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SUBSTITUTE NARRATIVE
APPLICATION NUMBER 23024-T1

17-13-0303-C(1) Type 1 Narrative & Plans – 2137-47 West Irving Park Road, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 17,750 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story mixed-use building containing a parking garage and approximately 4,545 sq. ft. of retail space at grade, twenty-four (24) dwelling units above, and a roof top deck. The proposed building will measure 65 ft. in height. The subject property is a Transit Served Location and will be supported by twenty-four (24) off-street garage parking spaces and fifty-four (54) onsite bicycle parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (12 parking spaces) to 100% (24 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 3.5 in., and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans. Please note the Applicant will provide two (2) on-site affordable units at 30% AMI to meet its obligation under the Affordable Requirements Ordinance (Option 4 - 10% at a weighted average of 30% of the AMI).

(A) The Project's Floor Area Ratio: 50,735 square feet (2.86 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 739.5 square feet
(24 residential units proposed)

(C) The amount of off-street parking: 24 parking spaces

*The subject property is a designated Transit Served Location based on its proximity to the Irving Park CTA Bus Route. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (12 parking spaces) to 100% (24 parking spaces).

(D) Setbacks:

a. Front Setback: 1.5 inches
b. Side Setbacks:
West Side: zero
East Side: 3.5 inches
c. Rear Setback: 6 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to 3.5 inches.

(E) Building Height: 65 feet

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 217 linear feet of the Irving Park CTA Bus Route. The proposed mixed-use building containing retail space at grade and twenty-four (24) residential units above will be supported by twenty-four (24) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to increase the residential off-street parking ratio from 50% (12 parking spaces) to 100% (24 parking spaces).

2. The Applicant's building design complies with the requirements of Sec. 17-4-0504 because the residential entrance and the retail portion of the proposed building fronts along West Irving Park Road. The building's first floor is designed with widows facing the sidewalk along Irving Park Road and the building's proposed front setback is 3.5 inches.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Irving Park CTA Bus Route. The Applicant believes the development will improve the subject area for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain a grade-level retail space and parking garage, and twenty-four (24) residential units above, and a roof top deck. The proposed building will be supported by twenty-four (24) off-street garage parking spaces and fifty-four (54) onsite bicycle parking spaces. The Applicant is seeking administrative approval to permit the off-street parking ratio (24 parking spaces proposed) for the residential units pursuant to the TOD Ordinance.

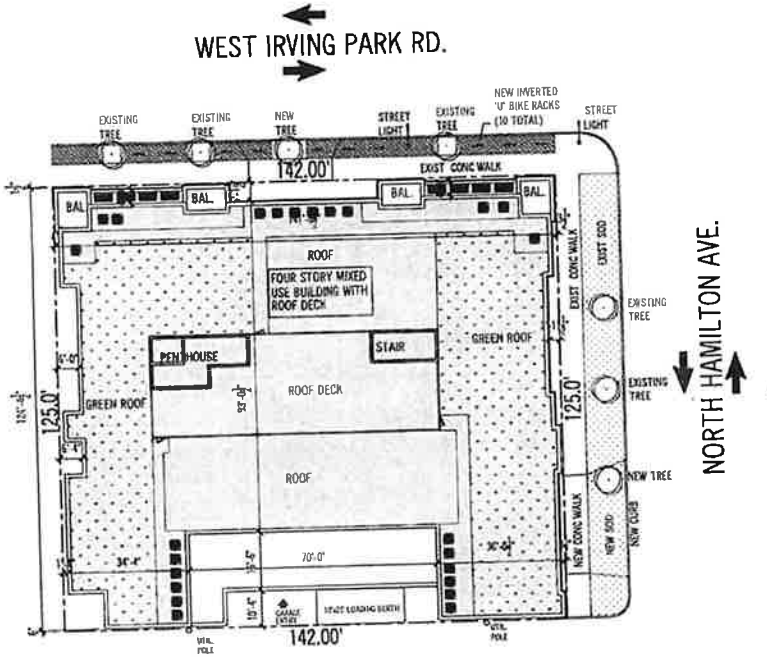
5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a commercial building with a surface parking lot and a two-story mixed-use building and detached garage with a new mixed-use building offering new retail space along West Irving Park Road. The proposed residential units will provide additional residential housing inventory to meet market demand. Based on the subject property's proximity to mass transit, the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

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ZONING DATA		
2137-47 W. IRVING PARK RD. SITE AREA: 17,750	REQUIRED PROPOSED ZONING B3-3 Max FAR: 3.0 MAX AREA:53,250 SF	PROPOSED PROPOSED ZONING B3-3 ACTUAL FAR: 2.86 ACTUAL AREA:50,735 SF
MAX HEIGHT	65'-0"	65'-0" T/ ELEVATOR
MIN. COMMERCIAL	3,550.0 SF	4545.0 SF
M.U.A	300' STD UNIT (15 REQ.)	739 S/UNIT (24 UNITS)
NORTH FRONT YARD	0'-0"	0'-1 1/2"
WEST SIDE YARD	0'-0"	0'-0"
EAST SIDE YARD	0'-0"	0'-3 1/2"
SOUTH REAR YARD	30'-0" AT RES.	0'-6"
VEHICLE PARKING	.5 PER UNIT (11 REQ'D)	24 SPACES
BIKE PARKING LOADING BERTH	1 PER UNIT (24 REQ'D) 1 REQ > 25,000 SF- RES.	54 BIKES SPACES (48 RES/6 COMM) (1) 10'X25'

BUILDING DATA

FLOOR	USE	ELEV. ABOVE GRADE	FLOOR HEIGHT	# OF UNITS	AREA GROSS SF	NET ZONING	GROSS UNIT	COMMON/ AMENITY	EFF.	# OF CARS	# OF BIKES	3 BED/ 2 BATH
S/ROOF	ROOF DECK ACCESS	50'-0"	8'-0"	0	543	543	543	0	0.00%	0	0	
4	RES.	37'-1 3/8"	9'-3"	8	14,126	14,126	12,866	1,260	91.08%	0	0	8
3	RES.	28'-1 3/8"	9'-0 1/2"	8	14,334	14,334	13,069	1,265	91.00%	0	0	8
2	RES.	19'-0"	9'-1 1/2"	8	14,334	14,334	13,069	1,265	91.00%	0	0	8
1	PKG / RES	0'-0"	11'-0"	0	15,878	7,298	4,040	4,543	25.44%	24	24	0
	TOTAL			24	59,315	50,735	43,527	8,390		18	48	24



SITE PLAN

2453 S. ARCHER AVE
UNIT C
CHICAGO, IL 60608
p. 312.842.2225
f. 312.842.2253

SUBMITTAL DATES

DESIGN REVIEW	09-17-2025
DESIGN REVISED	10-16-2025
BIKE PARKING ADDED	12-02-2025
4TH FLOOR REVISED	12-23-2025

DEVELOPER:
BARRETT HOMES

PREMISES:
2137-47 W. IRVING PARK RD. , CHICAGO IL

PROJECT DESCRIPTION

PROPOSED 4 STORY MIXED USE BUILDING W/ 24 RESIDENTIAL UNITS AND GROUND FLOOR COMMERCIAL SPACE AND PARKING GARAGE

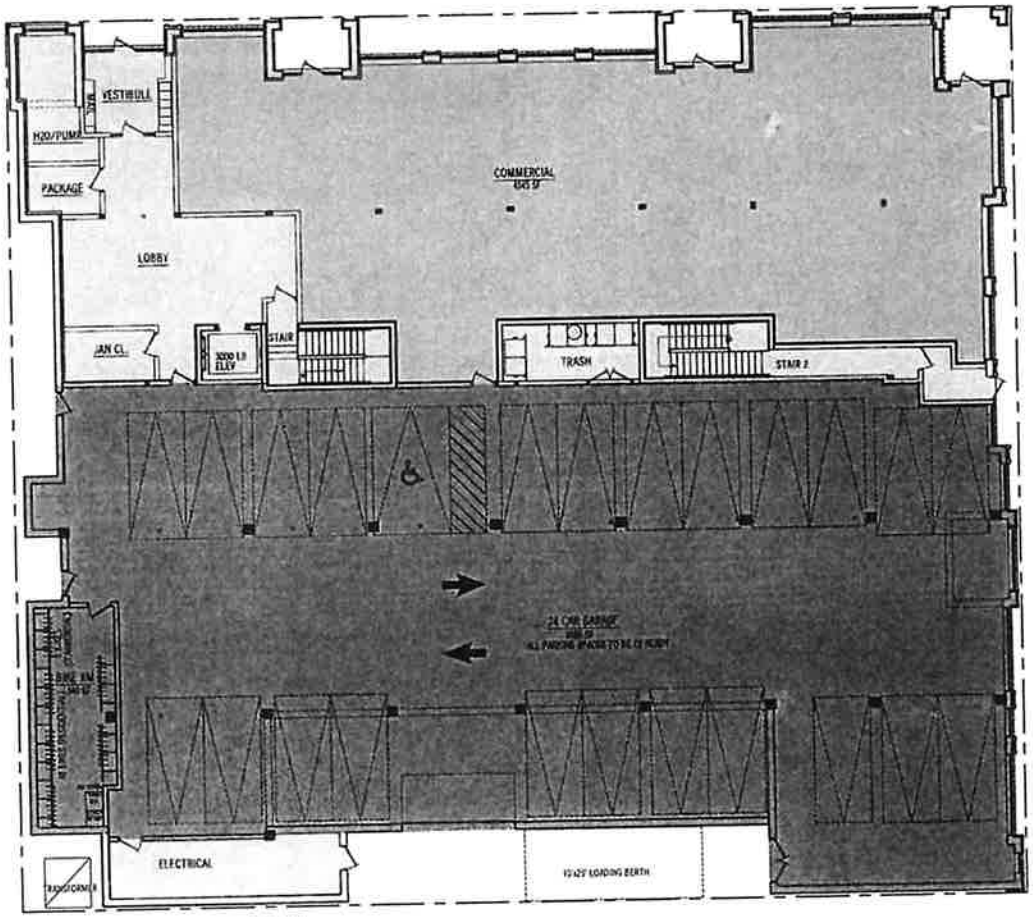
SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER

02

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GROUND FLOOR PLAN

360 DESIGN STUDIO II

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CHICAGO, IL 60608
p. 312.842.2225
f. 312.842.2253

SUBMITTAL DATES

DESIGN REVIEW	09-17-2025
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BIKE PARKING ADDED	12-02-2025
4TH FLOOR REVISED	12-23-2025

DEVELOPER:
BARRETT HOMES

PREMISES:
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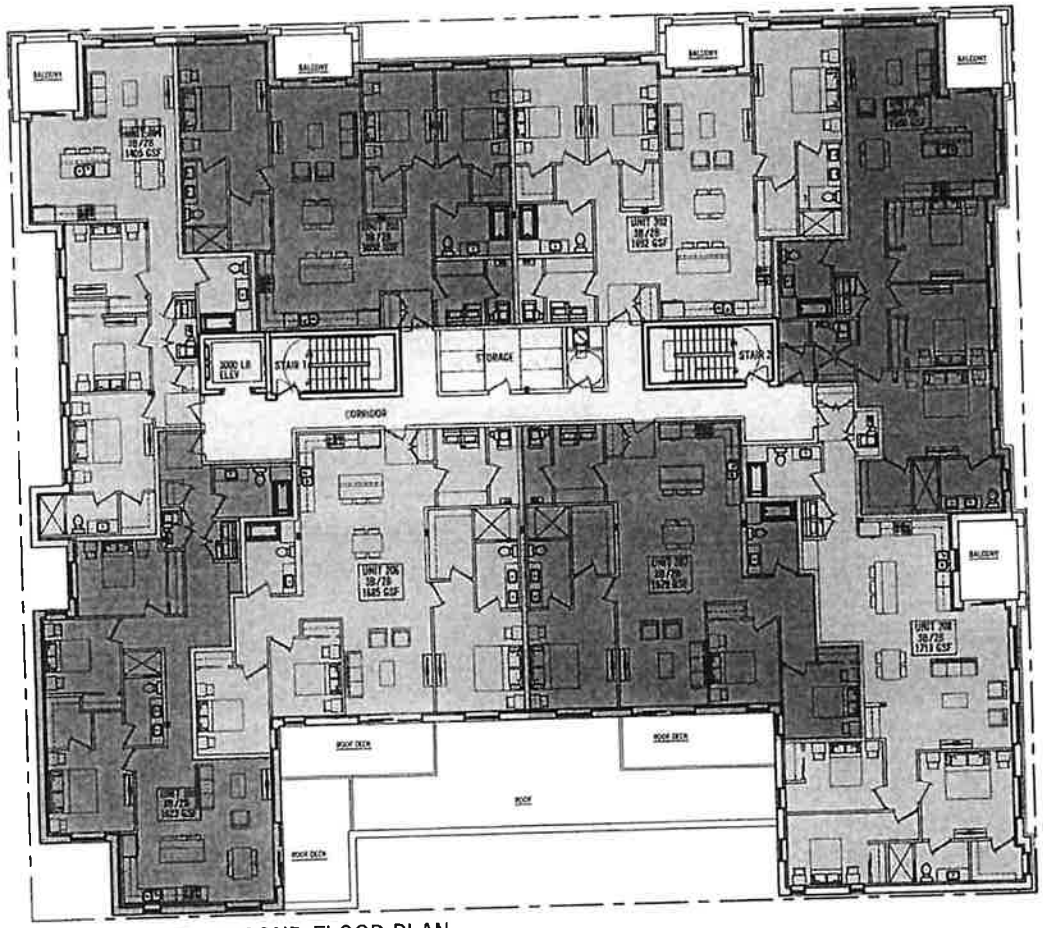
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GROUND FLOOR PLAN

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03

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SECOND FLOOR PLAN

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CHICAGO, IL 60608
p. 312.842.2225
f. 312.842.2253

SUBMITTAL DATES

DESIGN REVIEW	09-17-2025
DESIGN REVISED	10-16-2025
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4TH FLOOR REVISED	12-23-2025

DEVELOPER:
BARRETT HOMES

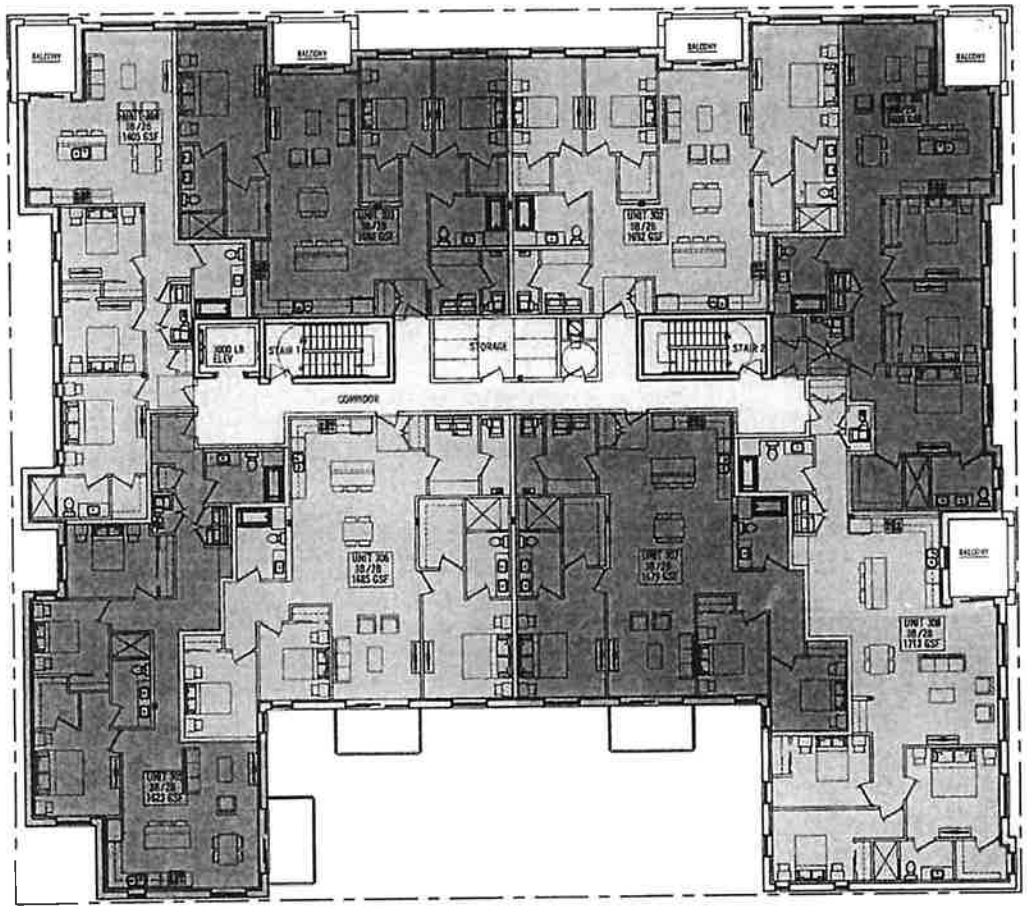
PREMISES:
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SECOND FLOOR PLAN

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04

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THIRD FLOOR PLAN

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BIKE PARKING ADDED	12-02-2025
4TH FLOOR REVISED	12-23-2025

DEVELOPER:
BARRETT HOMES

PREMISES:
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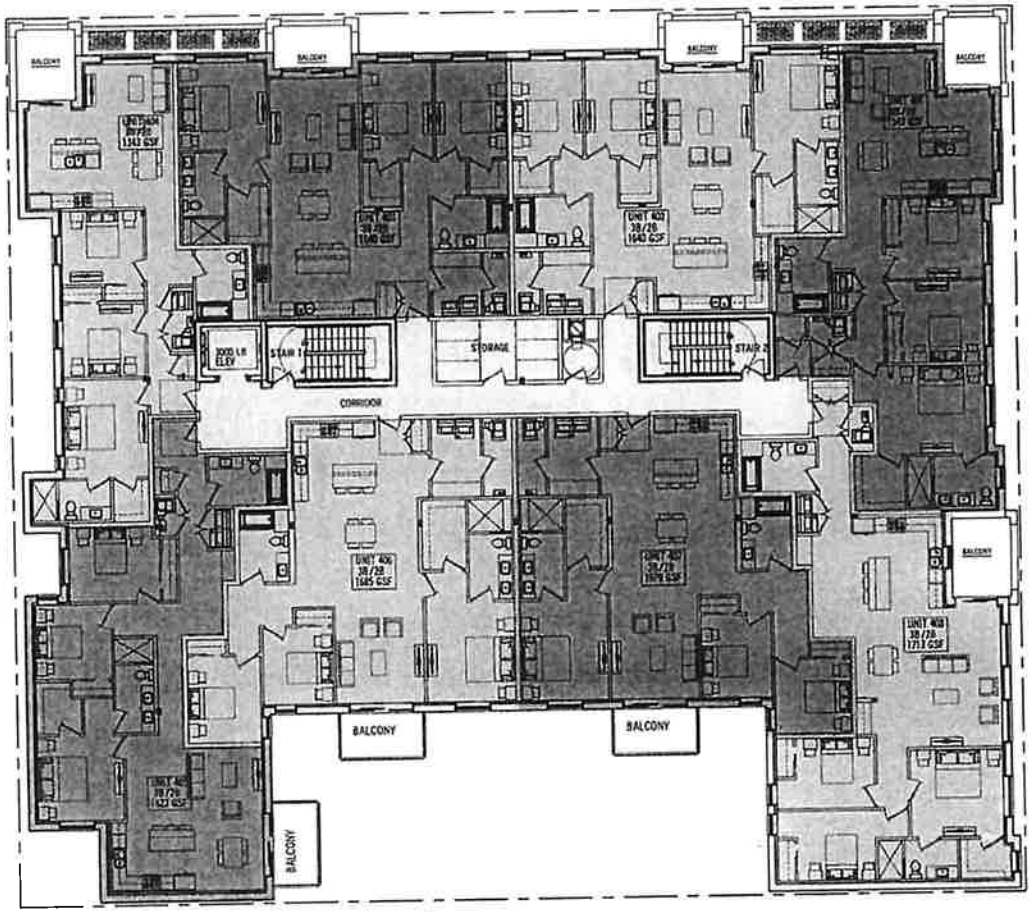
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THIRD FLOOR PLAN

SHEET NUMBER

05

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FOURTH FLOOR PLAN

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f. 312.842.2253

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4TH FLOOR REVISED	12-23-2025

DEVELOPER:
BARRETT HOMES

PREMISES:
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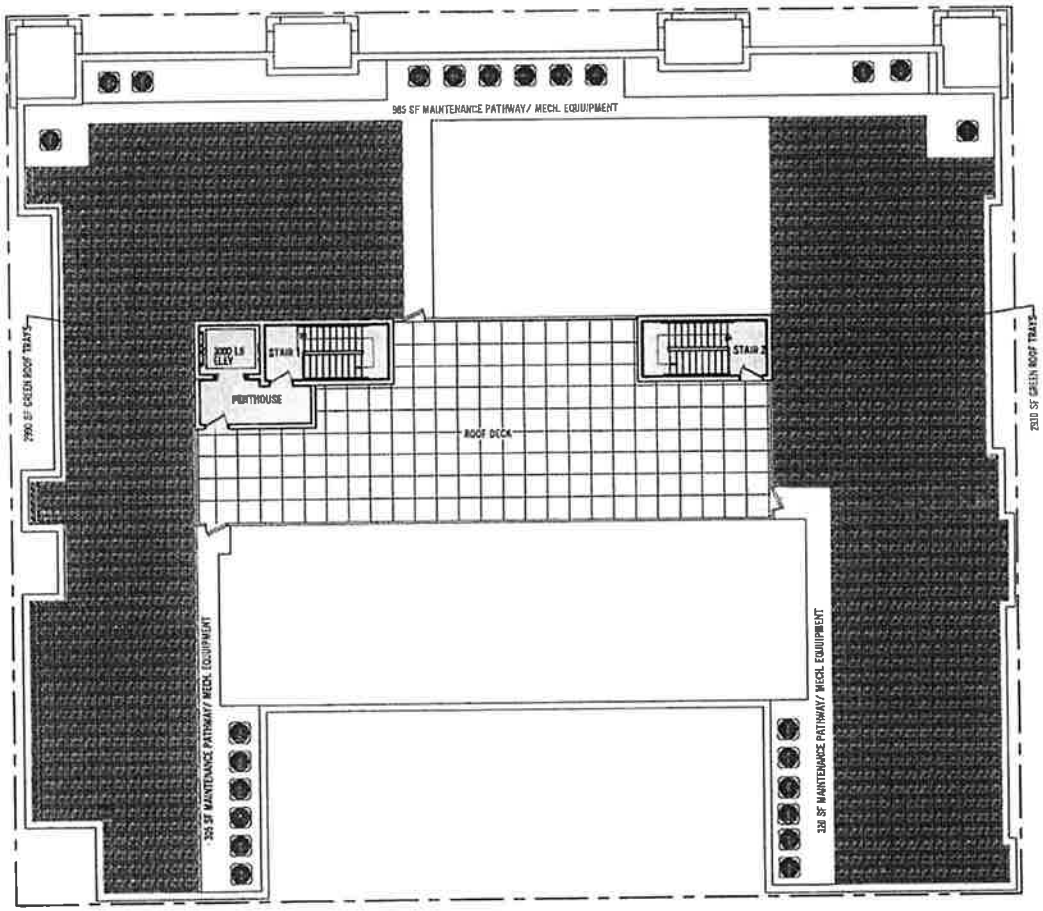
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FOURTH FLOOR PLAN

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06

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ROOF ACCESS

GROSS ROOF AREA -	13,526 SF
ROOF ACCESS -	542 SF
MAINTENANCE/HVAC -	1,610 SF
NET ROOF AREA -	11,474 SF
GREEN ROOF AREA-	5,740 SF

360 DESIGN STUDIO

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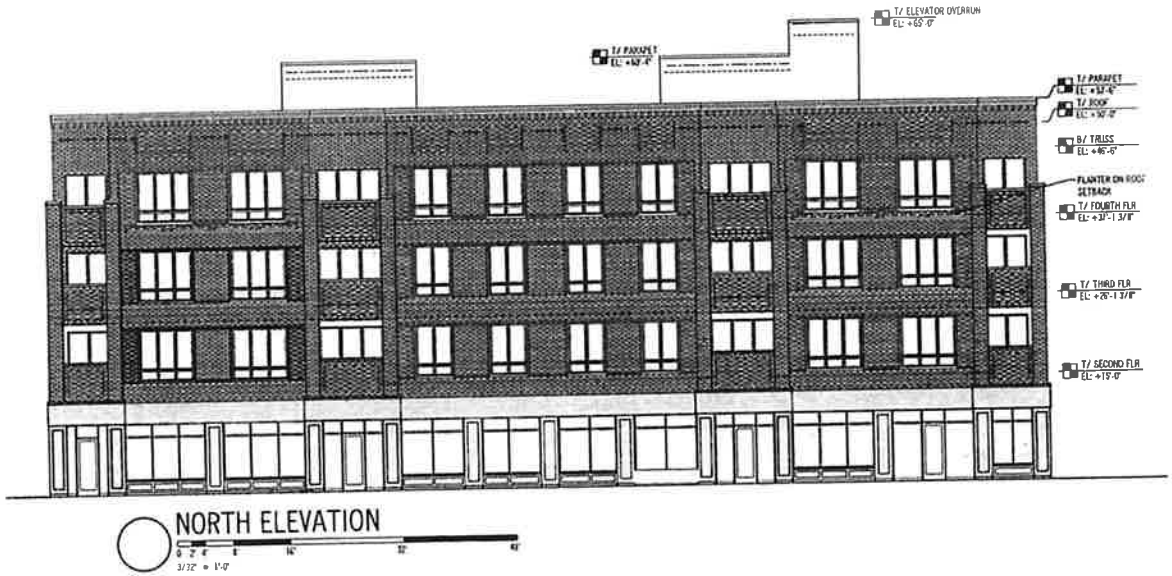
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ROOF PLAN

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NORTH ELEVATION

3/32" = 1'-0"

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SHEET DESCRIPTION

ELEVATIONS

SHEET NUMBER

08

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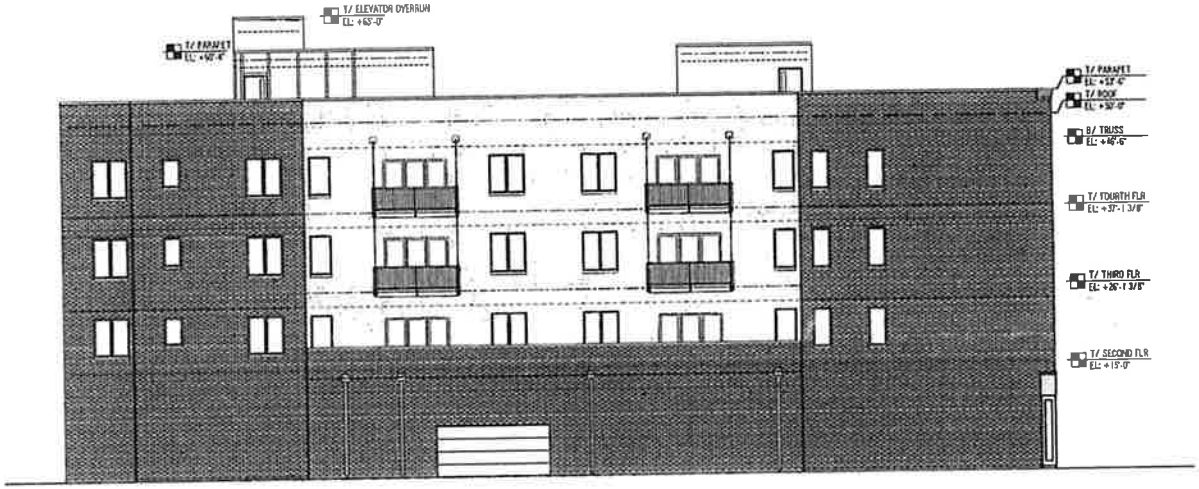
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ELEVATIONS

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09

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SOUTH ELEVATION

3/32" = 1'-0"

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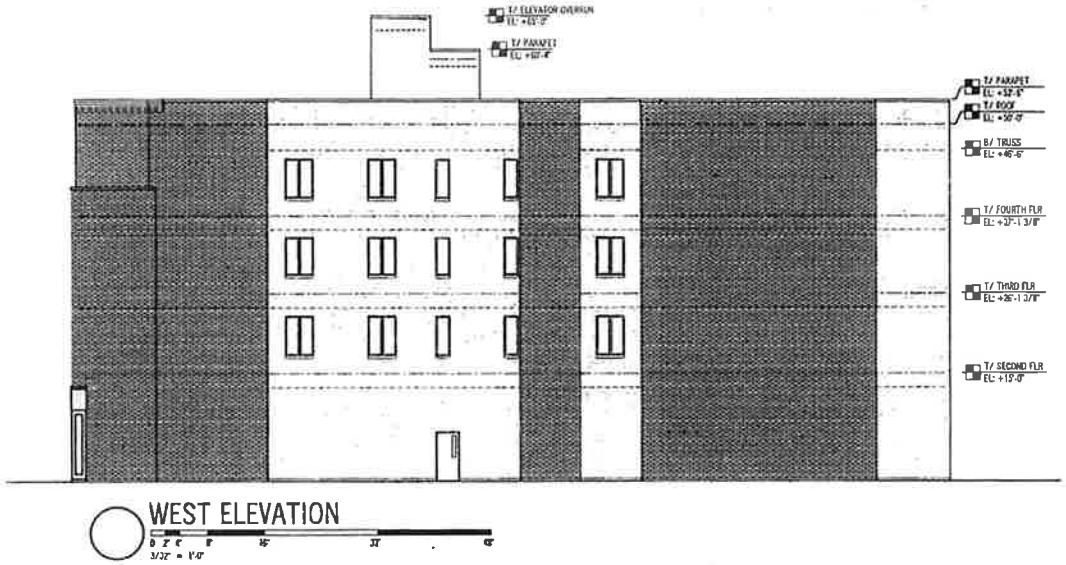
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ELEVATIONS

SHEET NUMBER

10

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WEST ELEVATION

3/32" = 1'-0"

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11