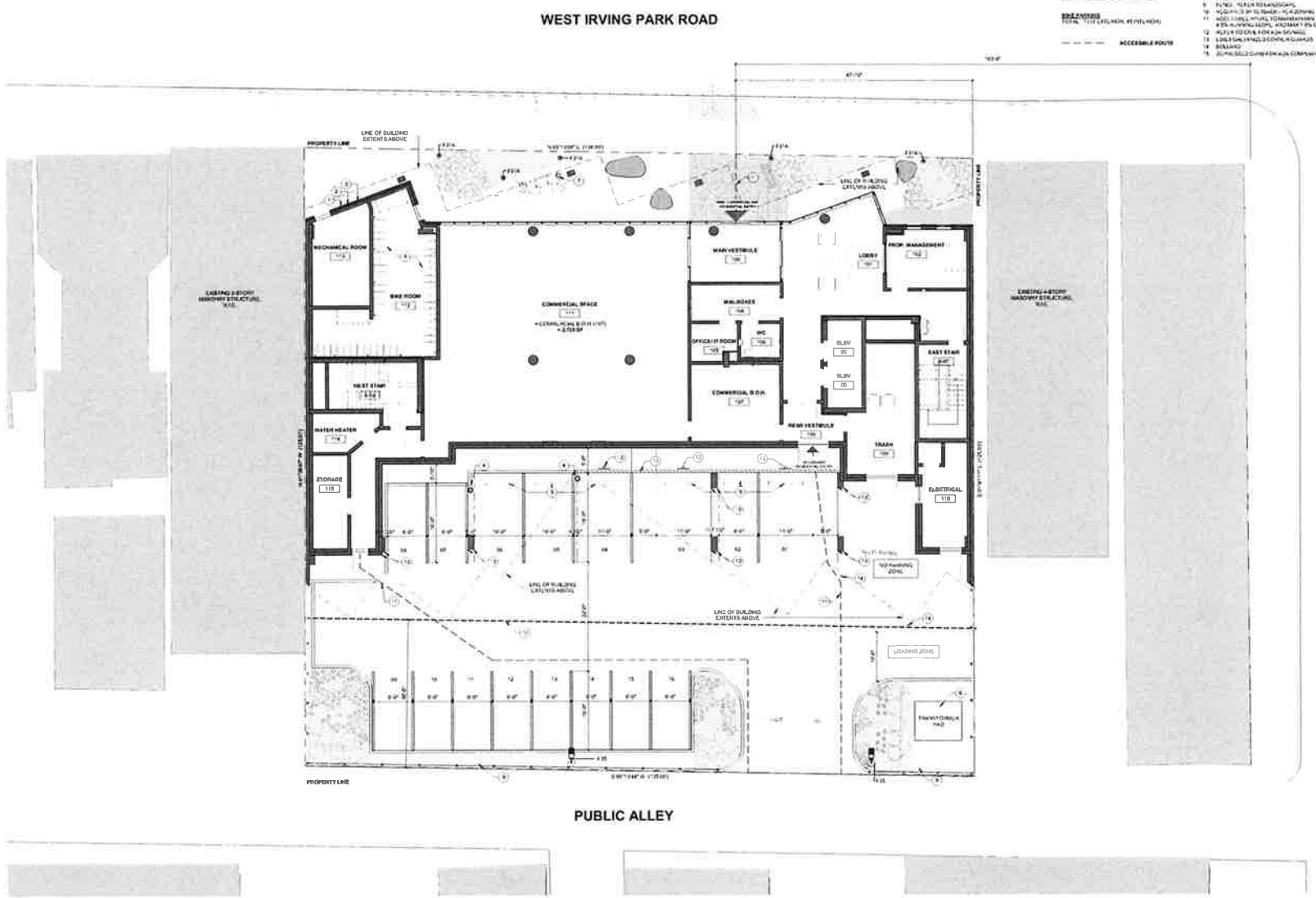
* as per Type I Section 17-13-0303-D, a reduction in ground floor commercial space from 3,375 square feet to 2,729 square feet in accordance with Sections 17-13-1101-A and 17-13-1003-X.

** as per Type I Section 17-13-0303-D, an administrative adjustment to the Building Location standards of Section 17-3-0504-B in accordance with Sections 17-13-1101-A and 17-13-1003-P,

*** a reduction in minimum lot area per dwelling unit for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0402-B,

**** an increase in FAR for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0403-B, and

***** an increase in maximum building height for Transit-Served Locations meeting 100% of the ARO requirement on-site permitted in accordance with Section 17-3-0408-B.



1 ARCH. SITE PLAN

CANOPY
ARCHITECTURE + DESIGN

PROJECT
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JIGZIBIK
2909 W. IRVING PARK RD.
CHICAGO, ILLINOIS 60618

PROJECT NUMBER: P2101
PERMIT NUMBER: 19108450

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR, AND THE ARCHITECT IS NOT TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

JAIME TORRES 001-019054 REGISTERED ARCHITECT STATE OF ILLINOIS

PROFESSIONAL SEAL

ISSUANCE LOG

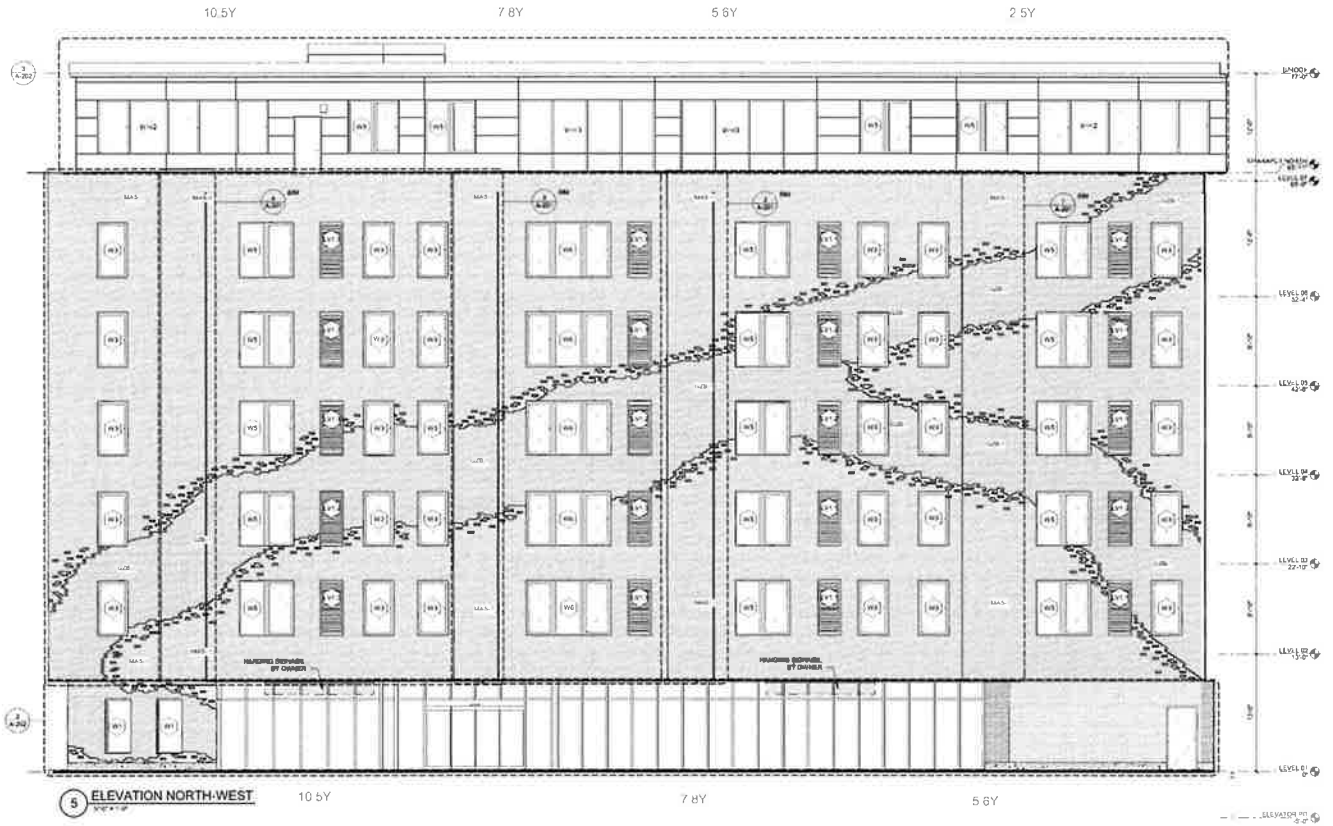
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	ISSUE FOR PERMIT	10/30/24
	ISSUE FOR PERMIT	12/20/24

PRINT DATE: OCTOBER 30, 2024
ISSUED FOR: PERMIT

SHEET ID
A-100

ARCHITECTURAL SITE PLAN

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5 ELEVATION NORTH-WEST



4 ELEVATION NW - BALCONY GRID 10.5

3 ELEVATION NW - BALCONY GRID 7.8

2 ELEVATION NW - BALCONY GRID 5.6

1 ELEVATION NW- BALCONY GRID 2.5

CANOPY
ARCHITECTURE + DESIGN

PROJECT
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JIGZIBIK
2908 W. IRVING PARK RD.
CHICAGO, ILLINOIS 60618

PROJECT NUMBER: 19181
PLANNED NUMBER: 19196/19192

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JAIME TORRES
001-015355
REGISTERED ARCHITECT
STATE OF ILLINOIS

Oct 11, 2024
PROFESSIONAL SEAL

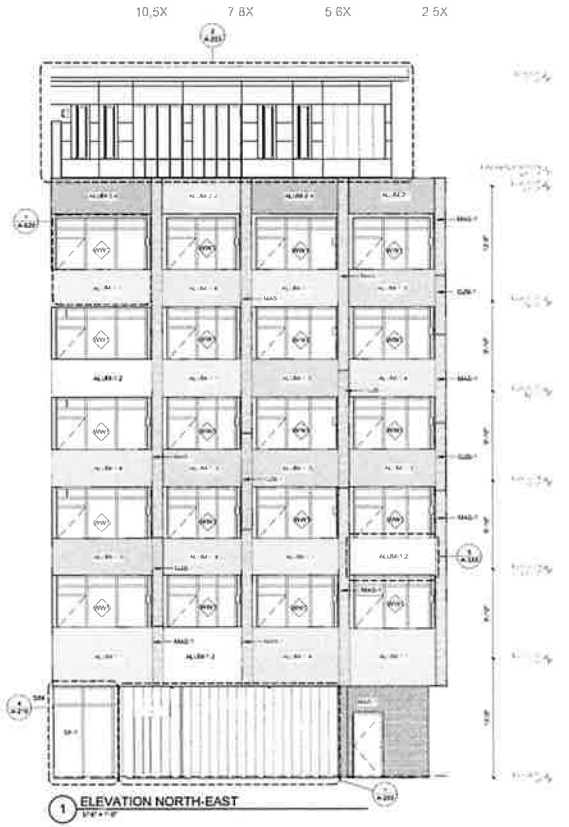
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	SCHEMATIC DESIGN REVISED	10/30/2024

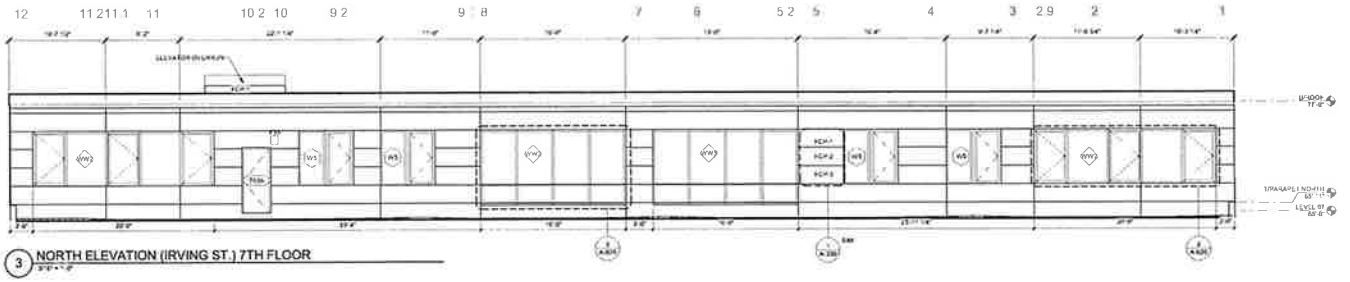
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ISSUANCE: PLANNED

SHEET ID
A-201
EXTERIOR ELEVATIONS - NORTH

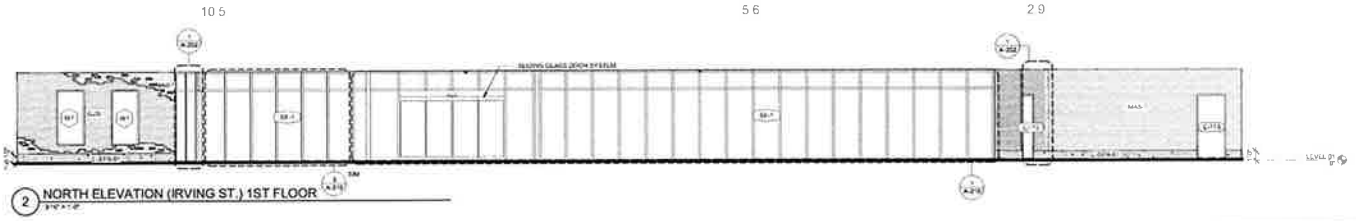
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1 ELEVATION NORTH-EAST



3 NORTH ELEVATION (IRVING ST.) 7TH FLOOR



2 NORTH ELEVATION (IRVING ST.) 1ST FLOOR

CANOPY
ARCHITECTURE + DESIGN

PROJECT
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JIGZIBIK
2908 W. IRVING PARK RD.
CHICAGO, ILLINOIS 60618

PROJECT NUMBER #2101
PERMIT NUMBER: 10-24-430

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JAIME TORRES
001-018358
STATE OF ILLINOIS
REGISTERED ARCHITECT

Date: 11/21/24
PROFESSIONAL SEAL

ISSUANCE LOG

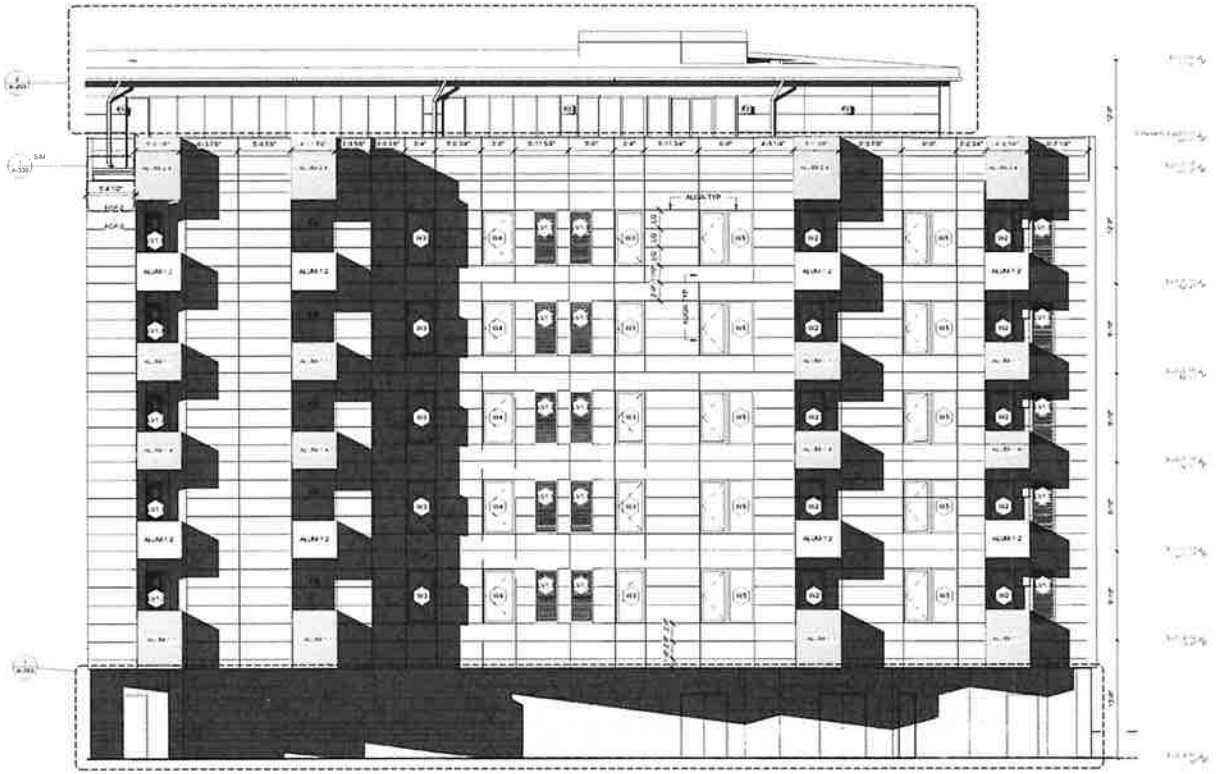
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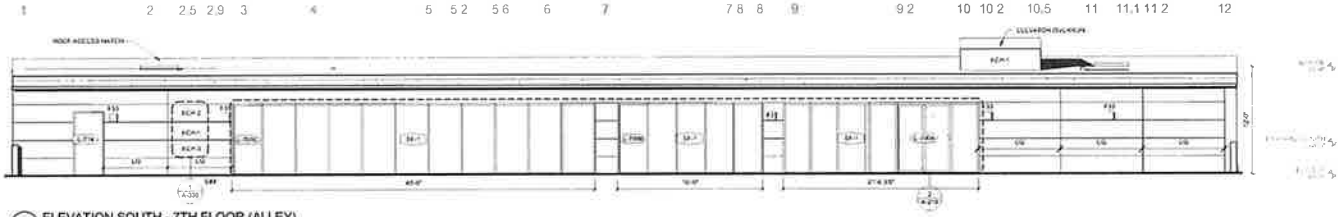
SHEET ID
A-202

EXTERIOR ELEVATIONS - NORTH

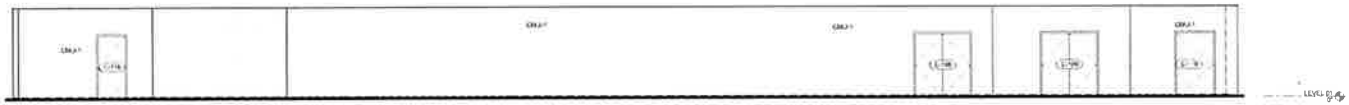
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3 ELEVATION SOUTH-WEST (ALLEY)



2 ELEVATION SOUTH - 7TH FLOOR (ALLEY)



1 SOUTH - 1ST FLOOR ELEVATION (ALLEY)

CANOPY
ARCHITECTURE + DESIGN

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JAIME TORRES 001-015356 STATE OF ILLINOIS

11/20/25

PROFESSIONAL SEAL

ISSUANCE LOG

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PRINT DATE: OCTOBER 30, 2024
ISSUED FOR: PERMIT

SHEET ID:
A-203

EXTERIOR ELEVATIONS - SOUTH

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4X 8X 10 2X ee



1 ELEVATION SOUTH-EAST

CANOPY
ARCHITECTURE + DESIGN

PROJECT
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JIGZIBIK
2909 W. IRVING PARK RD.
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PROJECT NUMBER [illegible]
PERMIT NUMBER [illegible]

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PHONE: (847) 760-08[illegible]

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JAIME TORRES 001-012356 STATE OF ILLINOIS REGISTERED ARCHITECT

PROFESSIONAL SEAL

ISSUANCE LOG

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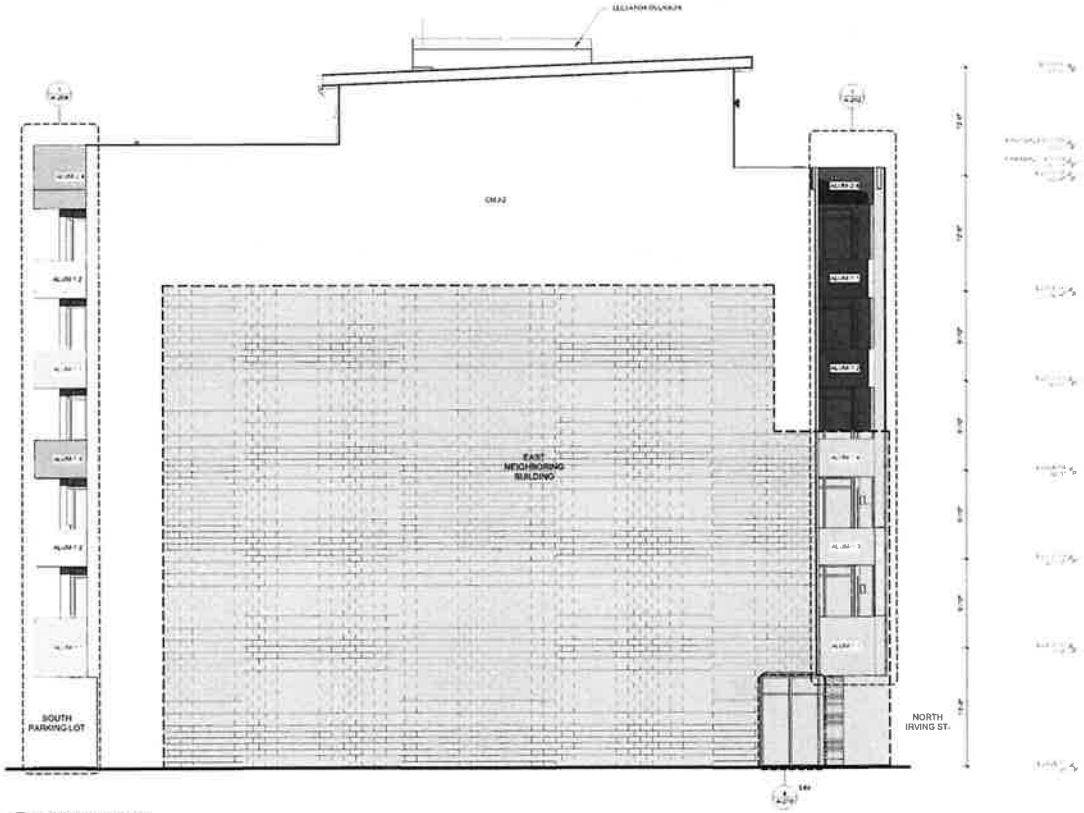
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A-204

EXTERIOR ELEVATIONS - SOUTH

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1 EAST ELEVATION

CANOPY
ARCHITECTURE + DESIGN

PROJECT
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JIGZIBIK
2909 W. IRVING PARK RD.
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Exp 11/30/26

PROFESSIONAL SEAL

ISSUANCE LOG

NO.	ISSUANCE	DATE
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2	PLAN COMMISSION #2	12/18/2024
3	PLAN COMMISSION #3	01/15/2025

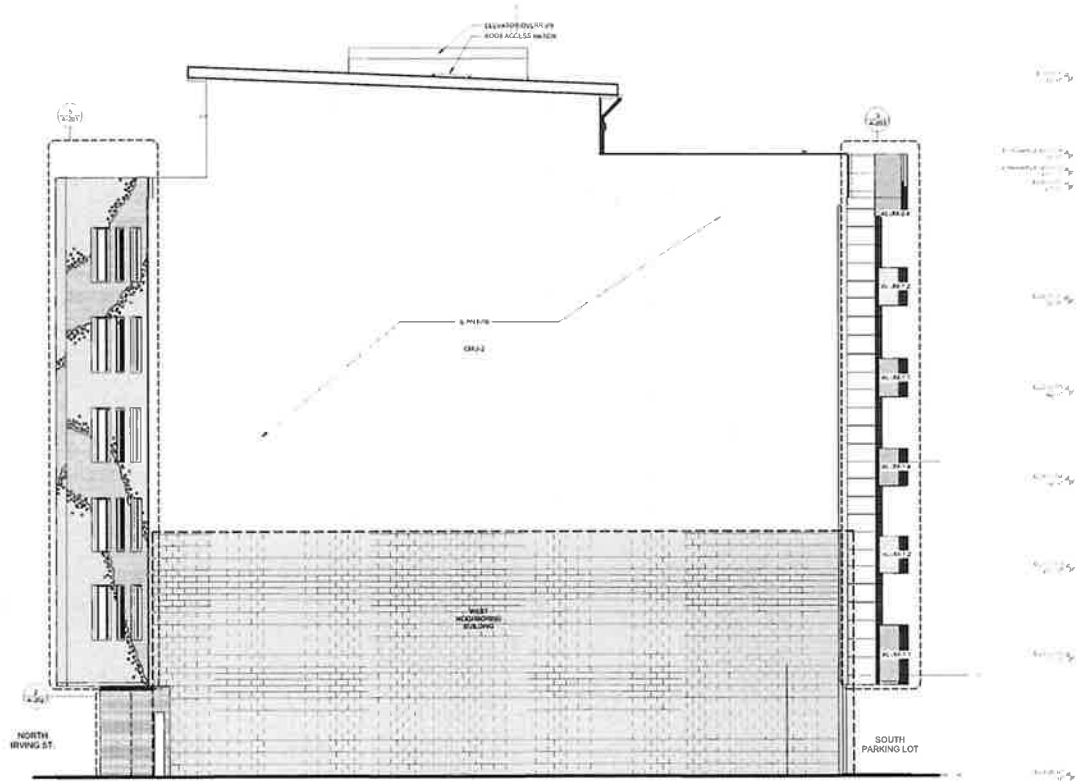
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ISSUANCE PLANS

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A-205

EXTERIOR ELEVATIONS - EAST

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1 WEST ELEVATION

CANOPY
ARCHITECTURE + DESIGN

PROJECT
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JIGZIBIK
2809 W. IRVING PARK RD.
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PROJECT NUMBER: P21gi
PERMIT SUBMITTAL: 06.g.50

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JAIME TORRES 001-013354 STATE OF ILLINOIS REGISTERED ARCHITECT

EXP 11/30/25

PROFESSIONAL SEAL

ISSUANCE LOG

NO.	ISSUANCE	DATE

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A-206

EXTERIOR ELEVATIONS - WEST

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