Final for Publication

TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
3039 W. Irving Park Road

The Applicant seeks to rezone 3039 W. Irving Park Road from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District in order to convert the existing ground-floor commercial space into two (2) dwelling units. Currently, the subject property is improved with a two-story mixed-use building with approximately 2,800 square feet of vacant ground-floor commercial space and two (2) residential dwelling units above. The Applicant seeks to convert the existing mixed-use building to a multifamily residential building with 4 dwelling units. The footprint of the existing building will remain unchanged.

Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the required rear setback from 30 feet to 0 feet under Section 17-13-1101-B and all zoning relief required under the Chicago Zoning Ordinance necessary for the plans subject to this Zoning Map Amendment.

Project Bulk and Density

Lot Area	3,250 SF
Density MLA (Lot area per unit)	812 SF per unit (four dwelling units)
Off Street Parking	0 spaces
Front Setback	0 feet
Rear Setback	0 feet*
Side Setback (East)	2.5 feet
Side Setback (West)	0 feet
FAR	2.1
Building Height	22 feet

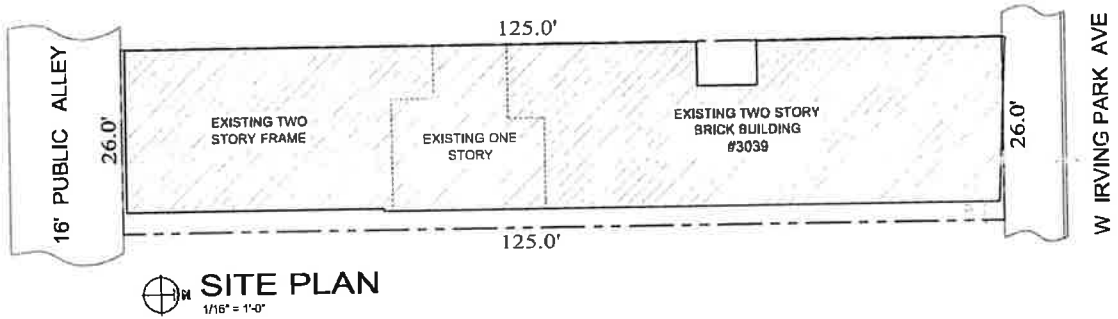
* Pursuant to 17-13-0303-D, the Applicant seeks to reduce the required rear setback from 30 feet to 0 feet under Section 17-13-1101-B.

ZONING STATISTICS

3039 W Irving Park, CHICAGO, IL 60618

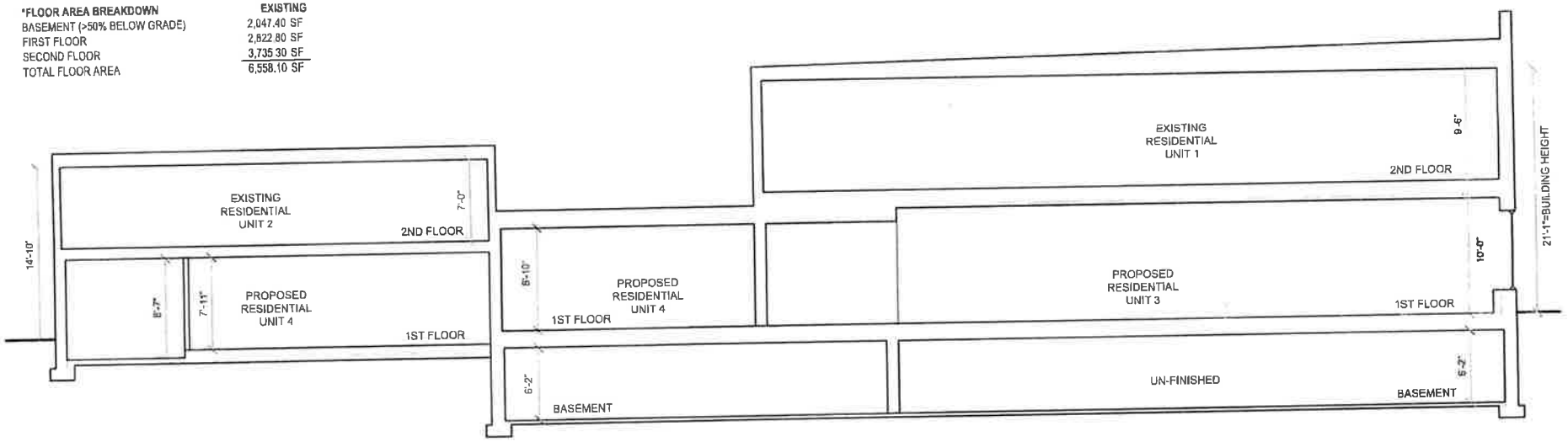
MAP	559		
WARD	33		
	ORDINANCE REQUIREMENTS	**EXISTING B3-1**	**PROPOSED B2-3**
ZONING DISTRICT			
LOT AREA	3,250.00 SF		
MIN LOT AREA	400 SF LA/DU	1625 SF LA/DU	813 SF LA/DU
ALLOWABLE DU	1	1	8
DWELLING UNITS	-	2	4
F.A.R.	3.0		
FLOOR AREA	9,750.00 SF	6,556.10 SF*	6,556.10 SF*
FRONT YARD SETBACK	0.00 FT	0 FT	0 FT
REAR YARD SETBACK (RESIDENTIAL)	30' FT	0.5 FT	0.5 FT
MIN SIDEYARD SETBACK	0.00 FT	2.67 FT	2.67 FT
COMBINED SIDEYARD SETBACK	0.00 FT	0 FT	0 FT
REAR YARD OPEN SPACE	0 SF	0 SF	0 SF
BUILDING HEIGHT	50 FT	22 FT	22 FT
GARAGE AREA	0 SF	0 SF	0 SF
AUTO PARKING	0 SPACES	0 SPACES	0 SPACES

***FLOOR AREA BREAKDOWN**	**EXISTING**
BASEMENT (>50% BELOW GRADE)	2,047.40 SF
FIRST FLOOR	2,822.80 SF
SECOND FLOOR	3,735.30 SF
TOTAL FLOOR AREA	6,558.10 SF



SITE PLAN

1/16" = 1'-0"



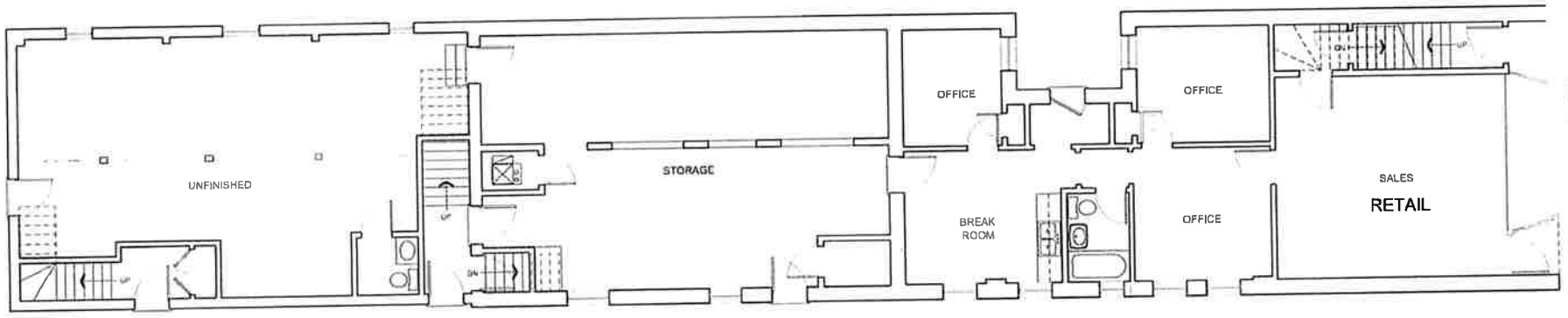
BUILDING SECTION

SCALE: 1/8"=1'-0"

CONVERSION OF 1ST FLOOR RETAIL INTO 2 DWELLING UNITS
3039 W IRVING PARK AVE
CHICAGO, IL 60618



EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



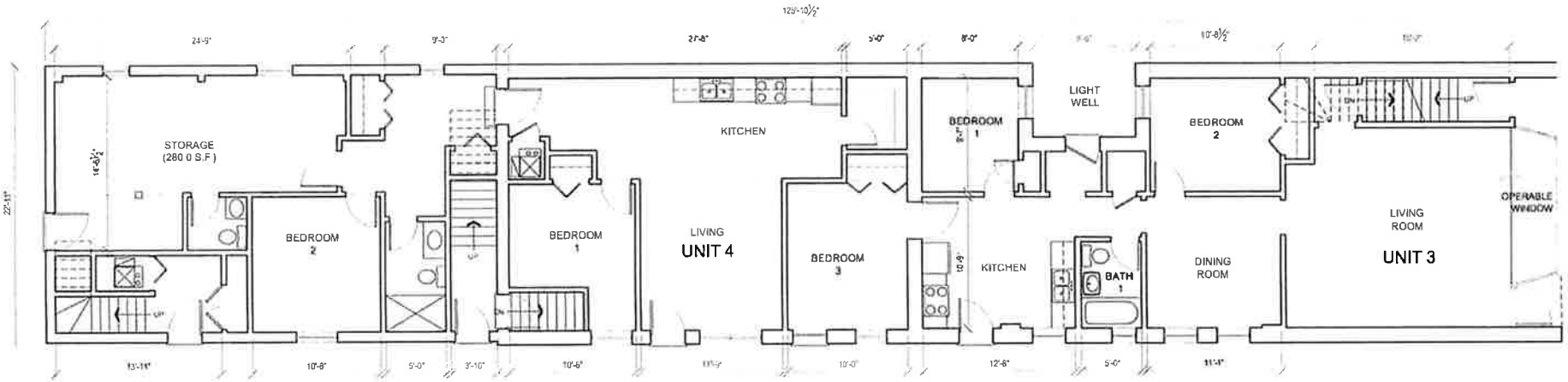
EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

CONVERSION OF 1ST FLOOR RETAIL
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SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

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